

The Hon Josh Teague MP



21MPL2269

**Government
of South Australia**

**Minister for Planning
and Local Government**

GPO Exchange
10 Franklin Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 08 8207 1723
Fax 08 8207 1736

YAS Property & Development
C/- Mr Grazio Maiorano
Director
URPS

By email: gmaiorano@urps.com.au

Dear Mr Maiorano

I write to advise that under section 73(2)(b)(iv) 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 Golden Grove Commercial/Retail Code Amendment.

The initiation approval is on the basis that under section 73(4)(a) of the Act, YAS Property & Development 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 (the Code) on the date the Amendment is released for consultation.
- 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.
- Prior to approval of the Code Amendment, the Designated Entity must demonstrate to my satisfaction, as Minister for Planning and Local Government, 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, and the associated Golden Grove (Rural Living to Neighbourhood-type Zone) Code Amendment, to the satisfaction of all relevant infrastructure providers.
- The Code Amendment will not be considered for approval until such time that the associated Golden Grove (Rural Living to Neighbourhood-type Zone) Code Amendment by the City of Tea Tree Gully has been approved. This condition is not to be taken as a guarantee of future considerations or approval.

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 Energy and Mining
- Department for Infrastructure and Transport
- Environment Protection Authority
- utility providers, including SA Power Networks, ElectraNet Pty Ltd, 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.

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:

- Investigate the impacts of the associated Golden Grove (Rural Living Zone to Neighbourhood-type Zone) Code Amendment on the provision of infrastructure in the area, particularly in relation to upgrade needs and funding mechanisms.

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:

- The City of Tea Tree Gully
- 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: 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, A/Team Leader, Code Amendments within the Attorney-General's Department on (08) 7109 7036 or via email Nadia.Gencarelli@sa.gov.au.

Yours sincerely



Hon Josh Teague MP
Minister for Planning and Local Government

10 / 1 / 2022

Enc Proposal to Initiate the Golden Grove Commercial/Retail Code Amendment