

Hon Nick Champion MP



**Government  
of South Australia**

**Minister for Housing and  
Urban Development**

**Minister for Housing  
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**Minister for Planning**

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24EXT0205

Scinto, Scordo and Marashi Families  
c/- Ms Belinda Monier  
Senior Consultant  
Future Urban

By email: [belinda@futureurban.com.au](mailto:belinda@futureurban.com.au)

Dear Ms Monier

I write to advise that under section 73(2)(b)(vii) 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 785-825 Port Wakefield Road, Globe Derby Park 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 Scinto, Scordo and Marashi Families 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:

- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code on the date the Amendment is released for engagement.
- 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.
- Prior to the adoption 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 delivery of all infrastructure required to accommodate the development of the affected area, to the satisfaction of all relevant infrastructure providers.
- Noting that I am the decision-maker on this Code Amendment and that the affected area is located within my state electoral district (Taylor), the Designated Entity must consult with the Federal Member for Makin.



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In addition, the Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

- Department for Environment and Water
- Department for Infrastructure and Transport
- Department of Primary Industries and Regions
- Environment Protection Authority
- Department for Energy and Mining
- Utility providers including SEAGas, SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers.

Further, the Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations or information requirements in addition to that outlined in the Proposal to Initiate:

- A Preliminary Site Investigation (PSI) to identify any possible site contamination issues.
- A comprehensive infrastructure analysis by an appropriately qualified expert (or experts) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment and provides a strategy that offers a funding and delivery solution for all required infrastructure works (noting that City of Salisbury has stated that it expects that Infrastructure Deed(s) will be required).
- Investigations into the management of potential interface conflicts that may arise with adjoining land uses, including the Little Para River network.
- That the Concept Plan outlines a layout that ensures that the Little Para River is not compromised including consideration of connectivity to existing and potential future river linkages along the watercourse, stormwater management, buffers and the like.

Further investigations may be required in response to feedback or advice received through the engagement process.

It should be noted that with known constraints in water and waste water capacity across the metropolitan area, should investigations undertaken as part of the Code Amendment identify that capacity in either system would not be available to support intended densities, full augmentation costs may be required to be resolved prior to finalisation of the Code Amendment unless another (private) solution can be delivered.

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

- 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*.

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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](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 Mr Dylan Grieve, Senior Planning Officer, Planning and Land Use Services on (08) 7133 2311 or by email to [dylan.grieve@sa.gov.au](mailto:dylan.grieve@sa.gov.au).

Yours sincerely



**Hon Nick Champion MP**  
Minister for Planning

15 / 12 / 2024

Encl: Signed Proposal to Initiate the 785-825 Port Wakefield Road, Globe Derby Park Code Amendment

cc: Mr Peter Jansen, Principal Policy Planner, City of Salisbury ([PJansen@salisbury.sa.gov.au](mailto:PJansen@salisbury.sa.gov.au))