

Code Amendment Initiation Checklist

Investigations and Consultation

In determining whether to initiate a Code Amendment it is recommended that Proponents give early consideration to the key issues outlined in this Checklist to assist in determining what investigations and consultation will be required.

If any of the planning issues in this Checklist will apply to the land the subject of the proposed Code Amendment, refer to the Code Amendment Investigations Table for a detailed list of relevant investigations. It is also recommended that Proponents contact any relevant government agencies listed in this Checklist if their specialist information or assistance is required.

It is also strongly recommended that the Proponent seeks comments from the Council on the draft Proposal to Initiate a Code Amendment. If evidence of initial comments from the Council is not provided as part of the Proposal to Initiate, the Department will seek those comments on the Proponent's behalf.

The Department may also seek initial feedback from government agencies if their advice is required about the strategic assessment of the Proposal to Initiate, or to clarify investigations. This will not be required if this has been undertaken by the proponent, and evidence of this feedback is provided with the Proposal to Initiate.

Issue Checklist

Relevant Issues	Yes/No Applies to the Affected Area	Refer to Code Amendment Investigation Table for detailed description of investigations	Relevant Agencies EPA - Environment Protection Authority DEM - Department for Energy & Mines DEW - Department for Environment & Water DIT- Department of Infrastructure & Transport PLUS AGD - Planning and Land Use Services, Attorney General's Department PIRSA- Department of Primary Industries & Regions Defence SA Contact PLUS AGD for Government Agency contacts
Rezoning to enable sensitive land uses (residential, childcare, schools)			
Potential for land contamination on site		Standard investigation	Guidance can be provided by the EPA
Rezoning adjacent or close to industrial activities: - licensed activities - adjacent or close to landfills (including old landfills) - complaints		Standard investigation	The EPA can provide advice on licensed activities, landfill gas, complaints from industrial activities
Rezoning adjacent or close to Mining activities		Standard investigation	Refer to EPA and DEM for advice about investigations recommended in individual cases.
Rezoning adjacent to airports, airfields or defence facilities			The relevant airport or airfield owner or operator should be consulted with to determine investigations. For example, this might include (as relevant): - Adelaide Airport Limited (in relation to Adelaide Airport and Parafield Airport)

			<ul style="list-style-type: none"> - Department of Defence (in relation to Edinburgh RAAF Base and other defence airfields) - Local councils in relation to locally operated airfields - Private airfield operators, with respect to privately owned or operated airfields
Environmental issues and natural hazards			
Contains native vegetation and/or fauna (including grasses & fauna)		Standard investigation	Guidance can be provided by DEW
Adjacent to the Coast or Riverine Environments: <ul style="list-style-type: none"> - sea level rise and flooding - acid sulphate soils - coast erosion of cliff faces, dune retreat 			Refer to DEM for advice about investigation recommended in individual cases
Identified in a bushfire risk area-refer to overlay		Standard investigation	Guidance can be provided by the CFS
Identified to be subject to flooding-Refer to overlay		Standard investigation	Guidance can be provided by Council
Slopping sites		Standard investigation	Will determine suitable zoning outcomes
Infrastructure & Services			
Infrastructure Provision Can it be augmented into existing infrastructure?		Standard investigation	Consult with Utility Providers: Electranet Pty Ltd Epic Energy SA Power Networks APA Group South East Australia Gas Pty Ltd SA Water
Increasing traffic and access onto a State Controlled Road		Standard investigation	Guidance can be provided by DIT
Increasing traffic and access onto a Council Controlled Road		Standard investigation	Guidance can be provided by the relevant Council
Adjacent to high pressure gas pipelines		Standard investigation	Refer to SEAGas or Epic Energy
Stormwater		Standard investigation	Guidance can be provided by the relevant Council
Provision of public open space, cycle & pedestrian links		Standard investigation	Guidance can be provided by the relevant Council Note: proclaimed open space must be revoked prior to starting the rezoning process.
Heritage & Character			
Greenfields- aboriginal heritage sites		Standard investigation	Refer to https://www.dplh.wa.gov.au/information-and-services/aboriginal-heritage/aboriginal-heritage-search
Local and state heritage items		Standard investigations	
Heritage & Character areas		Standard investigations	Consideration will assist in determining appropriate Technical Numerical Variations such as heights of buildings.
Land supply			

Land supply where the proposal is not mentioned in a regional plan or supporting growth management plan.		Standard investigation	Guidance can be provided by PLUS AGD
Rezoning land currently used for Primary production		Standard investigation	Guidance can be provided by PIRSA
Rezoning land currently used for employment purposes		Standard investigation	Guidance can be provided by PLUS AGD
Rezoning land for centre activities		Standard investigation	Guidance can be provided by PLUS AGD