



23EXT0328

Noble Investments Superannuation Fund Pty Ltd
c/- Ms Belinda Monier
Senior Consultant
Future Urban

By email: belinda@futureurban.com.au

Dear Ms Monier

I write to advise that under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Lot 485 Randell Road, Hindmarsh Island Code Amendment.

A copy of the signed Proposal to Initiate is enclosed for your reference.

The initiation approval is on the basis that under section 73(4)(a) of the Act, Noble Investments Superannuation Fund Pty Ltd will be the Designated Entity responsible for undertaking the Code Amendment process.

Pursuant to section 73(5) of the Act, the approval is also subject to the following conditions:

- 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 consultation.
- The Affordable Housing Overlay is applied over the affected area, consistent with surrounding residential areas.
- 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.

In addition, the Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

- Department for Infrastructure and Transport.
- South Australian Country Fire Service.
- Department for Environment and Water.



- Department for Education.
- Affordable Housing Unit of the SA Housing Authority.
- Environment Protection Authority.
- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, SEA Gas, NBN, and other telecommunications providers.
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

Further, the Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations or information requirements in addition to that outlined in the Proposal to Initiate:

- Ensure the traffic impact assessment identifies anticipated additional traffic movements resulting from the development of the land with the proposed minimum site areas and highlights any likely infrastructure upgrades (including new intersections).
- Ensure infrastructure investigations consider stormwater management and the Alexandrina Council's *Integrated Water Management Plan for the Rural Communities of Goolwa and Hindmarsh Island: Final Report (October 2012)*.
- Regarding the State Planning Policies (SPPs) and relevant water protection overlays applying to the affected area, address SPP 14: Water Security and Quality to ensure Code Amendment alignment and protection of water resources is addressed, particularly with regards to wastewater disposal and stormwater management.

In addition, it should be noted that further investigations may be required in response to feedback or advice received through the engagement process.

Pursuant to section 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:

- Alexandrina Council.
- Owners or occupiers of the land and adjacent land, in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Engagement must be undertaken on the Code Amendment in accordance with the Community Engagement Charter. More information on the Community Engagement Charter is available in the Community Engagement Charter toolkit at plan.sa.gov.au/en/engagement-charter-toolkit.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Ms Nadia Gencarelli, Team Leader – Code Amendments, Planning and Land Use Services, on (08) 7133 2311 or via email at: Nadia.Gencarelli@sa.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nick Champion', with a stylized flourish at the end.

Hon Nick Champion MP
Minister for Planning

5 / 12 / 2023

Encl. Signed Proposal to Initiate the Lot 485 Randell Road, Hindmarsh Island Code Amendment