

**PROPOSAL TO INITIATE A PLANNING & DESIGN CODE
AMENDMENT**

Private Proponent Rezoning

15-17 and 19-29 Glynburn Road, Glynde

ALDI Stores

Richard Dwyer



**Managing Director
Ekistics Planning and Design (on behalf of ALDI Stores)**

Date: 23 November 2020

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)(vii) of the *Planning, Development and Infrastructure Act 2016*.



MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date: 15 2 21

1 INTRODUCTION

- 1.1 Designated Entity
- 1.2 Rationale for Amendment

2 SCOPE OF CODE AMENDMENT

- 2.1 Affected Area
- 2.2 Scope of Proposed Amendment

3 STRATEGIC ALIGNMENT AND INVESTIGATIONS

- 3.1 Alignment of Investigations to State Planning Policies
- 3.2 Consideration of Regional Plans
- 3.3 Consideration of other relevant documents
- 3.4 Infrastructure provision

4 THE CODE AMENDMENT PROCESS

- 4.1 Engagement to Date
 - 4.2 Code Amendment Process
 - 4.3 Timetable
-
-

1 INTRODUCTION

Pursuant to Section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the 'Act') ALDI Stores ('ALDI') proposes a Code Amendment ('Amendment') in relation to land located at 15-17 and 19-29 Glynburn Road, Glynde (the subject site).

ALDI have contractually secured the land from the current landowner, and therefore have a direct and ongoing interest in the land.

This proposal details the scope, relevant strategic and policy considerations, nature of investigations to be carried out, and the associated timeframes to be followed in preparing the Amendment.

The purpose of this 'Proposal to Initiate' document is to seek the agreement by the Minister for Planning ('the Minister') to commence a Code Amendment. It is understood that the Minister may also specify conditions on approving this initiation.

1.1 Designated Entity for Preparing the Code Amendment (Private Proponent)

ALDI request that, pursuant to Section 73(4)(a) of the Act, they be the designated entity responsible for conducting the Code Amendment process. ALDI will be contracting Ekistics Planning & Design for planning advice and conducting the Code Amendment process.

Richard Dwyer, Managing Director, Ekistics will prepare the Engagement Plan and ensure engagement accords with the Community Engagement Charter. Richard is a qualified planner and has over 20 years' experience in the field.

The proponent understands that the Department will seek its agreement regarding the recovery of reasonable costs prior to commencing Code Amendment Work.

1.2 Rationale for the Amendment

To establish a more supportive planning policy framework for retail development, specifically a small to mid-size supermarket, the policy framework will need to support retail development in excess of 1,000m² gross leasable area for the development of a 'shovel ready' ALDI supermarket.

ALDI is seeking to establish a store within the Glynde catchment and has identified the subject site as one that is highly desirable given its strategic location in the inner eastern suburbs, its adjacency to an arterial road corridor and proximity to established residential neighbourhoods. The store would represent an investment of approximately \$6.12 million, and result in approximately 25 full time equivalent positions. An additional 84 full time equivalent indirect and direct positions would be created during the construction period.

2 SCOPE OF THE CODE AMENDMENT

2.1 Affected Area

The subject site, illustrated below, is formally identified in the following Certificates of Title:

- Allotment 1 and 2, Volume 5213 Folio 875;
- Allotment 49, Volume 5482 Folio 725;
- Allotment 102, Volume 5482 Folio 727;
- Allotment 103, Volume 5214 Folio 620; and
- Allotment 6, Volume 5214 Folio 244.



While ALDI's particular interest is limited to the extent of the subject site outlined in orange, the **Affected Area** is proposed to include the allotment occupied by the Glynde Lutheran Church (defined as a 'place of worship') located directly to the north of the subject site, on the opposite side of Lewis Road. This is depicted below, outlined in red.



The subject site presently comprises several commercial buildings, together with associated car parking and storage areas. The subject site has a frontage to Glynburn Road of approximately 110 metres, and a frontage to Lewis Road of approximately 40 metres. Glynburn Road is a secondary arterial road under the care and control of the Department of Transport and Infrastructure (DTI), while Lewis Road is a local road under the control of the City of Norwood Payneham and St Peter ('the Council').

Existing uses on the subject site include:

- A converted dwelling, occupied by '*Mind Australia*' - used as an 'office';
- A service trade premise (with a floor area of approximately 600m²) occupied by *L & H Electrical Supplies*; and
- A large 'warehouse' style building, comprising six (6) commercial tenancies, one (1) of which is occupied by a Korean Supermarket (a form of 'shop') which faces Glynburn Road.

Given its irregular shape, the subject site adjoins several different land parcels. In general, residential land uses adjoin the subject site to the north-west and west, while commercial uses adjoin the site to the south, including a Local Heritage Place (the *Glynde Fire Station*) which is presently used as a 'shop' (located within the Light Industry Zone). To the north and north-west, on the opposite side of Lewis Road is the *Glynde Lutheran Church* as well as residential uses. To the east, on the opposite side of Glynburn Road (within the City of Campbelltown), there are various one and two storey residential dwellings, as well as other commercial uses.

Aerial Image – View to the West (Source: www.commercialrealestate.com.au)



View north-west towards the subject site – across Glynburn Road



View north into the subject site from Glynburn Road



View west into the subject site from Glynburn Road



View south along Glynburn Road, with site on the right



View south along Glynburn Road, from Lewis Road, with site on the right



2.2 Scope of Proposed Amendments

It is anticipated the proposed Code Amendment will investigate the introduction of an appropriate Zone or policy change to facilitate retail development with a gross leasable area in the order of 1,000m² to 2,000m² of floor area. This outcome could be achieved through various policy options including:

- Expansion of the 'Suburban Activity Centre Zone' which is located directly to the north of the Affected Area, which supports retail land uses with a greater gross leasable floor area;
- Amending the 'Housing Diversity Neighbourhood Zone' and 'Suburban Employment Zone' to allow for a greater 'scale' of retail and to remove the Restricted 'trigger' for shops greater than 1,000m²; or
- Reviewing and selecting a more appropriate Zone from the suite of zone options available within the Productive Economy Chapter of the Code, which would support retail development with a GLA exceeding 1,000m².

<p>'Current' Policy (under Draft Phase Three Planning & Design Code)</p>	<p>The Affected Area comprises Housing Diversity Neighbourhood Zone and Suburban Employment Zone of the Draft Planning & Design Code (consultation version October 2019).</p> <p>Overlays applying to the Affected Area comprise:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay (structures over 45m) • Local Heritage Place Overlay (applies to Allotment 6 only) • Prescribed Wells Area Overlay • Regulated Trees Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay <p>The following Technical and Numeric Variations (TNVs) apply to those portions of the Affected Area located within the Housing Diversity and Neighbourhood Zone. These do not apply to those portions of the site located within the Suburban Employment Zone.</p>
---	--

	<ul style="list-style-type: none"> • Building Height (Storeys) – maximum building height is two (2) storeys. • Building Height (Maximum Metres) – maximum building height is 9 metres.
Amendment Outline	<p>The existing Development Plan framework does not support retail in excess of 1000m² and therefore the establishment of a supermarket (which are typically greater than 1000m² in GLA) within the Affected Area would be processed as a form of Restricted development.</p> <p>It is intended that the proposed Code Amendment would investigate the suitability of introducing an appropriate Zone or policy change which would facilitate retail development with a gross leasable area in the order of 1,000m² to 2,000m² floor area within the Affected Area.</p>
Intended Outcome of Amendment	<p>Shops with a gross leasable area over 1000m² in both Zones are currently listed as ‘Restricted’ forms of development. It is therefore intended that the Code Amendment apply an appropriate Zone to the Affected Area, in order to achieve shops with a gross leasable area in the order of 1000m² to 2,000m².</p> <p>This outcome could be achieved through various options including:</p> <ul style="list-style-type: none"> • Expansion of the ‘Suburban Activity Centre Zone’, which is located directly to the north of the Affected Area, which supports retail land uses with a greater gross leasable floor area; • Amending the Housing Diversity Neighbourhood Zone and Suburban Employment Zone to allow for a greater ‘scale’ of retail and to remove or increase the Restricted ‘trigger’ for shops greater than 1,000m²; • Reviewing and selecting a more appropriate Zone from the suite of zone options available within the Productive Economy Chapter of the Code, which would support retail development with a GLA exceeding 1,000m².
Intended Policy / Amendment Outline	<p>Amendments to policy which would remove or increase the floor area trigger for ‘Restricted’ development.</p> <p>Extinguishing proposed TNVs could be explored, as they generally relate to the establishment of residential development within the Housing Diversity Neighbourhood Zone.</p>

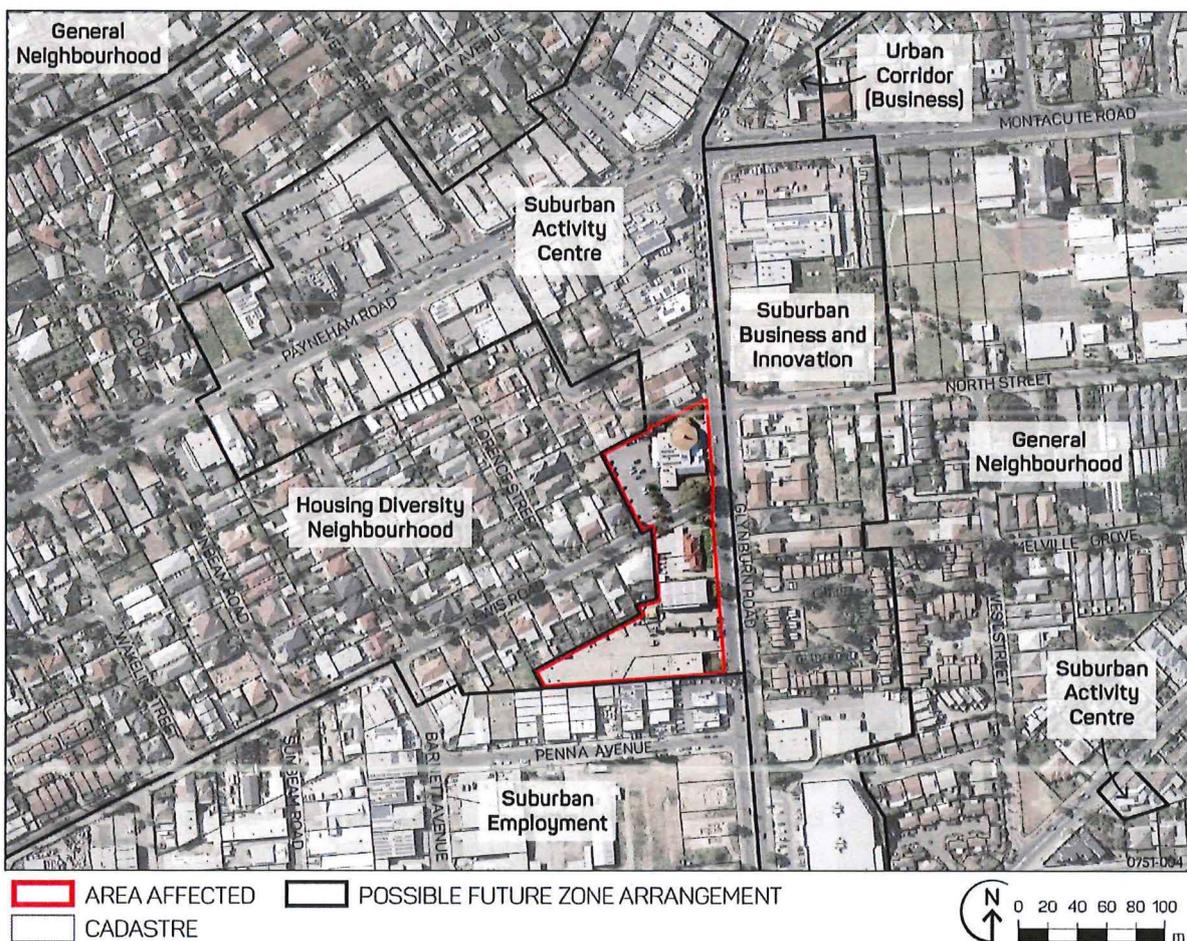
We note that expanding the Suburban Activity Centre Zone would create a continuous zone corridor adjacent Glynburn Road, and remove the existing ‘wedge’ that exists where the Housing Diversity Neighbourhood Zone separates the Suburban Activity Centre Zone (to the north) and Suburban Employment Zone (to the south).

Further, expansion of the Suburban Activity Centre Zone would provide for a continuous ‘commercial’ corridor along Glynburn Road, which would appropriately complement the presence of the Suburban Business Innovation Zone, located to the east of the Affected Area on the opposite side of Glynburn Road.

We further note that incorporation of the Glynde Lutheran Church in the proposed Suburban Activity Centre Zone is an appropriate outcome, where a 'place of worship' is a contemplated land use within the Suburban Activity Centre Zone. This would form a 'performance assessment' test, if proposed afresh. Being a relatively large land parcel of approximately 4,000m², the Church site could accommodate a range of commercial land use activities as contemplated within the Suburban Activity Centre Zone, should it be considered for re-development.

We note that under this scenario, the 'Suburban Activity Centre Zone' would abut the 'Housing Diversity Neighbourhood Zone' to the west. However, recognising the Affected Area presently comprises non-residential uses, future re-development would afford the opportunity to review and improve the residential interface, and importantly, we note that ALDI have an established history of successfully managing residential interface considerations whilst simultaneously providing local residents with convenient retail services and employment opportunities.

The spatial arrangement of this possible Zone outcome is illustrated below:



3 STRATEGIC ALIGNMENT AND INVESTIGATIONS

Proposed Code Amendments occur within a state, regional and local strategic setting and are grouped as follows:

- State Planning Policies (SPPs)
- Regional Plans

- Other relevant strategic documents.

For more complex proposals, it is recommended that you meet with Departmental representatives. In order to determine the strategic alignment, it may be necessary for investigations to occur at this stage.

Where there are significant government agency issues that may require investigation and discussion with other Government departments, the Department may assist in convening these meetings.

3.1 ALIGNMENT OF INVESTIGATIONS TO STATE PLANNING POLICIES

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

This proposal should be initiated because it seeks to implement the following SPPs:

Relevant State Planning Policies (SPP)	How this proposed Code Amendment is aimed at achieving these SPPs:	How can this be measured in the Code Amendment (optional)
<i>SPP XX</i>	<i>What evidence do you have to demonstrate the <u>demand or need</u>?</i>	<i>Outline how this can be measured. For instance, the increase housing, diversity of housing, employment numbers etc.</i>
SPP1: Integrated Planning	Through subsequent detailed investigations, the proposed Amendment will seek to integrate land use, transport, and infrastructure planning to ensure the proposed policy outcomes provide a coordinated response for the strategic use of the Affected Area.	
SPP2: Design Quality	The proposed Code Amendment will seek to establish a policy framework which promotes high quality urban design while ensuring that the design is sympathetic and responsive to surrounding uses and the character of the locality more generally.	
SPP5: Climate Change	The proposed Code Amendment seeks to facilitate the delivery of commercial and business services within proximity of residential areas and public transport. This can assist to promote healthier lifestyles and the use of alternative forms of transport, thereby assisting to reduce car dependency.	

<p>SPP9: Employment Lands</p>	<p>The proposed Code Amendment seeks to facilitate an opportunity to establish a small to mid-sized supermarket at the subject site, which is located outside of a designated 'centre'. This will assist to stimulate competition in the retail sector, and generate employment opportunities, both during the construction phase, through direct in-store employment, and through the flow on of indirect employment benefits.</p>	
<p>SPP11: Strategic Transport Infrastructure</p>	<p>During the detailed investigation phase, the proposed Amendment will consider potential future development impacts on Glynburn Road and the surrounding road network. A key component of the investigations will be to ensure that the Affected Area can be appropriately serviced and accessed, without compromising the integrity and function of the road network. Further, the investigations will consider the safety, viability, and accessibility for alternative modes of transport including walking, cycling and public transport.</p>	
<p>SPP14: Water Security and Quality</p>	<p>Detailed investigations associated with the proposed Amendment will investigate and consider post-development scenarios, to ensure that water quality requirements can be satisfactorily achieved, as well as reviewing opportunities to improve water quality run-off, relative to the existing configuration of the site.</p>	
<p>SPP16: Emissions and Hazardous Activity</p>	<p>The proposed Amendment does not seek to facilitate opportunities for industrial</p>	

	<p>development which could expose the community and environment to hazardous emissions and practices. However, the Amendment will comprise investigations to demonstrate that the land is suitable to support future development outcomes (recognising that the majority of the Affected Area is presently sealed with impervious surfaces).</p>	
--	--	--

Identifying Investigations

To ensure that investigations meet the requirements of the State Planning Commission and government agencies, use the standard investigation table in the Code Amendment. This reference table will assist in identifying the investigations required to inform the proposal to amend the Code.

The table is divided into three parts to help guide the user in identifying relevant planning considerations:

- PART 1: Principles of Good Planning & State Planning Policies (SPPs)
- PART 2: Regional Plans
- PART 3: Other Planning Documents & Relevant Legislation.

Note: if an Overlay applies to the area that you are seeking to amend, this must be addressed as an investigation and will need to be identified as a relevant SPP.

In addition, the table below outlines what SPP principles are relevant to the proposed Amendment and the investigations that will be undertaken, or have been undertaken, to ensure the issue has been addressed and is consistent with the SPPs.

Relevant State Planning Policies	Further explain the issue, particularly where the issue may significantly influence the proposal's consideration e.g. native vegetation cover.	Investigation to be/has been undertaken.
SPP1: Integrated Planning	It is not expected that the proposed Zoning – or indeed any future land uses within the proposed Zone – would have any impacts beyond what currently exists, where a number of shops and associated warehousing activities exist on the subject site.	It is anticipated that GIS mapping will be required to support the Code Amendment, in order to spatially represent and analyse existing retail areas, zoning and land uses. A Retail Demand Analysis may be undertaken to review retail provision and demand in the catchment area and how it relates to the Affected Area.

		Analysis will also include a review of the suitability of the existing land uses sought in the Suburban Employment and Residential Zones.
SPP9: Employment Lands	The Affected Area is considered to be suitable to establish a small to mid-sized supermarket, which will generate employment opportunities, both during the construction phase, through direct in-store employment, and through the flow on of indirect employment benefits.	An Economic and Retail Impact Assessment will form the investigations of the proposed Code Amendment, in order to understand the employment benefit possible as part of the rezoning.
SPP11: Strategic Transport Infrastructure	It is anticipated that the investigations will consider the safety, viability, and accessibility for alternative modes of transport including walking, cycling and public transport.	A Traffic Impact Assessment is anticipated to be necessary to support the Code Amendment, where the assessment will consider potential future impacts on Glynburn Road and the surrounding road network, to demonstrate safe access and multi-modal transport types.
SPP16: Emissions and Hazardous Activity	Investigations to demonstrate that the land is suitable to support future development outcomes (recognising that the majority of the Affected Area is presently sealed with impervious surfaces) will be prepared.	The likely investigations would include: <ul style="list-style-type: none"> • Interface assessment. • Noise impact assessment. • Infrastructure assessment (including stormwater and ground water and soil reports as necessary)

Notwithstanding, we note that initial feasibility studies indicate that the subject site is appropriately located and configured to support future development of a supermarket, and the development is capable of being designed, managed and serviced to ensure there are no unreasonable impacts to the amenity of the locality, road network or environment more generally.

3.2 CONSIDERTATION OF REGIONAL PLANS

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

What are the current Regional Plans?

The State Planning Commission has “identified” that the existing volumes of the South Australian Planning Strategy prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to ‘*What are Regional Plans?*’ on the Regional Plans and Joint Planning Arrangements page of the PlanSA Portal.

Note: where there is conflict between a Regional Plan and an SPP, the SPP will prevail.

The *30 Year Plan for Greater Adelaide 2017 Update* is the relevant Regional Plan for this Code Amendment.

Relevant Regional Plan and Priorities Identified Notes: <ul style="list-style-type: none"> • do not need to identify priorities that repeat an SPP • focus on any spatial information. 	How will this proposed Code Amendment achieve the priorities identified in the relevant Regional Plan?
30 Year Plan for Greater Adelaide 2017 Update: Transit corridors, growth areas and activity centres [consider removing, per note above – as this repeats an SPP]	<p>Policies within the ‘<i>Transit corridors, growth areas and activity centres</i>’ policy theme seek to encourage development along key transport corridors, within activity centres. There will be retail services provided where they will contribute to the principles of accessibility, a transit-focused and connected city, high quality urban design, and economic growth and competitiveness. Activity centres will be vibrant places that focus on mixed-use activity and public realm improvements.</p> <p>The proposed Code Amendment will provide a Zone that allows Glynburn Road to function with retail services along a transport corridor, with high-quality urban design, economic growth, and competitiveness all accompanying the Amendment through a future commitment by ALDI Stores to develop the subject site located within the Affected Area.</p>
30 Year Plan for Greater Adelaide 2017 Update: Design quality [consider removing, per note above – repeats an SPP]	<p>Policies within the ‘<i>Design quality</i>’ policy theme seeks all-inclusive approach to development by including streetscapes, public realm, and infrastructure that supports the community. It seeks to encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets.</p> <p>The proposed Code Amendment would facilitate and enable the shovel-ready ALDI supermarket to complete the existing quality streetscape, with a land use that is more aligned and better suited to serve the local community. The design of future development will be considerate of and compatible with its surrounding context, and its location such that it would better connect with and activate the interface with its street frontage; which currently does not exist on the undeveloped site.</p>

	<p>The proposed Code Amendment introduces an Activity Centre Zone which would give continuity of this Zone along Glynburn Road, which would further allow for a cohesive streetscape to be implemented along Glynburn Road – and indeed with land uses that are logically located along an arterial road, with the design of these buildings differing greatly from those of a residential nature should the Affected Area remain as it exists.</p>
<p>30 Year Plan for Greater Adelaide 2017 Update: The economy and jobs [consider removing, per note above – repeats an SPP]</p>	<p>Policies within <i>'The economy and jobs'</i> policy theme seeks to ensure there are suitable land supplies for the retail, commercial and industrial sectors, whilst ensuring land options exist with recognition to and consideration of existing sensitive land uses.</p> <p>The proposed Code Amendment creates additional land for retail, commercial and other appropriate land uses by creating an Activity Zone which supports it. It retains the existing residential lands which adjoin it, protecting those land uses. By virtue, the retail and commercial land uses allow for employment, and subsequently further stimulate the economy.</p>

3.3 CONSIDERATION OF OTHER RELEVANT DOCUMENTS

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

The following table identifies other documents relevant to this proposed initiation:

Documents	How this proposed Code Amendment will be informed by content in the relevant document/or how it aligns with the document:
<p>City of Norwood Payneham and St Peters –City Plan (2030)</p>	<p>The proposed Amendment is highly aligned with the <i>City Plan 2030: Shaping Our Future (2017 Update)</i> which represents Council’s long-term strategic management plan for the City. First endorsed in 2008, the plan outlines the community’s vision and aspirations to the year 2030, seeking to deliver a ‘<i>city which values its heritage, cultural diversity, sense of place and natural environment...a progressive City which is prosperous, sustainable and socially cohesive, with a strong community focus</i>’.</p> <p>The Plan articulates four (4) key interlinked ‘Outcomes’:</p> <ul style="list-style-type: none"> • Social Equity; • Cultural Vitality; • Economic Prosperity; and • Environmental Sustainability. <p>These ‘Outcomes’ are linked to key ‘Objectives’ which are to be delivered through Council’s strategic planning framework, with the goal of addressing ‘community wellbeing’.</p> <p>The proposed Amendment aligns with the following outcomes and objectives:</p> <ul style="list-style-type: none"> • Outcome 1 – Social Equity: <i>Meeting demand for customer services, equitable access, accessible by sustainable and active modes of travel.</i> <i>Objective 1 – Convenient and accessible services, information and facilities.</i> • Outcome 2 – Cultural Vitality: <i>A culturally rich and diverse city, with a strong identity, history and sense of place.</i> <i>Objective 4 – Pleasant, well designed and sustainable urban environments.</i> • Outcome 3 – Economic Prosperity: <i>A dynamic and thriving centre for business and services.</i> <i>Objective 1 – A diverse range of business and services</i> <i>Objective 2 – Cosmopolitan business precincts contributing to the prosperity of the City</i> <i>Objective 3 – Attract new enterprises and local employment opportunities to our City.</i> • Outcome 4 - Environmental Sustainability: <i>A leader in environmental sustainability</i> <i>Objective 1 – Sustainable and efficient management of water, waste, energy and other resources</i> <i>Objective 3 – Sustainable and attractive streetscapes and open spaces</i>

<p>City of Norwood Payneham and St Peter – Draft Economic Development Strategy</p>	<p>We note that the proposed amendment is also aligned with the Council’s <i>Draft Economic Development Strategy 2021-2026</i> which was recently publicly consulted. The objective of the Strategy is for it to be used as tool to support the growth of the City’s business sectors, promote the City as a destination with dynamic and vibrant precincts as well as encourage innovation, investment and make it easier for owners to start, own or grow a business.</p> <p>The proposed Amendment aligns with the following draft ‘Outcomes’ and ‘Strategies’:</p> <ul style="list-style-type: none"> • Outcome - <i>Dynamic and Diverse City</i> - A City with thriving and resilient business sectors that drive employment and deliver growth. To support the growth and viability of sectors with competitive strength and strategic priority. • Strategy 1.1 – Focus on the support and growth of the City’s priority sectors [which includes] Retail. • Outcome – <i>Business Friendly City</i> – A city that understands the needs of business. To remove barriers and make it easy for business owners to start, run and grow a business. • Strategy 4.3 - Establish an effective planning policy framework to encourage investment and enable businesses to establish in the City.
--	---

3.4 INFRASTRUCTURE PROVISIONS

A detailed overview of infrastructure provisions that may relate to the scope of the proposed Code Amendment, are provided in the Standard Investigations Table.

If infrastructure cannot be provided through standard augmentation and resolved through the development application process, the proponent will be required to undertake further investigations and negotiation with the infrastructure provider. Any Agreements entered into for infrastructure provision will need to be in place prior to approval of the Code Amendment.

The following investigations have been undertaken in regard to infrastructure provision for this rezoning:

Nil

4. ENGAGEMENT TO DATE

ALDI Stores have already engaged in early discussions and consultation with the administration of the City of Norwood Payneham and St Peters Council, who have expressed no fundamental objection to the establishment of an ALDI supermarket at the subject site (although they recognise the limitations of the existing policy framework). With respect to the initiation of a Code amendment in relation to the Affected Area, Mr Mark Thomson (Manager, Development Assessment) confirmed on 5 May 2020 that *‘Our preference is that you approach DPTI in the first instance and Council can respond to any specific requests for review once we know the policy proposition.’*

In accordance with Practice Direction 2 – *‘Preparation and Amendment of Designated Instruments Version 2’*, we understand consultation will extend to the City of Norwood, Payneham and St Peters Council.

Understanding what has occurred in the consultation to date, will assist in the preparation of an Engagement Plan.

It is preferred that written advice is received from the Council and/or Regional Planning Board (emails from administration is fine) and attached to this document however it is understood that this is not always possible. If written advice has not been received then the Department may contact the Council and/or Regional Planning Board as part of assessing the proposal.

5. CODE AMENDMENT PROCESS

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – 'Preparation and Amendment of Designated Instruments Version 2'.

Ekistics will prepare an Engagement Plan prior to the commencement of engagement. This Engagement Plan will be considered by the State Planning Commission, together with the Section 73 Engagement Report, during the final stages of the amendment process.

It is anticipated the following persons or agencies are consulted during the Code Amendment process:

- Attorney General's Department – Planning and Land Use Services;
- Department for Infrastructure and Transport – Transport Services;
- SA Power Networks;
- Electranet Pty Ltd.;
- SA Water;
- Local Members of State Parliament;
- The City of Norwood Payneham and St Peters;
- Adjoining Councils (including the City of Campbelltown); and
- Landowners and occupiers within reasonable proximity of the Affected Area, including the *Glynde Lutheran Church*.

In addition, the Engagement Plan is required to include mandatory consultation with the Local Government Association, who must be notified and consulted in writing.

5.1 TIMETABLE

Code Amendments Timetable

Steps	Responsibility	Timeframes
Approval of the Initiation Proposal		
Assessment, and preparation of advice to Commission or delegate. Timeframe will be put on hold if further information is required.	AGD	4 weeks (<i>includes lodgement and allocation + referral to Government Agencies within the first week</i>)
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Advice	Commission (Delegate)	2 weeks (<i>includes 1 week to process through Minister's office</i>)
	Full 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 the AGD	Designated Entity	12 weeks
The AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Designated Entity	"Insert No. Weeks" [Can be left blank as it will be informed by Engagement Plan]
Engagement on the Code Amendment – After implementation of Phase 3 Code		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	"Insert No. Weeks" [Can be left blank as it will be informed by Engagement Plan]
Consideration of Engagement and Finalisation of Amendments		

Steps	Responsibility	Timeframes
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Designated Entity	8 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>)
	Full Commission	+ 3 weeks
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

