



Agenda Report for Decision

Meeting Date: 21 March 2024

Item Name	Advice to the Minister for Planning – Proposal to Initiate the Mill Road, Waterloo Corner Code Amendment	
Presenters	Nadia Gencarelli	
Purpose of Report	Decision	
Item Number	4.3	
Strategic Plan Reference	4. Discharging Statutory Obligations	
Work Plan Reference	4.2 Advise the Minister on Code Amendments	
Confidentiality	Not Confidential (Release Delayed). To be released following final decision by the Minister for Planning. Anticipated by November 2024.	
Related Decisions	N/A	
Conflicts Declared	Nil	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendations

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment.
2. Advise the Minister that it:
 - 2.1 Recommends approval of the Mill Road, Waterloo Corner Code Amendment under section 73(2)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
 - a) Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning, that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).
 - b) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code on the date the Amendment is released for engagement.

- c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—planning level 1 under the Act.
- 2.2 Recommends that Emdev Pty Ltd be the Designated Entity responsible for undertaking the Code Amendment.
3. Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
- Department for Environment and Water
 - Department for Infrastructure and Transport
 - Department of Primary Industries and Regions
 - Environment Protection Authority
 - South Australian Country Fire Service
 - Department for Energy and Mining
 - Utility providers including SEAGas, SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.
4. Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
- A comprehensive infrastructure analysis by an appropriately qualified expert (or experts) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment and provides a strategy that offers a funding and delivery solution for all required infrastructure works (noting that the Councils have stated that they expect that Infrastructure Deed(s) will be required). Consideration should be given to understanding any potential consolidated infrastructure impacts associated with the proposed Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and Future Urban). Investigations should also consider any recommendations from network planning currently underway by the Department for Infrastructure and Transport.
 - Stormwater investigations to ensure there is no run-off to the existing buildings nor the surrounding allotments (or such other arrangements as may be agreed to by the Councils, Designated Entity and the affected landowners).
 - Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify any relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
 - Ensure the Concept Plan outlines a layout that ensures employment growth is not constrained including consideration of connectivity to existing and ongoing adjoining and adjacent rural uses.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letters with conditions (**Attachments 2 and 3**).
6. Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 4**.
7. Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

Background

Section 73(2)(b)(vii) of the Act provides that a proposal to amend the Code may be initiated by a person who has an interest in the relevant land with the approval of the Minister, acting on the advice of the Commission, in relation to the following matters:

- Strategic assessment against the State Planning Policies and *The 30-Year Plan for Greater Adelaide – 2017 Update* (the Regional Plan).
- Any person or body that must be consulted by the Designated Entity, pursuant to section 73(6)(e) of the Act.
- Any investigations to be carried out or information to be obtained by the Designated Entity, in accordance with section 73(6)(f) of the Act.

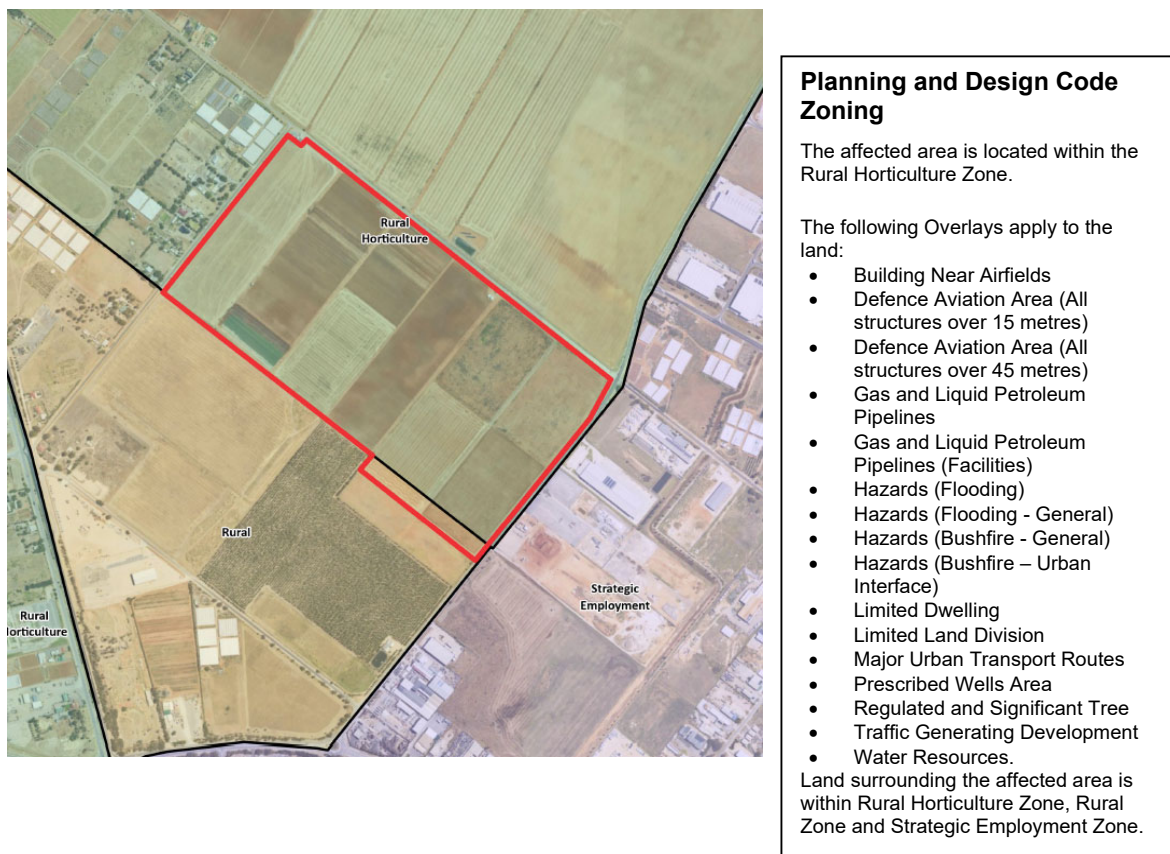
The purpose of this report is therefore to provide the Commission with advice to be provided to the Minister in relation to the Proposal to Initiate submitted by Future Urban (**Attachment 1**).

Discussion

Scope of the Amendment

The Proposal seeks to rezone approximately 63.5 hectares of land from the Rural Horticulture Zone and Rural Zone to Strategic Employment Zone. The proposed rezoning seeks to create opportunity for a commercial and employment type uses, flexible to market demand. The affected area is located in the City of Salisbury and City of Playford (the Council) on Karna Country.

The affected area and current zoning are shown in the figure below.



Advice to the Minister

The advice to the Minister (**Attachment 4**) sets out the statutory and procedural elements that must be considered as part of the initiation of a Code Amendment.

The advice recommends that the Minister approve the initiation of the Code Amendment for the following reasons and subject to conditions (as set out below).

Strategic considerations

The Proposal seeks to rezone a somewhat underutilised land holding within an area identified as new strategic employment lands. The affected area has been identified in The State Government's 2013 Playford Growth Area Structure Plan shows the land as Industry/Employment with 'Potential Coordinated Mixed Use Precinct'. The land is within the Greater Edinburgh Parks Precinct and major industrial growth corridor and has become an area of high interest and demand for future employment purposes. Employment land is particularly necessary in this region to support the significant residential growth areas in northern Adelaide.

Currently, there is a lack of employment land supply in the region, as evident through a search of vacant land for sale within the Strategic Employment Zones, which revealed just under 14 hectares of land and additional two upcoming allotment sales via Renewal SA for 4.3 hectares. This demonstrates that while there is a significant amount of land identified for future employment, there is very limited land supply that is zoned for employment uses and available on the market currently.

Further strategic considerations and discussion are provided in the attached advice to the Minister.

North-Western Growth and Infrastructure Executive Steering Group

The North-Western Growth and Infrastructure Executive Steering Group (Steering Group) was established in 2023 and is Chaired by the Chief Executive of the Department for Trade and Investment. Members of the Steering Group include the CEOs of Salisbury and Playford and senior executives from DIT, SA Water and Infrastructure SA (ISA). PLUS and HIPDU are also represented on the group. One of the functions of the group is to consider proposals for code amendments, which to date have largely been for employment lands, given the strategically important location along the supply chain.

To date, 7 code amendments for employment land have been lodged in the region covered by the Steering Group (refer attached map at **Attachment 6**). The code amendments have been triaged by PLUS to determine what could move forward now (as it can be serviced and has a proposal ready to go) and those that are deferred as they require a regional infrastructure solution, which will be resolved by the Northern Infrastructure Strategy that is soon to be prepared by ISA.

The Steering Group consider it important to not defer projects, where infrastructure can be managed, without detrimental impact to other proposals and where a development proposal is ready. This is in the context that population growth in Playford far outstrips employment growth and more development ready employment land is required in this region. This proposal is considered to fit within this category and has the support of both Councils to move to the next stage in the process (detailed investigations).

A copy of the Steering Group Terms of Reference is attached for your information (**Attachment 6**).

Designated Entity

The Proponent, Emdev Pty Ltd, has a number of contracts in place to purchase the Affected Area, subject to the Code Amendment. The purchase of part of this land is contingent upon other land within the Affected Area being subdivided and rezoned, which will not be sold to the Proponent. Therefore, the Proponent has a demonstrated interest in all the land within the Affected Area.

Procedural considerations

The Proposal to Initiate meets all procedural requirements, as detailed in the attached advice to the Minister (**Attachment 3**).

Conditions proposed and items specified

Several conditions have been recommended to be specified by the Minister, pursuant to section 73(5)(b) of the Act. In addition, it has been recommended that the Commission specify persons or bodies to be consulted with by the Designated Entity under section 73(6)(e) of the Act, as outlined in the advice to the Minister (**Attachment 4**).

Attachments:

1. Proposal to Initiate the Mill Road, Waterloo Corner Code Amendment by Emdev Pty Ltd (#21012836)
2. Suggested letter to the Proponent (#21273428)
3. Suggested letter to City of Salisbury (#21273503)
4. Suggested letter to City of Playford (#21273468)
5. Draft advice to the Minister (#21273363)
6. Map showing Northern Adelaide Development Activity and Land Supply (#21329060)

Prepared by: Dylan Grieve / Nadia Gencarelli

Endorsed by: Marc Voortman

Date: 4 March 2024



**PROPOSAL TO INITIATE AN AMENDMENT TO
THE PLANNING AND DESIGN CODE
MILL ROAD, WATERLOO CORNER CODE AMENDMENT**

BY EMDEV PTY LTD

A handwritten signature in blue ink, appearing to read "Mark K...".

Date: 8th December 2023

This proposal to initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*. By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents may be published on the PlanSA Portal by the Department for Trade and Investment.

MINISTER FOR PLANNING

DATE:

© Future Urban Pty Ltd, 2023

Proprietary Information Statement

The information contained in this document produced by Future Urban Pty Ltd is solely for the use of the Client identified on the cover sheet for the purpose for which it has been prepared and Future Urban Pty Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Future Urban Pty Ltd.

Document Control

Revision	Description	Author	Date
V1	Draft	BM	10.05.2023
V2	Updates	BM	30.10.2023
V3	Review	MO	27.11.2023
V4	Final	BM	11.12.2023

CONTENTS

1. INTRODUCTION	1
1.1 Designated Entity for Undertaking the Code Amendment.....	1
1.2 Rationale for the Code Amendment	2
2. SCOPE OF CODE AMENDMENT	6
2.1 Affected Area	6
2.2 Scope of Proposed Amendments.....	6
3. STRATEGIC PLANNING DOCUMENTS.....	8
3.1 Summary of Strategic Planning Outcomes	8
3.2 Alignment with State Planning Policies	8
3.3 Alignment with Regional Plans	10
3.4 Alignment with Other Relevant Documents	11
4. INVESTIGATIONS AND ENGAGEMENT	14
4.1 Investigations already Undertaken.....	14
4.2 Further Investigations Proposed.....	15
4.3 Engagement already Undertaken	15
4.4 Further Engagement Proposed	16
5. CODE AMENDMENT PROCESS	18
5.1 Engagement Plan	18
5.2 Engagement Report.....	18
5.3 Code Amendment Timetable	18

APPENDICES

ATTACHMENT 1: CERTIFICATE OF TITLE / OWNERSHIP MAP
 ATTACHMENT 2: LOCATION PLAN AND CURRENT ZONE
 ATTACHMENT 3: PROPOSED ZONE
 ATTACHMENT 4: DRAFT ENGAGEMENT PLAN
 ATTACHMENT 5: CORRESPONDENCE
 ATTACHMENT 6: PRELIMINARY TRAFFIC STUDY
 ATTACHMENT 7: TIMETABLE FOR CODE AMENDMENT BY PROPONENT

1. INTRODUCTION

The Proponent is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land bound by Mill Road, Heaslip Road and Greyhound Road in Waterloo Corner (the Affected Area) on Kaurua Country.

The purpose of this Proposal to initiate is to seek approval of the Minister for Planning (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent has a number of contracts in place to purchase the Affected Area, subject to the Code Amendment. The purchase of part of this land is contingent upon other land within the Affected Area being subdivided and rezoned, which will not be sold to the Proponent. Therefore, the Proponent has a demonstrated interest in all of the land within the Affected Area. The contracts (commercial in confidence) have been supplied to Planning and Land Use Services as separate attachments. An ownership map and Certificates of Title are contained in **Attachment 1**.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements under the Act; and
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7) of the Act.
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
 - (a) Name – Belinda Monier (Senior Consultant – Future Urban)
 - (b) Email - belinda@futureurban.com.au
 - (c) Phone – (08) 8221 5511
- 1.1.4. The Proponent intends to undertake the Code Amendment by engaging Future Urban Pty Ltd to provide the professional services required to undertake the Code Amendment. Michael Osborn (Director) will oversee the Code Amendment and has a planning qualification (Graduate Diploma in Urban and Regional Planning – 1992) and significant experience (25 years) in the areas of planning policy preparation and land use investigations.

In addition, Michael has experience in engagement and the preparation of engagement plans and will ensure engagement accords with the Community Engagement Charter.

Michael has prepared numerous engagement plans and undertaken engagement activities for both private developers and state government agencies over the last 16 years. Michael will be assisted by others within the Future Urban team who have IAP2 accreditation.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

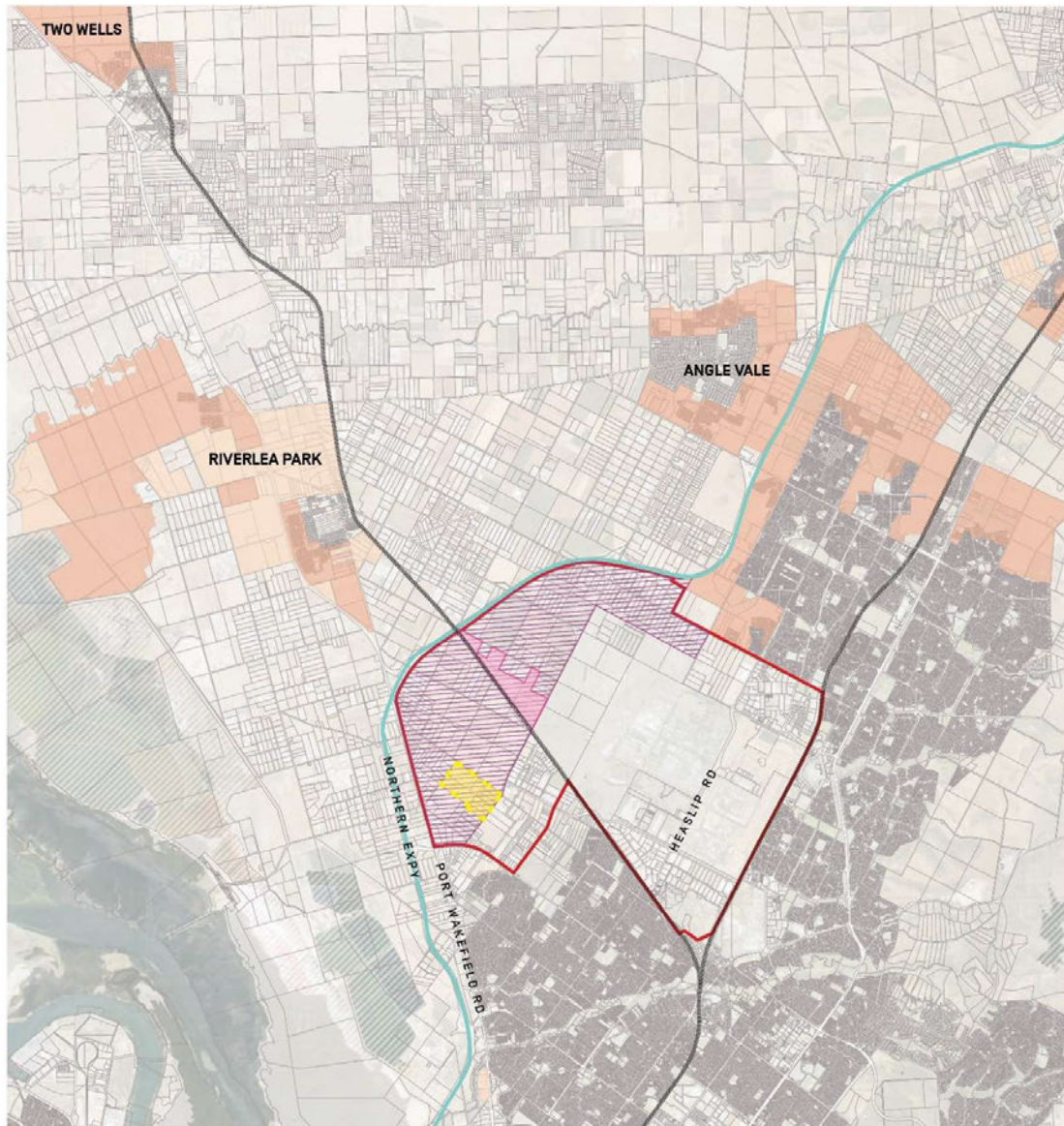
1.2 Rationale for the Code Amendment

The Affected Area and surrounding area has been identified as 'new strategic employment lands' for a number of years, including in the original 2010 version of the *30-Year Plan for Greater Adelaide* and 2017 update. The State Government's 2013 Playford Growth Area Structure Plan shows the land as Industry/Employment with 'Potential Coordinated Mixed Use Precinct'. The land is within the Greater Edinburgh Parks Precinct and major industrial growth corridor and has become an area of high interest and demand for future employment purposes. Employment land is particularly necessary in this region to support the significant residential growth areas in northern Adelaide.

Currently, there is a lack of employment land supply in the region, as evident through a search (on 11/12/23) of vacant land for sale within the Strategic Employment Zones, which revealed just under 14 hectares of land and additional two upcoming allotment sales via Renewal SA for 4.3 hectares (refer Figure 1.2). This demonstrates that while there is a significant amount of land identified for future employment, there is very limited land supply that is zoned for employment uses and available on the market currently.

Figure 1.1 shows the Affected Area in context with the residential growth areas in the region, as well as key infrastructure such as the North South Corridors and Intermodal Facility. Figure 1.2 shows the employment land that is currently or soon to be on the market. It also demonstrates the lack of vacant land within these zoned areas.

Figure 1.1 *Affected Area and Context*



Plan Production: 29/11/2023

Regional Context
Mill Road Code
Amendment

LEGEND

Affected Area

Intermodal facility

Future
Employment Lands

North South Corridor

Greater Edinburgh
Parks Boundary

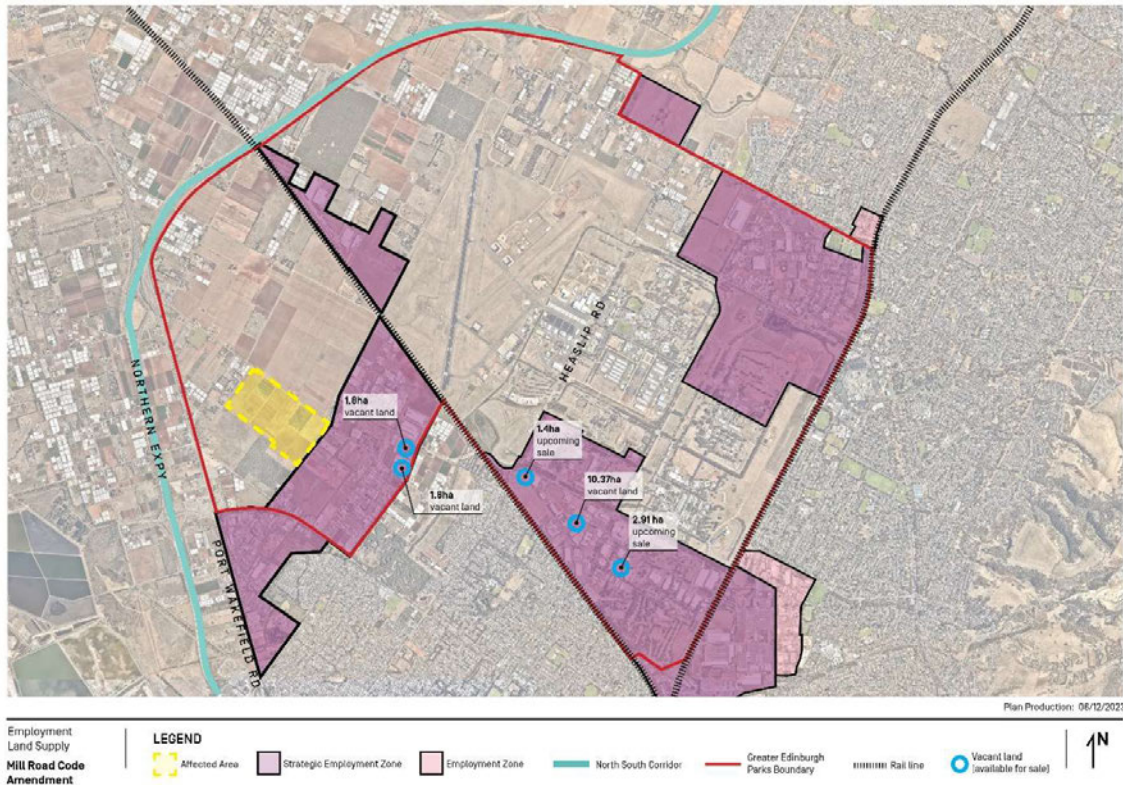
Rail line

Future Urban
Growth Areas [unzoned]

Future Urban
Growth Areas [zoned]



Figure 1.2 *Employment Land Supply*



In accordance with the strategic vision for the area, the Code Amendment proposes to rezone the Affected Area from Rural Horticulture Zone to the Strategic Employment Zone to facilitate warehousing, logistics and distribution related land uses. The rezoning is a logical extension of the adjacent Strategic Employment land to the east.

The land is particularly well located for transport logistics, with close connections to the North-South Corridor, Port Wakefield Road and Penfield Intermodal Facility. The Edinburgh Defence Precinct is also nearby.

The Affected Area is within the Groundwater Prohibition Area - Edinburgh Stage 1. The purpose of a groundwater prohibition area is to protect both current and future landholders from accessing contaminated groundwater via a bore on their property. The Groundwater Prohibition Area does not have any implications on the rezoning.

Advice has been obtained from the Department of Defence in relation to the proposed Code Amendment (refer **Attachment 5**). Defence seeks to ensure that subsequent development of the Affected Area does not pose a hazard to the long-term viability of RAAF Base Edinburgh with regard to building height, potential to create windshear for landing and departing aircraft, and various airfield related constraints regarding aircraft noise, extraneous lighting and glare, bird strike and protection of navigational aids. These issues are covered in the Building Near Airfields Overlay and Defence Aviation Area Overlay and are not an impediment to the Code Amendment.

The land is subject to flooding and preliminary advice has been obtained in relation to this. A stormwater and flooding study has been undertaken by the City of Playford and City of Salisbury which identifies the necessary infrastructure required to manage flood risks. The Proponent intends to provide stormwater basins within the site and further discussions will continue to occur with the two councils.

A working group has been established with Planning and Land Use Services, DIT, SA Water, councils and all consultants working on Code Amendments in the region in order to identify and coordinate infrastructure requirements.

The Proponent is willing to cooperate in infrastructure negotiations and are committed to:

- The equitable sharing of costs to facilitate orderly development outcomes;
- Delivering infrastructure through Infrastructure Agreements and interim solutions; and
- Open to the idea of recouping local infrastructure costs through Council Infrastructure Agreements and/or Deeds where the infrastructure is not constructed as part of the development.

The Proponent is also investigating the possibility of utilising a private wastewater and water provider, Alano. This may expediate access to water and wastewater treatment services and reduce the burden on SA Water.

In further considering the rationale to rezone the land from Rural Horticulture to Strategic Employment, there are several key influencing factors, including:

- the rezoning represents a realisation of the strategic vision for the broader area;
- there is unprecedented demand and diminishing supply of employment zoned land in the region;
- a commitment to cooperate in infrastructure negotiations which once finalised, will unlock the economic potential for the region;
- Heaslip Road has been identified for future duplication and will further support the intended land uses;
- the current use of the land does not represent its highest and best use and there is demand for more intensive employment-type uses;
- the Affected Area has been subject to numerous strategic plans, studies, structure plans and master plans over more than 15 years; and
- there is a North-South Corridor connection point less than 2km away at Waterloo Corner Road and a connection approximately 5km to the north on Heaslip Road.

2. SCOPE OF CODE AMENDMENT

2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area, which comprises the following parcels:

- Allotment 11 of Deposited Plan 16691 - Certificate of Title Volume 5892 Folio 933;
- Allotment 10 of Deposited Plan 16691 - Certificate of Title Volume 5892 Folio 932;
- Allotment 9 of Deposited Plan 16691 - Certificate of Title Volume 5892 Folio 931;
- Allotment 8 of Deposited Plan 19001 - Certificate of Title Volume 5990 Folio 714;
- Allotment 7 of Deposited Plan 19002 - Certificate of Title Volume 5990 Folio 713;
- Allotment 15 of Deposited Plan 19001 - Certificate of Title Volume 6123 Folio 582;
- Allotment 642 of Deposited Plan 72473 - Certificate of Title Volume 5990 Folio 711;
- Allotment 641 of Deposited Plan 72473 - Certificate of Title Volume 6123 Folio 583; and
- Allotment 6 of Deposited Plan 19002 – Certificate of Title Volume 5990 Folio 712.

The Certificate of Titles are included in **Attachment 1**.

The Affected Area is located within the suburb of Waterloo Corner, which is within the City of Playford (the Council). A small portion of the Affected Area falls within the City of Salisbury.

The Affected Area is approximately 63.5 hectares in size and is currently used for cropping. Some roadside vegetation exists along Mill Road and a small agriculture building and two water tanks exists on the land. Heaslip Road is a State Maintained, Type A Road. Mill and Greyhound Roads are bituminised local roads.

The locality contains largely cropping and horticulture uses west of Heaslip Road (Rural Horticulture Zone) and commercial/ warehousing uses to the east of Heaslip Road (Strategic Employment Zone). Infrastructure associated with the petroleum pipeline exists on the corner of Mill and Greyhound Roads and this is not included in the Affected Area.

Refer to **Attachment 2** for a location map, which includes the current zoning identified by the Code.

2.2 Scope of Proposed Amendment

Current Policy	Rural Horticulture Zone Rural Zone Overlays: • Building Near Airfields • Defence Aviation Area - All structures over 15 metres • Defence Aviation Area - All structures over 45 metres • Gas and Liquid Petroleum Pipelines • Gas and Liquid Petroleum Pipelines (Facilities) • Hazards (Flooding)
-----------------------	--

	• Hazards (Flooding - General) • Hazards (Bushfire - General) • Hazards (Bushfire – Urban Interface) • Limited Dwelling • Limited Land Division • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Water Resources Technical and Numeric Variations: • Minimum Site Area - Minimum site area is 10 ha • Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
Amendment Outline	The overall intent is to rezone the Affected Area from the Rural Horticulture Zone to the Strategic Employment Zone to facilitate warehousing, logistics and distribution related land uses.
Intended Policy	• Rezone to Strategic Employment Zone • Remove the Minimum Site Area TNV • Remove the Limited Dwelling Overlay and Limited Land Division Overlay.

3. STRATEGIC PLANNING DOCUMENTS

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- Strategic Planning Policies (SPPs);
- Regional Plans; and
- Other relevant strategic documents.

3.1 Summary of Strategic Planning Outcomes

The key strategic planning considerations include (but are not limited to):

- Ensuring adequate employment land supply for northern Adelaide and the Greater Adelaide region;
- Facilitating employment uses to support job and business growth;
- Infrastructure and services to support future employment land uses;
- Identification of potential hazards, including flooding and the gas pipeline, and the introduction of appropriate measures to mitigate risk;
- Ensuring safe access and egress to the site without disruption to the State maintained road; and
- Interface between different land uses.

The investigations to be undertaken for this Code Amendment will address these matters and have regard to the investigations undertaken to inform the other Code Amendments (as applicable).

3.2 Alignment with State Planning Policies

The SPPs set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by the SPPs.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the SPPs outlined in **Table 3.1** below.

Table 3.1 Code Amendment alignment with State Planning Policies (SPPs)

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
State Planning Policy 1 – Integrated Planning: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future. <i>(1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</i> <i>(1.2) Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure</i>	The Affected Area has been identified for future employment land by the State Government, City of Playford and City of Salisbury and will increase employment land supply in a growth area. The Affected Area is can be serviced by infrastructure is very well connected to existing transport routes and intermodal facility.

<i>investment commensurate with the rate of future population growth.</i> <i>(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</i>	
State Planning Policy 9 – Employment Lands: To provide sufficient land supply for employment generating uses that supports economic growth and productivity. <i>(9.1) Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.</i> <i>(9.2) Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</i> <i>(9.4) Adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs.</i> <i>(9.5) Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.</i> <i>(9.6) Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.</i> <i>(9.12) Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.</i>	The Affected Area is currently underutilised and strategic visioning for the area has established that the highest and best use of the land is for employment purposes. The Strategic Employment Zone provides an adaptable policy framework to allow commercial and employment type uses, flexible to market demand. The Affected Area is well located with infrastructure and transport connections. Development of the site is desirable and will leverage off recent and planned infrastructure investment.
State Planning Policy 11 - Strategic Transport Infrastructure: To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.	Rezoning of the Affected Area will assist in maximising use of the North-South Corridor.

<i>(11.2) Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</i>	
State Planning Policy 14 - Water Security and Quality: To ensure South Australia's water supply is able to support the needs of current and future generations. <i>(14.5) Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.</i> <i>(14.6) Support development that does not adversely impact on water quality.</i>	Further stormwater investigations will be undertaken to identify measures that future development must incorporate to minimise risks of flooding. The Proponent intends to detain stormwater on site through detention basins.
State Planning Policy 16 - Emissions and Hazardous Activities: To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable. <i>(16.1) Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:</i> <i>a) supporting a compatible land use mix through appropriate zoning controls</i> <i>b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses</i> <i>c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.</i>	The Gas and Liquid Petroleum Pipelines Overlay applies over a significant proportion of the Affected Area. This Overlay applies some restrictions on land uses, however, it is not expected to impact future development of the land. Future land uses will be selected in consultation with the relevant referral agency.

3.3 Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30 Year Plan is relevant for this Code Amendment. The Code Amendment aligns with a number of the priorities and targets in the 30 Year Plan as outlined in **Table 3.2** below.

Table 3.2 Code Amendment alignment with Regional Plan (30-Year Plan)

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
The economy and jobs	
P55 Promote certainty to undertake development while at the same time providing scope for innovation. P56 Ensure there are suitable land supplies for the retail, commercial and industrial sectors. P68 Focus business clusters and manufacturing hubs around key transport infrastructure such as road, air, rail, sea terminals and intermodal facilities to maximise the economic benefits of export infrastructure. P73 Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.	The existing use and zoning of the Affected Area does not represent the highest and best use of the land. The land has been identified for future employment use. The Strategic Employment Zone will introduce a flexible and adaptive policy framework to facilitate warehousing, logistics and distribution type uses. The zoning will facilitate development on well-located and serviceable land which will maximise use of existing transport linkages. The Affected Area is particularly well located in terms of freight routes.
Water	
P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.	Investigations will be undertaken to determine capacity in stormwater systems and identify mitigation measures to ensure stormwater is distributed appropriately. The Proponent intends to retain stormwater on site through use of detention basins. Discussions will continue with the relevant councils to ensure infrastructure and treatments contribute to the broader flood mitigation strategy.
Emergency Management and Hazard Avoidance	
P118 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of: • avoidance • adaptation • protection	The Gas and Liquid Petroleum Pipelines Overlay will continue to apply over the Affected Area. The Code Amendment investigations and future development will ensure risks are minimised.

P119 Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning.	
---	--

3.4 Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The table below identifies other documents relevant to this proposed Code Amendment.

Table 3.3 *Other strategic documents relevant to the Code Amendment*

Other Relevant Documents	Code Amendment Alignment with Other Relevant Documents
City of Playford Strategic Plan 2020-2024	The Code Amendment supports Community Theme 4: Supporting business and local employment opportunities.
Playford Community Vision 2043	The Code Amendment supports the Plan's aspiration for prosperity - economic development: a thriving local economy.
Playford Growth Area Structure Plan – December 2013	The Code Amendment seeks to realise the strategic vision of the Structure Plan.
City of Salisbury City Plan 2035	City Plan 2035 contains a vision for Salisbury to be 'a progressive, sustainable and connected community'. It has three directions that capture the social, environmental and economic influences on Salisbury, and one direction that addresses factors within Salisbury Council itself. Several 'Foundations' are then identified for each of the 4 directions. Council has determined that these Foundations are the goals that we will seek to achieve for Salisbury. They are supported by critical actions that outline the Council's priority deliverables over the life of the plan. The Plan includes critical actions to review the existing economic growth strategy and develop plans to progress economic activity in Technology Park and Edinburgh Parks.
City of Salisbury Strategic Growth Framework - Waterloo Corner and Bolivar Corridor	The purpose of this Strategic Growth Framework is to: • Present a fully informed, consolidated and coordinated growth framework to inform future Council decisions relating to infrastructure planning and funding and

	the orderly sequencing and management of Council and/or Proponent led Code Amendments. • Take both a long term 30-year perspective on development potential and forward planning, within a flexible framework that can support existing or short-term development interest within a coordinated and orderly development pattern. • Produce a framework that appreciates the regional context with a level of investigation and regional coordination to be used to directly inform the upcoming State Government's Regional Planning process. • Promote and encourage economic growth and job creation for the City of Salisbury community. • Identify infrastructure delivery mechanism options that could support an intensification of development while ensuring fair apportionment of costs between the landowners, developers, City of Salisbury, Adjacent Council's and State Government. The Strategic Growth Framework identifies the Affected Area within Planning Area 1 – Future Strategic Employment (potential for an eco-industrial park). The Framework identifies the land as Strategic Employment Zone in the North Structure Plan.
--	--

4. INVESTIGATIONS AND ENGAGEMENT

4.1 Investigations already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation/s Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Traffic (refer Attachment 6)	A review of the significant access and road hierarchy structure which will be required to support future development of land in the area identified as Greater Edinburgh Parks was undertaken by MFY. This assessment initiated a collective appreciation of road infrastructure requirements for the development of Greater Edinburgh Parks.	The report identified a series of treatments required to facilitate development of the wider area. The potential infrastructure requirements include: • signalisation of Greyhound Road and Port Wakefield Road; • signalisation of Port Wakefield Road with an access road to the west; • realignment of Mill Road to connect to Edinburgh Road and associated intersection improvements; • duplication of Heaslip Road; • duplication of Greyhound Road; and • construction of a full interchange of Penfield Road with the Northern Expressway.
Preliminary stormwater and flooding	Preliminary advice sought from Tonkin in relation to stormwater and flooding issues.	Regional stormwater requirements have been identified for the wider area. There will be a requirement to provide stormwater detention basins within the Affected Area, as well as open channel stormwater infrastructure through the site.

4.2 Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Traffic investigations	Detailed traffic analysis, including identification of the required upgrades and an infrastructure deed.
Services and infrastructure	Identify any infrastructure capacity issues having regard to the development potential arising from the Code Amendment. Identify any need for augmentation and associated responsibilities, including any required infrastructure deed/s.
Economic analysis	A report on the economic benefits to the State should land in the region be rezoned for strategic employment purposes.
Preliminary site investigation	Investigate any potential site contamination risks.
Concept Plan	Investigate the potential use of a Concept Plan to identify required infrastructure.

4.3 Engagement already Undertaken

In accordance with Practice Direction 2, the City of Playford and City of Salisbury have been consulted on this proposal.

The following matters were raised by the City of Playford:

- Investigations to be undertaken to the satisfaction of council;
- Ensure the provision of trunk stormwater corridor(s) to facilitate stormwater management and identify these corridors in the Code;
- Local road/intersection upgrades are to be identified at Code Amendment stage, with upfront delivery at a precinct level;
- The arterial road network and state road requirements need to be identified and agreed with the Department for Infrastructure and Transport;
- Future widening for state roads need to be identified as part of the Code Amendment and provided through the road widening overlay;
- Water and sewerage are to be provided to the precincts, to ensure maximum development outcomes;
- The Council will seek to ensure an equitable sharing of costs to facilitate orderly development outcomes, secured through Infrastructure Agreements; and
- Subject to the provisions and principles identified, the City of Playford has no objection to the proposed Code Amendment to proceed to Initiation. Council's position will be informed by the final proposed Code Amendment when it is released for consultation.

The following matters were raised by the City of Salisbury:

- In-principle support for initiation and to commence investigations associated with your proposal, subject to:
 - » The identified investigations
 - » Including the City of Salisbury Zone and Overlay information for the affected land in the Draft Proposal to Initiate investigations
 - » Recognition that the City of Salisbury and the City of Playford are continuing to work on the requirements for stormwater and road infrastructure, and the equitable funding of these requirements to be resolved through the established Working Group.
 - » An Infrastructure Agreement being required prior to Code Amendment approval.

In addition, the following engagement has also occurred on the proposed Code Amendment:

- The Honourable Nick Champion MP – Member for Taylor.
- Code Control Group – Planning and Land Use Services.
- Working group established to coordinate to resolve infrastructure at a regional level.
- Department of Defence.

Correspondence can be found in **Attachment 5**.

4.4 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment. More detail can be found in the draft Engagement Plan provided in **Attachment 4**.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
City of Playford	Identify and resolve infrastructure requirements and ensure the Code Amendment is in accordance with broader regional strategic planning.
City of Salisbury	Identify and resolve infrastructure requirements and ensure the Code Amendment is in accordance with broader regional strategic planning.
Department for Infrastructure and Transport	Identify and resolve road and transport infrastructure requirements for both the Affected Area and broader regional plan.
PLUS division of DTI	To work collaboratively with the Code Control Group and other Code Amendments in the region.
Working group – with members from PLUS, City of Playford, City of Salisbury, DIT, SA Water and other consultants facilitating Code Amendments in the wider area.	Identify and resolve infrastructure requirements for both the Affected Area and broader region.

State Members of Parliament	To share information about the project, to ascertain interest in the Code Amendment, involve in process to ensure any issues are understood and assist in sharing information about the project with the community.
Department for Energy and Mining, SEAGas	Determine buffer requirements and land use restrictions in proximity to the gas pipeline.
Utility Providers	Understand current serving arrangements for the Affected Area and resolve matters relating to utility provision.
Kaurna People	Identify and resolve matters relating to Aboriginal Affairs regarding the Affected Area.
Department for Environment and Water Environment Protection Authority	Determine if there are any environmental or contamination issues to be considered.
Adjoining and surrounding landowners and occupiers	Identify the potential impact of the proposed Code Amendment on the neighbouring land.

5. CODE AMENDMENT PROCESS

5.1 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - » the owners or occupiers of the land; and
 - » owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2 Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

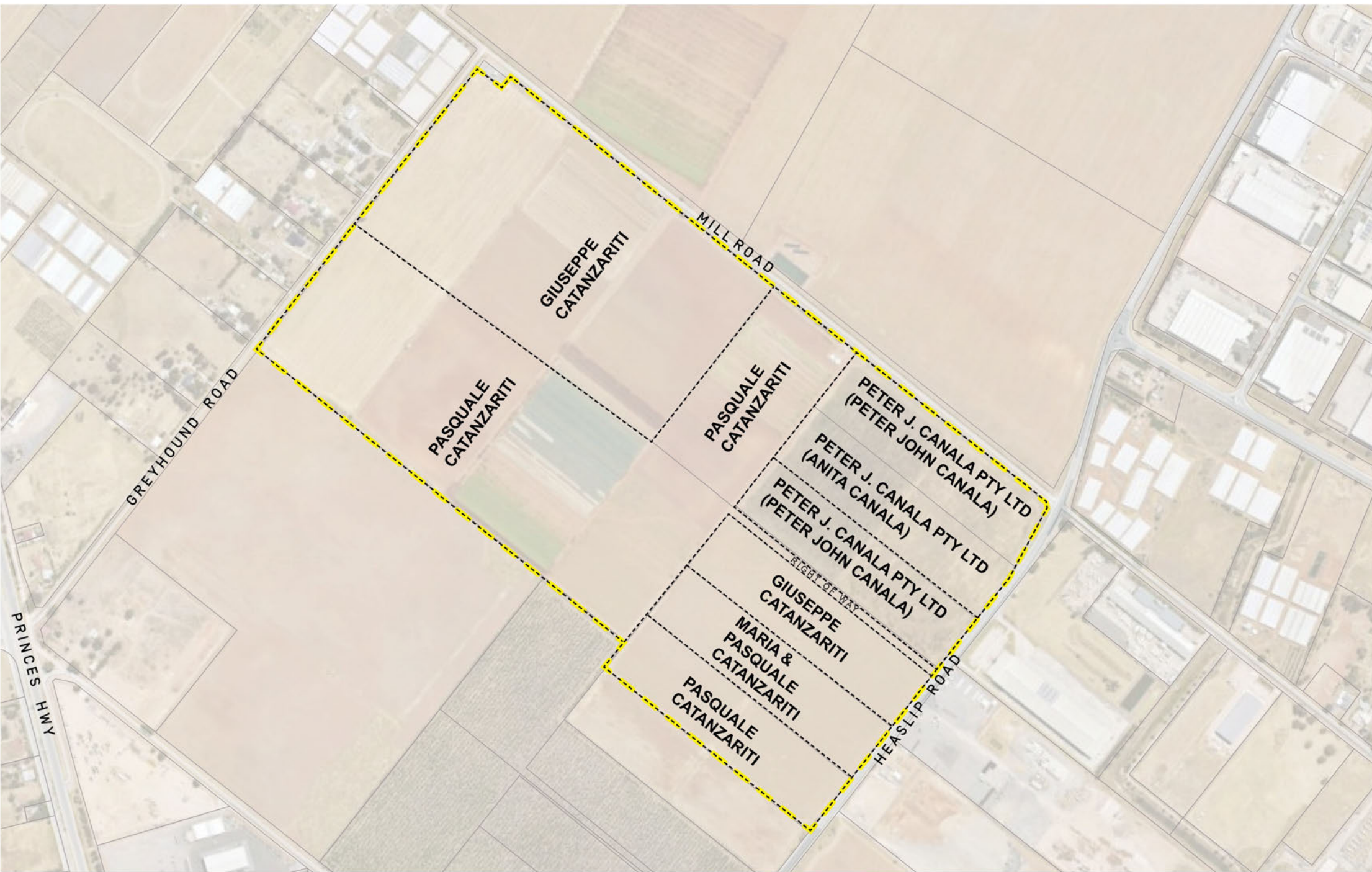
The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined below. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

ATTACHMENT 1: CERTIFICATE OF TITLE / OWNERSHIP MAP



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5892 Folio 931

Parent Title(s) CT 5426/42
Creating Dealing(s) TG 9506609
Title Issued 10/04/2003 Edition 3 Edition Issued 10/06/2008

Estate Type

FEE SIMPLE

Registered Proprietor

PETER J. CANALA PTY. LTD. (ACN: 008 093 034)

OF
99 / 100 SHARE

PETER JOHN CANALA

OF
1 / 100 SHARE

Description of Land

ALLOTMENT 9 DEPOSITED PLAN 16691
IN THE AREA NAMED BOLIVAR
HUNDRED OF MUNNO PARA

Easements

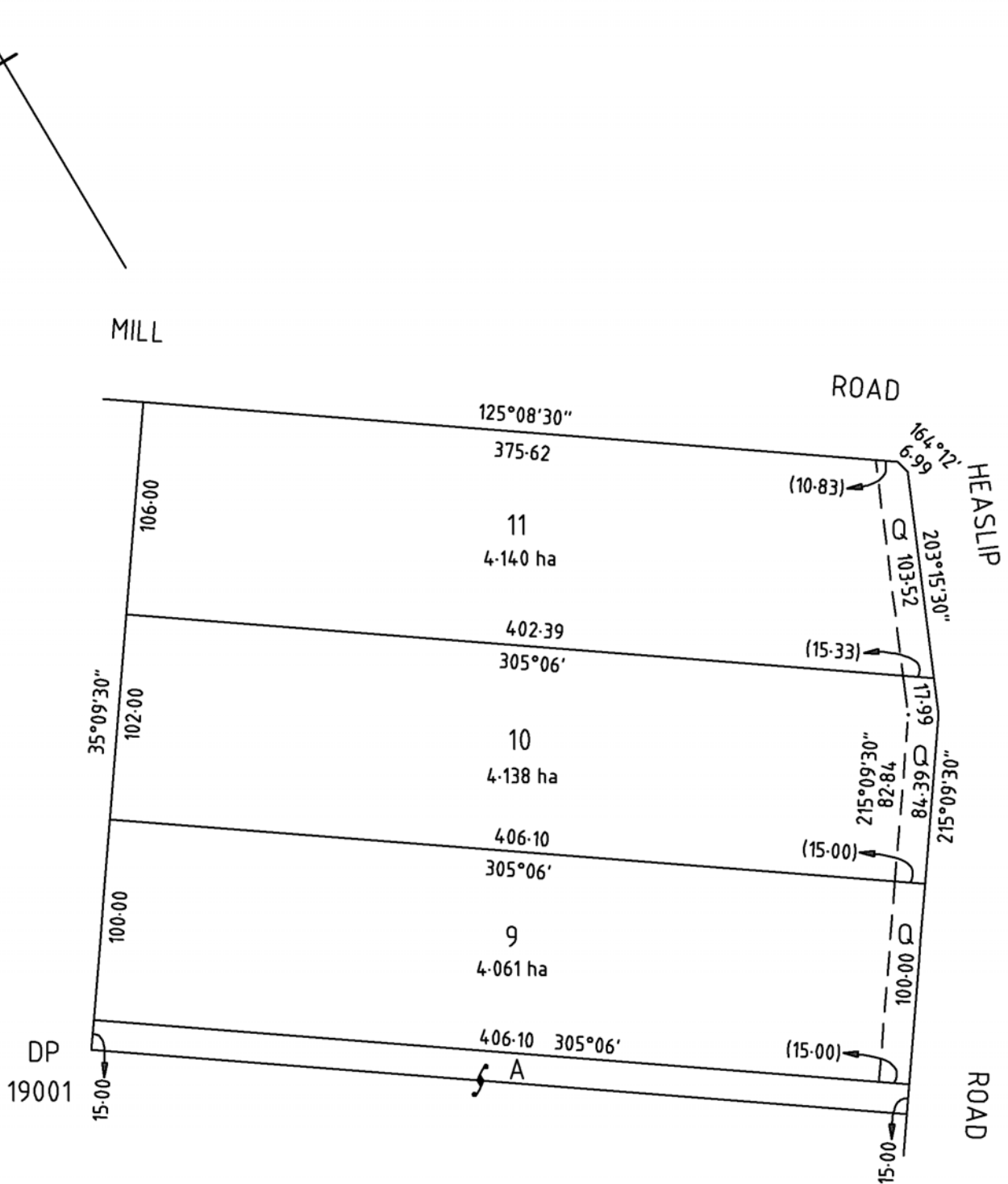
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9506609)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (T 6774290)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

Schedule of Dealings

Dealing Number	Description
10967112	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5892 Folio 932

Parent Title(s) CT 5426/43
Creating Dealing(s) TG 9506609
Title Issued 10/04/2003 **Edition** 4 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

PETER J. CANALA PTY. LTD. (ACN: 008 093 034)

OF [REDACTED]
99 / 100 SHARE

ANITA CANALA

OF [REDACTED]
1 / 100 SHARE

Description of Land

ALLOTMENT 10 DEPOSITED PLAN 16691
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9506609)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (T 6774290)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

Schedule of Dealings

Dealing Number	Description
10967113	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests	NIL
--------------------------	-----



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5892 Folio 933

Parent Title(s) CT 5426/47
Creating Dealing(s) TG 9506609
Title Issued 10/04/2003 Edition 3 Edition Issued 10/06/2008

Estate Type

FEE SIMPLE

Registered Proprietor

PETER J. CANALA PTY. LTD. (ACN: 008 093 034)

OF
99 / 100 SHAREPETER JOHN CANALA
ANITA CANALAOF
1 / 100 SHARE AS JOINT TENANTS

Description of Land

ALLOTMENT 11 DEPOSITED PLAN 16691
IN THE AREA NAMED BOLIVAR
HUNDRED OF MUNNO PARA

Easements

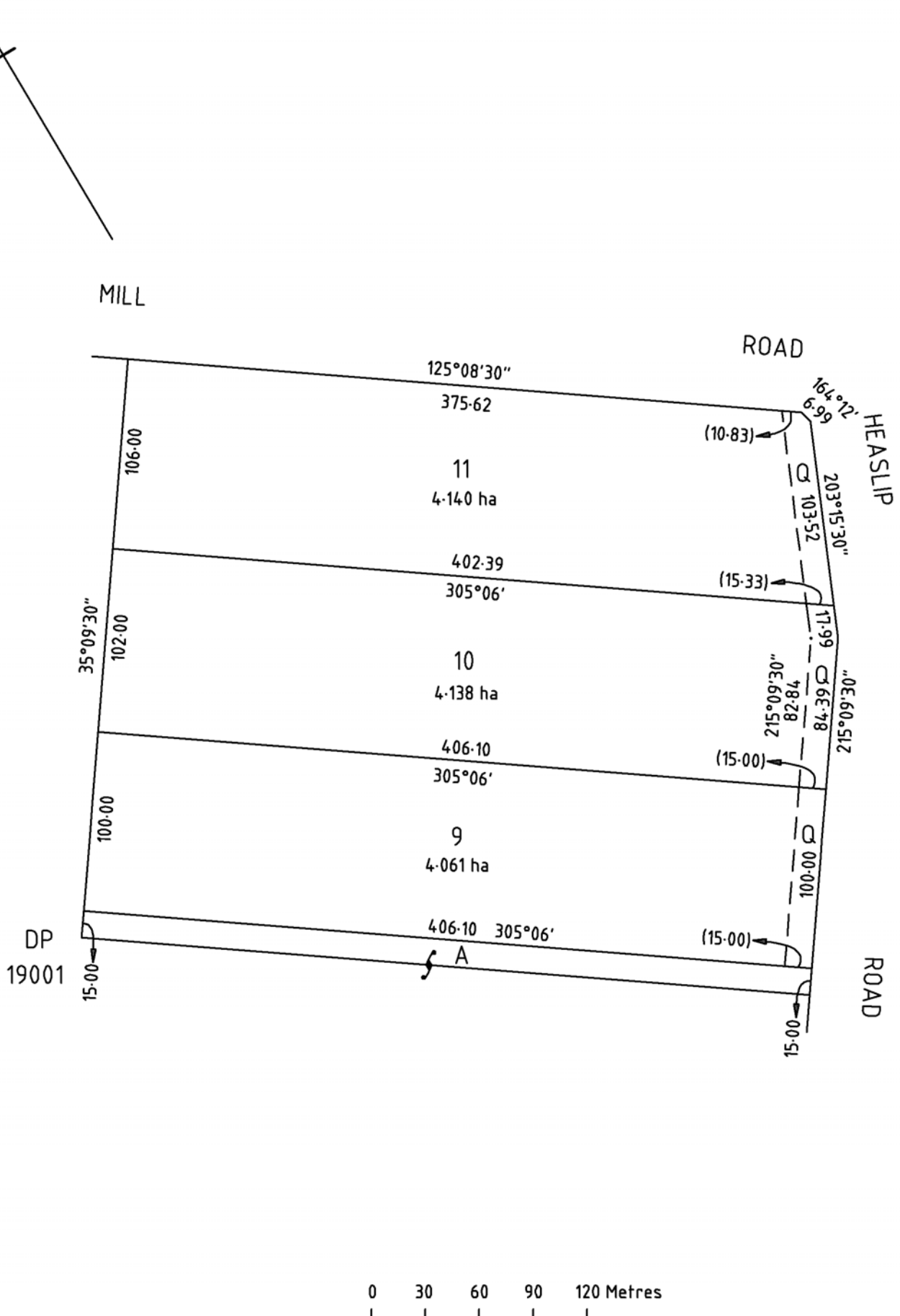
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9506609)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (T 6774290)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

Schedule of Dealings

Dealing Number	Description
10967114	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5990 Folio 711

Parent Title(s) CT 5907/638
Creating Dealing(s) RTC 10550178
Title Issued 26/07/2007 Edition 3 Edition Issued 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

GIUSEPPE CATANZARITI
OF [REDACTED]

Description of Land

ALLOTMENT 642 DEPOSITED PLAN 72473
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO THE EASEMENT(S) AS PROVIDED FOR BY SECTION 9 OF THE NATURAL GAS AUTHORITY ACT 1967

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C TO THE NATURAL GAS AUTHORITY OF SOUTH AUSTRALIA (T 2974049)

Schedule of Dealings

Dealing Number	Description
10550183	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)

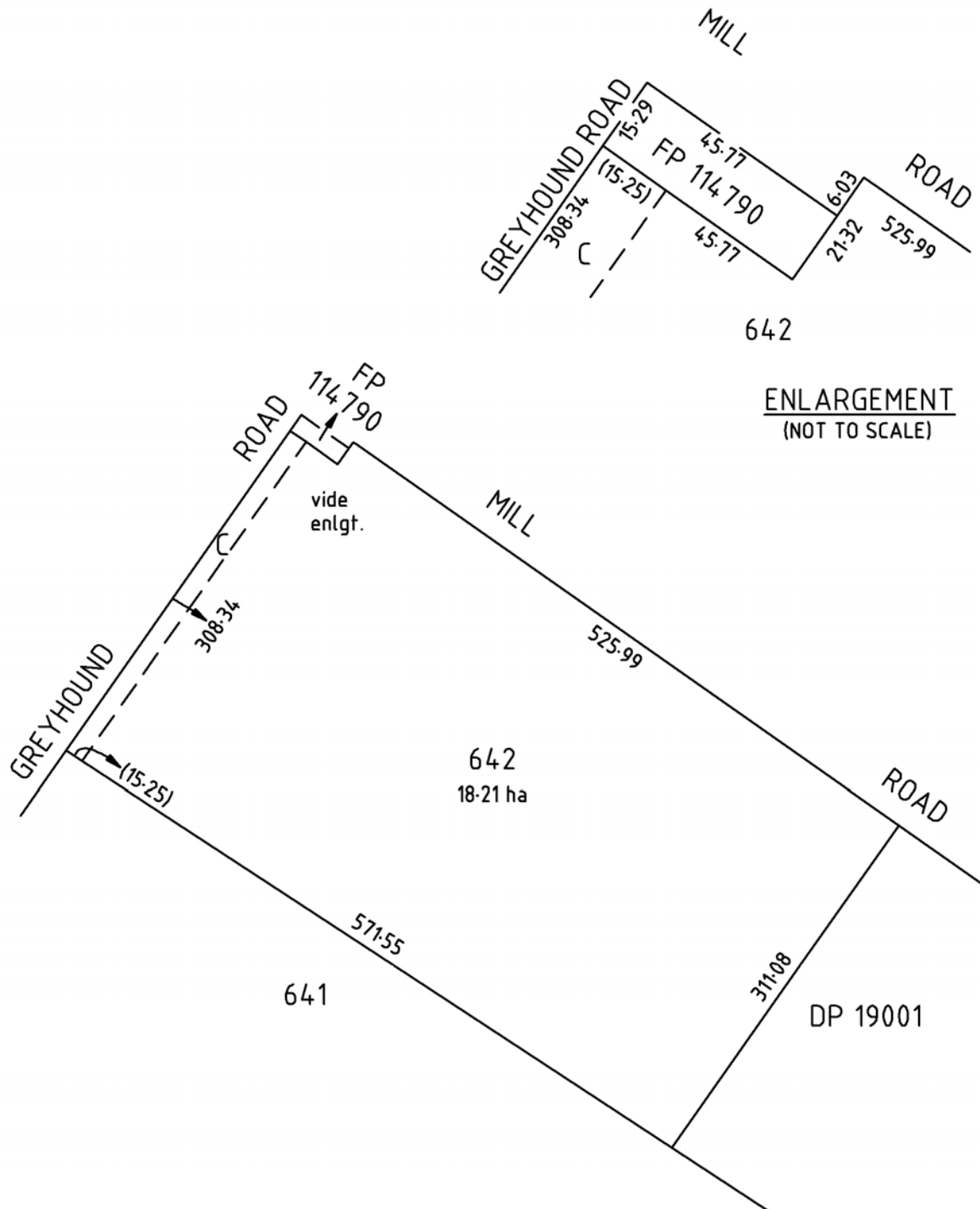
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests	NIL
--------------------------	-----



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5990 Folio 712

Parent Title(s) CT 5907/640
Creating Dealing(s) T 10550181
Title Issued 26/07/2007 Edition 3 Edition Issued 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

PASQUALE CATANZARITI
OF [REDACTED]

Description of Land

ALLOTMENT 6 DEPOSITED PLAN 19002
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646861)

Schedule of Dealings

NIL

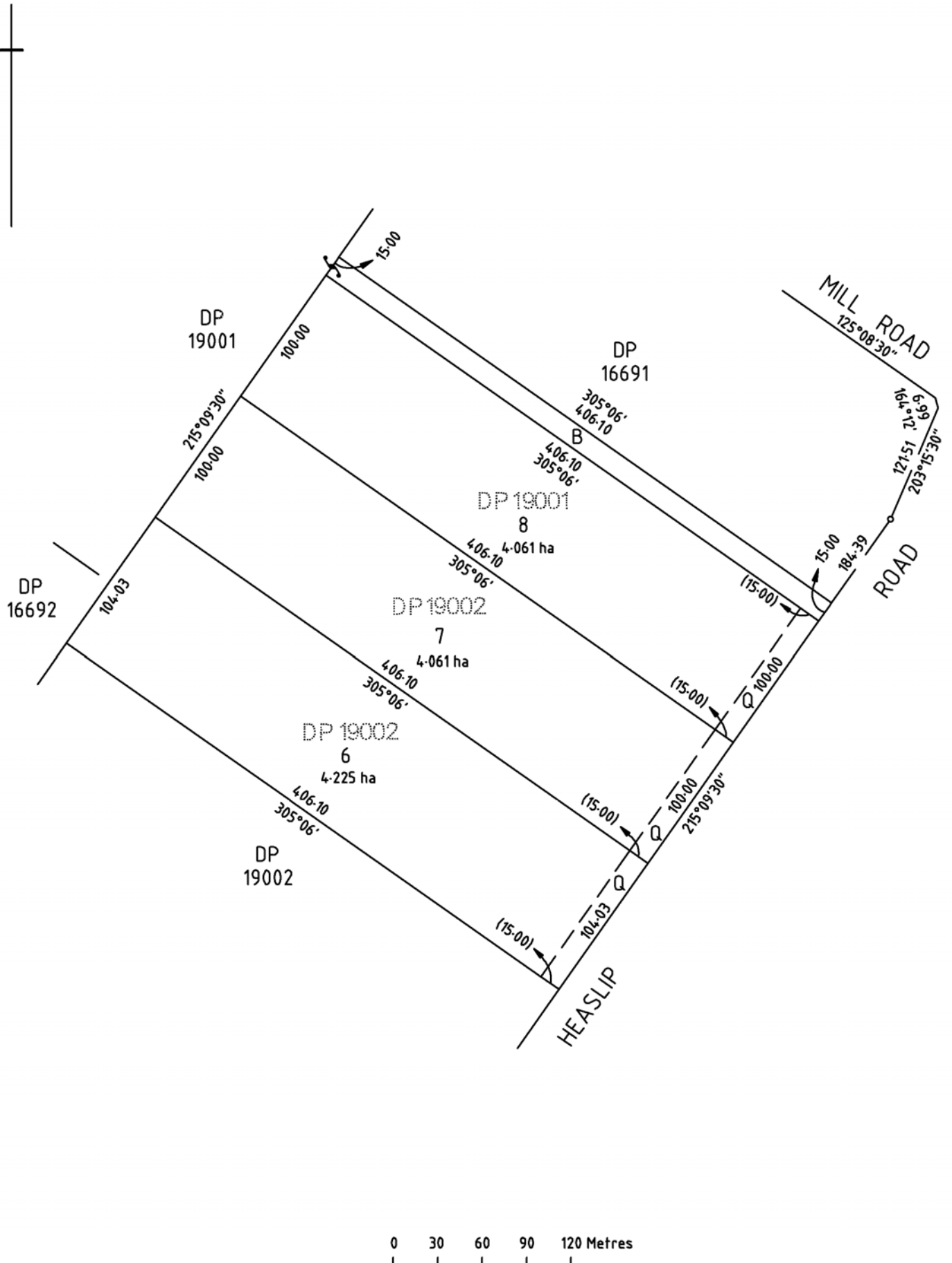
Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests NIL



REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5990 Folio 713

Parent Title(s) CT 5885/638
Creating Dealing(s) T 10550181
Title Issued 26/07/2007 **Edition** 5 **Edition Issued** 12/10/2021

Estate Type

FEE SIMPLE

Registered Proprietor

MARIA CATANZARITI
GIUSEPPE CATANZARITI
OF [REDACTED]
AS JOINT TENANTS

Description of Land

ALLOTMENT 7 DEPOSITED PLAN 19002
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646861)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR WATER SUPPLY PURPOSES (T 6774290)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

NIL

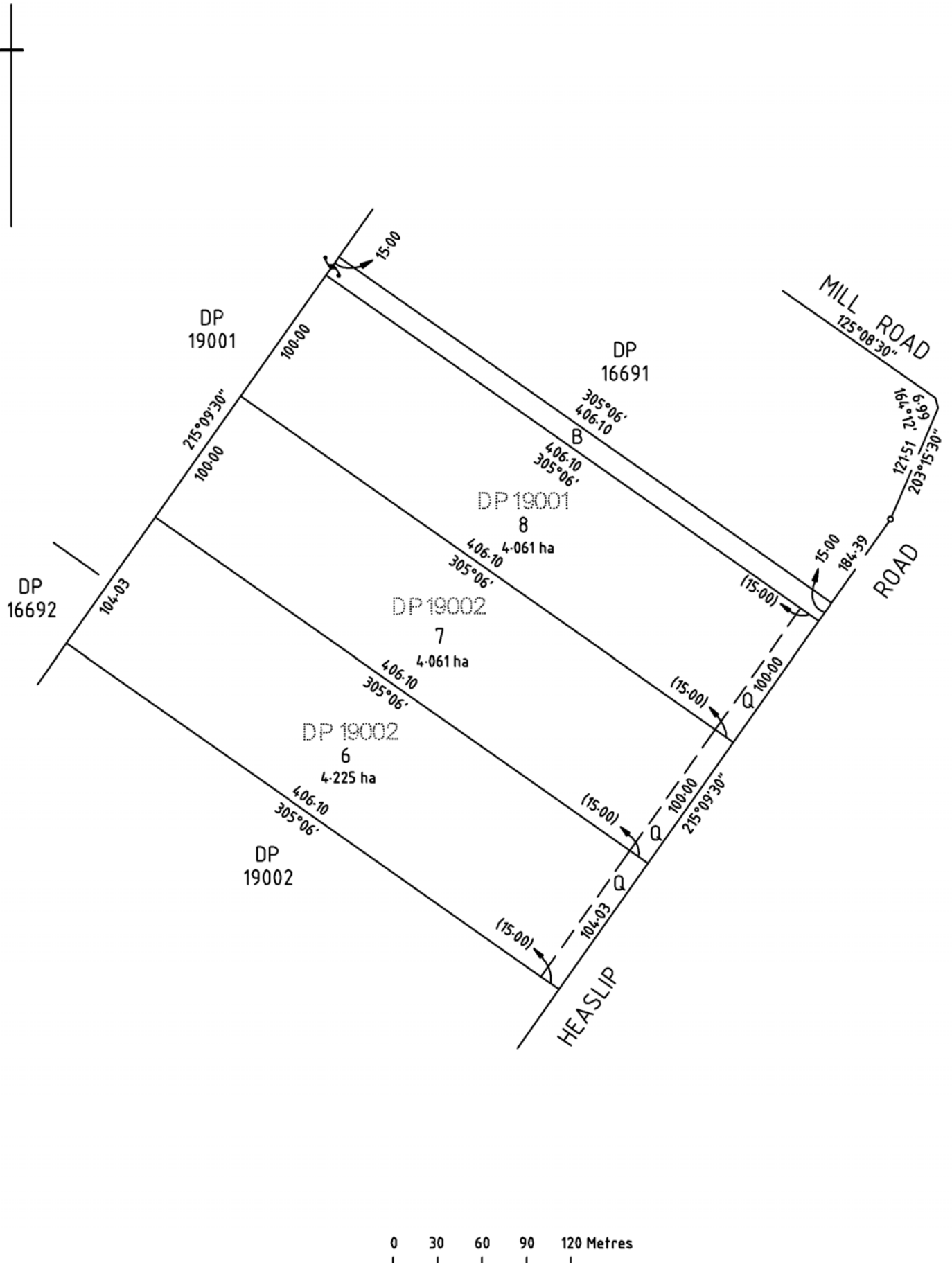
Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests NIL



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5990 Folio 714

Parent Title(s) CT 5907/639
Creating Dealing(s) T 10550182
Title Issued 26/07/2007 Edition 2 Edition Issued 29/01/2008

Estate Type

FEE SIMPLE

Registered Proprietor

GIUSEPPE CATANZARITI
OF [REDACTED]

Description of Land

ALLOTMENT 8 DEPOSITED PLAN 19001
IN THE AREA NAMED BOLIVAR
HUNDRED OF MUNNO PARA

Easements

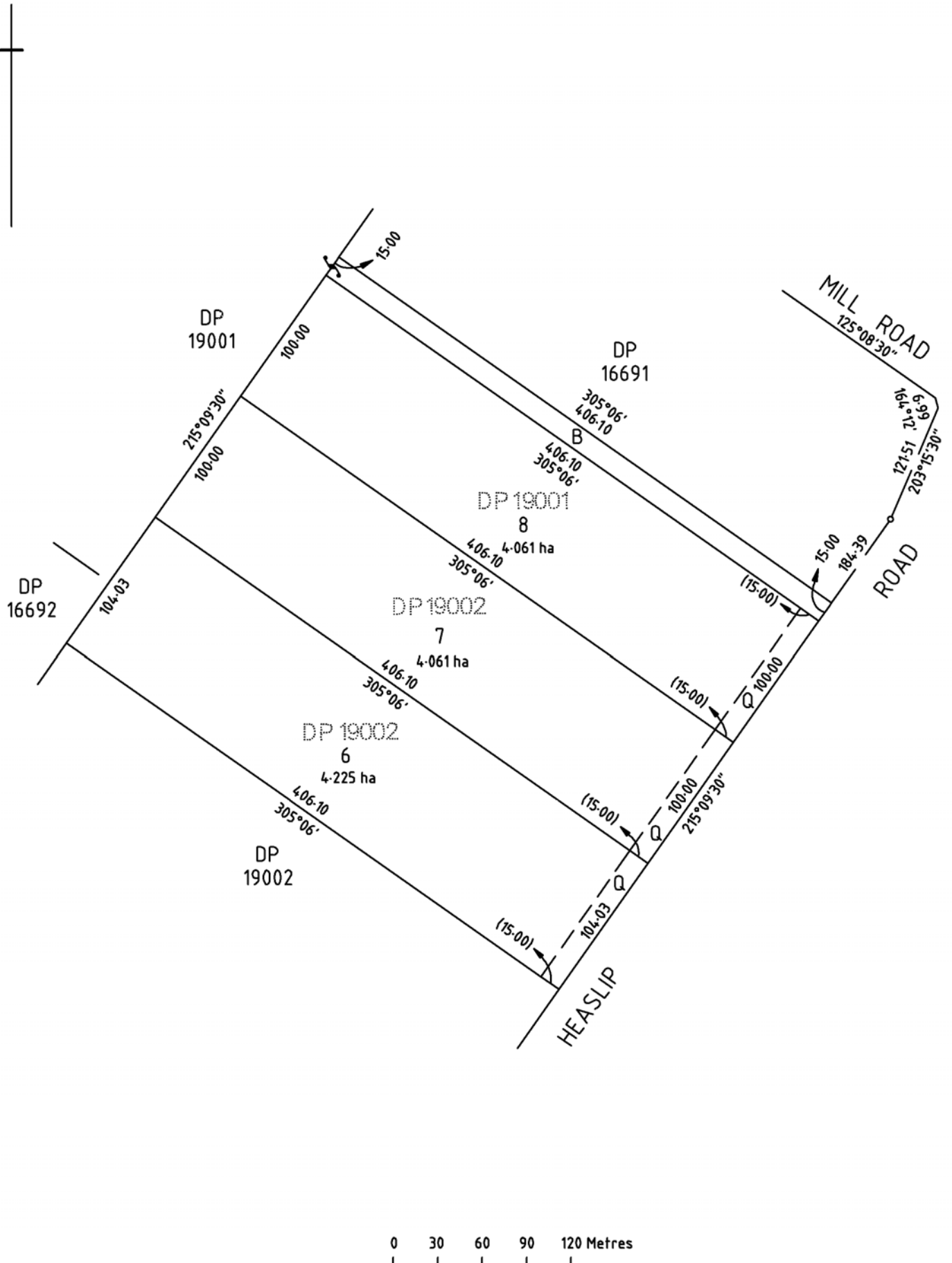
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646861)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR WATER SUPPLY PURPOSES (T 6774290)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

Dealing Number	Description
10550183	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6123 Folio 582

Parent Title(s) CT 5909/825
Creating Dealing(s) DDA 12018692
Title Issued 11/11/2013 **Edition** 2 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

GUISEPPE CATANZARITI
OF [REDACTED]

Description of Land

ALLOTMENT 15 DEPOSITED PLAN 19001
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646902)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B FOR WATER SUPPLY PURPOSES (T 6774290)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

Dealing Number	Description
6774291	ENCUMBRANCE TO PETER J. CANALA PTY. LTD.
9610428	MORTGAGE TO WESTPAC BANKING CORPORATION

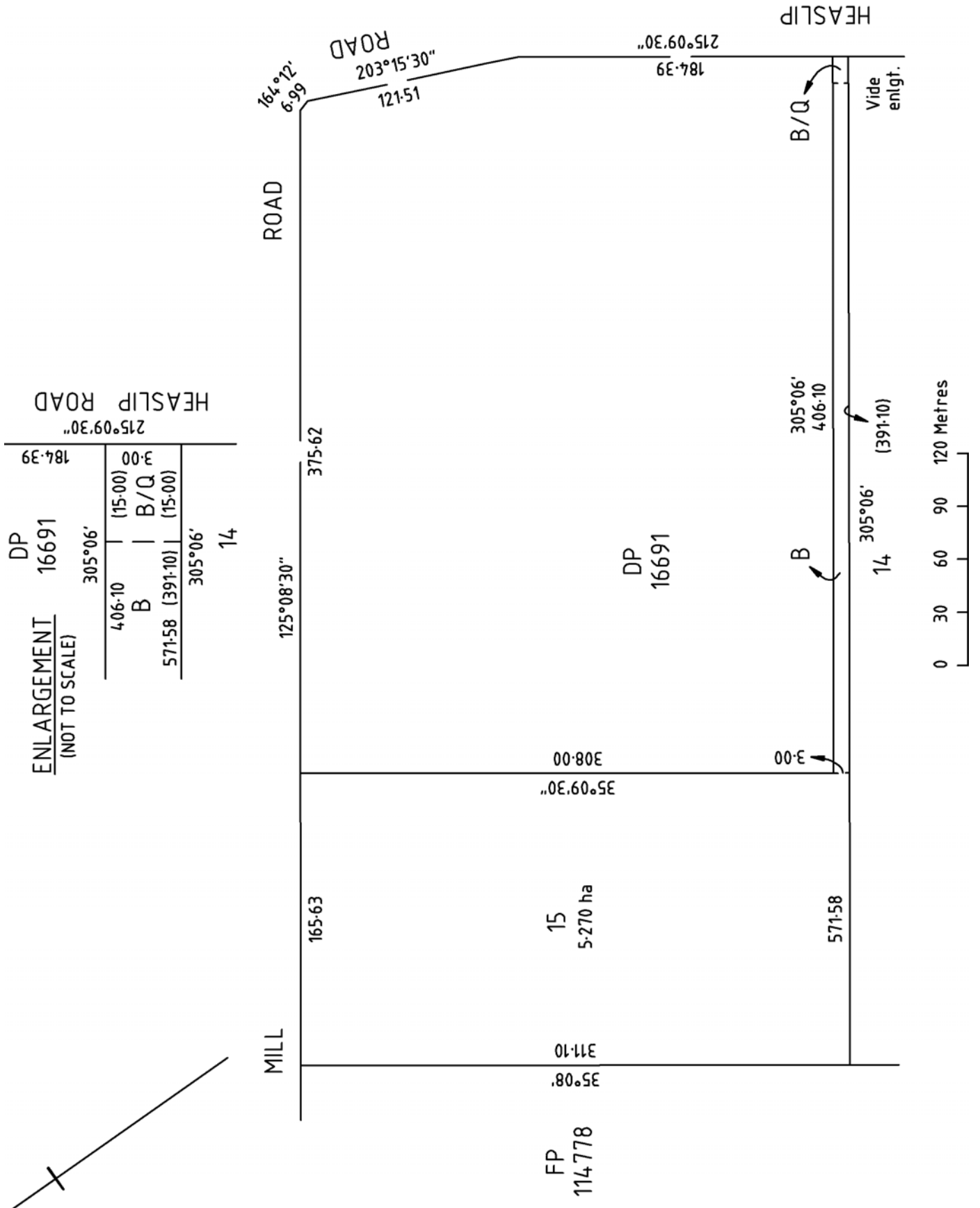
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests	NIL
---------------------------------	-----



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6123 Folio 583

Parent Title(s) CT 5990/710
Creating Dealing(s) DDA 12018692
Title Issued 11/11/2013 Edition 2 Edition Issued 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

PASQUALE CATANZARITI
OF [REDACTED]

Description of Land

ALLOTMENT 641 DEPOSITED PLAN 72473
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO THE EASEMENT(S) AS PROVIDED FOR BY SECTION 9 OF THE NATURAL GAS AUTHORITY ACT 1967

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646883)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C TO THE NATURAL GAS AUTHORITY OF SOUTH AUSTRALIA (T 2974049)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (T 6774290)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B APPURTENANT ONLY TO THE LAND MARKED Z

Schedule of Dealings

Dealing Number	Description
6774291	ENCUMBRANCE TO PETER J. CANALA PTY. LTD.

Notations

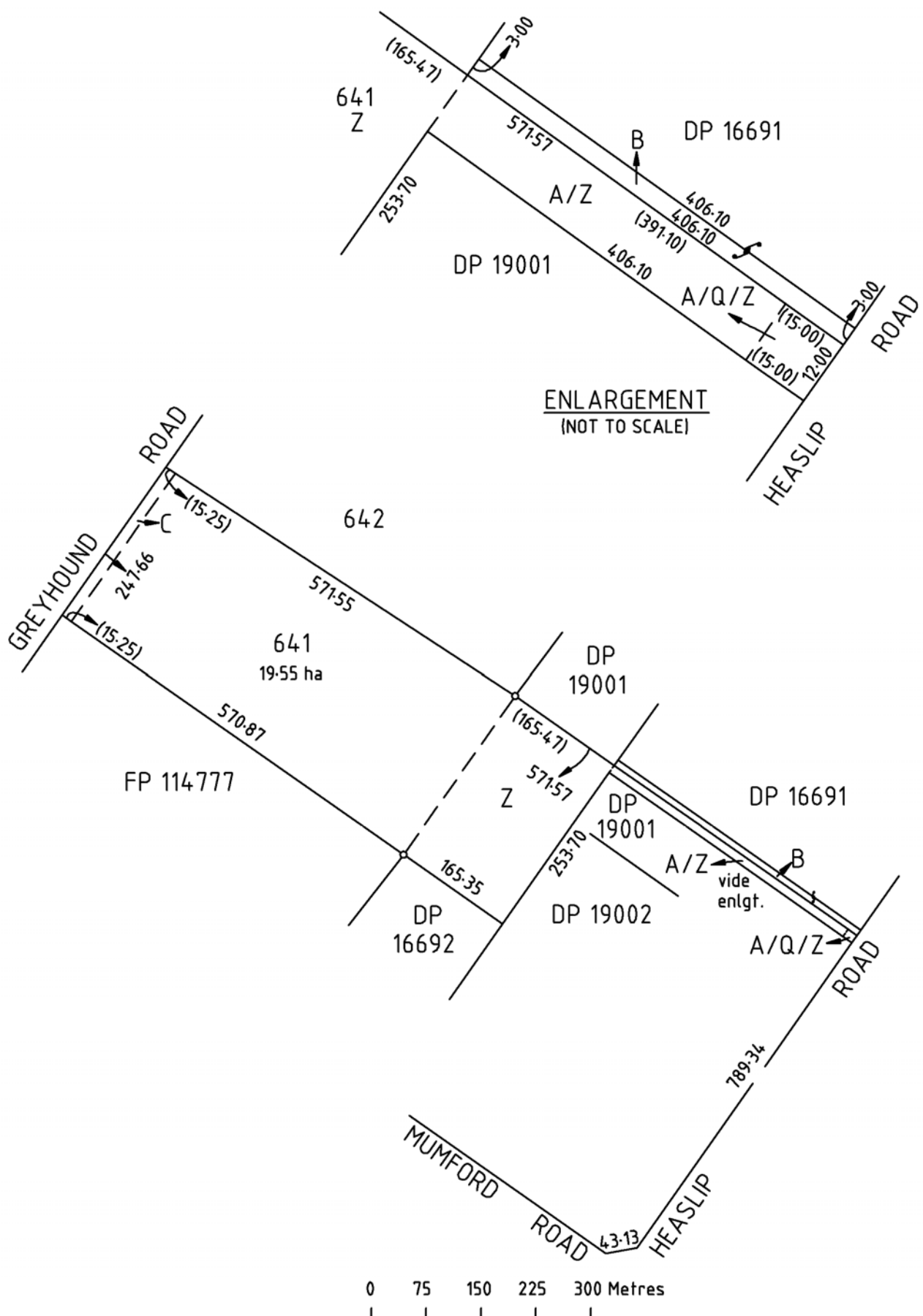
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests

NIL



ATTACHMENT 2: LOCATION PLAN AND CURRENT ZONE



Current Zone

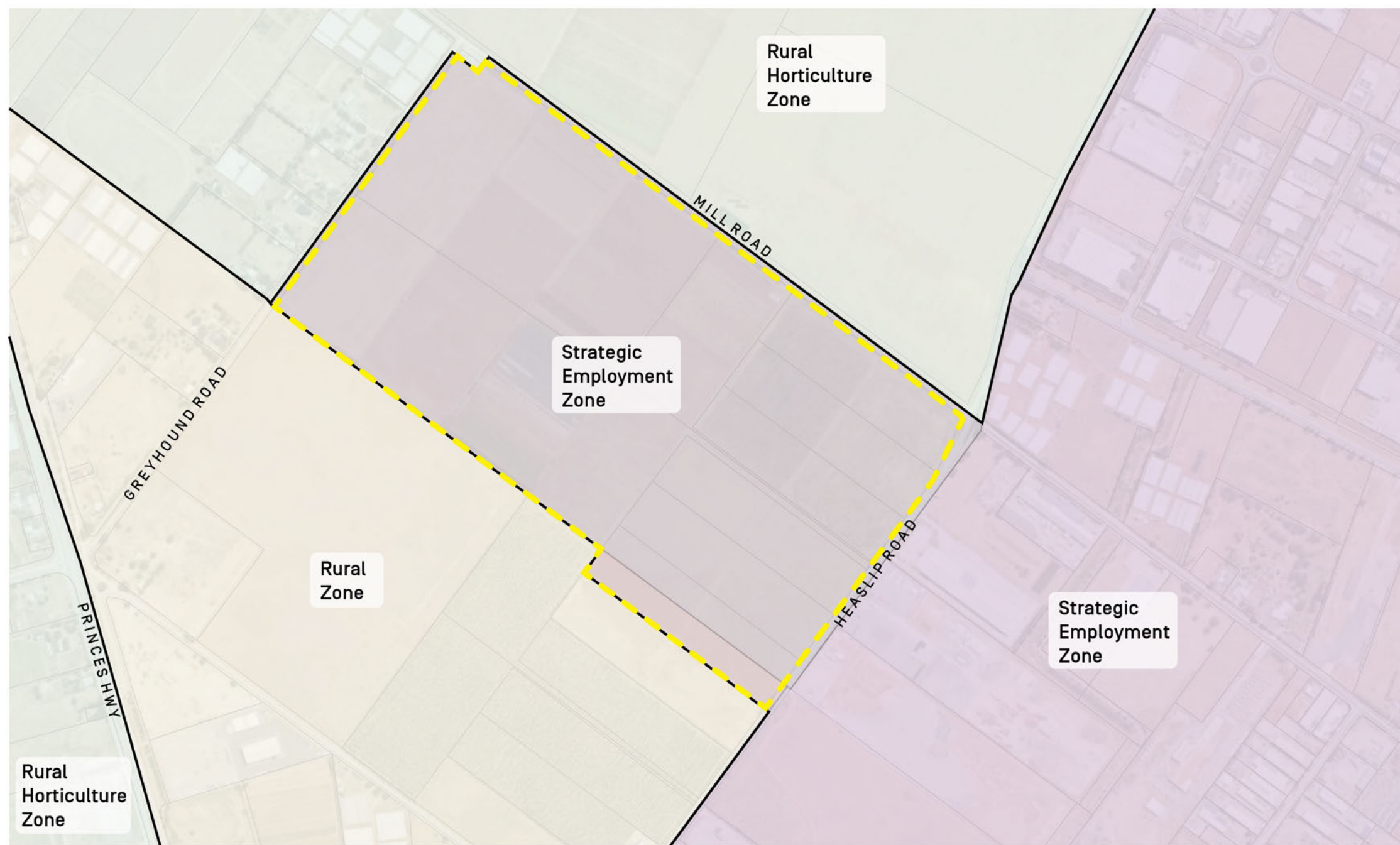
LEGEND

— Affected Area Boundary

— Zone Boundary



ATTACHMENT 3: PROPOSED ZONE



Proposed Zone

LEGEND

— — — — — Affected Area Boundary

— Zone Boundary



ATTACHMENT 4: DRAFT ENGAGEMENT PLAN



ENGAGEMENT PLAN

Mill Road, Waterloo Corner Code Amendment

By Emdev Pty Ltd

Date:
11.12.2023

Contact Details
Belinda Monier
Senior Consultant
engagement@futureurban.com.au
(08) 8221 5511

Document Control

Revision	Description	Author	Date
V1	Draft	BM	15.05.2023
V2	Updates	BM	30.10.2023
V3	Update for lodgement	BM	11.12.2023

CONTENTS

1. BACKGROUND INFORMATION	1
1.1 What is proposed?	1
1.2 Why is this project being initiated?.....	1
1.3 Investigations already completed	2
1.4 What is the status of the Code Amendment	2
2. ENGAGEMENT PURPOSE.....	3
3. ENGAGEMENT OBJECTIVES.....	4
4. STAKEHOLDER IDENTIFICATION AND ANALYSIS	4
5. SCOPE OF INFLUENCE	7
6. IMPLEMENTATION PLAN	8
7. APPLYING THE CHARTER PRINCIPLES IN PRACTICE.....	9
8. KEY MESSAGES	13
9. EVALUATION.....	13

APPENDICES

APPENDIX 1: STAKEHOLDER AND COMMUNITY MAPPING
 APPENDIX 2: PLANNING YOUR ENGAGEMENT APPROACH
 APPENDIX 3: MEASURING SUCCESS
 APPENDIX 4: CLOSING THE LOOP AND REPORTING BACK

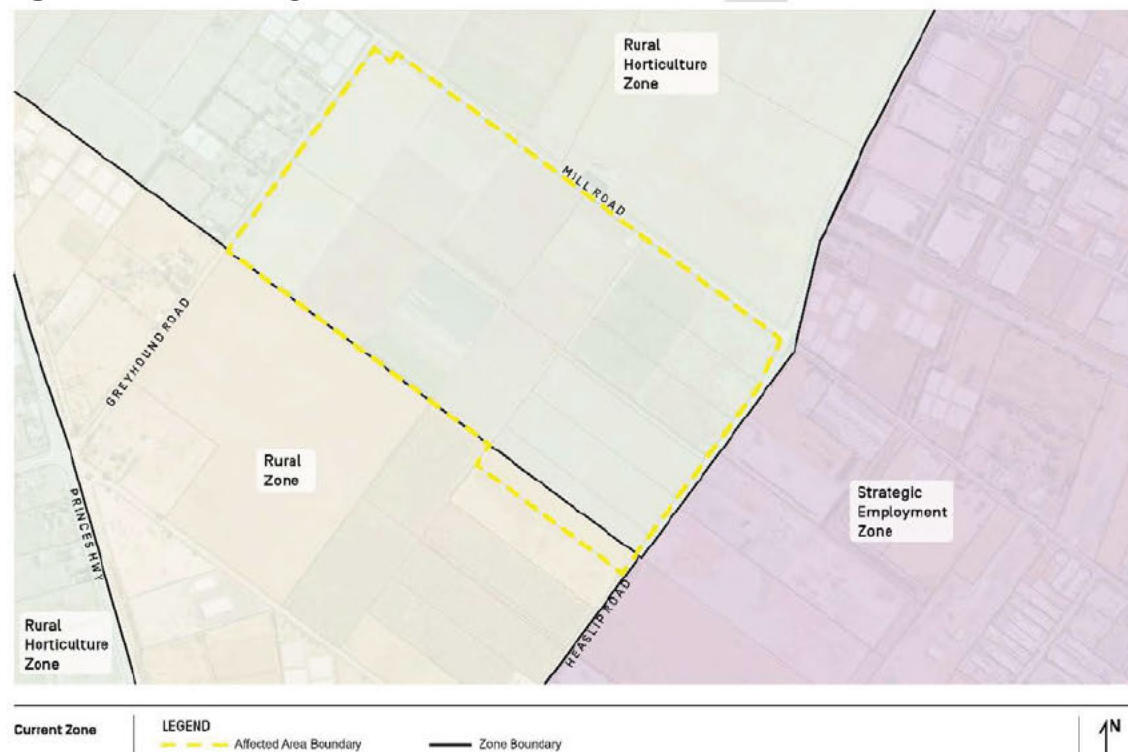
1. BACKGROUND INFORMATION

1.1 What is proposed?

Emdev Pty Ltd (the Designated Entity) is proposing to amend (the Code Amendment) the Planning and Design Code (the Code) as it relates to land located between Mill Road, Heaslip Road and Greyhound Road in Waterloo Corner, referred to as the Affected Area and shown in **Figure 1.1** below.

The proposed Code Amendment will rezone the Affected Area from the Rural Horticulture Zone to the Strategic Employment Zone.

Figure 1.1 Current Zoning and Affected Area



1.2 Why is this project being initiated?

The overall intent of the Code Amendment is to enable development of the Affected Area for commercial and employment purposes.

The Affected Area and surrounding area has been identified as 'new strategic employment lands' for a number of years, including in the original 2010 version of the *30-Year Plan for Greater Adelaide* and 2017 update. The State Government's 2013 Playford Growth Area Structure Plan shows the land as Industry/Employment with 'Potential Coordinated Mixed Use Precinct'. The land is within the Greater Edinburgh Parks Precinct and major industrial growth corridor.

In accordance with the strategic vision for the area, the Code Amendment proposes to approximately 63.5 hectares of land from Rural Horticulture Zone to the Strategic Employment Zone to facilitate warehousing, logistics and distribution related land uses. The rezoning is a logical extension of the adjacent Strategic Employment land to the east.

The land is particularly well located for transport logistics, with close connections to the North-South Corridor, Port Wakefield Road and Penfield Intermodal Facility. The Edinburgh Defence Precinct is also nearby.

The proposed Code Amendment aligns with a number of State Planning Policies (SPPs) in relation to integrated planning, employment lands, strategic transport infrastructure, water security and quality and emissions and hazardous activities. The proposed Code Amendment also aligns with a number of policies within the 30-Year Plan, as outlined within the Code Amendment Initiation document.

1.3 Investigations already completed

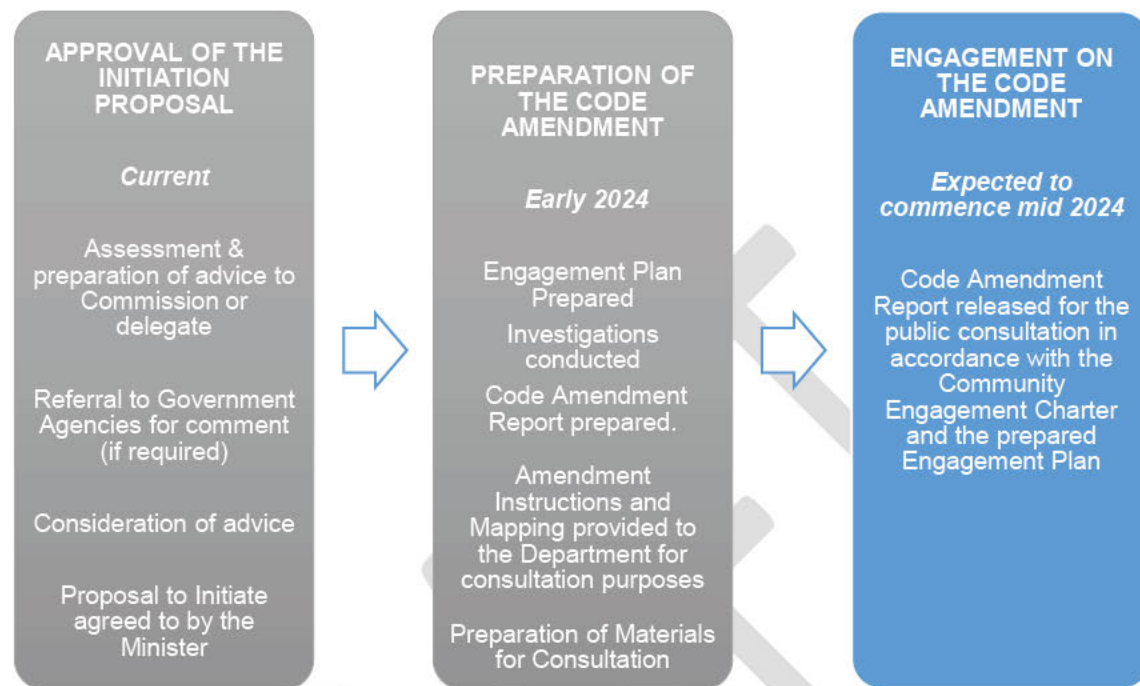
Investigations undertaken to date include preliminary traffic and stormwater analysis and discussions with the Department for Infrastructure and Transport, City of Playford, City of Salisbury, Department for Trade and Investment and SA Water.

Prior to this Code Amendment, no known engagement processes have occurred seeking to rezone the land.

1.4 What is the status of the Code Amendment

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step is outlined in **Figure 1.2** below. Most of the engagement activities will occur after the preparation of the Code Amendment, shown in blue below.

Figure 1.2 Status of the Code Amendment



2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the Affected Area to enable the future development of the land for employment purposes.

Specifically, the engagement will:

- Communicate to raise awareness that a Code Amendment is being prepared;
- Provide information about what is proposed by the Code Amendment including the location of where the proposed changes will apply;
- Provide the opportunity for stakeholders to identify issues and opportunities early, so that they can be considered in the preparation of the Code Amendment;
- Enable stakeholders and community to provide feedback on the Code Amendment prior to it being finalised and submitted to the Minister for Planning;
- Close the loop with stakeholders and community to inform them of the final version of the Code Amendment;
- Meet statutory requirements as it relates to engagement on a Code Amendment;
- Build relationships and a community of interest to support future activities (i.e. construction);

- Maximise the opportunity for the media to be well informed, minimising reporting of inaccurate or biased reporting.

3. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

- Share information with the public about the Code Amendment;
- Create an understanding of the reasons for the Code Amendment;
- Understand the views of the stakeholders;
- Inform and improve the quality of the policy within the Code Amendment; and
- Comply with the Community Engagement Charter and the *Planning, Development and Infrastructure Act 2016* (Act).

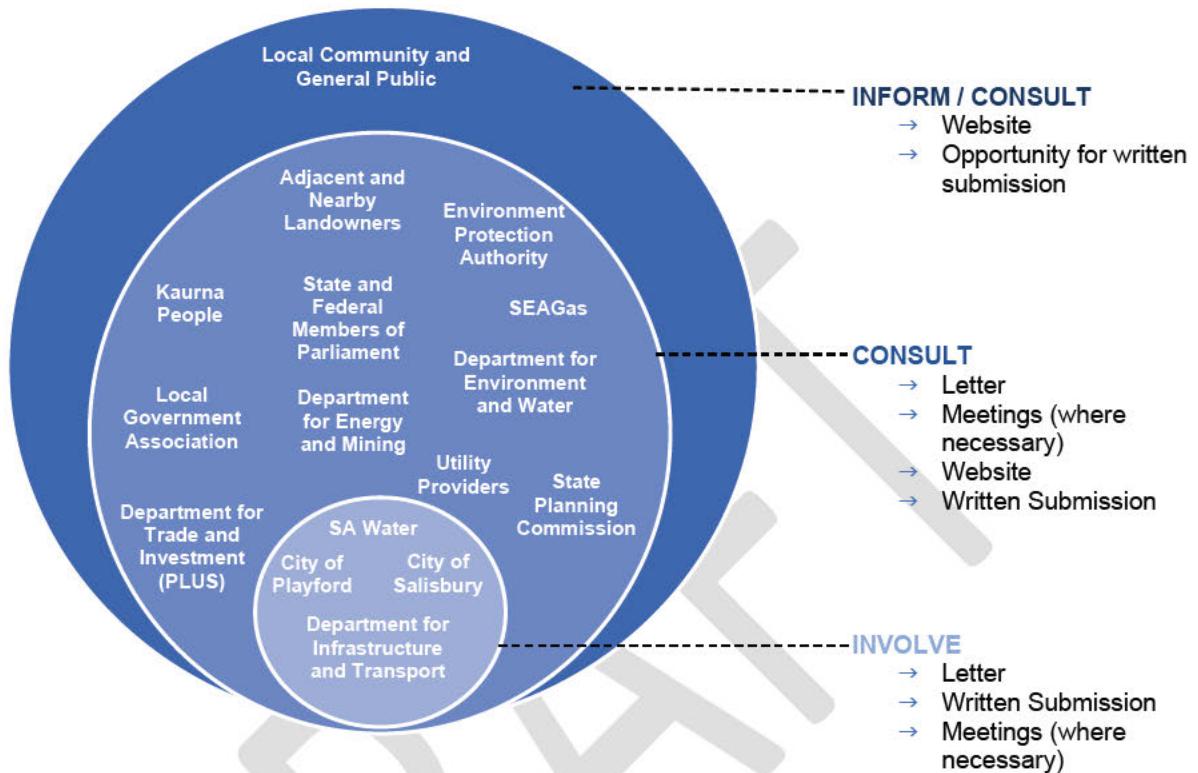
4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The Code Amendment has a group of stakeholders whose involvement, interest and influence vary, including the Playford and Salisbury Councils, State Agencies and the adjacent land owners.

Overall, the aim of the community engagement is to provide a level of influence which seeks to work directly with the relevant stakeholders throughout the process to ensure that concerns and aspirations are understood, considered and reflected in the Code Amendment.

A stakeholder identification and analysis has been undertaken and the outcomes of this are provided in **Appendix 1**, with a summary of this analysis provided in **Figure 4.1** below.

Figure 4.1 Stakeholder Analysis Summary (adapted from Lorenz Aggens, *Orbits of Public Participation*)

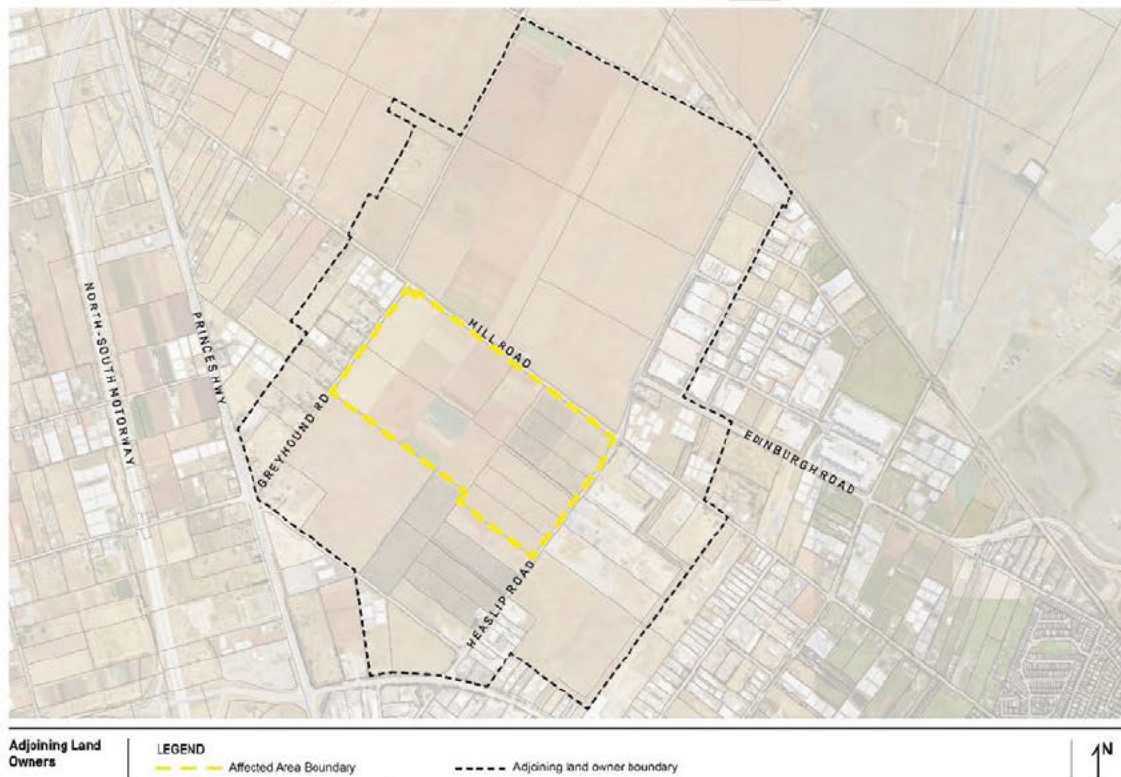


The stakeholders which have been identified are:

- Adjacent land owners and occupiers shown in **Figure 4.2** below;
- City of Playford;
- City of Salisbury;
- SA Water;
- Kaurna People;
- Local Government Association;
- Department for Trade and Investment (Planning and Land Use Services);
- Department for Infrastructure and Transport (DIT);
- Department for Energy and Mining (DEM);
- SEAGas;
- Environment Protection Authority (EPA);
- Department for Environment and Water (DEW);

- Utility providers;
- State Members of Parliament – Hon Nick Champion, State Member for Taylor, Hon Zoe Bettison, State Member for Ramsay;
- Federal Member of Parliament - Mr Matt Burnell MP, Federal Member for Spence;
- State Planning Commission; and
- General Public.

Figure 4.2 *Extent of adjoining landowners and occupiers to be directly notified*



The level of each stakeholder's interest (low, medium and high), the nature of their interests and their needs and expectations of the engagement process have been identified. Having regard to the level of interest, the potential impact of the project on each of the stakeholders' interests and the potential impact of each stakeholder on the Code Amendment, the level of engagement has been established. The outcomes of this analysis are included in **Appendix 1**.

The levels of engagement are informed by the IAP2 Spectrum of Public Participation and are summarised in **Table 4.1**.

Table 4.1 IAP2 Spectrum of Public Participation

	Inform	Consult	Involve	Collaborate	Empower
Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
Promise to Stakeholders	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

In addition to stakeholder engagement outlined above, the Proponent also intends to engage with and seek the advice of the PLUS Code Control Group, particularly in the preliminary and early stages of drafting the Code Amendment Report and following stakeholder engagement to inform the Code Amendment.

5. SCOPE OF INFLUENCE

The Code is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* (the Act), for the purposes of development assessment and related matters within South Australia.

The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

This Code Amendment is led by a private proponent, Emdev Pty Ltd. The scope of the Code Amendment is limited to the spatial application of existing policies within the Code. The Code Amendment cannot create additional policies/zones or make changes to existing policy/zone text.

Aspects of the project which stakeholders and the community can influence (i.e. are negotiable) are:

- Whether the Strategic Employment Zone is the most appropriate Zone for the Affected Area;
- Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area; and
- Whether the Overlays applied address key matters stakeholders would like to see future development meet.

Aspects of the project which stakeholders and the community cannot influence (i.e. are not negotiable) are:

- The geographic extent of the Code Amendment (i.e. the Affected Area);
- The intent of the Strategic Employment Zone; and
- The policy wording within the Planning and Design Code.

6. IMPLEMENTATION PLAN

An implementation plan has been prepared which details the various engagement activities proposed for each engagement level.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement. The engagement activities are summarised in **Table 6.1** below.

Table 6.1 *Engagement Activities*

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
Preliminary Engagement	• City of Playford • City of Salisbury • Department for Infrastructure and Transport • SA Water • PLUS division of DTI	• Meetings with Council staff • Meetings with working group • Information sharing • Opportunity for written and verbal feedback	Involve
	• State Member for Taylor	• Information sharing • Opportunity for written and verbal feedback	Consult
Early Engagement	• City of Playford • City of Salisbury • Department for Infrastructure and Transport • SA Water	• Information sharing • Opportunity for written and verbal feedback • Meetings • Determine infrastructure capacity	Involve
	• Department for Energy and Mining, SEAGas	• Meeting • Information sharing • Opportunity for written and verbal feedback	Consult
	• Code Control Group in DTI	• Meeting • Information sharing • Opportunity for written and verbal feedback	Nil
Code Amend ment	• City of Playford • City of Salisbury	• Letter • Information provided on website • Written submissions	Involve

Stage	Stakeholders/ target audience	Engagement activity	Levels of Engagement
	- Department for Infrastructure and Transport - SA Water		
	- Adjoining landowners and occupiers - Department for Environment and Water - Department for Energy and Mining - SEAGas - Utility Providers - Kaurna People - Environment Protection Authority - State and Federal MPs - Local Government Association - State Planning Commission - Surrounding land owners	- In person questions, answer and feedback sessions offered to all adjacent owners and occupiers - Written submissions - Letter - Information provided on website - One-on-one sessions offered - Meetings offered - Hard copies available at various locations	Consult
	- Local Community - General Public	- Information provided on website - Any member of the public will be able to make a written submission	Inform / Consult

The overall engagement will consist of three stages, which include:

- Preliminary Engagement, undertaken prior to the drafting of the Code Amendment Report;
- Early Engagement, undertaken after the initial draft of the Code Amendment Report is prepared, but allowing for early input and sharing of information before the Code Amendment is publicly available; and
- Code Amendment Engagement, undertaken after the draft of the Code Amendment Report is completed and includes the Report being made available to the public and all stakeholders for review and input.

Within each stage of the engagement, the engagement activities generally include the following three milestones:

- Commencement of engagement;
- Engagement concludes; and
- Report back to the relevant stakeholders and/or the public on the outcomes and next steps.

7. APPLYING THE CHARTER PRINCIPLES IN PRACTICE

The stakeholders have been considered in respect to their needs and requirements to ensure that the design of the engagement allows all stakeholders to contribute equally. Table 7.1 outlines the

characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented.

The adjacent owners and local community include residents within the suburb of Waterloo Corner. The Community profile¹ of the area includes:

- Top responses for ancestry were listed as English, Australian, Vietnamese, Italian and Scottish;
- The top languages used at home other than English were Vietnamese, Italian, Khmer, Arabic and Greek;
- People under 20 years of age form 14.7% of the local population; compared to the SA average of 22.6%;
- People 70 years of age or older form 28.6% of the local population. This indicates a much older population in comparison to SA, where 14.4% of the population is over 70;
- The median age is 58 in Waterloo Corner, compared to the average age of South Australians of 41 years;
- 42.1% the local population have children at home, compared to 57.4% in South Australia;
- 50.8% of the local population are not in the labour force, compared to 35.5% of SA, which is indicative of the aging population for the suburb;
- People who indicated that they did not speak English well or at all listed the following language as the language spoken at home:
 - Arabic (5 households);
 - Italian (16 households);
 - Khmer (16 households);
 - Vietnamese (66 households); and
- People who needed assistance to undertake core activities form 10.3% of the population in Waterloo Corner; and
- Households which do not have access to the internet at home², formed 27.2% of households in the local community.

The above groups all have varying needs. **Table 7.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented to improve accessibility to engagement.

Table 7.1 *Applying the Charter Principles*

Stakeholder	Engagement need or technique
Government Bodies and Agencies and Utility Providers	• Time to review and respond to Code Amendment documents, particularly having regard to reporting cycles of local government.
Majority of adjacent owners and local community	• Time to review and respond to Code Amendment documents.

¹ Based on the Australian Bureau of Statistics 2021 Census Data

² Based on the Australian Bureau of Statistics 2016 Census Data

	• Explanatory information that explains the process and what they are being asked for feedback on in clear, plain English. • Ability to ask questions during the engagement process about the Code Amendment (generally via phone or email).
People over 70	• Ability to access documents in hard copy at a convenient location (i.e., the local Council office). • Ability to provide feedback and/or communicate by post or via phone. • Promote the Code Amendment in the local newspapers.
English as an additional language	• Hard copy and website materials that are easily translatable and details, in their language. • Materials confirm how to access translated materials.
People with a core need for assistance ³	• In person meetings are held at a location that meets accessibility needs for people with reduced mobility. • Materials are accessible in a variety of mediums including website and hard copies, and websites include accessibility features.
People who do not have access to the internet at home	• Ability to access documents in hard copy at a convenient location (i.e., the local Council office). • Ability to provide feedback and/or communicate by post or via phone. • Provide an avenue to obtain a hard copy submission form.

The engagement activities have been identified and the relevant charter principles have been addressed which is outlined within **Table 7.2** below.

Table 7.2 Charter Principles in Practice

Charter Principles	How does your engagement approach/activities reflect this principle in action?
--------------------	--

³ The Australian Bureau of Statistics define people who have a core need for assistance as 'people with a profound or severe core activity limitation are those needing assistance in their day to day lives in one or more of the three core activity areas of self-care, mobility and communication because of a long-term health condition (lasting six months or more), a disability (lasting six months or more), or old age.'

Engagement is genuine	• The engagement process has targeted a wide range of stakeholders (based on stakeholder identification to determine who may be impacted/interested, and engagement materials have been prepared with accessibility in mind). • The engagement process has provided a sufficient time frame for stakeholders to review the information and respond as necessary. • Workshop and/or one-on-one meetings to be held on weekends or after work hours to maximise opportunity for people to attend, unless requested during business hours (i.e., with government agencies). • The engagement activities seek to provide clear and concise information that builds the community capacity to understand planning. • The engagement process provides opportunity for stakeholders and the community to identify their issues and solutions and for these issues to be analysed and considered before finalising the Code Amendment.
Engagement is inclusive and respectful	• Affected and interested people have the opportunity to participate via website, direct letters, email and/or social media and have the opportunity to be heard via written submission. • Engagement material is appropriately varied and includes easy to understand information to help audiences understand how the Code Amendment may be relevant to them, supplemented with more detailed technical information for full transparency.
Engagement is fit for purpose	• Clear and concise information will be publicly available to ensure people understand what is proposed and how to participate in the engagement.
Engagement is informed and transparent	• Information (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation. • Each submission will be acknowledged and informed of next steps in the process. • The community engagement report will summarise the feedback received and how it has been, or will be, used to inform the Code Amendment.

Engagement is reviewed and improved

- Measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report.
- Any issues raised about the engagement process will be considered and action taken if appropriate.

8. KEY MESSAGES

The following key messages will underpin the engagement regarding the Code Amendment:

- It is proposed to rezone the Affected Area from the Rural Horticulture Zone to the Strategic Employment Zone to facilitate development of the land for commercial and employment purposes;
- An amendment to the Planning and Design Code (i.e. a Code Amendment) is required to enable this rezoning;
- The Affected Area and surrounding area has been identified as 'new strategic employment lands' for a number of years by the City of Playford, City of Salisbury and State Government.
- Rezoning to facilitate employment development represents an opportunity to strengthen the local economy and increase jobs;
- The rezoning supports policies within the *30-Year Plan for Greater Adelaide* and State strategic planning documents; and
- The Minister for Planning (or delegate) is the decision maker for approval or refusal of the proposed Code Amendment. The Minister will take into account the feedback received during the engagement and whether the engagement was carried out in accordance with the Community Engagement Charter. The Minister may also seek the advice of the State Planning Commission prior to making a decision.

9. EVALUATION

As part of the engagement process, feedback from stakeholders regarding the engagement will be noted to ensure that the project team can:

- Address any changes for the implementation of the Code Amendment;
- Alter the engagement process if needed to respond to feedback; and
- Maintain the quality of the engagement activities.

Appendix 3 includes a table which outlines a summary of measuring the success of the engagement process. Participants are invited to assess the success of the engagement against the criteria. The evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report).

Following an evaluation of the success of the engagement, a summary of the engagement process will be provided to the participants. The methods for reporting back and closing the loop are outlined within **Appendix 4**.

APPENDIX 1: STAKEHOLDER AND COMMUNITY MAPPING

Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Adjacent landowners and occupiers	High	- High interest in the Code Amendment proposal and impact as the Zone change is located within their locality; - How the Zone change will affect the value of their property; - How the Zone change will affect the general locality.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
City of Playford	High	High interest in the Code Amendment proposal as the land proposed to be rezoned is within the City of Playford council area.	That we will seek the Council's feedback and innovation in formulating solutions and incorporate its advice and recommendations into the decisions to the maximum extent possible. That we will investigate and resolve an outcome with respect to the required infrastructure with the Council to facilitate the desired development outcomes of the Code Amendment.	Involve

City of Salisbury	High	- High interest in the Code Amendment proposal as the land proposed to be rezoned adjoins the City of Salisbury council area; - The Code Amendment may have wider implications on Council's infrastructure.	That we will seek the Council's feedback and innovation in formulating solutions and incorporate its advice and recommendations into the decisions to the maximum extent possible. That we will investigate and resolve an outcome with respect to the required infrastructure with the Council to facilitate the desired development outcomes of the Code Amendment.	Involve
SA Water	High	- High interest in the Code Amendment; - The Code Amendment may have wider implications on SA Water infrastructure.	That we will seek the agency's feedback and innovation in formulating solutions and incorporate its advice and recommendations into the decisions to the maximum extent possible. That we will investigate and resolve an outcome with respect to the required infrastructure with SA Water to facilitate the desired development outcomes of the Code Amendment.	Involve
Local Government Association	Low	- Low level of interest as the Code Amendment is specifically relevant to the City of Playford and City of Salisbury; - It is a mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the Act.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult

State Planning Commission	Medium	• Medium level of interest.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Department for Infrastructure and Transport (DIT)	High	• High level of interest; • The Affected Area has a large frontage to a state-maintained road.	That we will seek their feedback and innovation in formulating solutions and incorporate its advice and recommendations into the decisions to the maximum extent possible. That we will investigate and resolve an outcome with respect to the required infrastructure and treatments with DIT to facilitate the desired development outcomes of the Code Amendment.	Involve
Utility Providers	Medium	• Medium level of interest; • The proposed rezoning may generate infrastructure demands which require assessment.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
State and Federal Members of Parliament	Medium	• Medium level of interest; • Any rezoning process is likely to engender interest within the local community.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult

Environment Protection Authority (EPA)	Low	• Low level of interest.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Department for Energy and Mining (DEM)	High	• High level of interest; • Gas and Liquid Petroleum Pipelines Overlay applies over part of the Affected Area; • Referral agency.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
SEAGas	High	• High level of interest; • Gas and Liquid Petroleum Pipelines Overlay applies over part of the Affected Area.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
Department for Environment and Water (DEW)	Medium	• Medium level of interest; • The Affected Area has various environmental Overlays.	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Consult
Kaurna People	Medium	• Interest as the Traditional Owners of the Affected Area, and the impacts the	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be	Consult

		change of zone will have on surrounding features.	provided on how their input influenced the decision.	
Department for Trade Investment (PLUS and Code Control Group)	Medium	• Medium level of interest; • Consistency with the Planning and Design Code and State strategic plans.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult
General Public	Low	• To keep informed in the overall process of the Code Amendment and Zone change; • To provide feedback on the Code Amendment.	That they will be provided with balanced and objective information to assist them in understanding the problem. alternatives, opportunities and/or solutions.	Inform/Consult

APPENDIX 2: PLANNING YOUR ENGAGEMENT APPROACH

Planning your engagement approach

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Preliminary Engagement	- To Share information about the Code Amendment; - Create an understanding of the reasons for the Code Amendment; - Understand the views of the stakeholders; and - Inform and improve the quality of the policy within the Code Amendment.	- City of Playford - City of Salisbury - Department for Infrastructure and Transport - SA Water - PLUS division of DTI	Involve	- Meetings - Presentations - Letter	Preliminary engagement to occur following initiation, but prior to drafting the Code Amendment Report.
		State MP – Member for Taylor	Consult		
		Code Control Group	Nil		
Early Engagement	- To Share information about the Code Amendment; - Create an understanding of the reasons for the Code Amendment; - Understand the views of the stakeholders; and - Inform and improve the quality of the policy within the Code Amendment.	- City of Playford - City of Salisbury - Department for Infrastructure and Transport - SA Water	Involve	- Meetings - Presentations - Letter	Early engagement to occur following initiation and prior to release of the Code Amendment Report for the Code Amendment Engagement.
		- Department for Energy and Mining - SEAGas	Consult		
		Code Control Group	Nil		

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Code Amendment Engagement	- Share information with the public about the Code Amendment; - Create an understanding of the reasons for the Code Amendment; - Understand the views of the stakeholders; - Inform and improve the quality of the policy within the Code Amendment; and - Comply with the Community Engagement Charter and the Act.	- City of Playford - City of Salisbury - Department for Infrastructure and Transport - SA Water	Involve	- Letter - Information provided on website - Written submissions - Ongoing working group meetings	Code Amendment Engagement in anticipated to commence mid 2024
		- Utility Providers - Adjacent Land Owners and Occupiers - Local Government Association - Kaurna People - State and Federal Members of Parliament - Department for Infrastructure and Transport (DIT) - Environment Protection Authority (EPA) - Department for Energy and Mining - SEAGas - Department for Environment and Water (DEW)	Consult	- Letter - Information provided on website - Social media promotion - Written submissions - One-on-one sessions offered - Meetings offered - Hard copies available at various locations	
		- General Public - State Planning Commission	Inform/Consult	- Information provided on website - Written submissions	

APPENDIX 3: MEASURING SUCCESS

Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
1	Principle 1: Engagement is genuine	People had faith and confidence in the engagement process.	Community	I feel the engagement genuinely sought my input to help shape the proposal - I had an opportunity to share my view. - I had the opportunity to identify issues and suggest solutions. - I understand more about the planning process as a result of participating. - I would participate in a similar process in future.	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	Affected and interested people had the opportunity to participate and be heard.	Community	I am confident my views were heard during the engagement I had the opportunity to share my view.	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
				I feel my view was considered by the project team.		
			Project Lead	The engagement reached those identified as community of interest.	- Representatives from most community groups participated in the engagement - Representatives from some community groups participated in the engagement - There was little representation of the community groups in engagement.	Evaluation by Project Lead
3	Principle 3: Engagement is fit for purpose	- People were effectively engaged and satisfied with the process. - People were clear about the proposed change and how it would affect them.	Community	I was given sufficient information so that I could take an informed view.	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an adequate opportunity to be heard	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	- All relevant information was made available and people could access it. - People understood how their views were considered, the reasons for the outcomes and the final decision that was made.	Community	I felt informed about why I was being asked for my view, and the way it would be considered. - I understand why I was asked for my view. - I understand how my view was considered by the project team.	Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree	Per cent from each response.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
5	Principle 5: Engagement processes are reviewed and improved	The engagement was reviewed and improvements recommended.	Project Lead	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement Do you have any suggestions for how the Code Amendment consultation process could be improved – question added to evaluation survey to allow for community feedback/suggestions	- Reviewed and recommendations made - Reviewed but no system for making recommendations - Not reviewed	Evaluation by Project Lead
6	Engagement occurs early	Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence.	Project Lead	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	- Engaged when there was opportunity for input into scoping - Engaged when there was opportunity for input into first draft - Engaged when there was opportunity for minor edits to final draft - Engaged when there was no real opportunity for input to be considered	Evaluation by Project Lead
7	Engagement feedback was considered in the development of planning policy,	Engagement contributed to the substance of a plan or resulted in changes to a draft.	Project Lead	Engagement contributed to the substance of the final plan	- In a significant way - In a moderate way - In a minor way - Not at all	Evaluation by Project Lead

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool	Measuring success of project engagement
	strategy or scheme					
8	Engagement includes 'closing the loop'	Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement	Project Lead	Engagement provided feedback to community about outcomes of engagement	- Formally (report or public forum) - Informally (closing summaries) - No feedback provided	Evaluation by Project Lead
9	Charter is valued and useful	Engagement is facilitated and valued by planners	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide		Evaluation by Project Lead

APPENDIX 4: CLOSING THE LOOP AND REPORTING BACK

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Keep a contact register of all participants who made a submission during the engagement period to use to provide feedback on the process and outcomes	Future Urban on behalf of the Designated Entity	Ongoing across the engagement period
Prepare an Engagement Report in accordance with section 73 of the PDI Act that includes summary of submissions, amendments to the Code Amendment and evaluation of engagement	Future Urban on behalf of the Designated Entity	As soon as practicable post-engagement
Publish the Engagement Report	Department for Trade and Investment	As soon as practicable post-engagement
Inform stakeholders on the outcome of the Code Amendment	Future Urban on behalf of the Designated Entity	As soon as practicable following a decision on the proposed Code Amendment
Publish the outcome of the Code Amendment	Department for Trade and Investment	As soon as practicable following a decision on the proposed Code Amendment

ATTACHMENT 5: CORRESPONDENCE



17th November 2023

Ms Nadia Gencarelli
Code Amendment Team
Growth Management
Planning and Land Use Services
Department of Trade and Investment
Via Email: [REDACTED]

Dear Ms Gencarelli,

Proposal to Initiate a Code Amendment | Mill Road, Waterloo Corner Code Amendment

I write to provide preliminary comment in accordance with Practice Direction 2 regarding the 'Preparation and Amendment of Designated Instruments' for the proposal to initiate a Code Amendment at Mill Road and Heaslip Road, Waterloo Corner.

The proposal seeks to amend the Code to rezone 63.5 hectares consisting of 10 contiguous allotments along Heaslip Road and Mill Road, Waterloo Corner. One of the allotments straddles the border of the Cities of Playford and Salisbury. In any case, roads and stormwater drainage in the area, as well as further Private Code Amendments located nearby are interdependent between the two Council areas and State infrastructure networks.

The proponent has had preliminary consultation with both the City of Playford and the City of Salisbury regarding the proposed Mill Road, Waterloo Corner Code Amendment to rezone 63.5 hectares of Rural Horticulture Zone and Rural Zone to Strategic Employment Zone.

The new Strategic Employment Zoning will facilitate a range of employment generating activities including industrial, logistical, warehousing, storage, research, training, and compatible business activities. The proposed zoning is consistent with the intent for the Greater Edinburgh Parks which has been identified in the 30 Year Plan for Greater Adelaide as 'New Strategic Employment Lands'.

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

The proposed Code Amendment fits within the strategic vision for the broader regional area for rezoning to employment land uses within the Greater Edinburgh Parks in the Cities of Playford and Salisbury. Investigations and infrastructure considerations require a regional strategic approach requiring co-ordination between the proponent and both the Cities of Playford and Salisbury as well as relevant State entities.

Council supports the proposed Code amendment in line with the following provisions and principles:

Investigations

1. The proponent is to conduct agreed investigations to the satisfaction of Council to support the progression of the Code Amendment and the identification of required infrastructure upgrades, development of concepts, and associated costings.

Stormwater

1. Ensure the provision of trunk stormwater corridor(s) to facilitate stormwater management. The corridor(s) is to be recognised spatially in the Planning and Design Code.
2. Upfront agreement is required for stormwater to traverse the alignment of the trunk corridor(s). This seeks to prevent the hold up of upstream development.
3. The trunk stormwater corridor will inform sequencing of development, but development can occur through on-site stormwater management before the full construction of the full outfall drain, where the risk can be managed and subject to agreement with Council.
4. Onsite stormwater infrastructure for respective precincts will be managed through stormwater management principles via the Planning and Design Code. Policy level solution. i.e. provision of run-off co-efficient.
5. Specific stormwater infrastructure for respective developments can be provided at the development assessment stage. This provides applicants some flexibility for solutions.

Local Roads

1. Existing local roads that need upgrading will be identified at the Code Amendment stage. Proponents are to collectively construct required upgrades upfront to ensure their development is serviced appropriately e.g. including the nearest arterial junction(s) to accommodate expected traffic inclusive of property frontages.
2. Local road intersection treatments will need to be identified at the Code Amendment stage with upfront delivery at a precinct level.

3. New internal roads are to be provided as part of normal development assessment process.

State Roads

1. The arterial road network and state road requirements need to be identified and agreed with the Department for Infrastructure and Transport.
2. Future widening for state roads need to be identified as part of the Code Amendment and provided through the road widening overlay.

Water and Sewer Provision

1. Water and sewerage are to be provided to the precincts, to ensure maximum development outcomes.

Funding

1. The Council will seek to ensure an equitable sharing of costs to facilitate orderly development outcomes.
2. It is the Council's preference that infrastructure is constructed as part of the development, secured through Infrastructure Agreements.
3. Where not constructed as part of the development, local infrastructure costs will be recouped through Council Infrastructure Agreements and/or Deeds. An Infrastructure Scheme may form a longer-term solution.
4. Funding agreements need to be in place at the time the Code Amendment proceeds to community consultation and executed prior to rezoning.

Other infrastructure

The full infrastructure requirements should be investigated for the precinct, including:

- Telecommunications
- Electricity supply
- Gas supply

The proponents have indicated their willingness to agree to an Infrastructure Funding Deed.

Subject to the provisions and principles outlined above, the City of Playford has no objection to the proposed Code Amendment to proceed to Initiation. Council's position will be informed by the final proposed Code Amendment when it is released for consultation.

Please contact Mr. Leif Burdon on either [REDACTED] if you have any queries.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'S Green'.

Sam Green

Chief Executive Officer

cc. Mr Chris Vounasis, Future Urban via email [REDACTED]



City of Salisbury
ABN 82 615 416 895

34 Church Street
PO Box 8
Salisbury SA 5108
Australia

Telephone 08 8406 8222
Facsimile 08 8281 5466
city@salisbury.sa.gov.au

www.salisbury.sa.gov.au

18 September 2023

Ms Belinda Monier
Senior Consultant
Future Urban
Level 1, 74 Pirie Street
Adelaide SA 5000
[REDACTED]

Contact: Sally Jenkin

Dear Ms Monier,

Re: Proposal to Initiate an Amendment to the Planning & Design Code - Emmett Property Pty Ltd, Mill Road, Waterloo Corner Code Amendment

Thank you for your letter. I understand that you are acting on behalf of Emmett Property Pty Ltd which will be the Proponent for the proposed Code Amendment at Greyhound Road, Mill Road, Heaslip Road along Council's boundary. The majority of the site will be within the City of Playford, with the allotment at 44-54 Heaslip Road (Facchin and Camazzato), and portion of allotment at 56-58 Heaslip Road (Catanzariti) within the City of Salisbury.

I also understand that the intention is to change the current Rural Horticulture Zone in Playford, and Rural Zone in the City of Salisbury to become Strategic Employment Zone. This intent aligns with the City of Salisbury's Strategic Growth Framework.

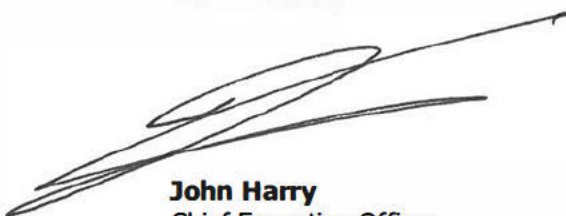
I have reviewed your proposal and am willing to provide in-principle support for initiation and to commence investigations associated with your proposal, subject to:

- The identified investigations
- Including the City of Salisbury Zone and Overlay information for the affected land in the Draft Proposal to Initiate investigations
- Recognition that the City of Salisbury and the City of Playford are continuing to work on the requirements for stormwater and road infrastructure, and the equitable funding of these requirements to be resolved through the established Working Group.
- An Infrastructure Agreement being required prior to Code Amendment approval.

Should you require further information, please contact:

- Peter Jansen on [REDACTED] or
- Sally Jenkin on [REDACTED]

Yours sincerely



John Harry
Chief Executive Officer



Australian Government
Department of Defence

ID-EP-DLP&R/OUT/2023/BS48079929

Belinda Monier

Future Urban
Level 1
74 Pirie Street
ADELAIDE SA 5000

EMAIL: [REDACTED]

Dear Ms Monier

**RE: PROPOSED CODE AMENDMENTS IN THE GREATER EDINBURGH PARKS
AREA, SOUTH AUSTRALIA**

I am writing in relation to your email dated 18 July 2023 referring to the abovementioned matter to the Department of Defence (Defence) for comment. Defence understands Future Urban is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to two areas in the greater Edinburgh Parks area. The sites include land located between Mill Road, Heaslip Road and Greyhound Road in Waterloo Corner, and Penfield Road, Ranger Road, Pellew Road, Penfield. The Code Amendment proposes to rezone the subject areas from Rural Horticulture Zone to the Strategic Employment Zone to facilitate warehousing, logistics and distribution related land uses.

Defence is concerned that development on the subject sites could impact on the safety of operations at RAAF Base Edinburgh. Defence is seeking to ensure the long-term viability of RAAF Base Edinburgh is not compromised by inappropriate development on surrounding land, as this could affect Australia's Defence capability. Please note that detailed analysis on the potential impact on flying operations would need to be undertaken and this analysis would need to be based on detailed plans and designs regarding the proposed development.

On this basis, Defence would like to make the following preliminary comments.

Due to the location of the proposed sites, Defence must ensure that the subsequent development of these sites do not pose a hazard with regard to building height, potential to create windshear for landing and departing aircraft, and various airfield related constraints regarding aircraft noise, extraneous lighting and glare, bird strike and protection of navigational aids.

Defence (Aviation Area) Regulations

Under the Defence (Aviation Area) (DAA) Regulations, the subject site is constrained by building height controls that protect airspace near RAAF Base Edinburgh to ensure the safety of aircraft on approach, departure and low-flying manoeuvres. The DAA requires Defence approval of any structure that may pose a hazard to military aviation within a radius of approximately 15km of RAAF Base Edinburgh. This includes vegetation and man-made structures including temporary structures such as cranes.

The DAA constraint for the subject site is in both “Structures higher than 15m and 90m require approval”. The structure height refers to height above natural ground level. If the proposed warehouse will therefore infringe the building height restriction applicable to the subject site and the proponent is required to seek Defence approval under the DAA. Any cranes used during construction will also need approval under the DAA. Please note that DAA approval is separate to any approval that may be obtained under South Australian Planning Legislation.

Additional detail on the DAA process can be found at:

<https://www.defence.gov.au/about/locations-property/defence-aviation-areas-regulation>

Building Generated Windshear and Turbulence

Defence is concerned about Building Generated Windshear and Turbulence that could impact on flying operations due to the construction of buildings near and along the extended centreline of the runway of RAAF Edinburgh, the subject site is in close proximity to the extended centreline. The National Airports Safeguarding Framework Guideline B: 'Managing the Risk of Building Generated Windshear and Turbulence at Airports' provides appropriate guidelines that recognise the need to protect aircraft at take-off and landing from windshear and air turbulence associated with building design and mass. The Guidelines are designed to assist land use planners in their planning and development process to manage the risk of building induced wake effects at airports. The Guidelines provides key criteria for building that could pose a safety risk on aircraft, including buildings that are located 1200m or closer perpendicular to the runway centreline.

Defence supports the intent of the NASAG Guidelines on windshear. I also note that the need to consider windshear has been included in the Building Near Airfields overlay module within the recently introduced SA Planning and Design Code. As such, the building would need to be assessed for possible building generated windshear and turbulence and an appropriate Building Generated Windshear and Turbulence assessment report be provided as part of any DAA application. This report would need to be prepared by a qualified wind engineer or other suitably qualified wind professional and be provided to satisfy the issuing authority and Department of Defence (and Civil Aviation Safety Authority if their advice is sought) that the development is acceptable.

Extraneous Lighting and Glare

Outdoor lighting situated within 6.0 km of an airfield has the potential to be confusing for pilots due to similarities with approach or runway lighting; can impede a pilot's ability to see; and can affect visibility from the Air Traffic Control tower due to brightness or glare. The proposed development is located within 6km of the airfield at RAAF Base Edinburgh. Defence has adopted the National Airports Safeguarding Framework (NASF) Guideline E: 'Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports' guidelines for extraneous lighting near its airfields. To mitigate potential safety issues, Defence recommends

that any future development of the land complies with the extraneous lighting controls detailed in NASF Guideline E.

In particular, outdoor luminaries with no upward light component (e.g. “aero-screen” type fittings) should be used for any outdoor lighting to minimise potential conflict with aircraft operations. Defence notes that lighting design is a developer responsibility.

Glare from reflective surfaces can also affect pilots’ vision during daylight hours. Defence suggests that any future developments are to be comprised of non-reflective building materials. If it is later found that lights or glare endangers the safety of aircraft operations, Defence may require the lighting to be extinguished or suitably modified.

Bird Strike

The subject site is located in an area mapped by Defence as “Birdstrike Group A”. In this area certain land uses that have the potential to attract wildlife should be avoided as they will potentially increase the risk for bird strike for aircraft operating out of RAAF Base Edinburgh. Organic waste and/or storage of commercial bins associated with the proposed development might be attractive to vermin and/or birds and will potentially increase the risk of bird strike for aircraft operating from RAAF Base Edinburgh. Defence requests that appropriate measures for the management of organic waste (such as a maximum storage onsite and the use of covered/enclosed bins) be included in any approval request.

Aircraft Noise

The subject site is partly located within the 20-25 Australian Noise Exposure Forecast (ANEF) contours of RAAF Base Edinburgh.

Defence acknowledges that the subject site is located within an established area subject to ANEF contours, however Defence seeks to highlight that this proposal will result in the continued intensification of sensitive land uses in an area, which is subject to very high levels of aircraft noise. While Defence is conscious of the noise generated by its activities and makes every effort to minimise community aircraft noise exposure, Defence cannot readily modify its activities due to the establishment or intensification of noise-sensitive developments in close proximity to RAAF Base Edinburgh. Defence’s requirements to conduct a broad range of flying scenarios, both day and night, means current noise mitigation measures may require adaption to meet future training requirements. Defence will not accept any liability based on aircraft noise.

Notwithstanding the above advice, if the approval authority determines that the proposal warrants approval, Defence recommends a condition of consent to ensure the development is constructed in compliance with the indoor design sound levels for determination of aircraft noise reduction as outlined in *AS2021-2015 Acoustics – Aircraft noise intrusion – Building Siting and Construction*.

Navigational, Communication and flight procedures

Defence will need to assess any proposal for any impact on Defence navigational aids, Air Traffic Control communications and radar operations and any impact on Instrument Flight Rule (IFR) procedures.

Should you wish to discuss the content of this advice further, my point of contact is Ben McLean at [REDACTED]

Yours sincerely,

Tim Hogan
Acting Director Land Planning & Regulation
Department of Defence

[REDACTED]
[REDACTED]

31 October 2023

From: Taylor EO <Taylor@parliament.sa.gov.au>
Sent: Tuesday, 14 November 2023 11:13 AM
To: Belinda Monier
Subject: Proposed Code Amendments within the seat of Taylor

Good morning,

The Member for Taylor is unable to provide any feedback in relation to the code amendment proposal at this time, noting he may be the decision maker in any future code amendment application in his capacity as Minister for Planning.

Kind regards



OFFICE OF

Hon Nick Champion MP

MEMBER FOR TAYLOR

Standing up for the N



08 8254 1023



86b/600 Main North Road, Smithfield



PO Box 144, Smithfield



Taylor@parliament.sa.gov.au



NickChampionMP



This email is confidential and may be privileged. If you have received this email by mistake: (1) please notify me immediately and delete the email; (2) you must not use this email or its contents; and (3) client legal privilege is not waived.

ATTACHMENT 6: PRELIMINARY TRAFFIC STUDY

23-0013 GREATER EDINBURGH PARKS TRANSPORT STRATEGY PRELIMINARY TRAFFIC INVESTIGATION SUMMARY

This assessment relates to a review of the significant access and road hierarchy structure which will be required to support future development of land in the area identified as Greater Edinburgh Parks. The role of this assessment is to initiate a collective appreciation of road infrastructure requirements for the development of Greater Edinburgh Parks. This assessment was undertaken with a view to informing the basis of transport planning of infrastructure requirements needed to progress the development.

Greater Edinburgh Parks includes land within the municipalities of both the City of Playford and the City of Salisbury. Both Councils have separately commissioned traffic studies to identify the potential traffic implications associated with the development of areas adjacent to Greater Edinburgh Parks with a view to identifying potential infrastructure upgrades.

This assessment summarises the preliminary traffic investigations undertaken to identify key access and infrastructure requirements in order to identify the basis for the road hierarchy to inform a holistic traffic strategy for Greater Edinburgh Parks. In particular, this relates to access opportunities from the encompassing arterial road network and key linkages required.

The assessment has not included a peer review of the earlier studies. However, the outcomes of these investigations have been adopted to inform the access principles considered in this summary. Variations to potential infrastructure requirements included in earlier reports have been considered in some cases where the amalgamation of the assessments has identified modifications which could improve the holistic outcome.

1 STUDY AREA

The study area is bound by the Northern Expressway to the north, North-South connector to the west and the Edinburgh RAAF Base/Existing developed land to the south-east. Figure 1 identifies the study area, including the key roads and intersections within the road network.

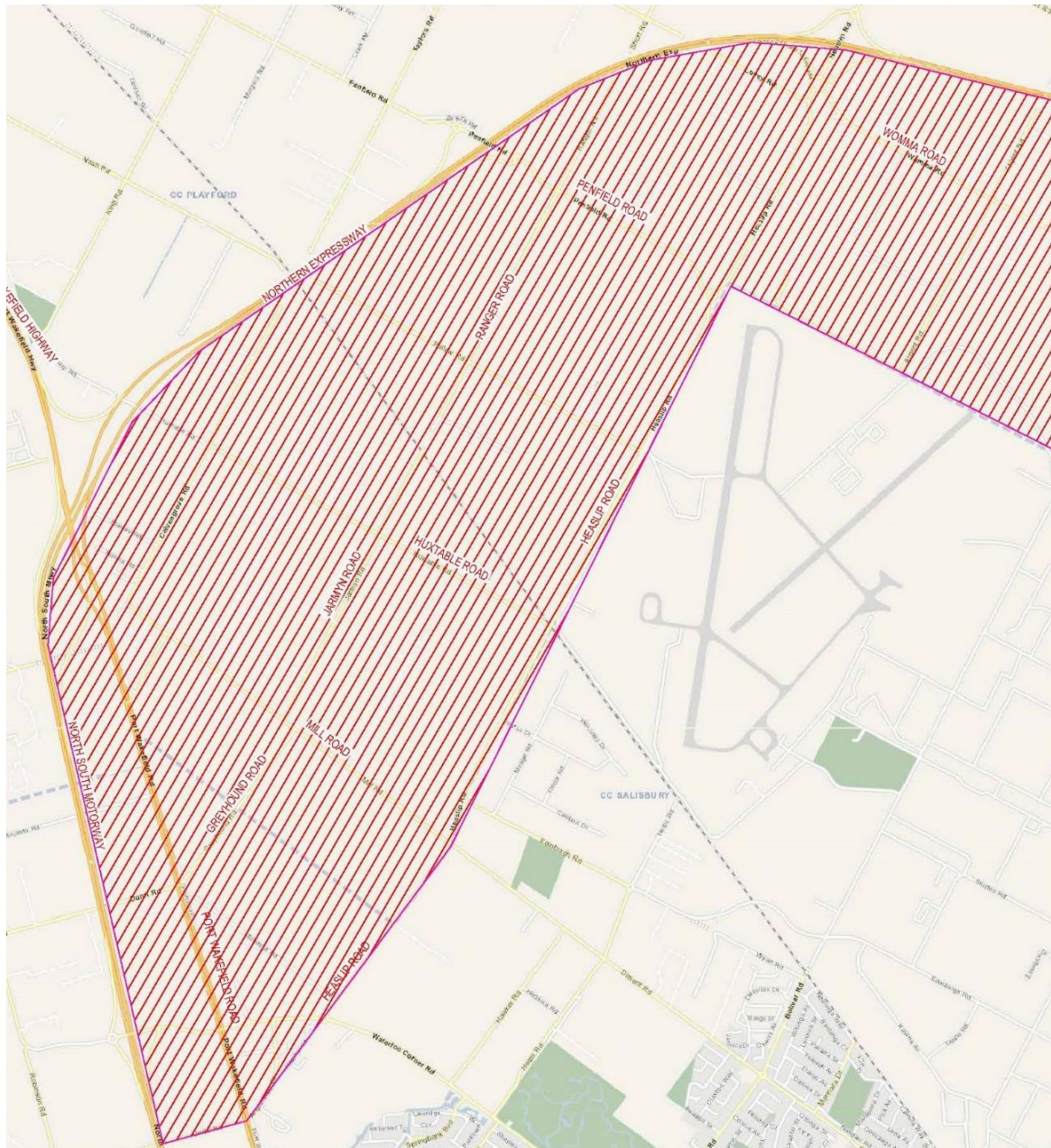


Figure 1: Study Area

Figure 2 is an illustration of the existing and forecast (MASTEM 2041) traffic volumes on the road network.

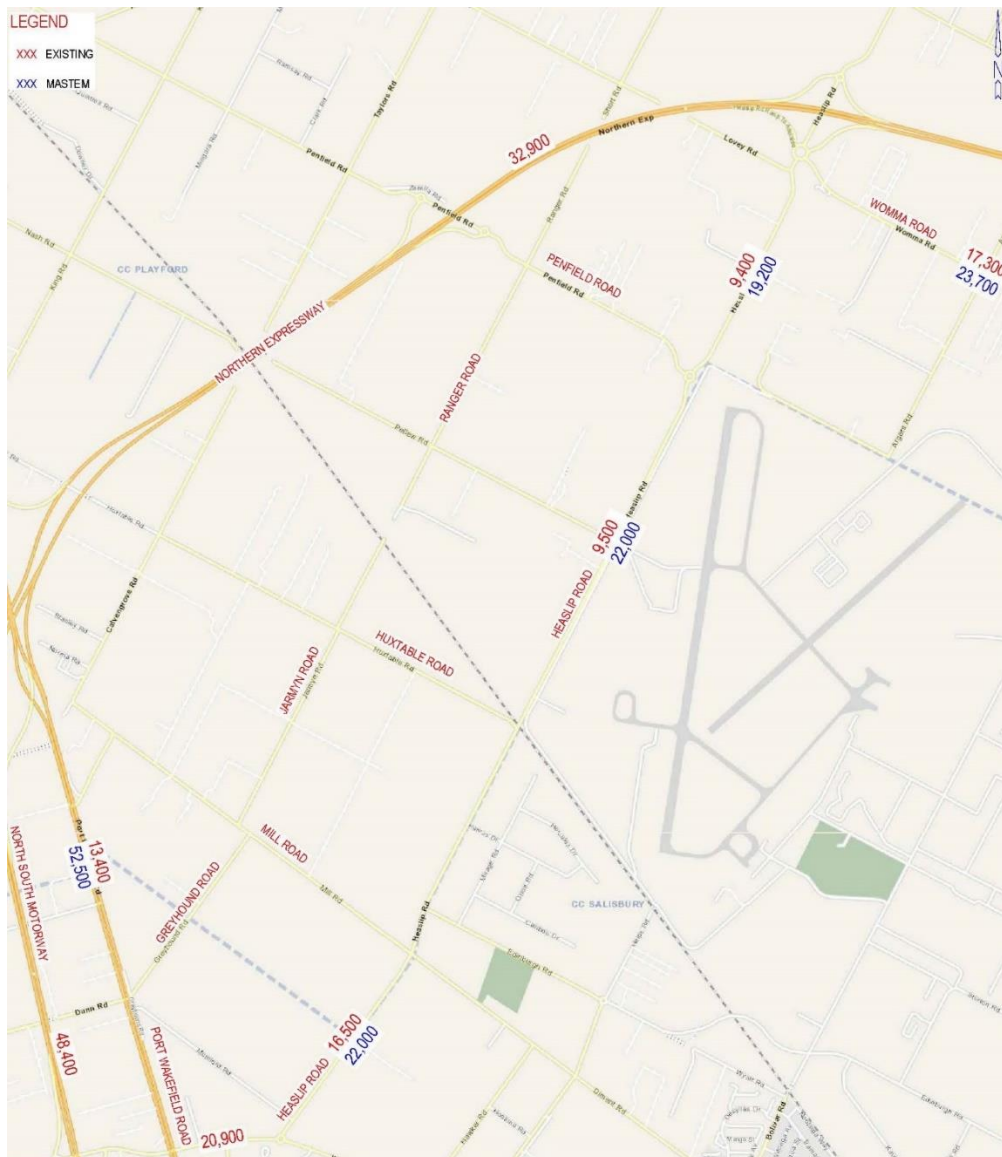


Figure 2: Existing and forecast (2041) traffic volumes (Source: DIT and Tonkin Report 2021)

The above information identifies that there is an anticipated growth in traffic volume on roads, although the following aspects of this forecast warrant further clarification:

- the extent of growth areas which were incorporated into the forecast analysis, including any of the subject land;
- whether the Tactical Adelaide Model has also been used to predict forecast models and if so, how these varied when compared to the MASTEM output; and
- the forecast balance of volumes between the Northern Expressway and Port Wakefield Road.

2 TRAFFIC ANALYSIS

2.1 PREVIOUS STUDIES

The following studies recently commissioned impact the subject area:

- a transport study titled *Strategic Growth Framework Transport Investigations Waterloo Corner & Bolivar* dated 16 June 2022 prepared by CIRQA, which incorporated, amongst a broader study area, the portion of land in the subject area that is located within the City of Salisbury. This study based forecast traffic volumes on potential land use information and the application of associated traffic generation rates, resulting in an anticipated traffic generation of approximately 37,000 vehicles per day (vpd). This equates to an average rate of 10.6 trips/100m² per day; and
- a transport study titled *Greater Edinburgh Parks Transport and Access Strategy* dated 05 July 2021 prepared by Tonkin Consulting which incorporated the balance of the land within the subject area which is located in the City of Playford. This study adopted an alternative methodology when forecasting traffic volumes in that it identified a potential developable area and applied the Business Park traffic generation rate identified in the RMS Guide. The rate of 1.89 trips/100 m² per day considered in the assessment was the minimum identified in the RMS Guide (rather than the average), and identified a traffic generation of approximately 133,000 vpd.

While the above methodologies are both applicable when forecasting traffic volumes, they have resulted in a reasonably large discrepancy in anticipated forecast traffic generation rates. This could be due to higher generation anticipated land uses identified in the City of Salisbury Area, but equally, the adoption of the low case generation rate in the report prepared for the City of Playford.

2.2 MFY ANALYSIS

A high level review of anticipated traffic generation has been completed to enable the primary access routes for areas in both municipalities to be assessed based on comparable generation rates. This assessment has adopted the average generation rate identified in the RMS Guide of 4.6 trips per 100 m². A developable area of 3,920,000 m² has been considered resulting in a total trip generation in the order of 180,000 vehicles per day.

2.3 FORECAST VOLUMES

The assessments in both the previous studies and the MFY comparative review all confirm that there are large forecast volumes associated with future development of Greater Edinburgh Parks. All studies also identify a requirement for infrastructure upgrades to accommodate the anticipated generation.

The traffic volumes will need to be distributed to ensure that the volumes are balanced between the proposed infrastructure solutions and not concentrated at one location such that large volumes will be difficult to manage. For the purpose of this assessment, it is considered that limiting the volume on any one route to the order of 40,000 vpd is desirable to understand the extent of major infrastructure links required to service the future development area.

Figure 3 illustrates the forecast volumes associated with complete development of the subject area, having regard to the distribution anticipated in the previous studies and the above criteria.

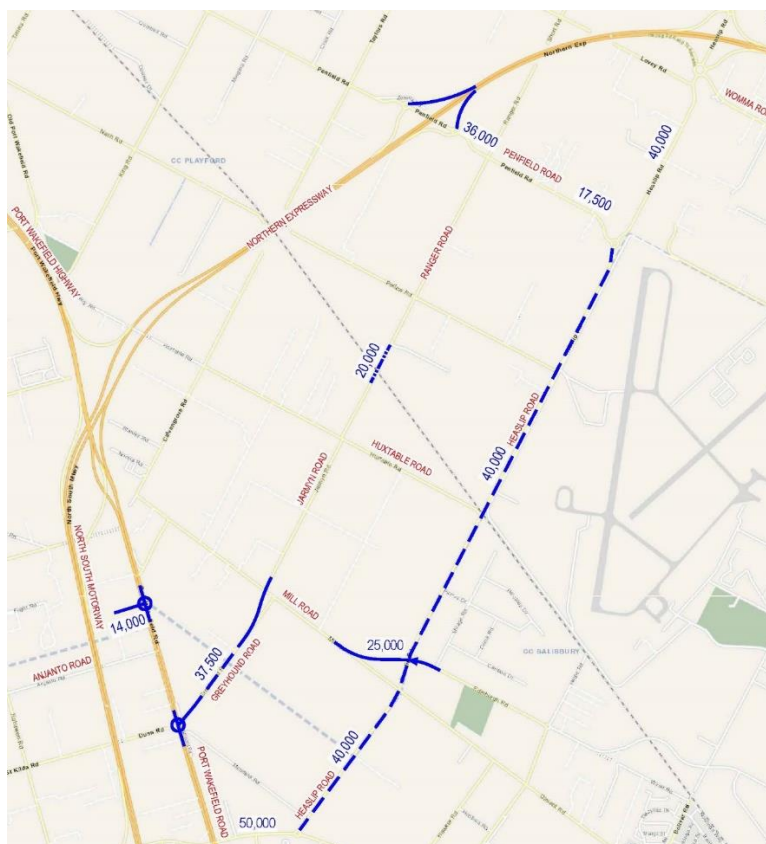


Figure 3: Forecast Volumes of Developed Subject Site

The above forecast volumes will potentially be influenced when further details in relation to the 2041 forecast data are provided. Although, the magnitude of the growth in traffic is significant regardless, and will, therefore, warrant substantial infrastructure improvements to manage forecast traffic volumes. In this regard, it is not anticipated that the 2041 data will significantly influence the ultimate requirement for infrastructure at this preliminary planning level, and can be incorporated into more detailed assessments required to inform the infrastructure trigger points.

2.4 INFRASTRUCTURE REQUIREMENTS

The previous reports prepared for the City of Salisbury and the City of Playford identified the following anticipated infrastructure requirements for the subject area:

- signalisation of the Dunn Road/Greyhound Road intersection with Port Wakefield Road;
- duplication of Heaslip Road;
- realignment of Mill Road to align with Edinburgh Road (and associated intersection treatment); and
- upgrade of Greyhound Road.

The above infrastructure improvements, however, will not satisfy the future transport network requirements should the majority of the land be developed. While these treatments appear logical in respect to catering for initial growth, it is important that the area is planned to enable logical future progression of development areas while not precluding any specific land holding from initiating development at any given time.

In this regard, consideration should be given to identifying infrastructure improvements which can be progressed to satisfy traffic growth as needed. Figure 4 illustrates a possible outcome for transport requirements for Greater Edinburgh Parks.



Figure 4: Potential Infrastructure Treatments

The above figure illustrates the following potential infrastructure requirements:

- signalisation of Greyhound Road and Port Wakefield Road;
- signalisation of Port Wakefield Road with an access road to the west;
- realignment of Mill Road to connect to Edinburgh Road and associated intersection improvements;
- duplication of Heaslip Road;
- duplication of Greyhound Road; and
- construction of a full interchange of Penfield Road with the Northern Expressway.

The potential to create an additional railway crossing (bridge) to improve traffic distribution may also be warranted, albeit the costs and complexity associated with such a solution, particularly given the potential intermodal site, may result in Greater Edinburgh Parks being considered as independent areas east and west of the railway corridor, in relation to access requirements.

ATTACHMENT 7: TIMETABLE FOR CODE AMENDMENT BY PROPONENT

CODE AMENDMENTS TIMETABLE		
Steps	Responsibility	Timeframes
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	PLUS	2 weeks (<i>includes lodgement and allocation + referral to Government Agencies within the first week</i>)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	PLUS, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister.	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to initiate agreed to by the Minister.	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan prepared. Investigations conducted; Code Amendment Report prepared. The drafting instructions and draft mapping provided to PLUS.	Designated Entity	12 weeks
PLUS prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	PLUS	1 week
Preparation of Materials for Consultation.	Designated Entity	Informed by the Engagement Plan
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan .	Designated Entity	Informed by the Engagement Plan
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised, amended drafting instructions provided, Engagement Report prepared and lodged with PLUS.	Designated Entity	6 weeks

Assess the Amendment and engagement. Prepare report to the Commission or delegate. <i>(Timeframe will be put on hold if further information is required, or if there are unresolved issues)</i>	PLUS	4 weeks
Consideration of Advice.	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision.	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go-live / Publish on the PlanSA portal.	PLUS	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC.	PLUS	8 weeks



TO: MINISTER FOR PLANNING

**RE: PROPOSAL TO INITIATE THE MILL ROAD, WATERLOO CORNER CODE
AMENDMENT BY EMDEV PTY LTD – FOR INITIATION**

PURPOSE

To recommend that you approve, with conditions, the Proposal to Initiate the Mill Road, Waterloo Corner Code Amendment (the Proposal).

BACKGROUND

Section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act) provides that a proposal to amend a designated instrument may be initiated by a Proponent with your approval, acting on the advice of the State Planning Commission (the Commission).

Emdev Pty Ltd (care of Future Urban) has lodged a Proposal to Initiate the Mill Road, Waterloo Corner Code Amendment to amend the Planning and Design Code (the Code) as it relates to the affected area (**Attachment 1**).

The Commission considered the Proposal to Initiate (the Proposal) at its meeting of 21 March 2024 and resolved to support the Code Amendment, subject to conditions.

DISCUSSION

The following sets out the strategic, policy and procedural considerations in relation to the Proposal, including conditions that are recommended should you agree to initiate the Code Amendment.

Proposal

The Proposal seeks to rezone approximately 63.5 hectares of land from the Rural Horticulture Zone and Rural Zone to Strategic Employment Zone, to accommodate for employment generating land uses.

The affected area is largely located in City of Playford and a small portion in the City of Salisbury (the Councils) on Karna Country.

The introduction of a concept plan will be explored to ensure key aspects such as traffic access, land use interface management and appropriate infrastructure are included in the design for future development.

The affected area and current zoning are shown in the figure below.

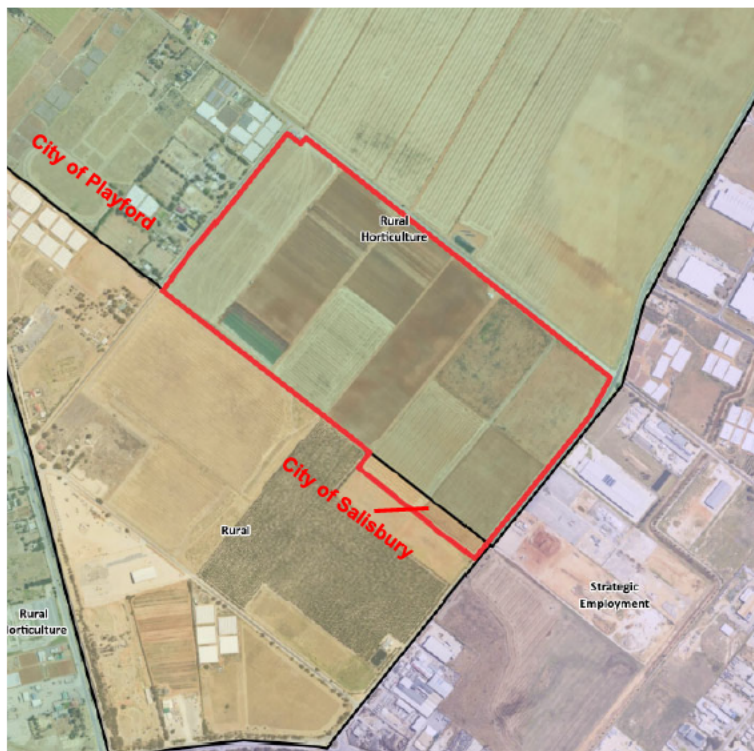


Figure 1: Affected Area and Current Zoning

Planning and Design Code Zoning

The affected area is located within the Rural Horticulture Zone.

The following Overlays apply to the land:

- Building Near Airfields
- Defence Aviation Area (All structures over 15 metres)
- Defence Aviation Area (All structures over 45 metres)
- Gas and Liquid Petroleum Pipelines
- Gas and Liquid Petroleum Pipelines (Facilities)
- Hazards (Flooding)
- Hazards (Flooding - General)
- Hazards (Bushfire - General)
- Hazards (Bushfire - Urban Interface)
- Limited Dwelling
- Limited Land Division
- Major Urban Transport Routes
- Prescribed Wells Area
- Regulated and Significant Tree
- Traffic Generating Development
- Water Resources.

Land surrounding the affected area is within Rural Horticulture Zone, Rural Zone and Strategic Employment Zone.

Strategic considerations

The following sets out the strategic considerations relating to this proposal and rationale for the Commission recommending support for the Code Amendment.

An assessment against the State Planning Policies (SPPs) and relevant Regional Plan are provided in **Appendix A**.

Strategic advice

The proposed Code Amendment seeks to rezone land to facilitate increased employment opportunities through application of the Strategic Employment Zone over the affected area, facilitating investment and development of underutilised land.

The affected area is not within the Environment and Food Protection Area (EFPA). Although the proposed rezoning will result in the loss of existing primary production land, it is considered the Affected Area is limited in size (63.5 hectares), surrounded by a mix of Rural Horticulture and Strategic Employment Zones, and is fragmented in ownership and by roads that reduce the land's capability for productive rural (primary production) activity.

The interface of the affected area with rural land to the north and west will, however, need to be considered as part of further investigations.

Further specific reasons for supporting the Code Amendment are provided below:

- The rezoning will address demand by increasing the supply of employment land within the Inner North region, which has the second lowest amount of vacant, zoned employment land in the Greater Adelaide region (behind the Inner Metro).

- The affected area is within proximity to the State Maintained Port Wakefield Road/Northern Connector corridor), NEXY, ARTC Rail Corridor and Intermodal facility, existing employment lands, and the RAAF Edinburgh base.
- The affected area is well positioned for employment activities, being adjacent arterial roads with high traffic volumes.

Notwithstanding, this Proposal is one of many currently in the system located along the northern growth corridor, including two with which this Proposal shares a common boundary. Infrastructure (particular water, wastewater and transport) are known, significant constraints within this region and careful consideration needs to be given to the staging and delivery of land supply, to ensure any future development does not impede the future development of zoned urban land (for both employment and residential purposes).

To that end, the North Western Economic Corridor Executive Steering Group has been established to put into action a whole of government approach to respond to the State Government's vision for a smart, sustainable, and inclusive economy and realise the economic growth opportunities in Northern Adelaide. This will include the identification of key infrastructure needs and delivery on several projects to prioritise staging and delivery.

Land supply

The affected area has frontage to both Heaslip and Mumford Roads and is located within the Inner North region of the Greater Adelaide Planning Region (GAPR), where there is 3,108 hectares of occupied employment land and 486 hectares of vacant employment land.

The Burton / Direk area within the GARP was identified as being a key employment precinct, supporting 3,100 jobs.

The Study also identified:

- a significant proportion of vacant land within the area, but no supply of future employment lands; and
- that the area has excellent access to freight corridors and will serve a concentration of traditional, high-intensity industries.

Ongoing demand is anticipated to be high, due to the completion of the Northern Connector and with the Affected Area identified as being future employment land. The Burton / Direk precinct is well serviced by a range of distribution and freight networks, including the Port Wakefield Road / Northern Connector corridor and has one of the highest concentrations of employment in freight and logistic activities in Greater Adelaide.

The proposed Code Amendment seeks to provide additional land within the region for employment.

Land use characteristics

The subject site (comprising eight allotments) is currently used for primary production – horticulture and is relatively flat with building with frontage to Mill Road and Heaslip Road.

As the affected area has been cleared for farming there is no significant intact native vegetation present.

Land directly to the north and west (across Mumford Road) is used for farming purposes and is zoned Rural.

The closest dwellings are located to the west, on the western side of Port Wakefield Road of approximately 875m and to the north-west at the Mumford Road / Greyhound Road intersection of approximately 975m.

Whilst zoned Rural Horticulture Zone and Rural Zone, the affected area is not located within the EFPA, and the proposed rezoning to an employment type zone will be directly adjacent to an established employment zone, to the south and east.

Transport and access

The affected area is easily accessed by existing road infrastructure. The site is bound by main roads on two sides. Heaslip Road lies to the east of the site and Mumford Road to the south. Both Heaslip Road and Mill Road are sealed, single carriageway roads.

Preliminary traffic investigations undertaken by MFY for the proposal have identified several possible road upgrade requirements along arterial roads (Port Wakefield Road, Heaslip Road and the Northern Expressway) as well as local roads.

Further proposed investigations include a traffic study to determine the impacts of the rezoning on surrounding road networks and the timing of road upgrades to support future development.

Noting that the Department for Infrastructure and Transport are currently working to complete a broader network strategy for the area, including the identification of key strategic / heavy freight routes, it is recommended that the proposed traffic studies take this work into consideration.

Services and infrastructure

The Proposal includes further investigations to identify the upgrades required to service the site. The Proponent must factor in stormwater investigations to ensure the pattern of proposed development does not result in runoff to the surrounding allotments.

Potable water and wastewater connection / capacity are known constraints in the broader northern region and as such, will need detailed investigations to demonstrate that future development can be appropriately serviced without impacting on the serviceability of surrounding employment lands. To that end, the Proponent is exploring the possibility of using Alano Utilities to deliver a private water and wastewater solution of the site.

Hazards – bushfire and flooding

The affected area and surrounding land are located within the Hazards (Bushfire – General) and (Bushfire – Urban Interface) Overlays. No change to the existing Overlay is proposed and consultation will be undertaken with the Country Fire Service. The affected area is also located in the Hazards (Flooding) and Hazards (Flooding – General) Overlays. No change to the spatial application of these Overlays is proposed.

Native vegetation

The affected area is NOT located within the Native Vegetation Overlay and is cleared of native vegetation.

Site contamination

The affected area is in the Rural Horticulture Zone and Rural Zone and may have been subject to pesticides and other chemicals during use. Further proposed investigations include a Preliminary Site Investigation (PSI) to determine any site contamination issues that may affect future development.

Interface Management

The affected area is surrounded by several different land uses, some of which could be impacted by, or impact upon the affected area.

A review of how Code policy will facilitate the management of interface conflicts that may arise between sensitive land uses will be undertaken. Preparation of a concept plan will also be considered to assist with guiding development outcomes, as well as the positioning of stormwater infrastructure and other community facilities.

Cultural and Aboriginal Heritage

Desktop investigations into Aboriginal heritage on the affected area were last undertaken in 2011. It is considered that further investigations into Aboriginal heritage should be undertaken to ensure that there are no items of Aboriginal heritage significance present.

Gas and Liquid Petroleum Pipelines

It is noted that the Gas and Liquid Petroleum Pipelines Overlay applies to a significant portion of the site. The Proposal outlines an intention to engage with both the Department for Energy and Mining and SEAGas to determine buffer requirements and land use restrictions in proximity to the gas pipeline.

Procedural considerations

The following sets out the key procedural considerations that satisfy the legislative requirements. Pursuant to section 73(5) of the Act, approval for a Proposal to Initiate may be given on conditions prescribed by the regulations (there are none at this time) or as specified by you, as Minister for Planning. As such, several conditions are recommended by the Commission as set out below.

Information requirements

In accordance with *Practice Direction 2 – Preparation of Amendment of Designated Instruments*, the mandatory information requirements have been met, and therefore, the Proposal is of a suitable form to be considered by you.

Consistent with the State Planning Policies and Regional Plan

The Code must be consistent with the principles of the SPPs and should be consistent with the directions of the relevant Regional Plan, which, in this instance, is *The 30-Year Plan for Greater Adelaide: 2017 Update*.

This assessment is provided in **Appendix A**. A more detailed analysis is also located in the Proposal. In summary, the Proposal is consistent with the SPPs and Regional Plan.

Designated Entity

As this proposal is by a private proponent, under section 73(4) of the Act, you may decide to enable the Proponent to be the Designated Entity and conduct the Code Amendment processes. Alternatively, you can give the Chief Executive of the Department for Trade and Investment the responsibility for undertaking the processes, in which case the Chief Executive can charge the person or entity reasonable costs associated with doing so (pursuant to section 73(4)(b)) of the Act. It is recommended that the Proponent undertake the Code Amendment.

The documentation should, however, be prepared by a suitably qualified person to ensure statutory procedures and good planning outcomes are addressed.

Investigations to support the Amendment

The investigations undertaken to date are outlined in the Proposal (**Attachment 1**).

The Proponent has identified further investigations to support the Code Amendment, including:

- Undertaking a traffic investigation to identify required upgrades and potential deeds.
- Identifying any required infrastructure and services upgrades and any required funding deeds.
- Economic analysis
- Conducting a Preliminary Site Investigation (PSI) to identify possible site contamination issues.
- Explore the potential use of a Concept Plan to identify required infrastructure.

The Commission has resolved that these investigations are suitable; however, has recommended that these be further supported by additional investigations under section 73(6)(f) of the Act, as detailed below:

- A comprehensive infrastructure analysis by an appropriately qualified expert (or experts) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment and provides a strategy that offers a funding and delivery solution for all required infrastructure works (noting that the Councils have stated that they expect that Infrastructure Deed(s) will be required). Consideration should be given to understanding any potential consolidated infrastructure impacts associated with the proposed Code Amendments being undertaken directly adjoined to the affected area (being overseen by Ekistics, URPS and MasterPlan). Investigations should also consider any recommendations from network planning currently underway by the Department for Infrastructure and Transport.
- Stormwater investigations to ensure there is no run-off to the existing buildings nor the surrounding allotments (or such other arrangements as may be agreed to by the Councils, Designated Entity and the affected landowners).

Investigations should also consider any recommendations from network planning currently underway by the Department for Infrastructure and Transport.

- Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify any relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
- Ensure the Concept Plan outlines a layout that ensures employment growth is not constrained including consideration of connectivity to existing and ongoing adjoining rural uses.

Application of the Code

The Proposal seeks to rezone land from the Rural Zone to the Strategic Employment Zone to support additional employment development.

The selection of an employment type zone policy framework is consistent with the existing land uses adjacent in the Burton / Direk precinct which has been identified as a key employment precinct in the Inner North region and, in principle, is considered appropriate.

Engagement

The Proponent has undertaken preliminary consultation with the City of Playford on 17 November 2023.

The City of Playford did not raise any objections to the Proposal, but did advise that the following investigations to support the Code Amendment are critical:

Investigations

1. The proponent is to conduct agreed investigations to the satisfaction of Council to support the progression of the Code Amendment and the identification of required infrastructure upgrades, development of concepts, and associated costings.

Stormwater

1. Ensure the provision of trunk stormwater corridor(s) to facilitate stormwater management. The corridor(s) is to be recognised spatially in the Planning and Design Code.
2. Upfront agreement is required for stormwater to traverse the alignment of the trunk corridor(s). This seeks to prevent the hold up of upstream development.
3. The trunk stormwater corridor will inform sequencing of development, but development can occur through on-site stormwater management before the full construction of the full outfall drain, where the risk can be managed and subject to agreement with Council.
4. Onsite stormwater infrastructure for respective precincts will be managed through stormwater management principles via the Planning and Design Code. Policy level solution. i.e. provision of run-off co-efficient.

5. Specific stormwater infrastructure for respective developments can be provided at the development assessment stage. This provides applicants some flexibility for solutions.

Local Roads

1. Existing local roads that need upgrading will be identified at the Code Amendment stage. Proponents are to collectively construct required upgrades upfront to ensure their development is serviced appropriately e.g. joining the nearest arterial junction(s) to accommodate expected traffic inclusive of property frontages.
2. Local road intersection treatments will need to be identified at the Code Amendment stage with upfront delivery at a precinct level.
3. New internal roads are to be provided as part of normal development assessment process.

State Roads

1. The arterial road network and state road requirements need to be identified and agreed with the Department for Infrastructure and Transport.
2. Future widening for state roads need to be identified as part of the Code Amendment and provided through the road widening overlay.

Water and Sewer Provision

1. Water and sewerage are to be provided to the precincts, to ensure maximum development outcomes.

Funding

1. The Council will seek to ensure an equitable sharing of costs to facilitate orderly development outcomes.
2. It is the Council's preference that infrastructure is constructed as part of the development, secured through Infrastructure Agreements.
3. Where not constructed as part of the development, local infrastructure costs will be recouped through Council Infrastructure Agreements and/or Deeds. An Infrastructure Scheme may form a longer-term solution.
4. Funding agreements need to be in place at the time the Code Amendment proceeds to community consultation and executed prior to rezoning.

The Proponent has undertaken preliminary consultation with City of Salisbury responding on 18 September 2023.

The City of Salisbury did not raise any objections to the Proposal, but did advise that the following investigations to support the Code Amendment are critical:

- Stormwater and road infrastructure requirements be resolved by a working group including the City of Salisbury and City of Playford
- An Infrastructure Agreement required prior to Code Amendment approval.

The Commission considers that these matters have been appropriately captured in the Proposal, or are otherwise recommended as conditions.

The Commission has determined to specify the following further persons or bodies that the Designated Entity must consult with in relation to the proposed Code Amendment, as permitted under section 73(6)(e) of the Act:

- Department for Environment and Water
- Department for Infrastructure and Transport
- Department of Primary Industries and Regions
- Environment Protection Authority (EPA)
- South Australian Country Fire Service
- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers.
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

In addition, in accordance with sections 44(6) and 73(6)(d) of the Act, consultation must be undertaken with:

- City of Salisbury
- City of Playford
- Owners or occupiers of the land and adjacent land in accordance with the *Planning, Development, and Infrastructure (General) Regulations 2017*.

RECOMMENDATIONS

It is recommended that you:

- | | |
|---|-------------------|
| 1. Note the advice of the State Planning Commission provided to you as required under section 73(2)(b) of the Act. | NOTED / NOT NOTED |
| 2. Note that the State Planning Commission has, under section 73(6)(e) of the Act, specified that the Designated Entity must consult with the following nominated individuals and entities, and advise the Designated Entity accordingly: <ul style="list-style-type: none">• Department for Environment and Water• Department for Infrastructure and Transport• Department of Primary Industries and Regions• Environment Protection Authority• South Australian Country Fire Service• Department for Energy and Mining | NOTED / NOT NOTED |

- Utility providers including SEAGas, SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers.
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

3. Note that the State Planning Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations to that outlined in the Proposal to Initiate, and advise the Designated Entity accordingly:

NOTED / NOT NOTED

- A comprehensive infrastructure analysis by an appropriately qualified expert (or experts) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment. And provides a strategy that offers a funding and delivery solution for all required infrastructure works (noting that the Councils have stated that they expect that Infrastructure Deed(s) will be required). Consideration should be given to understanding any potential consolidated infrastructure impacts associated with the proposed Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and Future Urban). Investigations should also consider any recommendations from network planning currently underway by the Department for Infrastructure and Transport.
- Demonstrate integration and coordination of infrastructure between the Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and Future Urban).
- Stormwater investigations to ensure there is no run-off to the existing buildings nor the surrounding allotments (or such other arrangements as may be agreed to by the Councils, Designated Entity and the affected landowners).

- Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify any relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
 - Explore the use of a Concept Plan that outlines a layout that ensures connectivity and integration with existing and future adjacent rural uses, for example, through the identification of interface buffers, stormwater treatments, transport linkages etc.
 - Ensure the Concept Plan outlines a layout that ensures employment growth is not constrained including consideration of connectivity to existing and ongoing adjoining and adjacent rural uses.
4. Approve initiation under section 73(2)(b) of the Act, subject to the following conditions, under section 73(5) of the Act:
- APPROVED / NOT APPROVED
- a) Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning, that all necessary agreements or deeds are fully executed as required, to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment, to the satisfaction of all relevant infrastructure providers.
 - b) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code on the date the Amendment is released for engagement.
 - c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

5. Under section 73(4)(a) of the Act, approve the initiation of the Code Amendment on the basis that the Proponent will undertake the Code Amendment processes (as the Designated Entity) required under the Act.
6. Agree to sign the Proposal to Initiate the Mill Road, Waterloo Corner Code Amendment (**Attachment 1**).
7. Agree to sign the attached letters to the Proponent (**Attachment 2**), the City of Salisbury (**Attachment 3**) and the City of Playford (**Attachment 4**) advising of your approval and conditions.

APPROVED / NOT APPROVED

AGREED / NOT AGREED

AGREED / NOT AGREED



CRAIG HOLDEN

Chair, State Planning Commission
27 / 03 / 2024

NICK CHAMPION MP
/ / 2024

Attachments:

1. Proposal to Initiate the Mill Road, Waterloo Corner Code Amendment (#21012836)
2. Suggested letter to the Proponent (#21273428)
3. Suggested letter to City of Salisbury (#21273503)
4. Suggested letter to City of Playford (#21273468)

Appendices:

- A. Assessment against the State Planning Policies and Regional Plan (#21273515)

Contact: Nadia Gencarelli

Tel No: [REDACTED]

[illegible]

 Code Amendments
 Key Residential Areas

-  Employment
 Strategic Employment
 Eco- Greenhousehold Profile
 Open Space
 Recreation
 High Planned Neighbourhood
 Residential Park
 General Neighbourhood
 Rural - Horticulture
 Rural - Rural
 Defended Urban
 Rural Living
 Multi-Use Zone
 Development and Food Production Area
 Local government boundary
 NEZ and Part Wasteland Road
 Roads
 Railway / Subway

Produced by Department for Trade and Investment.

Valuation derived data has been supplied by DTI and is current to 30 June 2022. Topographic data supplied by DEW, DTI and Geoscience Australia. Imagery supplied by Government of South Australia.



 Government of South Australia
Department for Trade
and Investment

Downloaded from <http://ajphaphysocpharm.sagepub.com/>