

**PROPOSAL TO INITIATE AN AMENDMENT TO THE
PLANNING & DESIGN CODE**

McEvoy Road Code Amendment

**By the Person with Interest in the Land (*the
Proponent*)**



_____ (Signature Required)
on behalf of proponent

T & J Viney Property P/L (the Proponent)

Date: 6 August 2021

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.



MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date: 25.10.21

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1. INTRODUCTION

The Proponent (T & J Viney Property Pty Ltd) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at Lot 22 in Filed Plan 114583, McEvoy Road, Virginia (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the Registered Proprietor for the whole of the Affected Area.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1 The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2 The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
 - Grazio Maiorano RPIA (Fellow), Director, URPS
 - gmaiorano@urps.com.au
 - (08) 8333 7999
- 1.1.3 The Proponent intends to undertake the Code Amendment by:
 - a) Engaging URPS to provide the professional services required to undertake the Code Amendment.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

1.2. Rationale for the Code Amendment

The land is zoned Deferred Urban and is vacant. The land has an irregular shape and has an area of approximately 10.30 hectares. It has a frontage to Port Wakefield Road of approximately 645 metres, a frontage to McEvoy Road of approximately 375 metres and shares a common boundary with an allotment to the east within a Suburban Neighbourhood Zone of approximately 522 metres.

The Affected Area, in association with adjoining land now zoned Master Planned Township, was identified by the Minister for Planning as an urban growth area in the "Playford Growth Area Structure Plan, December 2013". The land was intended to be rezoned and developed for urban purposes.

As envisaged in the Structure Plan, the "Ministerial Playford Urban Growth Areas (Angle Vale, Playford North Extensions and Virginia) and General Sections Amendments DPA" was prepared designating the land to be rezoned to Suburban Neighbourhood Zone.

Final authorisation of the DPA was contingent on all landowners agreeing / signing the Deeds. There was an intensive period of negotiating the details of the Deeds post statutory consultation of the DPA.

As a result of illness and subsequent death of one of the parties, the current surviving party of T & J Viney Property Pty Ltd did not directly receive correspondence from Council and therefore had no opportunity to consider the Land Management Agreement and the Deeds. Consequently, the Affected Area was not included in the final DPA and thereby was not rezoned as expected.

It was understood by the proponent and Council that during the transitional arrangements associated with the Development Plan / Planning and Design Code that the land was to be rezoned once all the Infrastructure Deeds and associated Land Management Agreement were signed. The proponent signed these documents in mid-2020. Refer to Attachment A – Previous correspondence).

Notwithstanding this, the rezoning of the Affected Area was not included in the transition to the Planning and Design Code. A Code Amendment is now required to resolve this matter.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being Lot 22 in Filed Plan 114583, McEvoy Road, Virginia within the City of Playford. Attachment B contains the relevant certificate of title.



Image 1: Affected Area – Deferred Urban Zone. Area is encompassed to north, east and south east by Master Plan Township zone and proposed residential allotments. Residential Park Zone and associated development exists to the south.

2.2. Scope of Proposed Code Amendment

Site – McEvoy Road, Virginia (Lot 22 in F114583, CT: 5969/960)

<p>Current Policy</p>	<p>Zone:</p> <ul style="list-style-type: none"> Deferred Urban <p>Subzone:</p> <ul style="list-style-type: none"> Nil <p>Overlays:</p> <ul style="list-style-type: none"> Building Near Airfields Defence Aviation Area – All structures over 45 metres Hazards (Bushfire – General Risk) Hazards (Bushfire – Urban Interface) Hazards (Flooding – General) Major Urban Transport Routes Native Vegetation Prescribed Wells Area Regulated and Significant Tree Traffic Generating Development <p>Variations:</p> <ul style="list-style-type: none"> Concept Plan 21 Concept Plan 22 Concept Plan 81
<p>Amendment Outline</p>	<p>The objective of the Code Amendment is to rezone land to facilitate the expansion of the surrounding township</p>

	development, and in turn provide greater capacity for Virginia.
Intended Policy	<p>The Code Amendment seeks the following amendments:</p> <ul style="list-style-type: none"> • Rezone from Deferred Urban to Master Planned Township Zone • Apply the Emerging Township Activity Centre Subzone • Apply the following Overlays and Variations consistent with the land adjacent the Affected Area within the same Zone and Subzone as proposed by this Amendment. <p>Overlays:</p> <ul style="list-style-type: none"> • Affordable Housing • Building Near Airfields • Defence Aviation Area – All structures over 45 metres • Hazards (Bushfire – Urban Interface) • Hazards (Flooding – General) • Major Urban Transport Routes • Native Vegetation • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development <p>Variations:</p> <ul style="list-style-type: none"> • Concept Plan 21 • Concept Plan 22 • Concept Plan 81

3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 1 – Integrated Planning</p> <p>To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</p>	
<p>1.1 An adequate supply of land (well served by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p>	<p>The Code Amendment seeks to rezone some 10.3 hectares of land to accommodate residential type land uses to the immediate west of development currently underway at Virginia.</p> <p>The proposal will provide a small addition of land supply, allowing for coordination with a larger land area with integrated and coordinated delivery of infrastructure.</p> <p>The Code Amendment proposes to introduce new zoning and land use requirements over the Affected Area to support a diverse mix of housing to meet the needs of the population as it grows and changes.</p> <p>The suite of policies enables development to meet current expectations in housing while allowing for innovation in design in response to household characteristics and community choices which can change over the life of the development of the new urban areas.</p>
<p>1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</p>	<p>Consistent with the earlier DPA which rezoned the adjacent land, the Code Amendment aims to support larger communities at Virginia which attract additional local services and facilities to service the growing population over time. Having additional services closer to where people live reduces travel demands and enhances community self-reliance and sustainability.</p> <p>The delivery of infrastructure to the Affected Area is managed through a set of existing agreements.</p>
<p>SPP 4 – Biodiversity</p> <p>To maintain and improve our state’s biodiversity and its life supporting functions.</p>	
<p>4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting</p>	<p>The proposed Code Amendment will not result in the rezoning of land with recognised high value characteristics, nor the need to clear large areas of land which have not been heavily modified previously.</p>

<p>functions to our state can be maintained.</p>	
<p>SPP 5 – Climate Change Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</p>	
<p>5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</p>	<p>It is acknowledged that the Affected Area is located within an area previously considered as part of the DPA that rezoned the surrounding land. Detailed investigations have previously been undertaken which considered the development of the Affected Area for residential purposes. These investigations confirmed that the land is not directly affected by flooding and off-site flood impacts are capable of being managed.</p>
<p>SPP 6 – Housing Supply and Diversity To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p>	
<p>6.4 The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</p>	<p>The intent of this Code Amendment is to rezone land to support the development of primarily residential development within a cluster of other similar development on a site that is presently surrounded by the Master Planned Township Zone and which can only be accessed through this Zone. Future development can be serviced from the nearby Virginia township and the development is capable of being serviced by existing and coordinated planned infrastructure to the site.</p>
<p>SPP 8 – Primary Industry A diverse and dynamic primary industry sector making the best use of natural and human assets.</p>	
<p>8.4 Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.</p>	<p>The proposal will see the rezoning of land currently zoned Deferred Urban to Master Planned Township (or other zone, subject to investigations that address potential interface issues). Whilst the broader locality supports horticultural activities,</p>

	development occurring in the immediate locality recognised as accommodating the future residential development. Land to the west of the Affected Area is separated via Port Wakefield Road.
SPP 15 – Natural Hazards	
To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.	
15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.	The Structure Plan investigations identified a stormwater management regime to be applied to the new growth areas. The network of stormwater channels, detention basis and wetlands are shown on the proposed Concept Plans and supported by the requirements of the Master Planned Township Zone and existing General section policy in the Planning and Design Code that promote water sensitive urban design outcomes.

3.2. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30-Year Plan for Greater Adelaide – 2017 Update (30-Year Plan) volume of the Planning Strategy (which has transitioned to a Regional Plan under the Act) is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Transit corridors, growth areas and activity centre</p> <p>P11 Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas.</p>	<p>The Affected Area is located to the immediate west and south of development within the Virginia township and is identified in the 30-Year Plan as a Future Urban Growth Area.</p>

<p>Housing mix, affordability and competitiveness</p> <p>P37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas</p>	<p>The Code Amendment seeks to deliver a zoning outcome which results in the expansion of an existing township with a range of housing that caters to prevailing and emerging housing needs and lifestyles within easy reach of services, facilities and open space..</p>
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3.3. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Nil	

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p><i>Playford Growth Area Structure Plan (2013)</i></p>	<p><i>The land, in association with adjoining land now zoned Suburban Neighbourhood, was identified by the Minister as an urban growth area in the "Playford Growth Area Structure Plan, December 2013"</i></p>	<p><i>The land was intended to be rezoned and developed for urban purposes.</i></p>

<p><i>Ministerial DPA – Consultation Draft (August 2013)</i></p>	<p><i>As envisaged in the Structure Plan, the “Ministerial Playford Urban Growth Areas (Angle Vale, Playford North Extensions and Virginia) and General Sections Amendments DPA” was prepared designating the land to be rezoned to Suburban Neighbourhood Zone</i></p>	<p><i>The land was intended to be rezoned and developed for urban purposes.</i></p>
<p><i>Infrastructure Funding Deeds (December 2013)</i></p>	<p><i>Final authorisation of the DPA was contingent on all landowners agreeing / signing the Deeds. There was an intensive period of negotiating the details of the Deeds post statutory consultation of the DPA.</i></p>	<p><i>The Proponent has signed an agreement to the Deed. We note that the subject land is identified within “Sub-Precinct C of the Virginia Urban Growth Area Precinct Plan of Annexure E” associated with the City of Playford Social Infrastructure Deed – Virginia (refer to attachment C). There was a clear intention that the land should be rezoned.</i></p>
<p><i>Approved Ministerial DPA (2013)</i></p>	<p><i>The majority of participating landowners within Virginia had their land rezoned to Suburban Neighbourhood Zone via the “Ministerial, Playford Urban Growth Areas (Virginia) & General Section Amendments (Part 1) Development Plan Amendment”, approved on 19 December 2013.³</i></p>	<p><i>The Proponent has signed an agreement to the Deeds consistent with those landowners who had land rezoned.</i></p>

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Preliminary Site Investigation	Undertake a PSI to determine any site contamination issues that may affect a future development application.

4.3. Engagement Already Undertaken

In accordance with Practice Direction 2, the City of Playford administration has been consulted on this proposal. Council's letter of support is contained in Attachment C.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the attached Engagement Plan outlines what additional engagement will be undertaken to support the Code Amendment.

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land; and
 - owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3. Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined Attachment D. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

ATTACHMENT A
Previous Correspondence

Ref: 2019-0353

13 September 2019

Tom Victory
Principal Planning Officer
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
ADELAIDE SA 5001

tom.victory@sa.gov.au



URPS

Suite 12
154 Fullarton Road
ROSE PARK SA 5067

08 8333 7999
www.urps.com.au
ABN 55 640 546 010

Dear Tom,

Transitioning to the Planning and Design Code: Lot 22, McEvoy Road, Virginia.

We are assisting George Zillante engaged by the landowner of Lot 22, McEvoy Road, Virginia (Certificate of Title V5969 F960).

The Subject Land

The land is zoned Primary Production and is vacant. The land has an irregular shape and has an area of approximately 10.30 hectares. It has a frontage to Port Wakefield Road of approximately 645 metres, a frontage to McEvoy Road of approximately 375 metres and shares a common boundary with an allotment to the east within a Suburban Neighbourhood Zone of approximately 522 metres.

Objective

The landowner's objective is having the land rezoned via the transitional arrangements associated with the new Planning and Design Code, to Suburban Neighbourhood Zone. After a review of documents, it is anticipated that the landowner will and agree to the previously prepared Land Management Agreement (LMA) and Infrastructure Funding Deeds (Deeds).

I have attached copies of a similar LMA and Deeds registered on the title of an adjoining allotment within the Suburban Neighbourhood Zone.

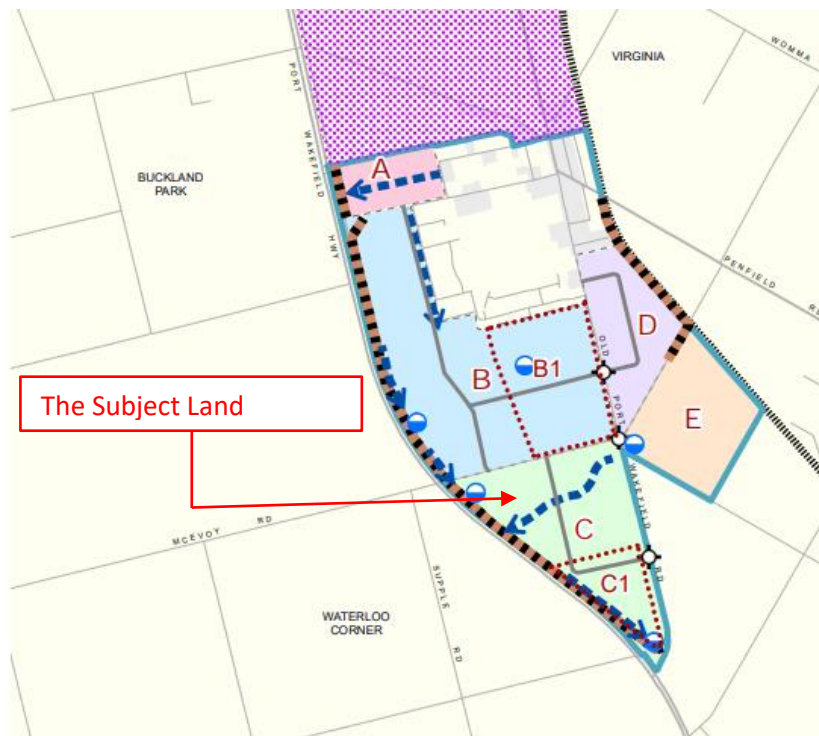
Background

Playford Growth Area Structure Plan (2013)

The land, in association with adjoining land now zoned Suburban Neighbourhood, was identified by the Minister as an urban growth area in the "Playford Growth Area Structure Plan, December 2013"¹

¹ https://www.saplanningportal.sa.gov.au/data/assets/pdf_file/0005/283091/Structure_Plan_combined.pdf

As illustrated by Figure 1 sourced from the Structure Plan, the land was intended to be rezoned and developed for urban purposes.



Playford Growth Area Structure Plan

Figure 1: Subject land within the Growth Area identified by the Ministerial Playford Growth Area Structure Plan.

Ministerial DPA – Consultation Draft (August 2013)

As envisaged in the Structure Plan, the “Ministerial Playford Urban Growth Areas (Angle Vale, Playford North Extensions and Virginia) and General Sections Amendments DPA” was prepared designating the land to be rezoned to Suburban Neighbourhood Zone².

Infrastructure Funding Deeds (December 2013)

Final authorisation of the DPA was contingent on all landowners agreeing / signing the Deeds. There was an intensive period of negotiating the details of the Deeds post statutory consultation of the DPA.

We note that the subject land is currently identified within “Sub-Precinct C of the Virginia Urban Growth Area Precinct Plan of Annexure E” associated with the City of Playford Social Infrastructure Deed – Virginia (refer to attachment). There was a clear intention that the land should be rezoned to Suburban Neighbourhood.

2

https://www.sa.gov.au/__data/assets/pdf_file/0005/7457/Playford_Urban_Growth_Areas_DPA_27_May_2013.pdf

Council indicates that it directly contacted all affected landholders. During this period, the land was owned by our client and his now deceased brother. My client's brother typically managed all administrative issues relating to property. However, at this time, he was affected by ill health and did not forward the correspondence to our client. Our client did not directly receive correspondence from Council, therefore, he had no opportunity to consider the LMA and the Deeds.

Approved Ministerial DPA (2013)

The majority of participating landowners within Virginia had their land rezoned to Suburban Neighbourhood Zone via the "Ministerial, Playford Urban Growth Areas (Virginia) & General Section Amendments (Part 1) Development Plan Amendment", approved on 19 December 2013.³

Unfortunately, given our client was unaware of the need to agree to the Deeds his land (and that of his deceased brother), was not included in the final DPA and thereby remained within the Primary Production Zone.

Inclusion within the Planning and Design Code

We understand that DPTI will release a draft of the Planning and Design Code for metropolitan Adelaide in October 2019 and that the Code must be operational on 1 July 2020.

Based on the information contained in this letter, we believe that all the necessary investigations have been undertaken to include the land within the Suburban Neighbourhood Zone. We note that this is contingent on the landowner reviewing and agreeing to the Deeds. We are awaiting Council to supply us with the draft Deeds. We therefore hold the opinion, that DPTI should seek to rezone the land from Primary Production to Suburban Neighbourhood Zone associated with the introduction of the Planning and Design Code.

Support from the City of Playford

I have been discussing this matter with Council staff. It is my understanding that at staff level, the City of Playford is supportive of the request to include the subject land within a Neighbourhood Zone as originally desired by Council and the Minister in 2013 -2014. It is my further understanding that Council staff are also supportive of having the subject land rezoned to Suburban Neighbourhood during the currently transitioning to the Planning and Design Code. There are no new issues or significant changes in the locally that would warrant an opposing view.

Conclusions

I would appreciate the opportunity to meet with you with Council to discuss this matter further. Can you suggest some suitable meeting dates and times via email – grazio@urps.com.au.

In the meantime, please do not hesitate to contact me on 0400 005 885.

3

https://www.sa.gov.au/_data/assets/pdf_file/0020/43292/DPA_Ministerial_Playford_Growth_Areas_Virginia_and_General_Section_Amendments_Part_1_DPA_19_December_2013.PDF

Yours sincerely

A handwritten signature in black ink, appearing to read 'Grazio Maiorano', with a long horizontal flourish extending to the right.

Grazio Maiorano RPIA (Fellow)

Director

CC: Paul Johnson - PHJohnson@playford.sa.gov.au
Andrew Smith - ADSmith@playford.sa.gov.au
Dale Welsh - DMWelsh@playford.sa.gov.au

Enc: LMA and Infrastructure Funding Deeds

ATTACHMENT B

Certificate of Title

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5969 Folio 960

Parent Title(s) CT 5748/534
Creating Dealing(s) SC 10496484
Title Issued 25/08/2006 **Edition** 5 **Edition Issued** 01/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

T & J VINEY PROPERTY PTY. LTD. (ACN: 609 388 356)
OF LOT 112 PORT WAKEFIELD ROAD BURTON SA 5110

Description of Land

ALLOTMENT 22 FILED PLAN 114583
IN THE AREA NAMED VIRGINIA
HUNDRED OF PORT ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

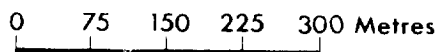
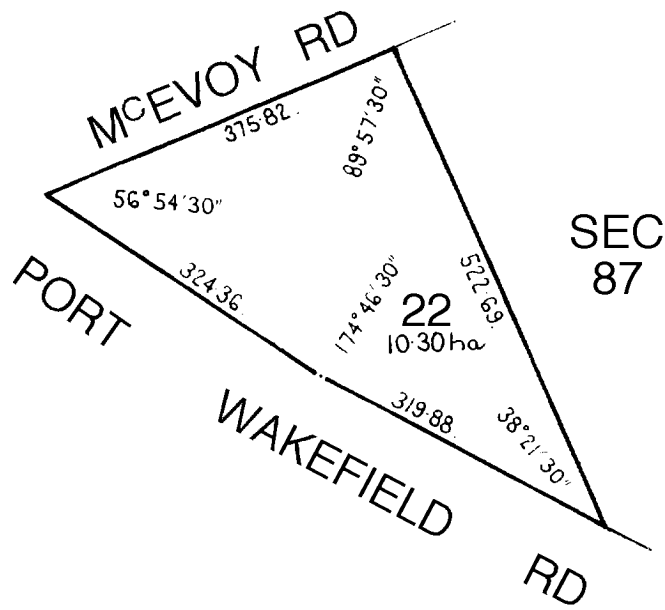
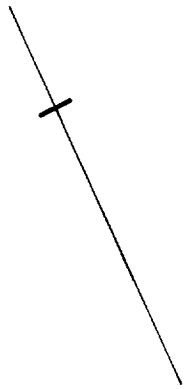
Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 59

Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4024/706



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

ATTACHMENT C:
Council Letter of Support

CALL
(08) 8256 0333

POST
12 Bishopstone Road
Davoren Park SA 5113

EMAIL
playford@playford.sa.gov.au

VISIT
Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115



5th August 2021

Mr. Grazio Maiorano
URPS
12/154 Fullarton Road
ROSE PARK SA 5067

Via Email: grazio@urps.com.au

Dear Mr. Maiorano,

Proposal to Initiate a Code Amendment | McEvoy Road

Thank you for your invitation to provide preliminary comment in accordance with Practice Direction 2 regarding the 'Preparation and Amendment of Designated Instruments' for the proposal to initiate a Code Amendment at McEvoy Road.

Council is aware that the McEvoy Road Code Amendment proposes the rezoning of land from Deferred Urban to Master Planned Township with the Emerging Township Activity Centre Sub Zone Applying.

The subject land was originally intended to be rezoned by the Minister for Planning, along with other land in Virginia, following the Structure Planning undertaken by the State Government, but was not included because the relevant deed agreements were not signed.

It is now understood that the land owners intend to sign the appropriate deeds (as signed for other land in this area) in order to contribute to the funding of key infrastructure. The owners would be expected to sign these agreements before the rezoning is approved. On this basis the City of Playford has no objection to the Statement of Initiation being approved.

Please contact Mr. Jamie Hanlon via telephone 8256 0327 or e-mail jhanlon@playford.sa.gov.au if you have any queries.

Yours sincerely,

A handwritten signature in blue ink that reads "S Green".

Sam Green
CHIEF EXECUTIVE OFFICER

Telephone: (08) 8256 0404

Email: sgreen@playford.sa.gov.au

ATTACHMENT D

Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	2 weeks <i>(includes lodgement and allocation + referral to Government Agencies within the first week)</i>
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared The Drafting instructions and draft mapping provided to AGD	Designated Entity	6 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Designated Entity	2 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	In line with the Engagement Plan
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Designated Entity	4 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks

Step	Responsibility	Timeframe
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	AGD	8 weeks