



24EXT0076

Emdev 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 Mill Road, Waterloo Corner 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, Emdev Pty Ltd will be the Designated Entity responsible for undertaking the Code Amendment process.

I note that the Proposal seeks to rezone land in the care and control of the Emdev Pty Ltd, including a number of contracts in place to purchase the affected area, subject to the Code Amendment. The purchase of part of this land is contingent upon other land within the affected area being subdivided and rezoned, which will not be sold to the proponent.

I also note that the affected area spans the City of Salisbury and City of Playford local government boundary.

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

- 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.
- 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.

OFFICIAL

- 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.
- Noting that I am the decision-maker on this Code Amendment and that the affected area is located within my state electoral district (Taylor), the Designated Entity must consult with the Federal Member for Spence.

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 Environment and Water.
- Department for Infrastructure and Transport.
- Department of Primary Industries and Regions.
- 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.

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:

- A comprehensive infrastructure analysis by an appropriately qualified expert(s) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment and provides a strategy that offers a funding and delivery solution for all required infrastructure works (noting that the City of Salisbury and City of Playford have stated that they expect that Infrastructure Deed(s) will be required). Consideration should be given to understanding any potential consolidated infrastructure impacts associated with the proposed Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and MasterPlan SA). 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 MasterPlan SA).
- Stormwater investigations to ensure there is no run-off to the existing buildings nor the surrounding allotments (or such other arrangements as may be agreed to by the City of Salisbury, City of Playford, Designated Entity, and the affected landowners).
- Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify any relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
- Explore the use of a Concept Plan that outlines a layout that ensures connectivity and integration with existing and future adjacent rural uses – for example, through the identification of interface buffers, stormwater treatments, transport linkages, and so forth.

OFFICIAL

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 73(6)(d) of the Act, consultation in writing must be undertaken with:

- City of Playford.
- City of Salisbury.
- 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 online at https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview.

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, Manager, Code Amendments, Planning and Land Use Services, on (08) 7133 2311 or via email at Nadia.Gencarelli@sa.gov.au.

Yours sincerely



Hon Nick Champion MP
Minister for Planning

12/4 / 2024

Encl. Signed Proposal to Initiate the Mill Road, Waterloo Corner Code Amendment