



Agenda Report for Decision

Meeting Date: 21 March 2024

Item Name	Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Mumford Road, Waterloo Corner Code Amendment	
Presenter	Nadia Gencarelli	
Purpose of Report	Decision	
Item Number	4.4	
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 on initiation of the Code Amendment. Anticipated by April 2024.	
Related Decisions	N/A	
Conflicts Declared	Nil	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendation

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 initiation of the Mumford Road 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 the 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, 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 (the 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 John Buttrose, F. Agostino Nominees Pty Ltd, Gurinder Pal Singh, Stamatis Choimes be the Designated Entity responsible for undertaking the Code Amendment process.
3. Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
- City of Playford
 - Department for Environment and Water
 - Department for Infrastructure and Transport
 - Department for Energy and Mining
 - Environment Protection Authority
 - South Australian Country Fire Service
 - 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. 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 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 Council, Designated Entity and the affected landowners).
 - 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 Council, Designated Entity and the affected land owners).

- 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 ensures future employment growth is not constrained including consideration of connectivity to existing and potential future ongoing and adjacent rural uses, as well as any interface management buffers or the like.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letter(s) with conditions (**Attachment 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*.
- 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.

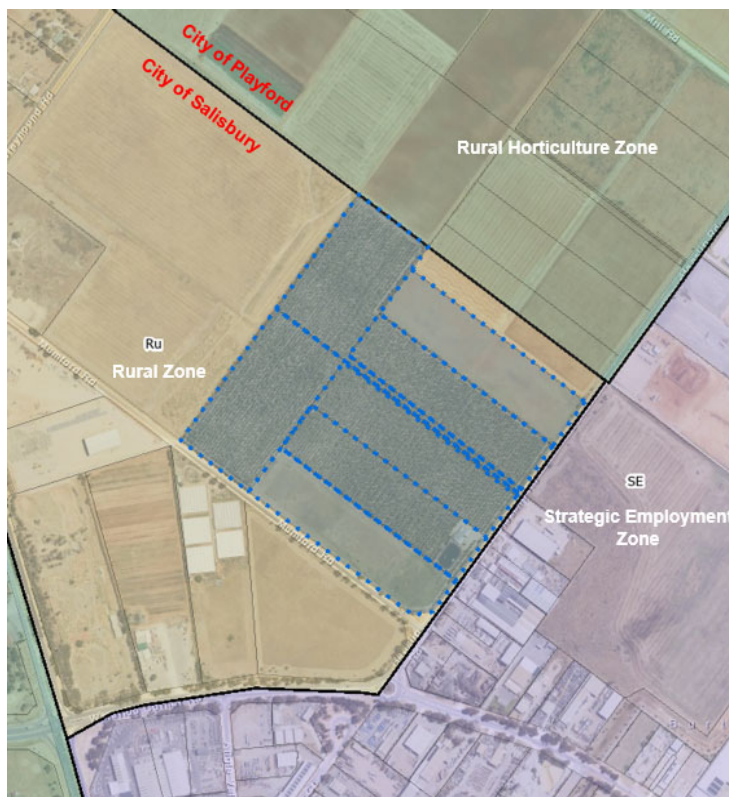
The purpose of this report is therefore to provide the Commission with advice to be provided to the Minister in relation to the Proposal to Initiate submitted by John Buttrose, F. Agostino Nominees Pty Ltd, Gurinder Pal Singh, Stamatis Choimes (**Attachment 1**).

Discussion

Scope of the Amendment

The Proposal seeks to rezone approximately 30 hectares of land at Waterloo Corner from the Rural Zone to the Strategic Employment Zone, to accommodate for employment generating land uses.

The affected area is located in City of Salisbury (the Council) on Kaurna Country.



Planning and Design Code Zoning

The affected area is located within the Rural Zone.

The following Overlays apply to the land:

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

Land surrounding the affected area to the west and south is within the Rural Zone. Land to the north is within the Rural Horticulture Zone and east is within the Strategic Employment Zone.

Figure 1: Proposed Mumford Road, Waterloo Corner Code Amendment - Affected Area and Current Zoning

Advice to the Minister

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

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 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 EFPA. Although the proposed rezoning will result in the loss of existing primary production land. It is generally considered that the Affected Area is limited in size (30 hectares) mostly surrounded by a mix of Rural Horticulture and Strategic Employment Zones and is fragmented in ownership and by roads that reduces 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.

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 (particularly water, wastewater and transport) are known, significant constraints within this region and as such, 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.

Further strategic considerations and discussion are provided in the attached advice to the Minister (**Attachment 4**).

Procedural considerations

The Proposal meets all procedural requirements, as detailed in the attached advice to the Minister (**Attachment 4**).

Conditions proposed and items specified

Several conditions have been recommended to be specified by the Minister, pursuant to sections 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 Mumford Road, Waterloo Corner Code Amendment (#20362753)
2. Suggested letter to Proponent (#21308021)
3. Suggested letter to City of Salisbury (#21308020)
4. Draft advice to the Minister (#21303895)

Prepared by: Dylan Grieve / Nadia Gencarelli

Endorsed by: Marc Voortman

Date: 15 March 2024

JUNE 2023

PROPOSAL TO INITIATE
**CODE
AMENDMENT**

MUMFORD ROAD



MASTERPLAN

TOWN + COUNTRY PLANNERS SINCE 1977

**PROPOSAL TO INITIATE AN
AMENDMENT TO THE PLANNING &
DESIGN CODE**

Mumford Road Code Amendment

By the F. Agostino (the Proponent)


(Signature Required)

FRANK AGOSTINO
F. Agostino (the Proponent)

16 JUNE 2023
Date:

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 Attorney General's Department.

(Signature Required)
MINISTER FOR PLANNING

Date:

**PROPOSAL TO INITIATE AN
AMENDMENT TO THE PLANNING &
DESIGN CODE**

Mumford Road Code Amendment

By John Buttrose (*the Proponent*)



(Signature Required)

John Buttrose(the Proponent)

Date: 15/06/2023

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 Attorney General's Department.

(Signature Required)

MINISTER FOR PLANNING

Date:

**PROPOSAL TO INITIATE AN
AMENDMENT TO THE PLANNING &
DESIGN CODE**

Mumford Road Code Amendment

**By the *Gurinder Pal Singh (the
Proponent)***

 (Signature Required)

Gurinder Pal Singh (the Proponent)

Date: 20 June 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 Attorney General's Department.

_____ (Signature Required)

MINISTER FOR PLANNING

Date:

1.	INTRODUCTION	1
1.1.	Designated Entity for Undertaking the Code Amendment.....	1
1.2.	Rationale for the Code Amendment	2
2.	SCOPE OF THE CODE AMENDMENT	3
2.1.	Affected Area.....	3
2.2.	Scope of Proposed Code Amendment.....	4
3.	STRATEGIC PLANNING OUTCOMES	7
3.1.	Summary of Strategic Planning Outcomes.....	7
3.2.	Alignment with State Planning Policies	7
3.3.	Alignment with Regional Plans	10
3.4.	Alignment with Other Relevant Documents.....	12
4.	INVESTIGATIONS AND ENGAGEMENT	14
4.1.	Further Investigations Proposed.....	14
4.2.	Engagement Already Undertaken	15
4.3.	Further Engagement Proposed	16
5.	CODE AMENDMENT PROCESS	17
5.1.	Engagement Plan	17
5.2.	Engagement Report	17
5.3.	Code Amendment Timetable.....	17

ATTACHMENT A:	Affected Area Plan
ATTACHMENT B:	Site Identifier Plan
ATTACHMENT C:	Certificates of Title
ATTACHMENT D:	Locality and Key Landmarks Plan
ATTACHMENT E:	30 Year Plan for Greater Adelaide Employment Lands Plan
ATTACHMENT F:	Existing Zone Plan
ATTACHMENT G:	Proposed Zone Plan
ATTACHMENT H:	Existing Land Use Plan
ATTACHMENT I:	Timetable for Code Amendment by Proponent

1. INTRODUCTION

The Proponents (John Buttrose, F. Agostino Nominees Pty Ltd, Gurinder Pal Singh, Stamatis Choimes) are proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at Lot 5, 44-54 Heaslip Road, Lots 4, 12, 13 and 60-74 Mumford Road and Lot 1, 6-10 Heaslip Road, Waterloo Corner (the Affected Area).

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 proponents of the Code Amendment for the Affected Area are:

	Property Street No.	Lot	Proponent	Interest in Land
Site 1	44-54 Heaslip Road, Waterloo Corner	A5	John Buttrose	Option to Purchase
Site 2	60-74 Mumford Road, Waterloo Corner	A2 A3	F. Agostino Nominees Pty Ltd	Registered Proprietor
		A4 A12 A13	Gurinder Pal Singh	Option to Purchase
Site 3	6-10 Heaslip Road, Waterloo Corner	A1	Stamatis Choimes	Registered Proprietor

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 Act.
- 1.1.2. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

Daniel McKenna, Registration Number: APP20210025
plan@masterplan.com.au
(08) 8193 5600

1.1.3. The Proponent intends to undertake the Code Amendment by:

- (a) engaging MasterPlan SA Pty Ltd to provide the professional services required to undertake the Code Amendment.

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 objective of the Code Amendment is to rezone the Affected Area for employment generating land uses, catering to growing demand in Adelaide's Inner North region. The proposed Code Amendment is consistent with the overarching goals of the State Planning Policies, directions of the 30-Year Plan for Greater Adelaide (2017 Update) and other documents prepared by the City of Salisbury including the Strategic Growth Framework: Waterloo Corner and Bolivar Corridor.

The Affected Area, subject of the proposed Code Amendment, is located adjacent to the Burton / Direk precinct which has been identified as a key employment precinct in the Inner North region (Land Supply Report for Greater Adelaide: Part 3 – Employment Land, PlanSA 2021). 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 Affected Area is currently underutilised Rural zoned land which has been identified as 'future employment land' by both the Attorney-General's Department (Land Supply Report for Greater Adelaide: Part 3 – Employment Land, PlanSA 2021) and the City of Salisbury. Furthermore, the proposal strongly aligns with the spatial distribution of employment lands envisaged by the 30-Year Plan for Greater Adelaide (2017 Update).

The proposed Code Amendment caters for a strong demand for the supply of employment land in the Inner North region, over the medium term. The Code Amendment proposes rezoning the Affected Area to Strategic Employment Zone, allowing for a range of higher-impacting land uses such as industry, warehousing and logistics, and waste processing recovery.

The Affected Area:

- Is 30.249 hectares.
- Comprises seven (7) contiguous land parcels.
- Is located adjacent land zoned Strategic Employment (the Burton / Direk precinct).
- Is well located in relation to freight connections such as the Port Wakefield Road/ Northern Connector corridor as well as the NEXY, ARTC Rail Corridor and nearby Intermodal facility.

- Has a frontage to both Heaslip and Mumford Roads providing unconstrained vehicle access to and from the Affected Area.
- Infrastructure augmentation can be undertaken in a commercially viable manner.
- Future development for employment generating land uses can be efficiently achieved.
- There are no identified adjoining land use/interface constraints.
- Is well buffered from sensitive land uses, with the nearest dwelling being located 550 metres to the north-west within the Rural Zone, providing opportunities for more intense development/activity.
- Provides opportunities for employment land uses to be developed to cater for unimpeded 24/7 operation.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the following land parcels located within City of Salisbury Local Government Area.

	Property Street No.	Title	Plan Parcel	Area
Site 1	44-54 Heaslip Road, Waterloo Corner	CT5891/751	D19002 A5	4.061 ha
Site 2	60-74 Mumford Road, Waterloo Corner	CT5898/631 CT5898/630 CT5898/629 CT5898/632 CT5898/633	D16692 A4 D16689 A3 D16689 A2 D16692 A12 D16692 A13	22.144 ha
Site 3	6-10 Heaslip Road, Waterloo Corner	CT5932/514	D16689 A1	4.044 ha

The Affected Area Plan is contained in **Attachment A**, Site Identifier Plan in **Attachment B** with the relevant Certificate of Titles contained in **Attachment C**.

2.2. Scope of Proposed Code Amendment

Site 1 – 44-54 Heaslip Road, Waterloo Corner

<p>Current Policy</p> <p>(Version 2023.7 Date 1 June 2023)</p>	<p>Zone:</p> <ul style="list-style-type: none"> • Rural <p>Subzone:</p> <ul style="list-style-type: none"> • Nil <p>Overlays:</p> <ul style="list-style-type: none"> • Building Near Airfields • Defence Aviation Area – All structures over 45 metres • Gas and Liquid Petroleum Pipelines • Hazards (Bushfire – Urban Interface) • Hazards (Flooding – General) • Limited Land Division • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development <p>Technical and Numerical Variations:</p> <ul style="list-style-type: none"> • Concept Plan – 81
<p>Amendment Outline</p>	<p>The Code Amendment proposes to investigate the required policy amendments and infrastructure connections to facilitate the development of the Affected Area for employment generating land uses and cater to growing demand in Adelaide's inner north region.</p>
<p>Intended Policy</p>	<p>Zone:</p> <ul style="list-style-type: none"> • Replace Rural with the Strategic Employment Zone <p>Overlays:</p> <ul style="list-style-type: none"> • Remove the Limited Land Division Overlay <p>Technical and Numerical Variations:</p> <ul style="list-style-type: none"> • No changes proposed <p>Investigations will determine in additional overlays and TNV's are necessary.</p>

Site 2 – 60-74 Mumford Road, Waterloo Corner

<p>Current Policy</p> <p>(Version 2023.7 Date 1 June 2023)</p>	<p>Zone:</p> <ul style="list-style-type: none"> • Rural <p>Subzone:</p> <ul style="list-style-type: none"> • Nil <p>Overlays:</p> <ul style="list-style-type: none"> • Building Near Airfields • Defence Aviation Area – All structures over 45 metres • Gas and Liquid Petroleum Pipelines • Hazards (Flooding) • Hazards (Bushfire – Urban Interface) • Hazards (Flooding – General) • Limited Land Division • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Water Resources <p>Technical and Numerical Variations:</p> <ul style="list-style-type: none"> • Concept Plan – 81
<p>Amendment Outline</p>	<p>The Code Amendment proposes to investigate the required policy amendments and infrastructure connections to facilitate the development of the Affected Area for employment generating land uses and cater to growing demand in Adelaide's inner north region.</p>
<p>Intended Policy</p>	<p>Zone:</p> <ul style="list-style-type: none"> • Replace Rural with the Strategic Employment Zone <p>Overlays:</p> <ul style="list-style-type: none"> • Remove the Limited Land Division Overlay <p>Technical and Numerical Variations:</p> <ul style="list-style-type: none"> • No changes proposed <p>Investigations will determine in additional overlays and TNV's are necessary.</p>

Site 3 – 6-10 Heaslip Road, Waterloo Corner

<p>Current Policy</p> <p>(Version 2023.7 Date 1 June 2023)</p>	<p>Zone:</p> <ul style="list-style-type: none"> • Rural <p>Subzone:</p> <ul style="list-style-type: none"> • Nil <p>Overlays:</p> <ul style="list-style-type: none"> • Building Near Airfields • Defence Aviation Area – All structures over 45 metres • Gas and Liquid Petroleum Pipelines • Hazards (Flooding) • Hazards (Bushfire – Urban Interface) • Hazards (Flooding – General) • Limited Land Division • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Water Resources <p>Technical and Numerical Variations:</p> <ul style="list-style-type: none"> • Concept Plan – 81
<p>Amendment Outline</p>	<p>The Code Amendment proposes to investigate the required policy amendments and infrastructure connections to facilitate the development of the Affected Area for employment generating land uses and cater to growing demand in Adelaide's inner north region.</p>
<p>Intended Policy</p>	<p>Zone:</p> <ul style="list-style-type: none"> • Replace Rural with the Strategic Employment Zone <p>Overlays:</p> <ul style="list-style-type: none"> • Remove the Limited Land Division Overlay <p>Technical and Numerical Variations:</p> <ul style="list-style-type: none"> • No changes proposed <p>Investigations will determine in additional overlays and TNV's are necessary.</p>

3. STRATEGIC PLANNING OUTCOMES

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

- State Planning Policies (SPPs).
- Regional Plans.
- Other relevant strategic documents.

3.1. Summary of Strategic Planning Outcomes

The key strategic planning considerations are summarised as follows:

- Connection to and coordination with strategic freight routes and trade gateways.
- Connection to stormwater and energy infrastructure.
- Provision of accessible employment lands which contribute to the growth of the State's economy and drive economic growth and wealth creation.

3.2. Alignment with State Planning Policies

The State Planning Policies (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 a SPP.

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 following SPPs (Table 3):

Table 3: State Planning Policy to be Implemented

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 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>Policy 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>	The proposed Code Amendment seeks to rezone the Affected Area to support employment generating land uses. Current supply within the region is reaching capacity and future supply is required to ensure that demand is catered for in the short to medium term. The proposed policies enable development flexibility to address this need whilst taking advantage of the areas connections to infrastructure.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>Policy 1.2 - Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth</i></p>	<p>Further investigations regarding road upgrades, stormwater management and energy infrastructure will be undertaken during the preparation of the Code Amendment, to ascertain the level of works required for the Affected Area.</p> <p>Infrastructure Deeds and appropriate distribution of costs and responsibilities will be negotiated with the City of Salisbury.</p>
<p><i>Policy 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></p>	<p>The Code Amendment is proposed for an area of the State that is proximate 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.</p> <p>Further, there is a significant network of service infrastructure in the district to facilitate connection and augmentation as required.</p> <p>The Affected Area identifies land that can therefore respond to these features of the region and identifies the capability that the proposed employment lands have with the region to meet demands.</p>
<p>SPP 9 – Employment Lands</p> <p>To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</p>	
<p><i>Policy 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></p>	<p>The Affected Area is proximate to other logistics, manufacturing and defence-oriented land uses. The expansion of employment lands facilitated by the proposed Code Amendment allows for a greater intensity of these industries and creates further opportunities for clustering.</p>
<p><i>Policy 9.2: Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</i></p>	<p>The Affected Area is presently underutilised when consideration is given to its proximity to transport and infrastructure connections and other employment generating land uses.</p> <p>The proposed Code Amendment provides opportunities for land uses that are of a greater intensity and employment generating capacity and leverages off the Affected Area's location in a manner that the existing and/or unused Rural zoned land does not.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>Policy 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></p>	<p>The Affected Area is prime employment and industrial land (post rezoning), due to its position adjacent transport infrastructure including the rail freight intermodal, the RAAF Edinburgh base, similar employment generating land uses, service infrastructure and is not constrained by adjoining land uses. Expansion in this area allows significant potential and is proximate to a well-established labour force.</p> <p>The proposed Code Amendment seeks to protect its viability for employment use by amending policies to prevent future development that would prejudice the ability of the Affected Area to provide these uses.</p>
<p><i>Policy 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></p>	<p>The Affected Area is considered prime employment and industrial land due to its position adjacent transport infrastructure, the RAAF Edinburgh base, similar employment generating land uses and unconstrained nature by adjoining land uses.</p> <p>It is considered the clustering of similar land uses in this area can add to productivity and enhance the strategic function of the entire precinct.</p>
<p><i>Policy 9.13: Provide an appropriate supply of land for waste and resource recovery infrastructure and other related green industries to maximise resource use, support economic growth and service our communities.</i></p>	<p>The use of the Affected Area for waste and resource recovery (subject to future development applications and associated environmental impact assessments) will be supported by the policies of the Strategic Employment Zone and is well located to service the northern suburbs, which are anticipated to be an area of significant population growth.</p>
<p>SPP 11 – Strategic Transport Infrastructure</p> <p>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.</p>	
<p><i>Policy 11.2— Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</i></p>	<p>The Affected Area is located in close proximity to the State Maintained Port Wakefield Road/Northern Connector corridor and NEXY, ARTC Rail Corridor.</p> <p>The proposed Code Amendment seeks to maximise the use of this infrastructure by allowing for land uses that require the transport and distribution of goods.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<i>Policy 11.7 - Identify and protect the operations of key transport infrastructure, corridors and nodes (passenger and freight)</i>	Investigations will be undertaken into the suitability and required upgrades to the surrounding road network. Infrastructure Deeds and appropriate distribution of costs and responsibilities will be negotiated with the City of Salisbury. Further, the Department of Infrastructure and Transport will be consulted as part of any process. The connectivity of the Affected Area to adjacent transport networks is shown within Appendix D .

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 for Greater Adelaide (2017 Update) volume of the Planning Strategy is relevant for this Code Amendment (Table 4).

Table 4: Regional Plan Policy to be Implemented

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.	<p>The Affected Area will provide an ongoing supply of land over the medium term to cater to demand for employment and industrial lands in the region.</p> <p>The proposed policy settings that will apply allow for a range of land uses and provide certainty that land is developable for its intended purpose.</p>
The Economy and Jobs P56 Ensure there are suitable land supplies for the retail, commercial and industrial sectors.	<p>The Code Amendment seeks to provide land suitable for the industrial sector and is in direct response to current supply and demand issues.</p>
The Economy and Jobs P67 Support and promote defence, science and technology clusters ensuring they are linked by high quality road, rail and telecommunications infrastructure and connect to universities	<p>The Affected Area is identified within Map 4 of The 30 Year Plan for Greater Adelaide (2017 Update) (enclosed within Appendix E) as being for future strategic employment uses. High quality linkages to defence and technology are available due to the proximity of the RAAF Edinburgh base.</p> <p>The Affected Area proximate to high quality road and rail transportation infrastructure.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>The Economy and Jobs</p> <p>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.</p>	<p>The Affected Area is located adjacent to high quality infrastructure and an existing cluster and manufacturing/employment generating land uses.</p> <p>The Code Amendment would allow for an expansion of this cluster and greater maximisation of the existing infrastructure servicing the region.</p>
<p>The Economy and Jobs</p> <p>P69 Create sufficient buffer activities and design guidelines to prevent manufacturing and defence lands being lost to encroachment by residential activities and to prevent land-use conflicts between these activities.</p>	<p>The Code Amendment ensures that the Affected Area is not used for an incompatible land use.</p> <p>The change in policy settings applicable to the land prevents a non-compatible land use from being introduced in close proximity to manufacturing and defence lands. No further land use conflicts are considered to result from the proposed Code Amendment, as the nearest sensitive receiver is sited 550 metres to the north-west.</p>
<p>The Economy and Jobs</p> <p>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.</p>	<p>The Affected Area is directly accessible by several freight routes and is adequately separated from sensitive land uses to prevent interface issues from arising.</p>
<p>Infrastructure</p> <p>P83 Define and protect strategic infrastructure sites and corridors from inappropriate development to ensure the continued functionality of the services they provide.</p>	<p>The Affected Area is directly accessible by several freight routes and is adequately separated from sensitive land uses to prevent interface issues arising. It has therefore been identified as an area for the future expansion of strategic employment land uses within The 30-Year Plan for Greater Adelaide (2017 Update).</p> <p>The Code Amendment protects the Affected Area from inappropriate development by updating policy settings to limit the envisaged land uses to those related to strategic employment.</p> <p>Furthermore, the existing policy settings surrounding the RAAF Edinburgh base will continue to apply. These include height restrictions in relation to buildings, structures and objects, limitations on the use of lighting and noise mitigation measures that are to be considered during the assessment of any future development application.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Infrastructure P84 Protect major economic infrastructure such as airports, ports and intermodals from encroachment by incompatible development and facilitate further economic activity in these locations	<p>The Affected Area is in the vicinity of the to the RAAF Edinburgh base. Height restrictions apply in relation to buildings, structures and objects (including trees and other natural obstacles) within the RAAF Base Edinburgh Defence Aviation Area.</p> <p>Part 11A Defence Regulations 2016 prohibits structures over 45 metres above natural ground level within the Affected Area. This is reflected by the Defence Aviation Overlay provisions of the Planning and Design Code which the proposed Code Amendment will seek to retain.</p>

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 following table identifies other documents relevant to the proposed Code Amendment (Table 5):

Table 5: Strategic Plans and Reports to be Considered

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
City of Salisbury – Strategic Growth Framework: Waterloo Corner and Bolivar Corridor	<p>Council's Strategic Growth Framework ('the Framework') identifies significant portions of land alongside the Port Wakefield Road/Northern Connector Corridor that can support development over the medium to long term.</p> <p>The Affected Area is identified as Precinct 7 and is highlighted as being suitable for strategic employment land uses in a manner consistent with development in the surrounding area.</p> <p>The Framework highlights several infrastructure upgrades and investigations that will need to occur prior to any rezoning or development of land, including the Affected Area. These include traffic upgrades to Mumford Road and the Waterloo Corner/Heaslip Road intersection, stormwater detention and disposal infrastructure and the implications on site suitability from PFAS contamination of groundwater.</p> <p>The proposed Code Amendment will consider these factors, with consultation to be undertaken with the City of Salisbury on any matters that require an Infrastructure Deed of Agreement.</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<p>City of Salisbury: Economic Vision for Salisbury</p>	<p>The Economic Vision for Salisbury prepared by Deloitte in 2019, identified the key economic opportunities for the Council area.</p> <p>The Vision concludes that the Council area has several strategic assets, including connections to road and rail infrastructure, proximity to the RAAF Edinburgh base and an industrially skilled workforce, that render it suitable for further industrial development.</p> <p>The Affected Area is identified as being adjacent to the Direk / Burton industry precinct and as being suitable for future expansion. The Code Amendment seeks to allow for this expansion and cater to the economic development of this portion of the Council area, in a manner consistent with the goals of the Vision.</p>
<p>City of Salisbury: City Plan</p>	<p>The City Plan sets out important strategic goals to manage growth and change in the community, whilst identifying specific opportunities and objectives. Council has identified the growth of industrial and manufacturing areas, with particular emphasis on those with linkages to road and rail infrastructure, as being of strategic importance to the economic prosperity of residents.</p> <p>The proposed Code Amendment will utilise an area of high strategic value for employment generating purposes and has a high level of alignment with Council's strategic goals.</p>
<p>PlanSA: Land Supply Study – Employment Lands</p>	<p>In June 2021, PlanSA released Part 3 of their Land Supply Report for Greater Adelaide, with a focus on Employment Land.</p> <p>The Affected Area is categorised as being within the Inner North region of the study, within which there is 3,108 hectares of occupied employment lands and 486 hectares of vacant employment land.</p> <p>The Burton / Direk area was identified as being a key employment precinct, supporting 3,100 jobs. The Study also identified:</p> <ul style="list-style-type: none"> • 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.

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<p>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.</p> <p>The proposed Code Amendment seeks to provide additional land within the region for employment.</p> <p>Due to the long lead time associated with creating the policy and infrastructure conditions that can support development, it is considered that investigations must commence now to ensure adequate supply of land in the medium term.</p>

4. INVESTIGATIONS AND ENGAGEMENT

4.1. 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 Impact Assessment	Undertake a Traffic Impact Assessment to determine the potential impact of anticipated vehicle generation from the Affected Area on the broader road network. Review the potential road networks required to facilitate development of the Affected Area for employment land uses and any off-site road upgrades that may be required.
Stormwater Management Strategy	Develop a strategy for the management of stormwater in a manner that meets the requirements of the City of Salisbury, including but not limited to runoff volume and flow management, stormwater quality techniques to manage environmental aspects of receiving environments.
Utility Infrastructure Investigation	<p>Undertake investigations to understand the level of utility infrastructure that exist, and the augmentation required for future development of the Affected Area for employment land uses.</p> <p>Networks to be investigated will include:</p>

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
	<ul style="list-style-type: none"> • water; • electricity; • gas; • communications; and • any other services as relevant.
Preliminary Site Investigation	Undertake a Preliminary Site Investigation in accordance with Practice Direction 14, to identify potentially contaminating activities which may have occurred at the site and any constraints to future use of the Affected Area for employment land uses.
Land Supply and Demand Analysis	Undertake a land supply and demand analysis, which builds upon the available data within the PlanSA Land Supply Report – Employment Lands for Greater Adelaide.
Interface Assessment	<p>Investigate potential interface issues relating to noise, odour, dust, chemical spray drift and consider policy responses to minimise such risks.</p> <p>The Affected Area is in the vicinity of the to the RAAF Edinburgh base policy response to RAAF Base Edinburgh Defence Aviation Area will also be considered.</p>

4.2. Engagement Already Undertaken

In accordance with Practice Direction 2, the City of Salisbury has been consulted on this proposal. In summary, the following matters were raised by the City of Salisbury:

- The proposed Code Amendment was initially raised at a meeting with Council Administration on 7 March 2023.
- In consideration of the proposal's alignment with Council's strategic growth framework for employment activities in the area, administration have indicated in principal support for the proposed Code Amendment.
- Administration have identified the need for further development of plans and schemes to deal with issues relating to stormwater, traffic and site contamination. The necessary costs, funding mechanisms and agreements, along with specific solutions, will be considered throughout the Code Amendment process.
- City of Salisbury has been provided with a copy of this Proposal to Initiate. MasterPlan is awaiting written advice from Council. This will be provided in due course.

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

- At Council's request MasterPlan have liaised with the contacts responsible for managing similar Code Amendments in the locality. Whilst these Code Amendments are at various stages, these discussions have been held to inform likely pressures, future needs and opportunities for synchronisation of works programs to minimise disruptions on the local community and coordinated works for efficient delivery of the rezoning.

4.3. 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.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
A copy of the proposal will be published on the PlanSA website, with information on how to make comment.	Interested parties can participate in the process. Comments and views will be captured and considered.
A written notice to all property owners or occupiers of adjacent land inviting them to review and comment on the proposal.	Affected people are informed of the proposal and can participate in the process. Comments and views will be captured and considered.
Notification of the proposal to relevant State Government Departments/ Agencies, infrastructure providers, State and Federal Members of Parliament, adjacent Council (City of Playford) and other interested parties.	Relevant parties are informed of the proposal and can participate in the process. Comments and views are captured and considered.
Information brochure outlining the proposal and how interested parties can comment.	Interested parties are clear about the proposed change and how it could affect them. People understand how their views will be considered.
Information contacts	Provision of details on how to seek further information on the proposal. The Proponent's contact person will be available to serve as a single point-of-contact for enquiries throughout the process.

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 to the Minister and also published on the PlanSA portal. This will occur in accordance with Practice Direction 2.

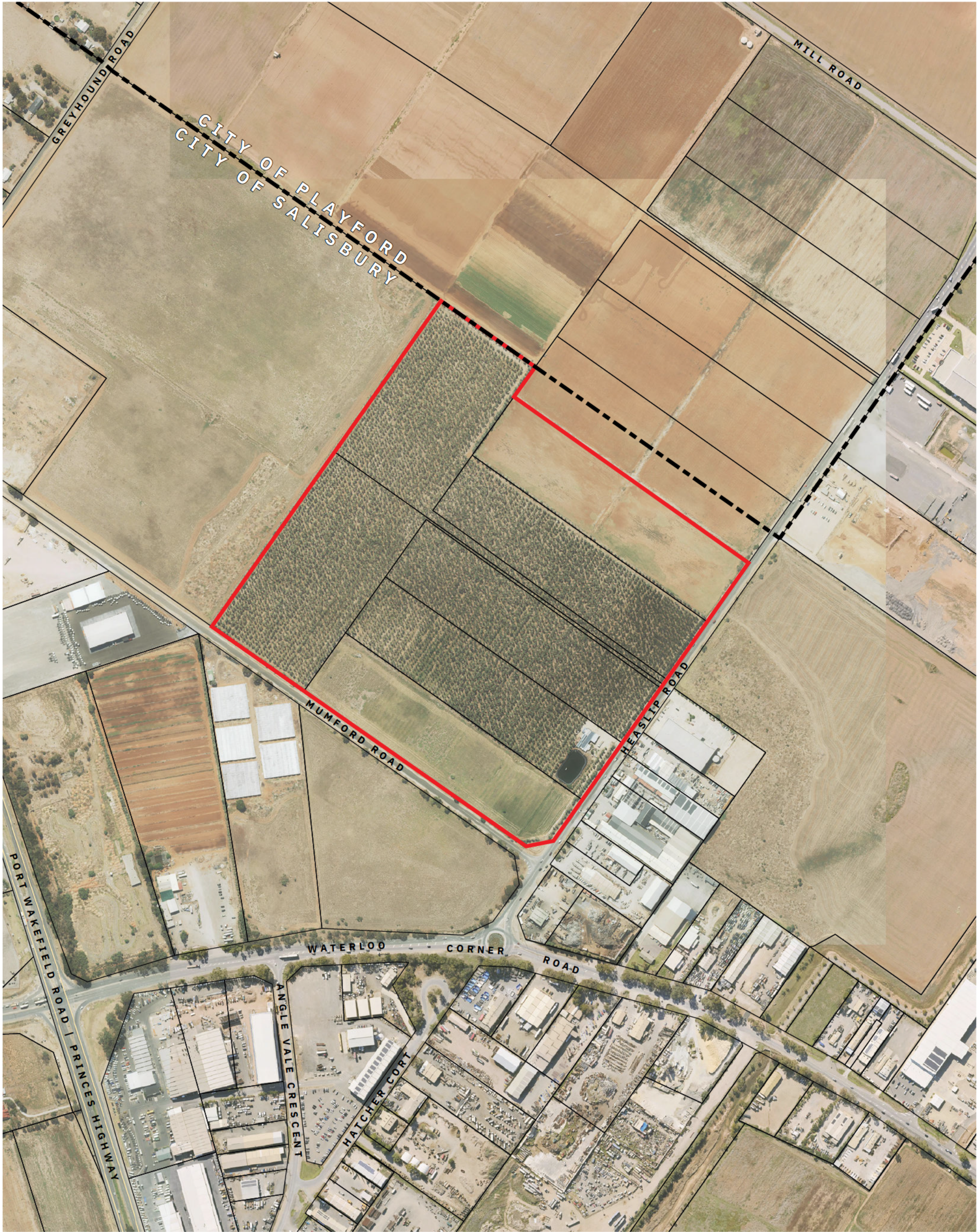
The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The 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 **Attachment I**. 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 A

Affected Area Plan

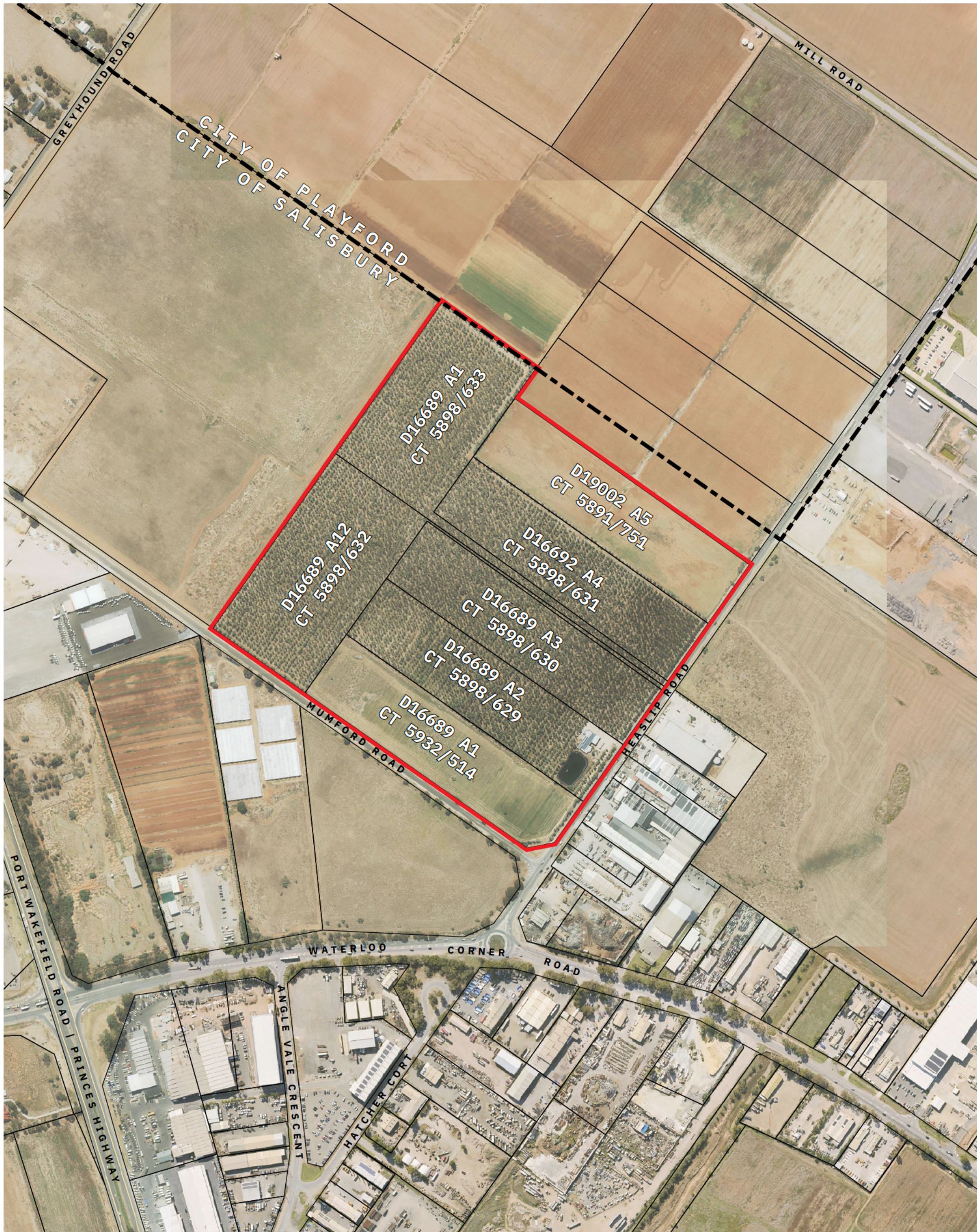




 Subject Land
 Council Boundary

SITE PLAN
MUMFORD ROAD CODE AMENDMENT
MUMFORD ROAD & HEASLIP ROAD
WATERLOO CORNER, SA

ATTACHMENT B

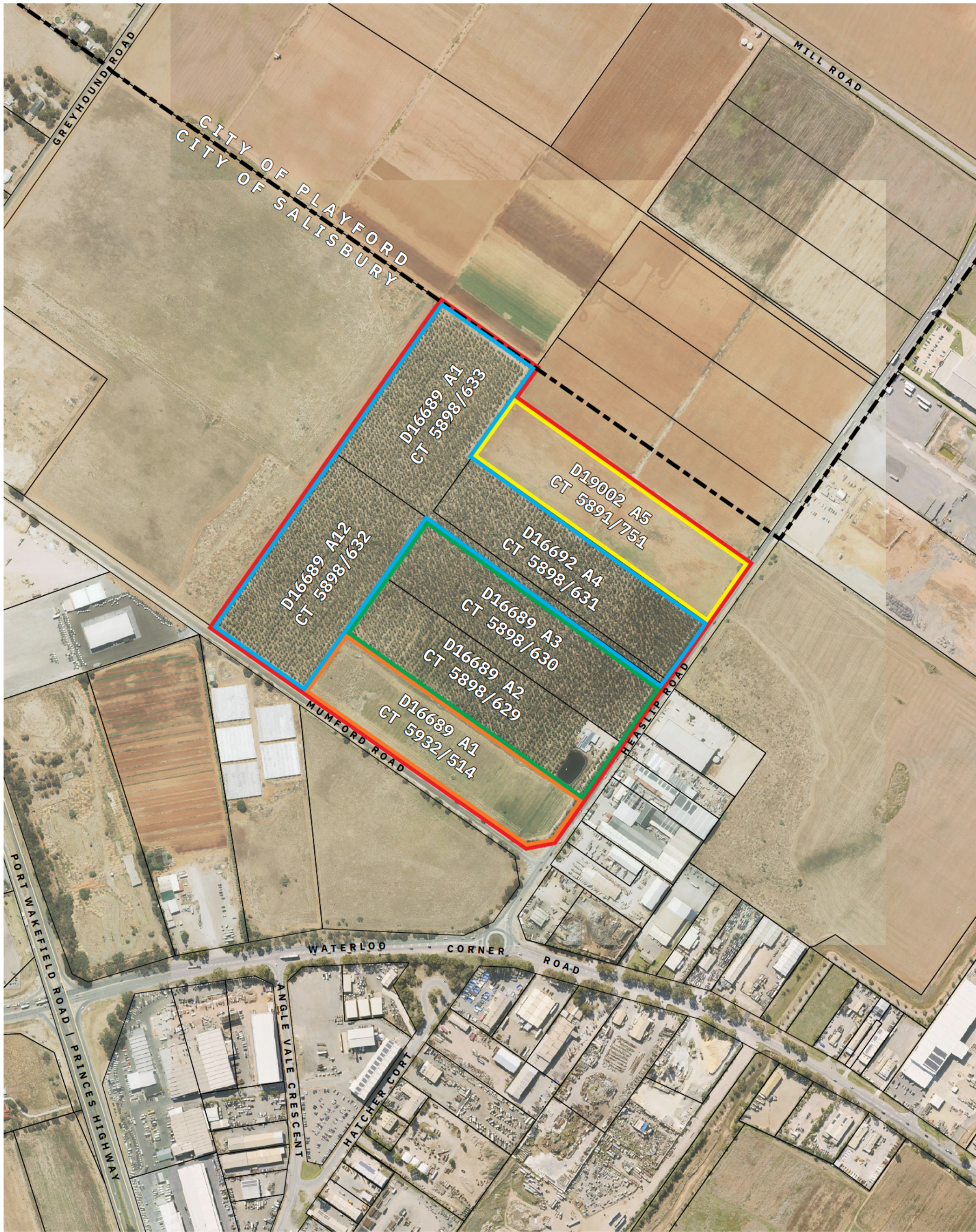
Site Identifier Plan



 Subject Land
 Council Boundary

AFFECTED AREA MUMFORD ROAD CODE AMENDMENT

MUMFORD ROAD & HEASLIP ROAD
WATERLOO CORNER, SA



- Subject Land
- Council Boundary

- Site 1
- Site 2
- Site 3
- Site 4

SITE IDENTIFICATION
MUMFORD ROAD CODE AMENDMENT
MUMFORD ROAD & HEASLIP ROAD
WATERLOO CORNER, SA

ATTACHMENT C

Certificates of Title

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 5891 Folio 751

Parent Title(s) CT 5451/452
Creating Dealing(s) TG 9506749
Title Issued 24/03/2003 **Edition** 3 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

SERGIO DANIELE FACCHIN
OF 1 TUDOR AVENUE FULHAM GARDENS SA 5024
1 / 2 SHARE

DANIELA CAMOZZATO
OF 8 LANCASTER AVENUE FULHAM GARDENS SA 5024
1 / 2 SHARE

Description of Land

ALLOTMENT 5 DEPOSITED PLAN 19002
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9506749)

Schedule of Dealings

NIL

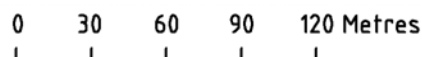
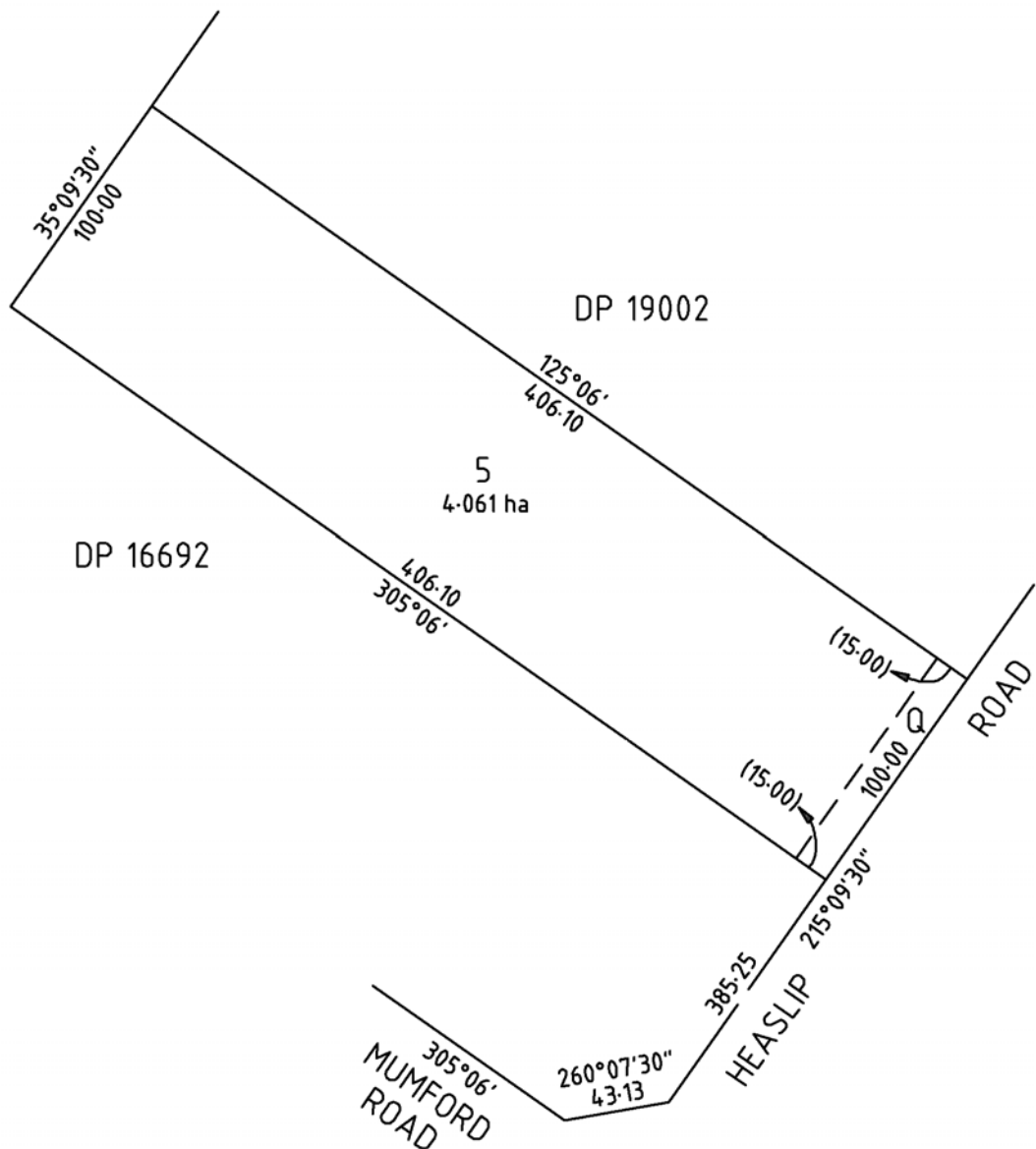
Notations

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



Certificate of Title

Title Reference: CT 5891/751
Status: CURRENT
Parent Title(s): CT 5451/452
Dealing(s) Creating Title: TG 9506749
Title Issued: 24/03/2003
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/12/2003	17/12/2003	9740953	TRANSFER	REGISTERED	SERGIO DANIELE FACCHIN, DANIELA CAMOZZATO

REAL PROPERTY ACT, 1886



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Certificate of Title - Volume 5898 Folio 629

Parent Title(s) CT 5754/147
Creating Dealing(s) TG 9575039
Title Issued 18/07/2003 **Edition** 3 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

F. AGOSTINO NOMINEES PTY. LTD. (ACN: 007 984 812)
OF 7 MAUDE STREET ALLENBY GARDENS SA 5009

Description of Land

ALLOTMENT 2 DEPOSITED PLAN 16689
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9575039)

Schedule of Dealings

NIL

Notations

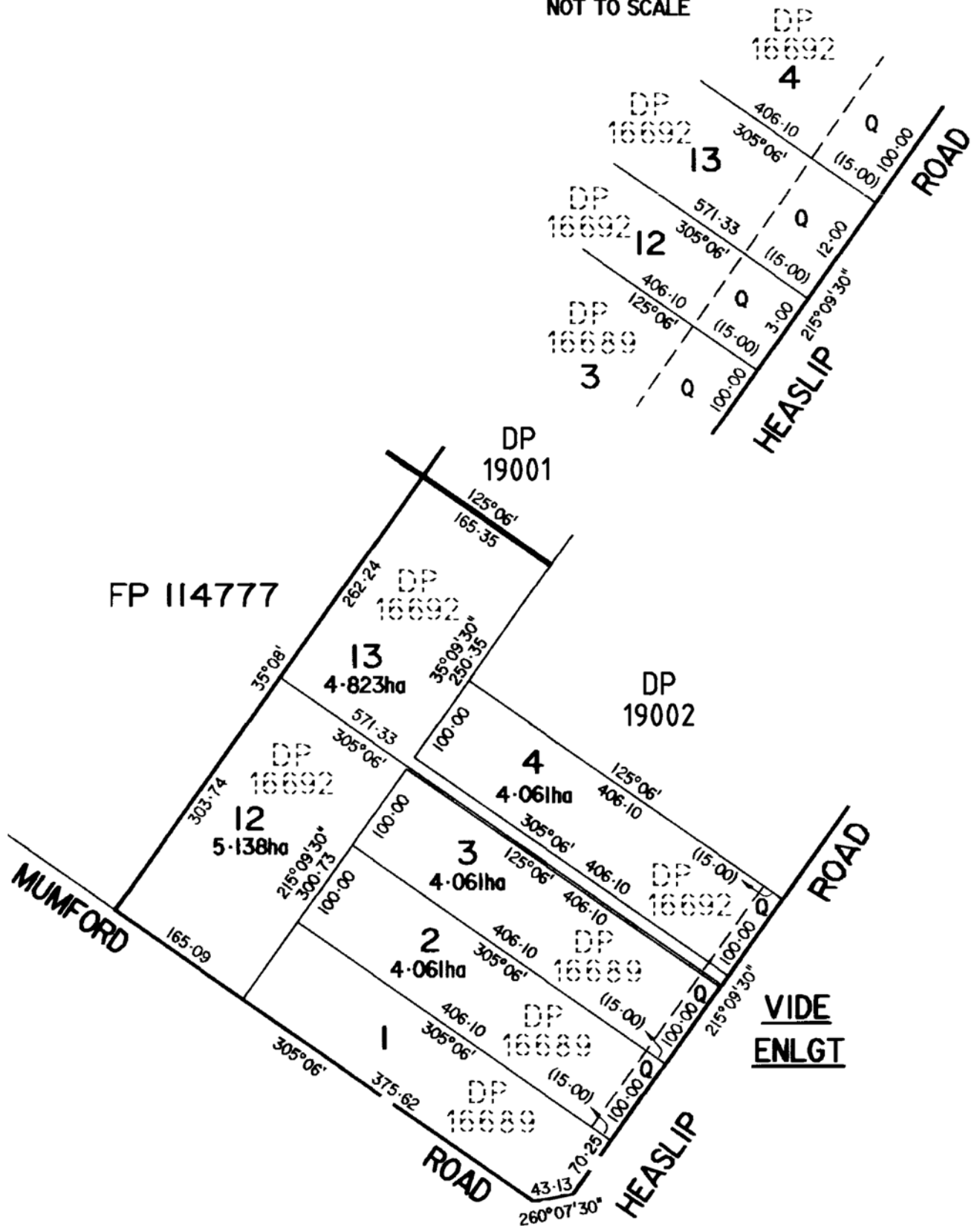
Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

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

Administrative Interests NIL

**ENLARGEMENT
NOT TO SCALE**



Certificate of Title

Title Reference: CT 5898/629

Status: CURRENT

Parent Title(s): CT 5754/147

Dealing(s) Creating Title: TG 9575039

Title Issued: 18/07/2003

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
31/10/2008	13/11/2008	11061694	DISCHARGE OF MORTGAGE	REGISTERED	6785808
18/08/1989	11/10/1989	6785808	MORTGAGE	REGISTERED	

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 5898 Folio 630

Parent Title(s) CT 5754/148
Creating Dealing(s) TG 9575039
Title Issued 18/07/2003 **Edition** 3 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

F. AGOSTINO NOMINEES PTY. LTD. (ACN: 007 984 812)
OF 7 MAUDE STREET ALLENBY GARDENS SA 5009

Description of Land

ALLOTMENT 3 DEPOSITED PLAN 16689
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9575039)

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



Certificate of Title

Title Reference: CT 5898/630

Status: CURRENT

Parent Title(s): CT 5754/148

Dealing(s) Creating Title: TG 9575039

Title Issued: 18/07/2003

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
31/10/2008	13/11/2008	11061694	DISCHARGE OF MORTGAGE	REGISTERED	6785808
18/08/1989	11/10/1989	6785808	MORTGAGE	REGISTERED	

REAL PROPERTY ACT, 1886



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Certificate of Title - Volume 5898 Folio 631

Parent Title(s) CT 5753/427

Creating Dealing(s) TG 9575039

Title Issued 18/07/2003 Edition 3 Edition Issued 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

F. AGOSTINO NOMINEES PTY. LTD. (ACN: 007 984 812)
OF 7 MAUDE STREET ALLENBY GARDENS SA 5009

Description of Land

ALLOTMENT 4 DEPOSITED PLAN 16692
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9575039)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

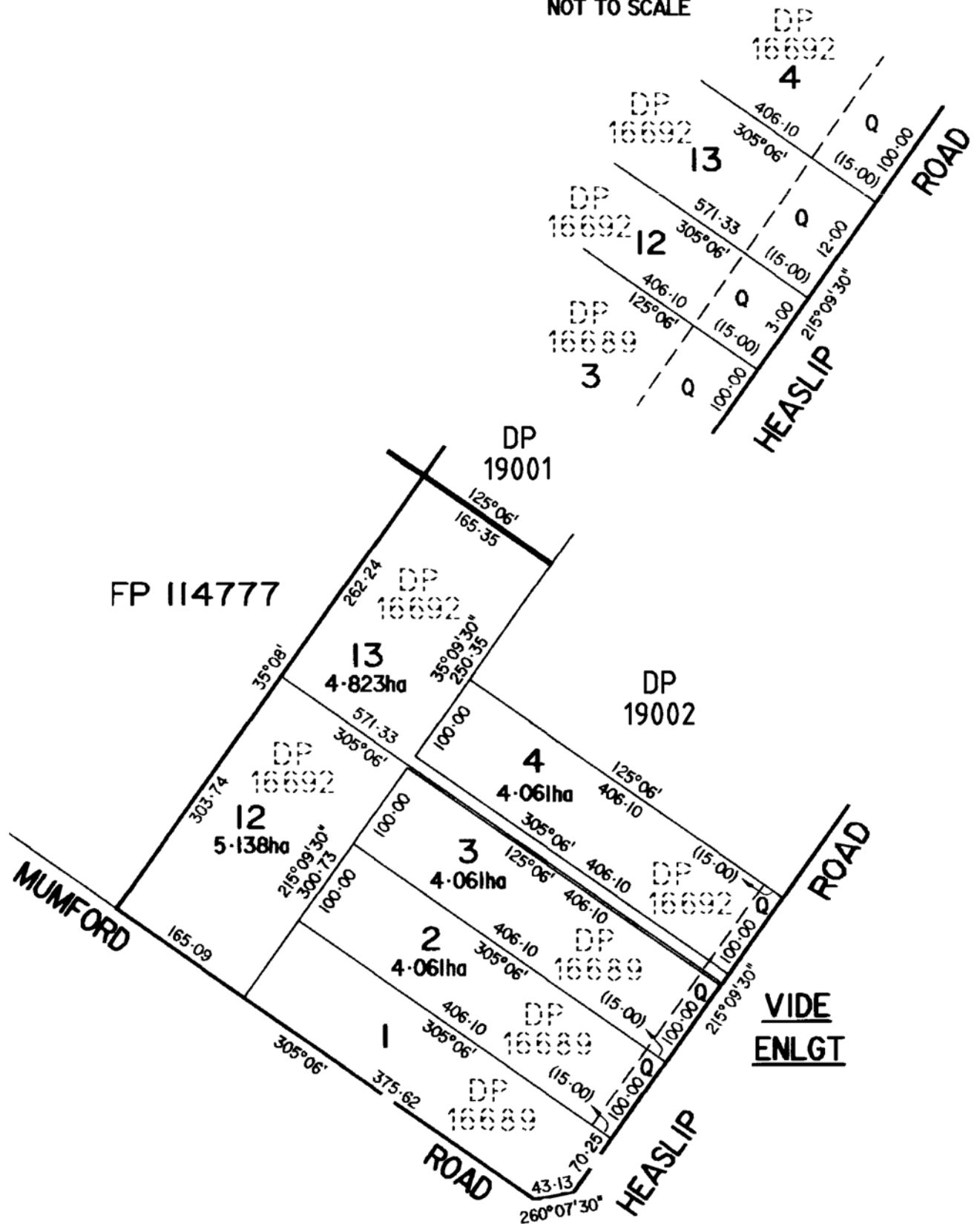
Notations on Plan NIL

Registrar-General's Notes

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

Administrative Interests NIL

**ENLARGEMENT
NOT TO SCALE**



Certificate of Title

Title Reference: CT 5898/631

Status: CURRENT

Parent Title(s): CT 5753/427

Dealing(s) Creating Title: TG 9575039

Title Issued: 18/07/2003

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
31/10/2008	13/11/2008	11061694	DISCHARGE OF MORTGAGE	REGISTERED	6785808
18/08/1989	11/10/1989	6785808	MORTGAGE	REGISTERED	

REAL PROPERTY ACT, 1886



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Certificate of Title - Volume 5898 Folio 632

Parent Title(s) CT 5753/426

Creating Dealing(s) TG 9575039

Title Issued 18/07/2003 Edition 3 Edition Issued 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

F. AGOSTINO NOMINEES PTY. LTD. (ACN: 007 984 812)
OF 7 MAUDE STREET ALLENBY GARDENS SA 5009

Description of Land

ALLOTMENT 12 DEPOSITED PLAN 16692
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9575039)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

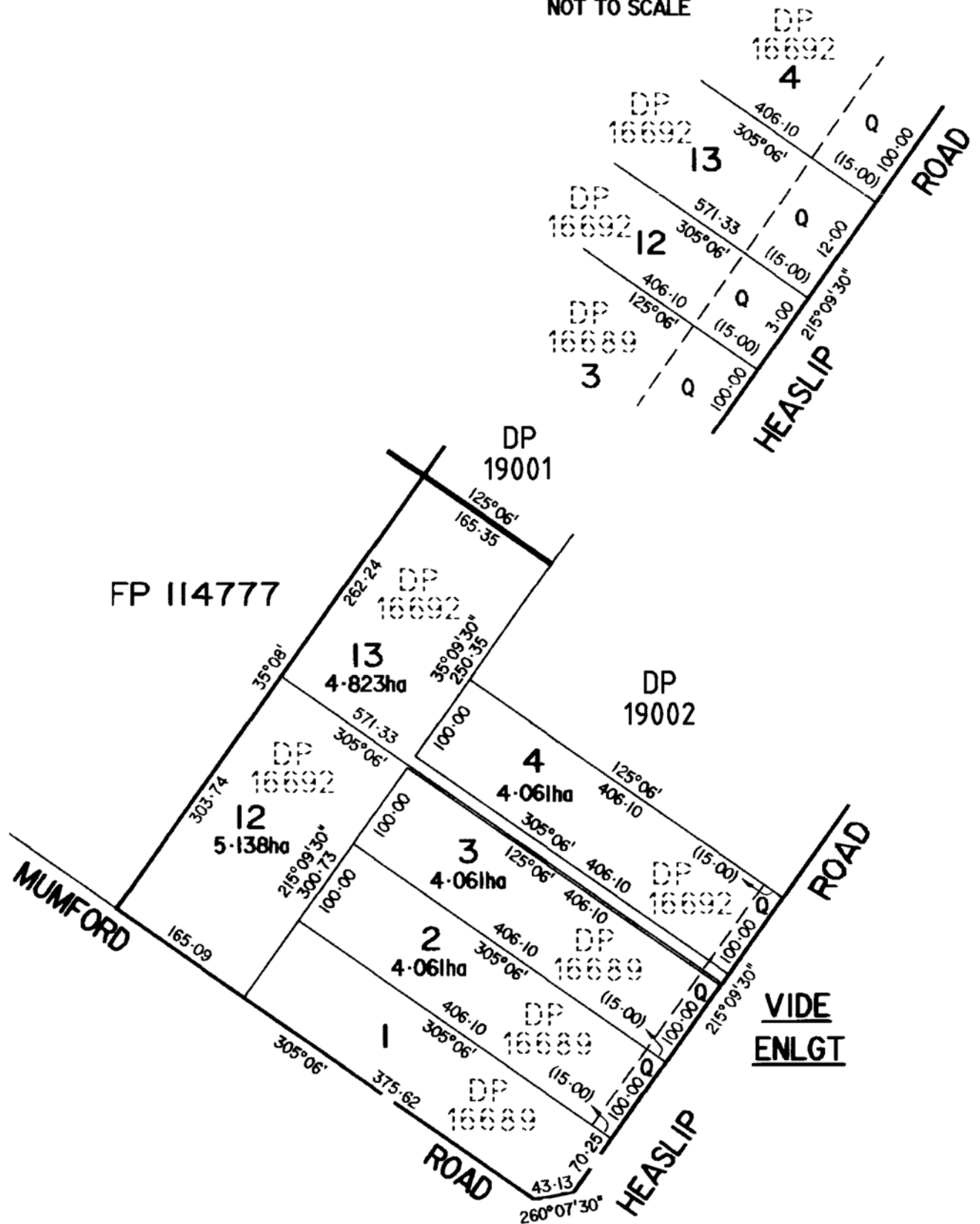
Notations on Plan NIL

Registrar-General's Notes

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

Administrative Interests NIL

**ENLARGEMENT
NOT TO SCALE**



Certificate of Title

Title Reference: CT 5898/632

Status: CURRENT

Parent Title(s): CT 5753/426

Dealing(s) Creating Title: TG 9575039

Title Issued: 18/07/2003

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
31/10/2008	13/11/2008	11061694	DISCHARGE OF MORTGAGE	REGISTERED	6785808
18/08/1989	11/10/1989	6785808	MORTGAGE	REGISTERED	

REAL PROPERTY ACT, 1886



South Australia

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 5898 Folio 633

Parent Title(s) CT 5753/435**Creating Dealing(s)** TG 9575039**Title Issued** 18/07/2003 **Edition** 3 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

F. AGOSTINO NOMINEES PTY. LTD. (ACN: 007 984 812)
OF 7 MAUDE STREET ALLENBY GARDENS SA 5009

Description of Land

ALLOTMENT 13 DEPOSITED PLAN 16692
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9575039)

Schedule of Dealings

NIL

Notations

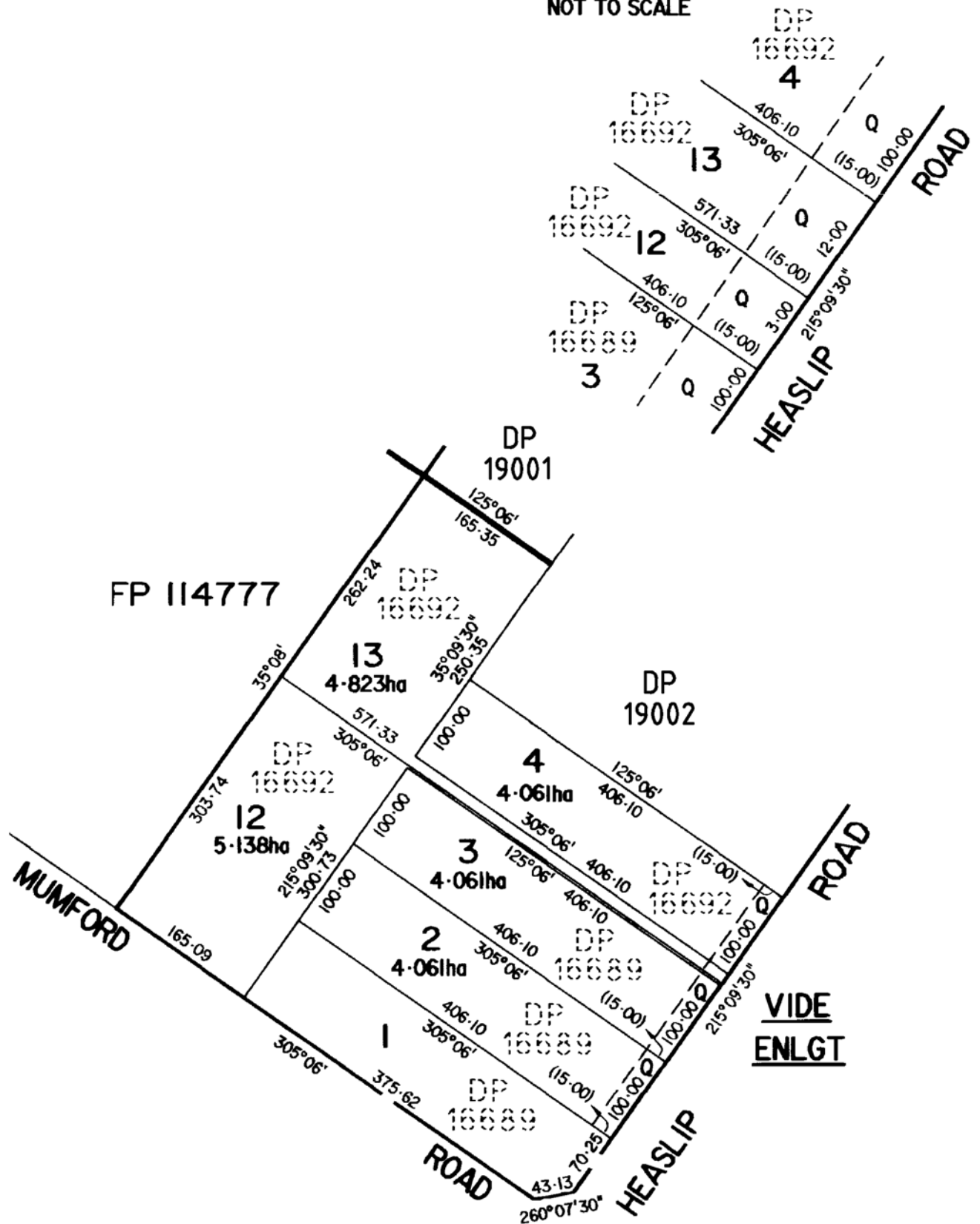
Dealings Affecting Title NIL**Priority Notices** NIL**Notations on Plan** NIL

Registrar-General's Notes

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

Administrative Interests NIL

**ENLARGEMENT
NOT TO SCALE**



Certificate of Title

Title Reference: CT 5898/633

Status: CURRENT

Parent Title(s): CT 5753/435

Dealing(s) Creating Title: TG 9575039

Title Issued: 18/07/2003

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
31/10/2008	13/11/2008	11061694	DISCHARGE OF MORTGAGE	REGISTERED	6785808
18/08/1989	11/10/1989	6785808	MORTGAGE	REGISTERED	

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 5932 Folio 514

Parent Title(s) CT 5648/123
Creating Dealing(s) TG 10060286
Title Issued 20/12/2004 Edition 4 Edition Issued 11/05/2023

Estate Type

FEE SIMPLE

Registered Proprietor

STAMATIS CHOIMES
OF 42 COOMBE ROAD ALLENBY GARDENS SA 5009

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 16689
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 10060286)

Schedule of Dealings

Dealing Number	Description
14029417	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

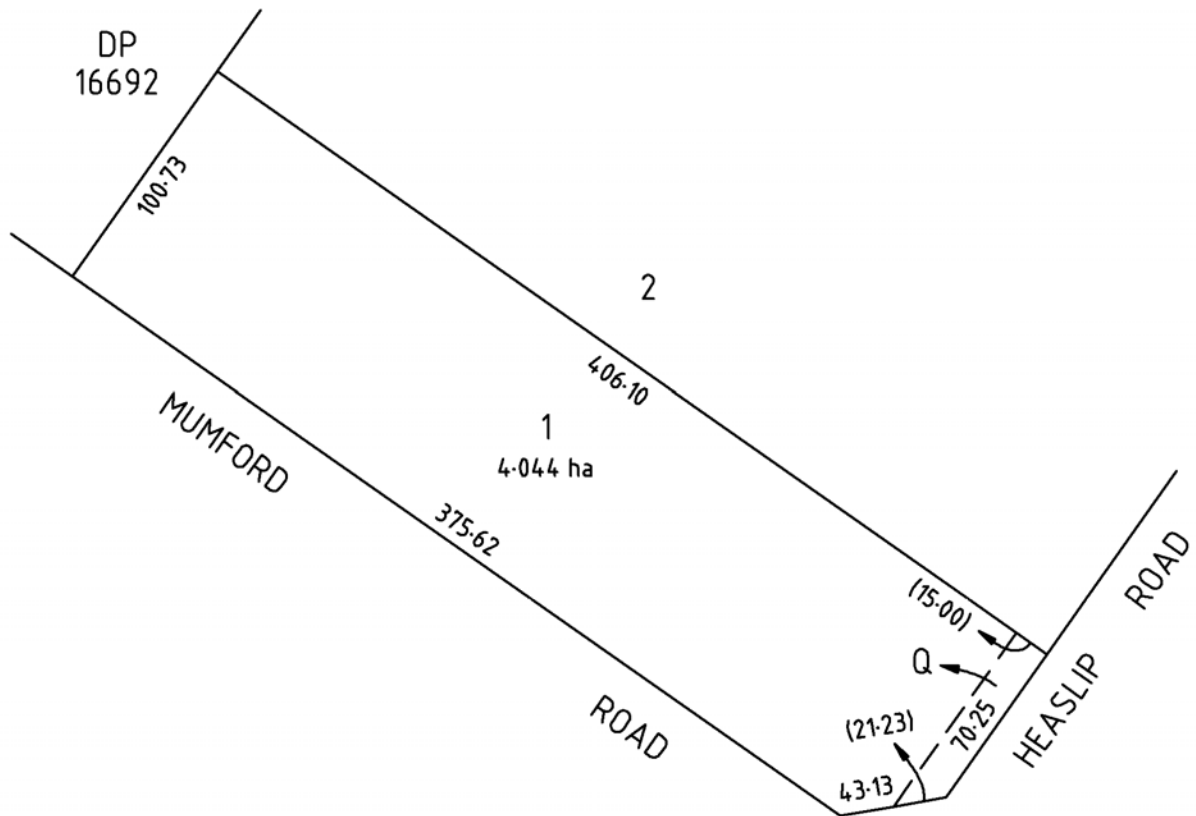
Notations

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
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0 30 60 90 120 Metres

Certificate of Title

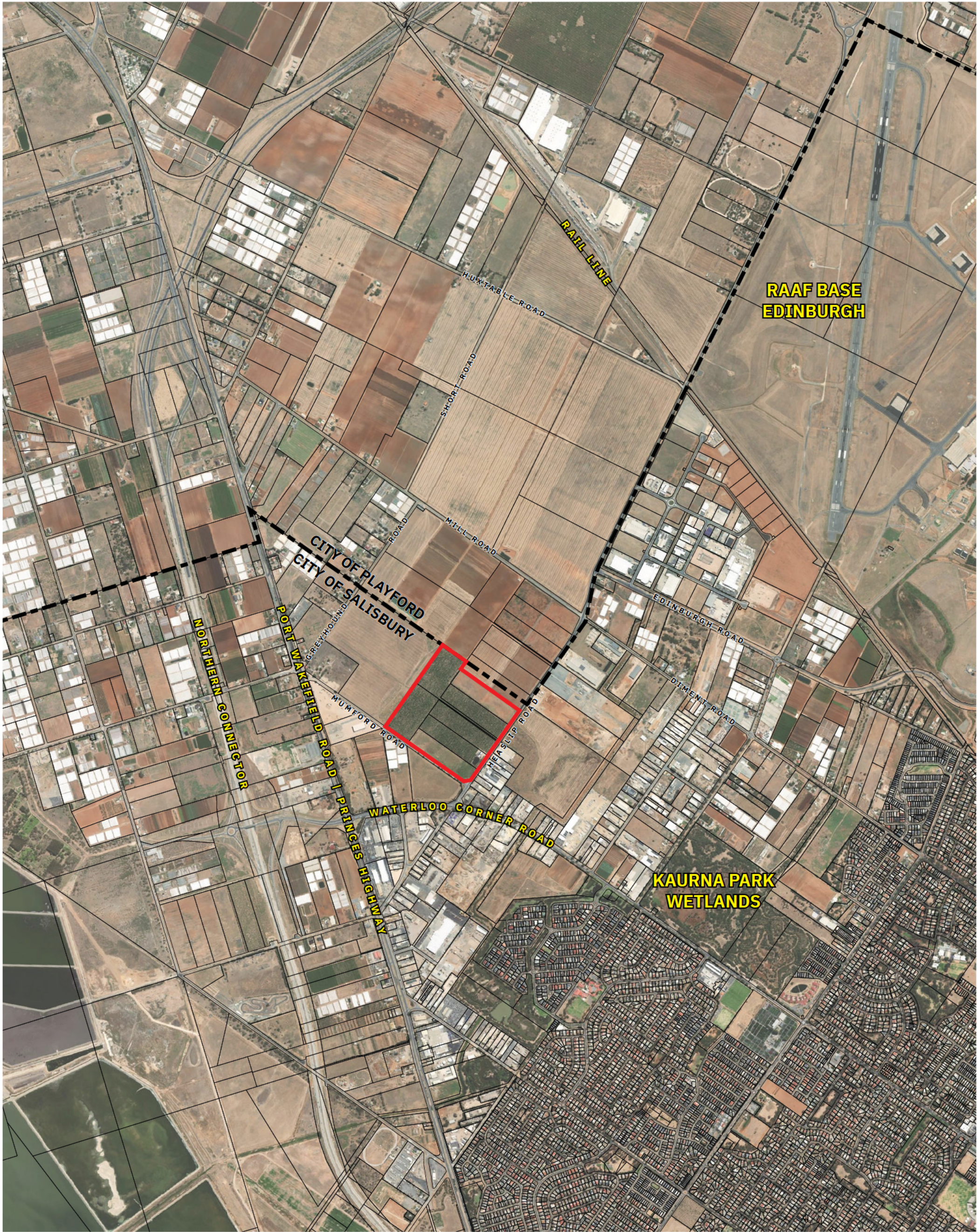
Title Reference: CT 5932/514
Status: CURRENT
Parent Title(s): CT 5648/123
Dealing(s) Creating Title: TG 10060286
Title Issued: 20/12/2004
Edition: 4



Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
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05/05/2023	11/05/2023	14029416	TRANSFER	REGISTERED	STAMATIS CHOIMES
28/11/2012	07/12/2012	11855626	WITHDRAWAL OF CAVEAT	REGISTERED	11531450
03/02/2011	07/02/2011	11531450	CAVEAT	REGISTERED	COMMISSIONER OF STATE TAXATION
20/03/2008	08/04/2008	10923523	TRANSFER	REGISTERED	G & C AGOSTINO PTY. LTD. (ACN: 125 717 704)
20/03/2008	08/04/2008	10923522	DISCHARGE OF MORTGAGE	REGISTERED	6901323 8663495
13/04/1999	07/06/1999	8663495	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
30/03/1999	28/05/1999	8656573	LEASE	REGISTERED	F. AGOSTINO NOMINEES PTY. LTD. (ACN: 007 984 812)
17/04/1990	02/05/1990	6901323	MORTGAGE	REGISTERED	

ATTACHMENT D

Locality and Key Landmarks Plan



 Subject Land
 Council Boundary

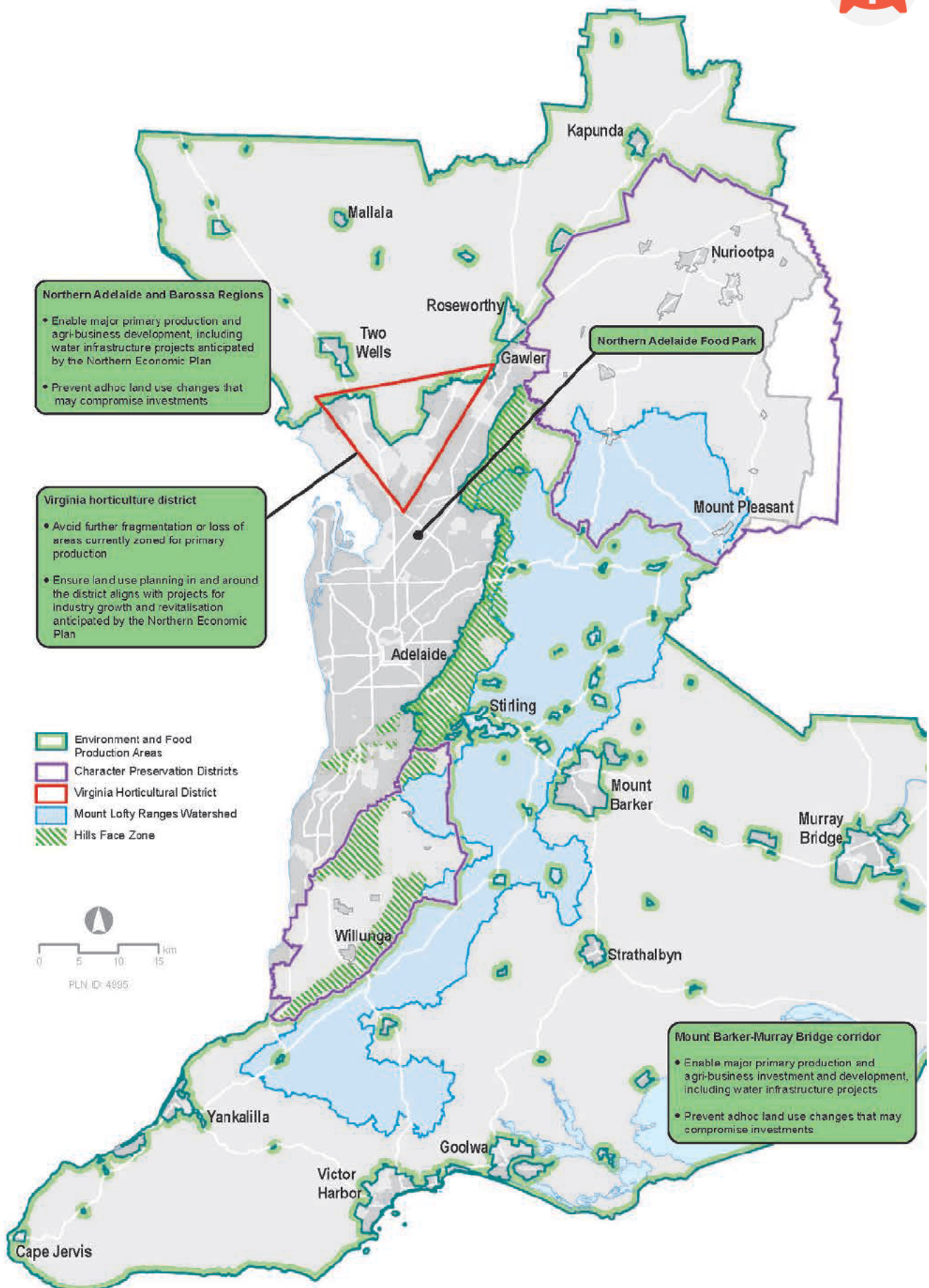
LOCALITY & KEY LANDMARKS PLAN
MUMFORD ROAD CODE AMENDMENT

MUMFORD ROAD & HEASLIP ROAD
WATERLOO CORNER, SA

ATTACHMENT E

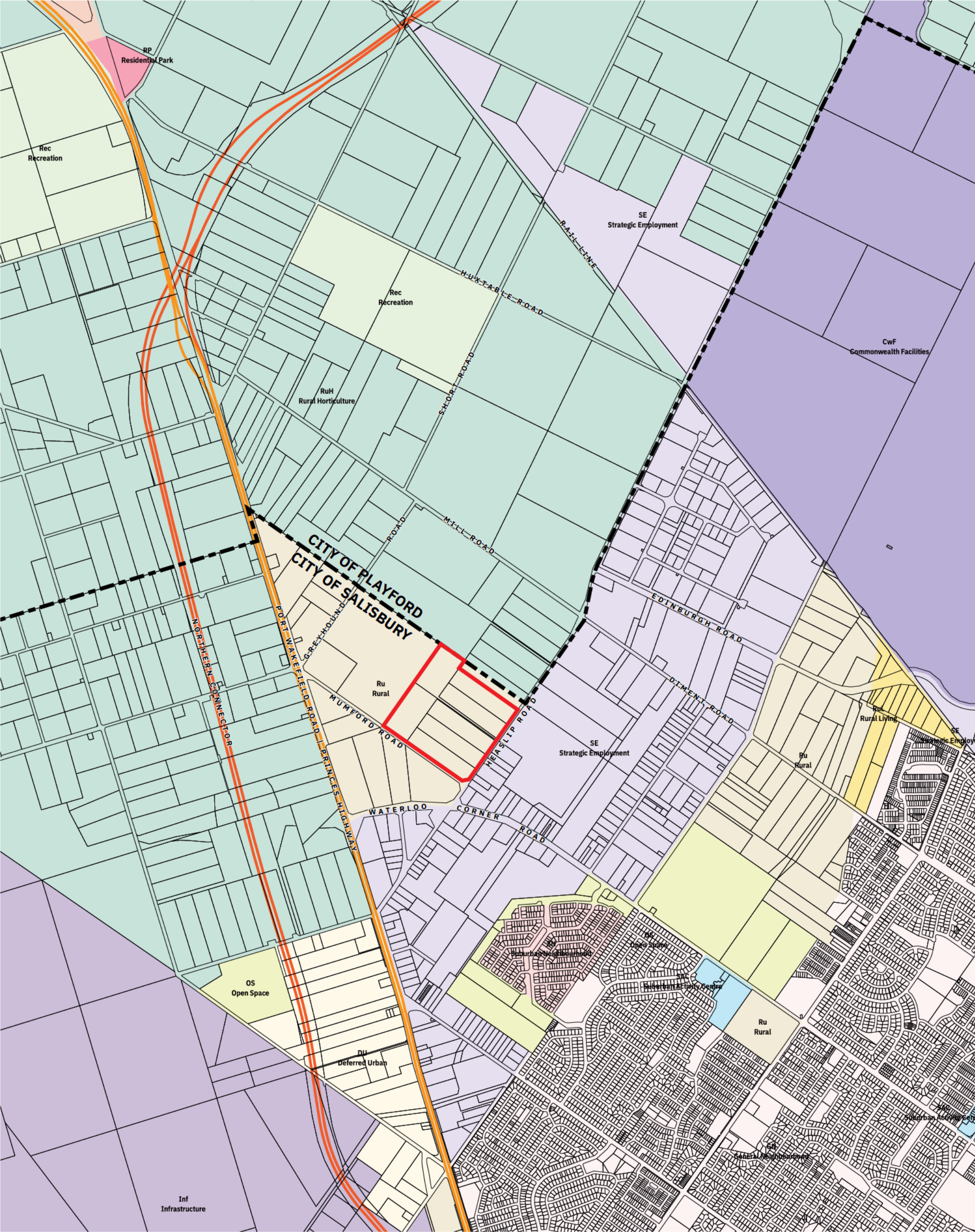
30 Year Plan for Greater Adelaide Employment Lands Plan



Map 5 — Environment and Food Production Areas



ATTACHMENT F

Existing Zone Plan



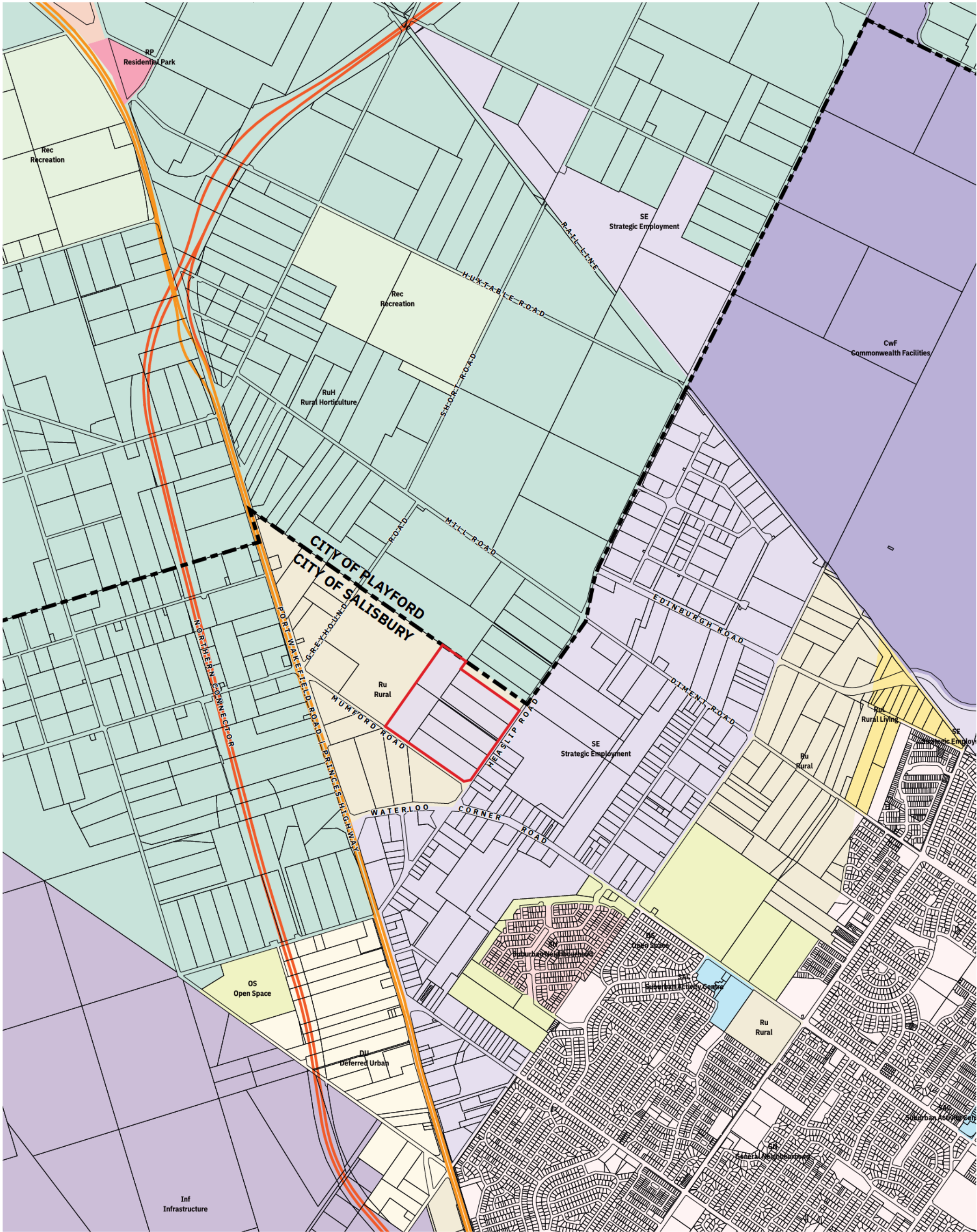
 Subject Land
 Council Boundary



EXISTING ZONE PLAN
MUMFORD ROAD CODE AMENDMENT

MUMFORD ROAD & HEASLIP ROAD
WATERLOO CORNER, SA

ATTACHMENT G

Proposed Zone Plan



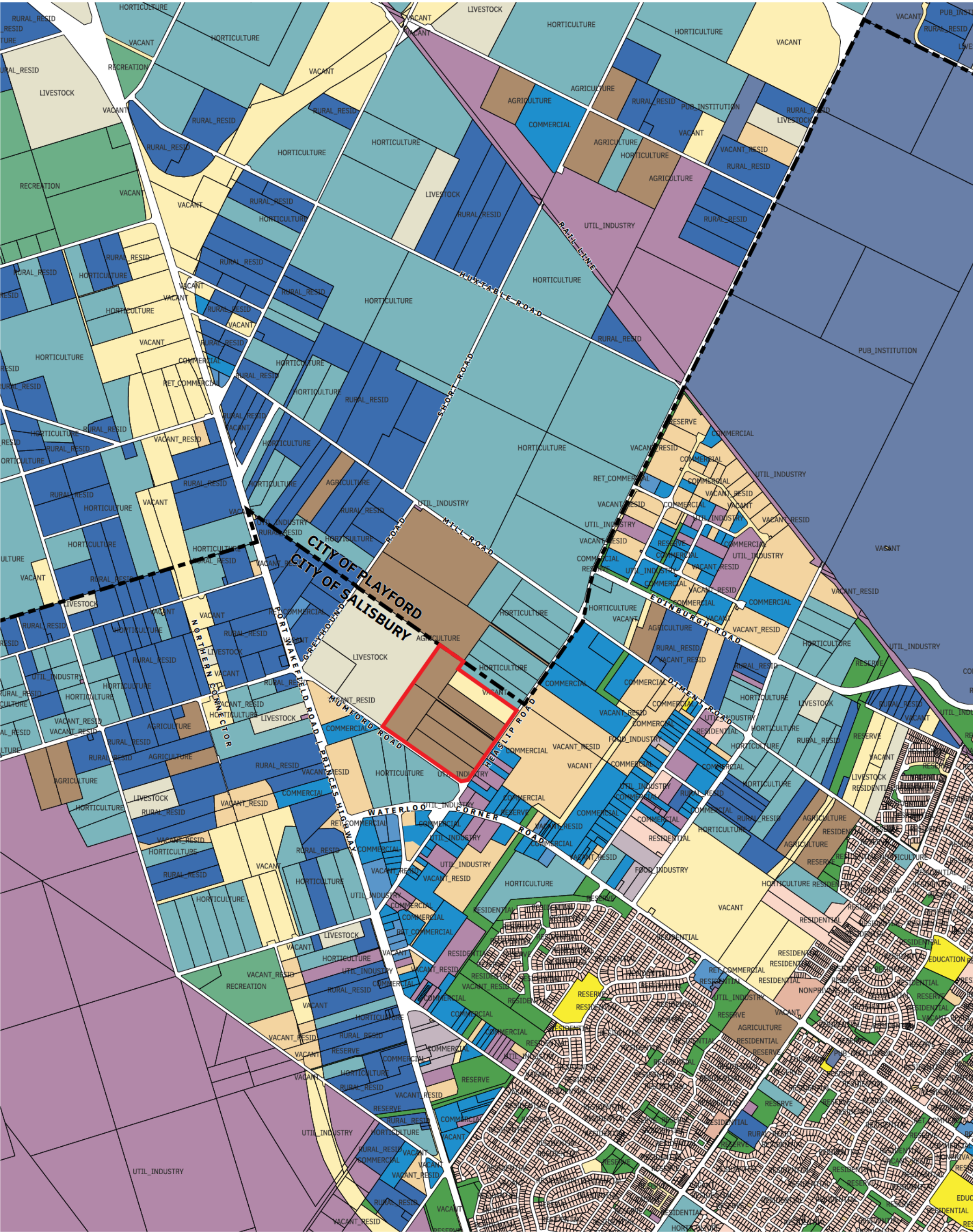
 Subject Land
 Council Boundary


PROPOSED ZONE PLAN MUMFORD ROAD CODE AMENDMENT


MUMFORD ROAD & HEASLIP ROAD
WATERLOO CORNER, SA

ATTACHMENT H

Existing Land Use Plan



 Subject Land

 Council Boundary

LAND USE PLAN
MUMFORD ROAD CODE AMENDMENT

MUMFORD ROAD & HEASLIP ROAD
WATERLOO CORNER, SA

ATTACHMENT I

Timetable for Code Amendment by Proponent

Step	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.	AGD	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).	AGD, 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 AGD.	Designated Entity	2 weeks 16-20 weeks 1 week
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes.	AGD	1 week
Preparation of Materials for Consultation.	Designated Entity	3 weeks
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	8 weeks commencing February 2024
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD.	Designated Entity	4 weeks <i>(may be subject to change pending finalisation of Engagement Report based on the volume and complexity of submissions received)</i>
Assess the amendment and engagement. Prepare report to the Commission or delegate Timeframe will be put on hold if further information is required, or if there are unresolved issues.	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks

Step	Responsibility	Timeframes
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	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	AGD	8 weeks



TO: MINISTER FOR PLANNING

RE: PROPOSAL TO INITIATE THE MUMFORD ROAD, WATERLOO CORNER CODE AMENDMENT BY JOHN BUTTROSE, F. AGOSTINO NOMINEES PTY LTD, GURINDER PAL SINGH, STAMATIS CHOIMES – FOR INITIATION

PURPOSE

To recommend that you approve, with conditions, the Proposal to Initiate the Mumford 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).

John Buttrose, F. Agostino Nominees Pty Ltd, Gurinder Pal Singh, Stamatias Choimes (care of Masterplan) has lodged a Proposal to Initiate the Mumford Road, Waterloo Corner Code Amendment to amend the Planning and Design Code (the Code) as it relates to the affected area (**Attachment 1**).

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 30 hectares of land at Waterloo Corner from the Rural Zone to the Strategic Employment Zone, to accommodate for employment generating land uses.

The affected area is in City of Salisbury (the Council) on Karna Country.

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

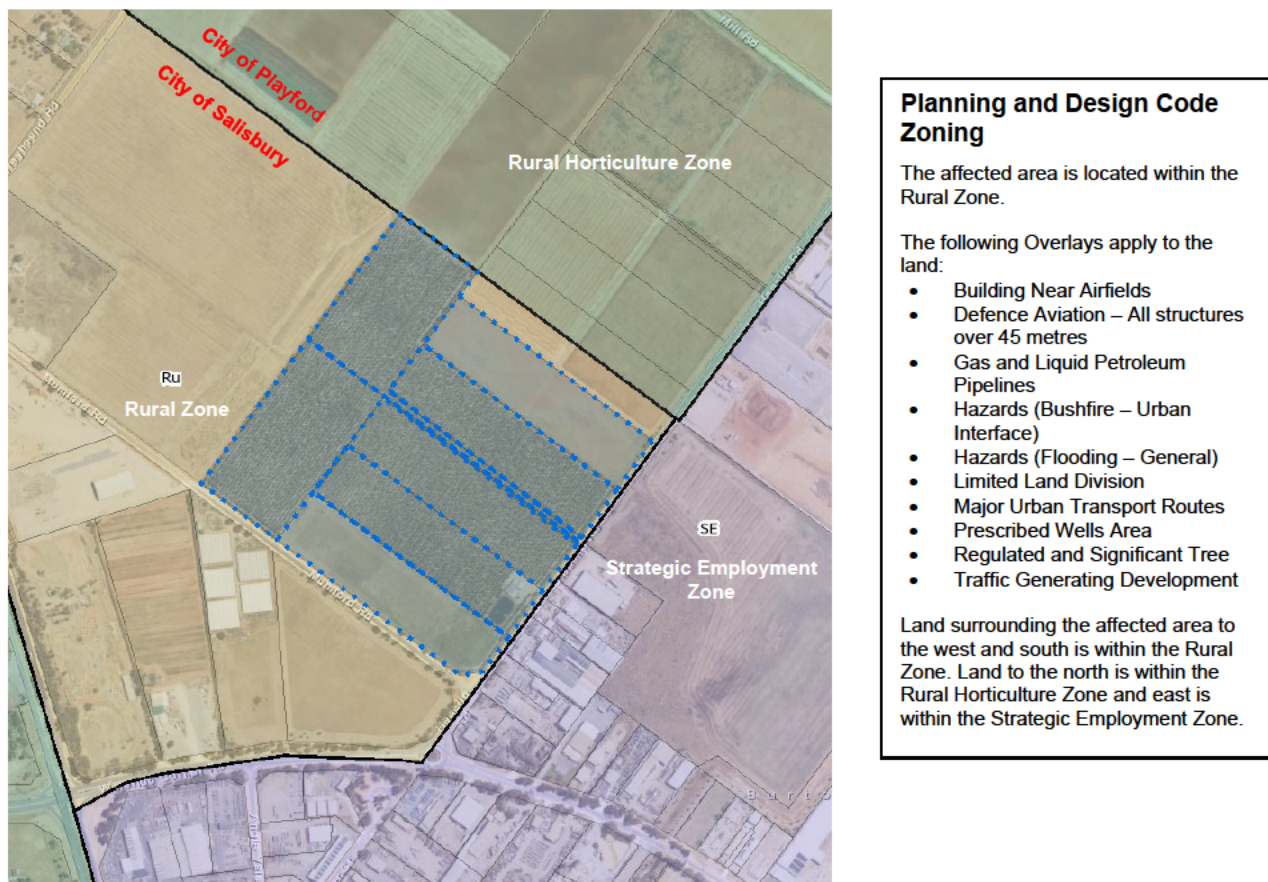


Figure 1: Affected Area and Current Zoning

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 Production Areas (EFPA). Although the proposed rezoning will result in the loss of existing primary production land, it is generally considered that the Affected Area is limited in size (30 hectares) generally surrounded by a mix of Rural Horticulture and Strategic Employment Zones and is fragmented in ownership and by roads that reduces 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.

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.

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 (particularly water, wastewater and transport) are known, significant constraints within this region and as such, 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 use characteristics

The subject site (comprising seven allotments) is currently used for primary production – horticulture and is relatively flat with building with frontage to Heaslip Road and a water treatment plant for trade waste associated with the primary production use.

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 450m and to the north-west at the Mumford Road / Greyhound Road intersection of approximately 550m.

Whilst zoned Rural, the affected area is not located within the EFPA, and the proposed rezoning to the Strategic Employment 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 Mumford Road are sealed, single carriageway 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. The use of a Concept Plan is recommended to identify where upgrades and stormwater management may be required.

Hazards – bushfire and flooding

The affected area and surrounding land are located within the Hazards (Bushfire –Urban Interface) Overlay. 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 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.

Further investigations to explore the potential impacts and mitigation measures of interface conflicts are included within the Proposal, and it is recommended that the use of a Concept Plan be explored to assist in this regard.

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 portion of the Affected Area. The Proposal does not identify any investigations to explore the implications of this, nor does it indicate any intention to engage with either the Department for Energy and Mining or SEAGas to determine buffer requirements and land use restrictions in proximity to the gas pipeline. Further investigations are therefore recommended in this regard.

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, or 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 the increase in vehicle volumes and / or necessary road augmentation.
- Undertaking a stormwater management strategy.
- Identifying any required infrastructure and services upgrades including the provision of water, electricity, gas, telecommunications, stormwater, and wastewater for the proposed employment zone.
- Conducting a Preliminary Site Investigation (PSI) to identify possible site contamination issues.
- Land supply and demand analysis.

- Interface assessment to identify risks and mitigation measures, including consideration of impacts associated with the nearby RAAF base.

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. 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 Council, Designated Entity and the affected landowners).
- 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 Council, Designated Entity and the affected land owners).
- 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 ensures future employment growth is not constrained including consideration of connectivity to existing and potential future ongoing and adjacent rural uses, as well as any interface management buffers or the like.

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.

It is noted that the Limited Land Division is currently applied to the affected area. Consideration should be given to allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation.

Engagement

The Proponent has undertaken preliminary consultation with the 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 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:

- City of Playford
- 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
- 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.

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

- City of Salisbury
- 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">• City of Playford• Department for Environment and Water | NOTED / NOT NOTED |

- 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.

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. 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 Council, 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 ongoing future adjoining and adjacent rural uses, for example, through the identification of interface buffers, stormwater treatments, transport linkages etc.
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) 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.
 - b) 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.
 - c) 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.

- | | |
|---|-------------------------|
| 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. | APPROVED / NOT APPROVED |
| 6. Agree to sign the Proposal to Initiate the Mumford Road, Waterloo Corner Code Amendment (Attachment 1). | AGREED / NOT AGREED |
| 7. Agree to sign the attached letters to the Proponent (Attachment 2) and the City of Salisbury (Attachment 3) advising of your approval and conditions. | AGREED / NOT AGREED |



CRAIG HOLDEN
Chair, State Planning Commission
27 / 03 / 2024

NICK CHAMPION MP
/ / 2024

Attachments:

1. Proposal to Initiate the Mumford Road, Waterloo Corner Code Amendment (#20362753)
2. Suggested letter to John Buttrose, F. Agostino Nominees Pty Ltd, Gurinder Pal Singh, Stamatis Choimes (#21308021)
3. Suggested letter to the City of Salisbury (#21308020)

Appendices:

- A. Assessment against the State Planning Policies and Regional Plan (#21308019)

Contact: Nadia Gencarelli
Tel No: [REDACTED]