

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

Middleton Code Amendment

By Gums ADHI Pty Ltd (*the Proponent*)

 (Signature Required)

Gums ADHI Pty Ltd (the Proponent)

Date: 30 March 2022

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*. By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents may be published on the PlanSA portal by the Attorney General's Department.


MINISTER FOR PLANNING

Date: *25/9/22*

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1. INTRODUCTION

The Proponent (Gums ADHI 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 104 Port Elliot Road, Middleton and Lot 105 Mindacowie Terrace, Middleton (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning (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 Register 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:
 - Andrew Humby – Director, Humby Consulting
 - andrew@humbyconsulting.com.au
 - 0402 832 226
- 1.1.3. The Proponent intends to undertake the Code Amendment by:
 - (a) Engaging Humby Consulting 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 Affected Area is conveniently located at the western end of the Middleton township which will assist in creating a logical expansion to the existing township.

Located within the Deferred Urban Zone, the Affected Area has historically been identified for future residential expansion. All other land, other than an adjoining land parcel to the north of

the Affected Area, surrounding the Middleton Township is contained within the Environment, Food and Production Areas and limits the opportunity for any additional expansion of the township.

The Affected Area is in close walking distance to existing shops and services on the main street of Middleton and is adjacent Port Elliot Road which connects the townships of Victor Harbor and Port Elliot (to the west) to Middleton and Goolwa (to the east). The southern boundary of the Affected Area is enclosed by the Cockle Train railway line to the south. Mindacowie Road and Basham Beach Road border the Affected Area to the east and west respectively.

The rezoning of Affected Area to facilitate the creation of approximately 52 low-density residential allotments plus a large public reserve adjoining the Middleton Hotel and railway station is a logical one given the ongoing demand for new dwellings in Middleton and the wider Fleurieu region. Early infrastructure site investigations indicate the demand for new infrastructure will be modest and any costs for connections to council infrastructure will be paid for by the proponent.

The proposal is consistent with the goals, strategies and objectives of Alexandrina Council's A2040 strategic plan and draft Economic Development Strategy 2022 – 2027. Furthermore, the strategy is consistent with the strategic objectives and policy directions contained in *The 30-Year Plan for Greater Adelaide (2017 update)* and assists in addressing the growth challenges expressed in the Land Supply Report for Greater Adelaide (June 2021).

Preliminary discussions with Council administration and local community groups indicate a high level of support for the low-density residential rezoning.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the following land located within the Alexandrina Council:

- Allotment 104, Filed Plan 166163 of Certificate of Title Volume 5799 Folio 377, Hundred of Goolwa – commonly known as Lot 104 Port Elliot Road, Middleton
- Allotment 105, Filed Plan 166164 of Certificate of Title Volume 5799 Folio 208, Hundred of Goolwa – commonly known as Lot 105 Mindacowie Terrace, Middleton

The Affected Area map is contained in Attachment A with the relevant Certificates of Titles contained in Attachment B.

2.2. Scope of Proposed Code Amendment

Site 1 – Allotment 104 Port Elliot Road, Middleton and Allotment 105 Mindacowie Terrace, Middleton

<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"> • Airport Building Heights (Aircraft Landing Area) • Building Near Airfields • Hazards (Bushfire – Medium Risk) • Hazards (Flooding – Evidence Required) • Murray-Darling Basin • Native Vegetation • Prescribed Water Resources Area • Traffic Generating Development • Urban Transport Routes <p>Technical and Numerical Variations:</p> <ul style="list-style-type: none"> • Nil
<p>Amendment Outline</p>	<p>The objective of the Code Amendment is to rezone land to facilitate the orderly expansion of low-density residential development within the Middleton township.</p>
<p>Intended Policy</p>	<p>The Code Amendment seeks the following amendments:</p> <ul style="list-style-type: none"> • Rezone from Deferred Urban Zone to Master Planned Township Zone • Retain existing Overlays • Insert the following Technical and Numerical Variations: <ul style="list-style-type: none"> ○ Maximum Building Height (storey) – 2 storey ○ Maximum Building Height (metres) – 9 metres ○ Minimum Allotment Size – 1200m²

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 serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p>	<p>The Code Amendment seeks to rezone approximately 8.7 hectares of land to accommodate low-density residential development to the immediate west of the Middleton township.</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 low-density 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.</p>
<p>1.2 Provide an orderly sequence of land development that enables the cost-effective delivery of investment with the rate of future population growth.</p>	<p>The existing Deferred Urban Zone is well suited to provide for the logical expansion of the Middleton township. The area is one of two remaining areas of Deferred Urban Zone within this township, with all other areas located in the Environment, Food and Production Area.</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 functions to our state can be maintained.</p>	<p>The proposed Code Amendment will not result in the rezoning of land with recognised high value characteristics. The land has been extensively cleared for primary production activities which will not require any further clearing of the land.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	The existing pocket of remnant vegetation is proposed to be retained and form part of a future area of public open space.
<p>SPP 6 – Housing Supply and Diversity</p>	
<p>To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p>	
<p>6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p>	<p>Appropriate zoning of the land will facilitate increased diversity of housing stock in the locality.</p> <p>The Affected Area is located in close proximity to existing facilities including public open space and Middleton mainstreet. Increased population will further support the viability of existing commercial operations in the locality.</p>
<p>SPP 8 – Primary Industry</p>	
<p>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 Zone to Master Planned Township Zone.</p> <p>Currently utilised for broad hectare cropping (primary production), the Affected Area is bounded by Port Elliot Road, Mindacowie Terrace, Basham Beach Road and the rail reserve. Six allotments to the immediate west and Basham Beach Road form a buffer to the primary production activities occurring further to the west.</p> <p>Allotments to the immediate north (north of Port Elliot Road) are also located in the Deferred Urban Zone and will in time be developed for urban purposes.</p>
<p>SPP 15 – Natural Hazards</p>	
<p>To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p>	
<p>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</p>	<p>Stormwater engineers (Wallbridge Gilbert Aztec) has been engaged to provide an assessment of the existing stormwater conditions, determine Council requirements and prepare a stormwater concept to guide the future development of the land. This assessment, including a Stormwater Management</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
taking into account the impacts of climate change.	<p>Report will be provided during the Code Amendment process.</p> <p>The proposed low development yield combined with a limited internal road network and a relatively flat site topography (2% gradient towards the railway line) will mean that onsite surface water runoff and detention management can be designed in an effective way to manage and retain nearly all stormwater captured onsite, thus creating no additional demands in the existing stormwater network.</p>

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 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 in the western section of the Middleton township and is identified in the 30-Year Plan as a Future Urban Growth Area.</p> <p>The Affected Area is also outside of the designated Environment and Food Production Area.</p>
<p>Transit corridors, growth areas and activity centre</p> <p>P29 Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.</p>	<p>The Affected Area will be developed with low-density residential development to be compatible and contribute positively to the public realm.</p> <p>A landscaped mounded buffer is proposed along the Port Elliot Road frontage to improve the visual amenity of the proposed development from passing traffic.</p> <p>A large open spaced area is to be located in the eastern section of the Affected Area to enable a logical extension to the existing Middleton mainstreet.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<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>P46 Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</p>	<p>The Code Amendment seeks to result in the expansion of the Middletown township with low-density housing to cater for the needs of future residents that are within easy reach of facilities and open space.</p> <p>There is currently a undersupply of available land within the Middleton and surrounding regions. The proposed rezoning will provide for an increased offering of low-density residential land.</p>

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
<p>Alexandrina Council Community Strategic Plan 2014-2023</p>	<p>The proposal to change the zone from Deferred Urban to a low-density residential focused zone (e.g. Master Planned Township Zone) is consistent with the intent of the Strategic Plan and is broadly supports the Council's vision to:</p> <ul style="list-style-type: none"> • Showcase Alexandrina as a premium living and lifestyle destination; • Attract external infrastructure investment and development; • Foster and build strong township identities; and • Connect communities and enhance liveability.
<p>Alexandrina 2040</p>	<p>Alexandrina 2040 (known as A2040) is Alexandrina Councils plan to improve the lives of its residents and businesses over the next 20 years. The local resident and business communities were extensively involved in development of this plan with three (3) themes identified to create a more liveable, green and connected local community.</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<p>The plan proposes a series of Village Innovation Plans for each of Alexandrina Council's 11 townships. The plans will consider:</p> <ul style="list-style-type: none"> • Land use planning informed by community vision • Key community infrastructure priorities • Society and community well being • Protection and enhancement of the natural environment • Be factored into Council's delivery program, through the Business Plan and Budget • Provide a useful basis for grant applications • Provide useful data to assist in delivering economic investment in the region. <p>To achieve a liveable aspiration, the A2040 document includes 5 (five) key action areas to implement including:</p> <ul style="list-style-type: none"> • Climate response • Appropriate growth • Community inclusion • Transport connections • Environmental innovation. <p>A2040 also includes a focus on creating a 'Liveable Alexandrina' which is defined by distinctive villages, places, spaces and transport networks that support active lifestyles, vibrant cultures and production enterprise'.</p> <p>Through the Code Amendment process, we will incorporate an analysis regarding how the proposed rezoning of land for future residential development is in close alignment with the objectives and direction of the A2040 community driven strategy.</p>
<p>Middleton Village Conversation – Snapshot Report</p>	<p>Alexandrina Council has created an initial 'snapshot report' for Middleton, the first step in creating a Village Innovation Plan. During the engagement process which led to the development of this report, the community were asked to create a vision statement for Middleton. The report identifies aspects of Middleton that require improvement and areas of focus (priorities) from a social, environmental, development, safety, arts and culture and tourism perspectives.</p> <p>It is interesting to note, local residents are seeking to maintain larger minimum land sizes to avoid higher density development. The Report also includes a number of short,</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	medium and long term goals and solutions to problems put forward by the local community.
<p>Alexandrina draft Economic Development Strategy 2022-27: Regenerating Alexandrina's Economy</p>	<p>Council is in the process of developing a new Economic Development Strategy. Initial consultation on the strategy was undertaken in 2021 with extensive community involvement throughout the development process. The focus of the new Strategy will be to assist in regenerating local economy through four (4) key action areas including:</p> <ul style="list-style-type: none"> • <i>Leadership and Advocacy</i> – by advocating for key economic infrastructure • <i>Investment Attraction</i> – advocate for attract new investment, businesses, residents and visitors • <i>Town building</i> – work to enhance the unique history and character of each township to attract new residents and growth • <i>Business and Industry Development</i> – build on the strengths of local employment industries in agriculture, tourism and healthcare to create more employment opportunities.
<p>Land Supply Report for Greater Adelaide (June 2021)</p>	<p>In June 2021, the State Government released the first version of the new format of its land supply report that now covers land supply across the whole state rather than only metropolitan Adelaide. The report covers important information in the following areas:</p> <ul style="list-style-type: none"> • Urban development trends • Population growth and projections • Land supply and demand analysis • Housing construction activity <p>The report provides a clear analysis of residential and employment trends, projected demand and land supply in Greater Adelaide (includes Fleurieu Peninsula region). The Report has a 10-year timeline to 2030 recognising trends in housing and employment markets can change quickly.</p> <p>The report has identified that population in the Fleurieu Region is projected to grow by between 7100 and 9300 people between 2020 and 2030, based on medium and high growth scenarios. A portion of this growth will occur in the Alexandrina Council area.</p> <p>As mentioned previously, Ethos Urban have been engaged to undertake updated detailed investigations on estimated land supply and demand specifically in the township of</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	Middleton. This information will form a valuable component of our investigations during the Code Amendment process.

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
Transport Investigations – March 2022	CIRQA were engaged to provide traffic impact investigations for the potential rezoning and any necessary infrastructure upgrades required.	The land is able to accommodate a single entry off Port Elliot Road without having a detrimental impact on road safety or the adjoining road network. An access onto Basham Beach Road also provides an alternate access arrangement and reduces volumes entering from the Port Elliot Road entrance.
Stormwater Management Strategy – 21 May 2019	Wallbridge Gilbert Aztec were engaged during the previous 2019 rezoning proposal to prepare a stormwater management strategy and associated recommendations that would enable the land to be rezoned.	Stormwater captured onsite can be diverted to a culvert and then into a detention pond where it can be released into Council's existing infrastructure.
Services Infrastructure Report – 27 May 2019	Wallbridge Gilbert Aztec were engaged during the previous 2019 rezoning proposal to investigate infrastructure currently servicing the Affected Area and any augmentation or upgrade work required to develop the site review existing services within the locality that would enable the land to be rezoned.	Infrastructure investigations indicate that demand for new infrastructure upgrades will be modest and any costs for connections to council infrastructure will be paid for by the proponent.

<p>Middleton Economic Assessment (Residential and Retail Opportunities) – April 2019</p>	<p>Ethos Urban were engaged to provide an assessment of the future demand and need for additional land to inform the future rezoning. The report also provided a review of potential retail or commercial uses that may be required to service the additional residential allotments.</p>	<p>The analysis determined that the majority of residential land in Middleton is already developed, with the limited supply of residential land remaining in Middleton influencing land values.</p> <p>Forecast dwelling demand is 12-16 dwellings per annum for up to 25 years (from 2019), with existing land supply enough to accommodate 3 to 6 years of demand.</p> <p>The actual supply of vacant residential land is lower than the theoretical supply and warrants the rezoning of the Deferred Urban Zone land to increase supply to this area.</p>
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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.

<p>Further Investigations Proposed</p>	<p>Explanation of how the further investigations propose to address an identified issue or question</p>
<p>Stormwater Management Strategy</p>	<p>Stormwater engineers (Wallbridge Gilbert Aztec) have been engaged to provide an updated assessment of the existing stormwater conditions, determine Council requirements and prepare a stormwater concept to guide the future development of the land. This assessment, including a Stormwater Management Report will be provided during the Code Amendment process.</p> <p>The proposed low development yield combined with a limited internal road network and a relatively flat site topography (2% gradient towards the railway line) will mean that onsite surface water runoff and detention management can be designed in an effective way to manage and retain nearly all stormwater captured onsite, thus creating no additional demands in the existing stormwater network.</p>
<p>Services Infrastructure Assessment</p>	<p>Wallbridge Gilbert Aztec have also been engaged to provide an updated assessment on the availability of potable water, on-site waste water disposal, gas infrastructure, communications infrastructure, electrical infrastructure and stormwater infrastructure.</p>

	This assessment will be provided during the Code Amendment process.
Middleton Residential Assessment	Ethos Urban have been engaged to provide an updated assessment to focus solely on future residential development (excluding retail and commercial opportunities). The assessment will review the supply and demand for additional residential land in the Middleton region and provided updated data to reflect recent trends in the local housing market (including how Covid-19 has impacted Middleton and similar locations).
Preliminary Site Investigations Report	DBD Environmental have been engaged to undertake a Preliminary Site Investigations report to determine if any site contamination issues may affect future land division / dwelling applications.

4.3. Engagement Already Undertaken

In accordance with Practice Direction 2, the Alexandrina Council is currently being consulted on this proposal. The Alexandrina Council's response will be provided to the Department once obtained.

In addition the following engagement has also occurred on the proposed Code Amendment:

- Meetings with the Middleton Town and Foreshore Association

A summary of outcomes or matters raised through engagement already undertaken is as follows:

- Support for the low-density residential sized allotments that are consistent with the views expressed in the Middleton Village Innovation Plan
- Support for the inclusion of a large reserve/open spaced area on the eastern side of the Affected Area

4.4. Further Engagement Proposed

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

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Notification and meeting with the neighbouring landowners.	Identify the potential impact of the proposed Middleton Code Amendment on the neighbouring land.
Notification and meeting with the Alexandrina Council.	Further discuss the proposed Middleton Code Amendment with the Alexandrina Council.

Notification to State and Federal Members of Parliament.	Notify Mr David Basham, State Member for Finnis and Rebekha Sharkie of the proposed Middleton Code Amendment.
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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
 - 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 PlanSA 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 C. 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
Map of Affected Area



Source: SAPPA

ATTACHMENT B

Certificates of Title



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 5799 Folio 377

Parent Title(s)	CT 324/38			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	17/08/2000	Edition 4	Edition Issued	23/09/2016

Estate Type

FEE SIMPLE

Registered Proprietor

3 UMS ADHI PTY. LTD. (ACN: 097 289 793)
OF PO BOX 369 PORT ELLIOT SA 5212

Description of Land

ALLOTMENT 104 FILED PLAN 166163
IN THE AREA NAMED MIDDLETON
HUNDRED OF GOOLWA

Easements

NIL

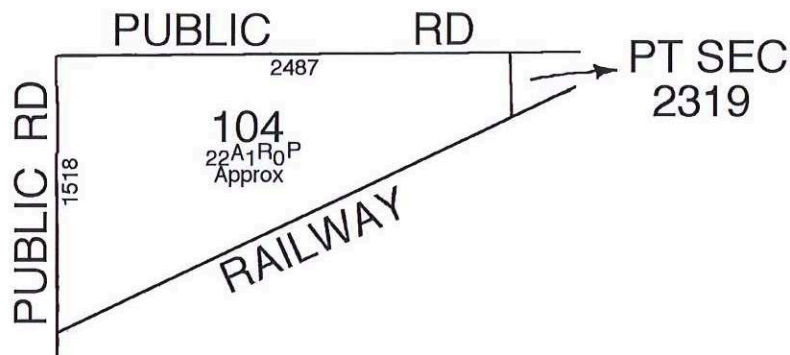
Schedule of Dealings

Dealing Number	Description
9150275	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 324/38



FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



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 5799 Folio 208

Parent Title(s) CT 324/37
Creating Dealing(s) CONVERTED TITLE
Title Issued 17/08/2000 Edition 4 Edition Issued 23/09/2016

Estate Type

FEE SIMPLE

Registered Proprietor

GUMS ADHI PTY. LTD. (ACN: 097 289 793)
OF PO BOX 369 PORT ELLIOT SA 5212

Description of Land

ALLOTMENT 105 FILED PLAN 166164
IN THE AREA NAMED MIDDLETON
HUNDRED OF GOOLWA

Easements

NIL

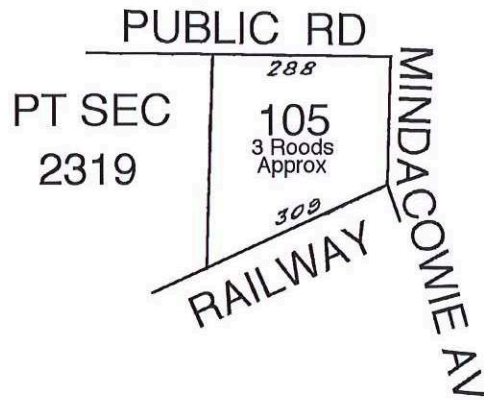
Schedule of Dealings

Dealing Number	Description
9150275	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 324/37



Lks 100 0 5 Chs

FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

ATTACHMENT C

Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframes
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	4 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	4 weeks [To be informed by 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.	AGD	4 weeks

Step	Responsibility	Timeframes
Prepare report to the Commission or delegate Timeframe will be put on hold if further information is required, or if there are unresolved issues.		
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	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