

Hon Nick Champion MP

23EXT0167

Mr David Reynolds
Chief Executive
Department for Trade and Investment

By email: david.reynolds@sa.gov.au



**Government
of South Australia**

**Minister for Trade and
Investment**

**Minister for Housing and
Urban Development**

Minister for Planning

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Dear Mr Reynolds

A handwritten signature in blue ink that reads 'David'.

I write to advise that under section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered advice of the State Planning Commission and approved the Proposal to Initiate the Sellicks Beach 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, you, as the Chief Executive of the Department for Trade and Investment, 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:

- Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary infrastructure 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).
- 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 Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

The South Australian Government is working to fast-track the release of residential land at Concordia, Dry Creek and Sellicks Beach, which together will deliver at least 23,700 new homes for South Australians. The initiation of the Code Amendment presents an exciting opportunity for the State to establish a new master planned community backed by good infrastructure and amenities.



I request that you, on the advice of the Housing Infrastructure Planning and Development Unit, investigate the use of an infrastructure scheme where appropriate.

The investigations and information requirements for the Code Amendment are outlined in the Proposal to Initiate. However, 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:

- City of Onkaparinga
- 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 Mr Daniel Clapp, Principal Planner, Planning and Design Code, Planning and Land Use Services, on (08) 7133 2366 or via email at: Daniel.Clapp@sa.gov.au.

Yours sincerely



Hon Nick Champion MP
Minister for Planning

4 / 7 / 2023

Encl: Signed Proposal to Initiate the Sellicks Code Amendment

cc: Mr Brett Steiner, Acting Director, Growth Management, Planning and Land Use Services
(Brett.Steiner@sa.gov.au)