



**Government
of South Australia**

**Minister for Housing and
Urban Development**

**Minister for Housing
Infrastructure**

Minister for Planning

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Mr David Reynolds
Chief Executive
Department for Housing and Urban Development

By email: David.Reynolds@sa.gov.au

Dear Mr Reynolds 

I write to advise that under section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Dry Creek Code Amendment.

A copy of the signed Proposal to Initiate is enclosed for your reference.

The initiation approval is on the basis that under section 73(4)(a) of the Act, the Chief Executive of the Department for Housing and Urban Development will be the Designated Entity responsible for undertaking the Code Amendment process.

Pursuant to section 73(5) of the Act, the approval is also subject to the following conditions:

- A Structure Plan for the whole of the Affected Area is to be prepared in collaboration with Renewal SA, Jerkovic Group, the City of Salisbury and other key agencies prior to approval of the Code Amendment.
- Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or staged delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
- Investigations are to include consideration of zones which provide for higher densities, including (but not limited to) the Master Planned Neighbourhood Zone, the Urban Neighbourhood Zone and the Urban Corridor (Living) Zone (as applicable). Depending on the outcomes of investigations, consideration should also be given to the drafting of a new subzone and/or zone to ensure appropriate development outcomes can be delivered for the site.



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Furthermore, as part of the structure plan and detailed master planning processes, I encourage investigation of a 'grid layout' being applied to the Affected Area, with the ambition being to deliver a high-quality urban design outcome for the site.

The Commission has, under section 73(6)(e) of the Act, resolved not to specify any further stakeholders to be consulted in addition to those identified in the Proposal to Initiate.

Further, the Commission has, under section 73(6)(f) of the Act, resolved not to specify further investigations or information requirements in addition to that outlined in the Proposal to Initiate. However, further investigations may be required in response to feedback or advice received through the engagement process.

Pursuant to section 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:

- The City of Salisbury
- Owners or occupiers of the land and adjacent land, in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Engagement must be undertaken on the Code Amendment in accordance with the Community Engagement Charter. More information on the Community Engagement Charter is available in the Community Engagement Charter toolkit online at https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Ms Nadia Gencarelli, Manager, Code Amendments, Planning and Land Use Services on (08) 7133 2311 or by email to Nadia.Gencarelli@sa.gov.au.

Yours sincerely



Hon Nick Champion MP
Minister for Planning

1 / 1 / 2024

Encl: Signed Proposal to Initiate the Dry Creek Code Amendment

cc: Mr Marc Voortman, Executive Director Planning and Building, DHUD