



2021/18629/01

**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

Land Vision Group Pty Ltd  
C/- Mr Stephen Holmes  
Director  
Holmes Dyer Pty Ltd

By email: [stephen@holmesdyer.com.au](mailto:stephen@holmesdyer.com.au)

Dear Mr Holmes ,

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 306 Twartz Road, Gawler Belt Code Amendment (the 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, Land Vision Group Pty Ltd (on behalf of Platinum Property Retirement Pty Ltd and/or nominee) 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.

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 of Primary Industries and Regions
- South Australian Country Fire Service
- Environment Protection Authority
- Department for Infrastructure and Transport
- Town of Gawler
- 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
- Land owners located within the Concept Plan Boundary identified on the Planning and Design Code Concept Plan 50 Roseworthy Township Expansion.

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:

- Demonstrate that infrastructure deeds/agreements can be established to adequately provide the required infrastructure to the affected area, either:
  - by signing up to an existing agreement; or
  - by negotiation of a new agreement to the satisfaction of relevant infrastructure providers.

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 Light Regional 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:

[https://plan.sa.gov.au/resources/learning\\_and\\_toolkits/community\\_engagement\\_charter\\_toolkit/overview](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 Belinda Monier from the Planning and Land Use Services division of the Attorney-General's Department on (08) 8343 2719 or via email at: [Belinda.Monier@sa.gov.au](mailto:Belinda.Monier@sa.gov.au).

Yours sincerely ,



**Hon Josh Teague MP**  
Minister for Planning and Local Government

11 / 2 / 2022

Enc Signed Proposal to Initiate the 306 Twartz Road, Gawler Belt Code Amendment