

# Mumford Road Code Amendment

## Fact Sheet

### What is a Code Amendment?

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (the Planning, Development and Infrastructure Act 2016).

In South Australia, subject to the agreement of the Minister for Planning, Code Amendments can be proposed by people who have an interest in land (for example, a landowner).

### Who is Undertaking this Code Amendment?

This Code Amendment is being undertaken by F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh and Stamatis Choimes, the owners of the Affected Area.

F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh and Stamatis Choimes have engaged MasterPlan, a planning consultancy to prepare the proposed Code Amendment and undertake community and stakeholder consultation.

### What Land is Included in the Code Amendment?

The area of land included in this Code Amendment (referred to as the Affected Area) is shown in Figure 1. The Affected Area is located at the corner of Mumford Road and Heaslip Road in Waterloo Corner.

The Affected Area comprises seven allotments with a total area of 30.249 hectares. The land has historically been used for agricultural/horticultural activities.

### Why is the Land Being Rezoned?

The Affected Area is located within the Greater Edinburgh Parks Precinct, a major industrial growth corridor which has become an area of high interest and demand for future employment purposes. Current supply of employment generating land within the region is reaching capacity and future supply is required to ensure that demand is catered for in the short to medium term.

The Affected Area is currently situated in the Rural Zone.

The Code Amendment seeks to apply the Strategic Employment Zone to the Affected Area, to allow the area to be developed for employment generating uses generating wealth and employment for the State.

This Code Amendment is one of several Code Amendments currently being pursued in the Greater Edinburgh Parks Precinct.

### What is the Current Zone and What Development Does it Allow?

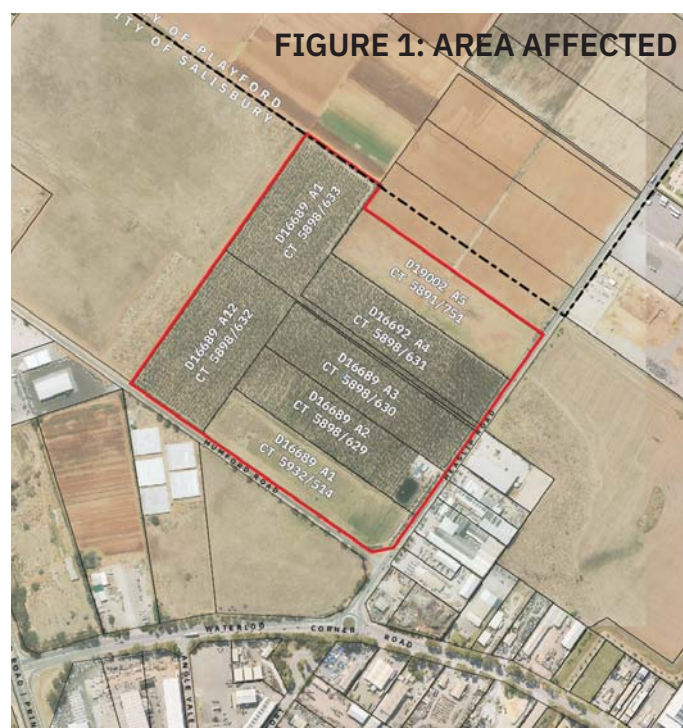
The Affected Area is currently situated in the Rural Zone.

The Rural Zone supports a range of production, processing, storage and distribution of primary produce activities, forestry and the generation of energy from renewable sources.

### What is the Proposed Zone & What will Future Development Look Like?

The Code Amendment seeks to apply the Strategic Employment Zone to the Affected Area. The Strategic Employment Zone seeks to facilitate a range of industrial, logistical, warehousing, storage, research and training uses together with compatible business activities generating wealth and employment for the state.

Any future development of the Affected Area will be subject to separate development applications assessed by the City of Salisbury.



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### What Investigations Have Been Undertaken?

Preparation of the Code Amendment has been guided by investigations into the following issues:

- Traffic impact assessment.
- Stormwater management strategy.
- Utility infrastructure investigation.
- Site contamination.
- Land supply and demand analysis.
- Interface assessment.
- Aboriginal heritage.
- Preparation of a Concept Plan to guide development.

These investigations are summarised in the Code Amendment document.

### Other Code Amendments in Waterloo Corner

The Mumford Road Code Amendment is one of four (4) Code Amendments being pursued in Waterloo Corner, which seek to rezone land to either the Strategic Employment Zone or Employment Zone. These Code Amendments are shown in Figure 2.

**FIGURE 2: CODE AMENDMENTS IN WATERLOO CORNER**



Regular meetings are being held between the Proponent's consultants, State Government and Local Government to ensure all four Code Amendments are aligned, particularly in relation to traffic and stormwater infrastructure requirements.

All Code Amendments will undertake separate consultation processes. If you are seeking further information about a particular Code Amendment, please contact the relevant planning consultant, identified in the Consultant Contact Table on the final page.

### Regional Stormwater and Road Infrastructure Requirements

#### Stormwater

Tonkin Consulting has contributed to the development of the Greater Edinburgh Parks (GEP) Stormwater Management Plan (SMP) on behalf of the City of Playford & City of Salisbury Council. This SMP is a broad regional-scale stormwater strategy that covers an area of approximately 1,740 Ha in the City of Playford and City of Salisbury Council areas.

An interim SMP is proposed limiting the outflow from the affected area to 27.0 litres per second.

Short-term stormwater management infrastructure will be aligned with the proposed long-term infrastructure.

#### Traffic and Access

The road upgrades have been determined with consideration given to the wider road network. The following solutions have been determined appropriate to cater for all four Code Amendments:

- A roundabout at the Mill Road/Heaslip Road intersection.
- Creation of new collector roads connecting Mumford Road, Greyhound Road and Heaslip Road.
- All movements provided at a new intersection on Heaslip Road/new collector road.
- Left in/left out movements at the Mumford Road/Heaslip Road intersection (i.e. removing right in/right out movements).
- Closure of the Mumford Road/Port Wakefield Road intersection.
- A new signalized intersection on Port Wakefield Road at Greyhound Road/Dunn Road.
- Mill Road, Greyhound Road and Mumford Road will be upgraded.

It is understood that the Department for Infrastructure and Transport are undertaking investigations to upgrade Heaslip Road which will likely be duplicated with road widening to occur to facilitate this upgrade.



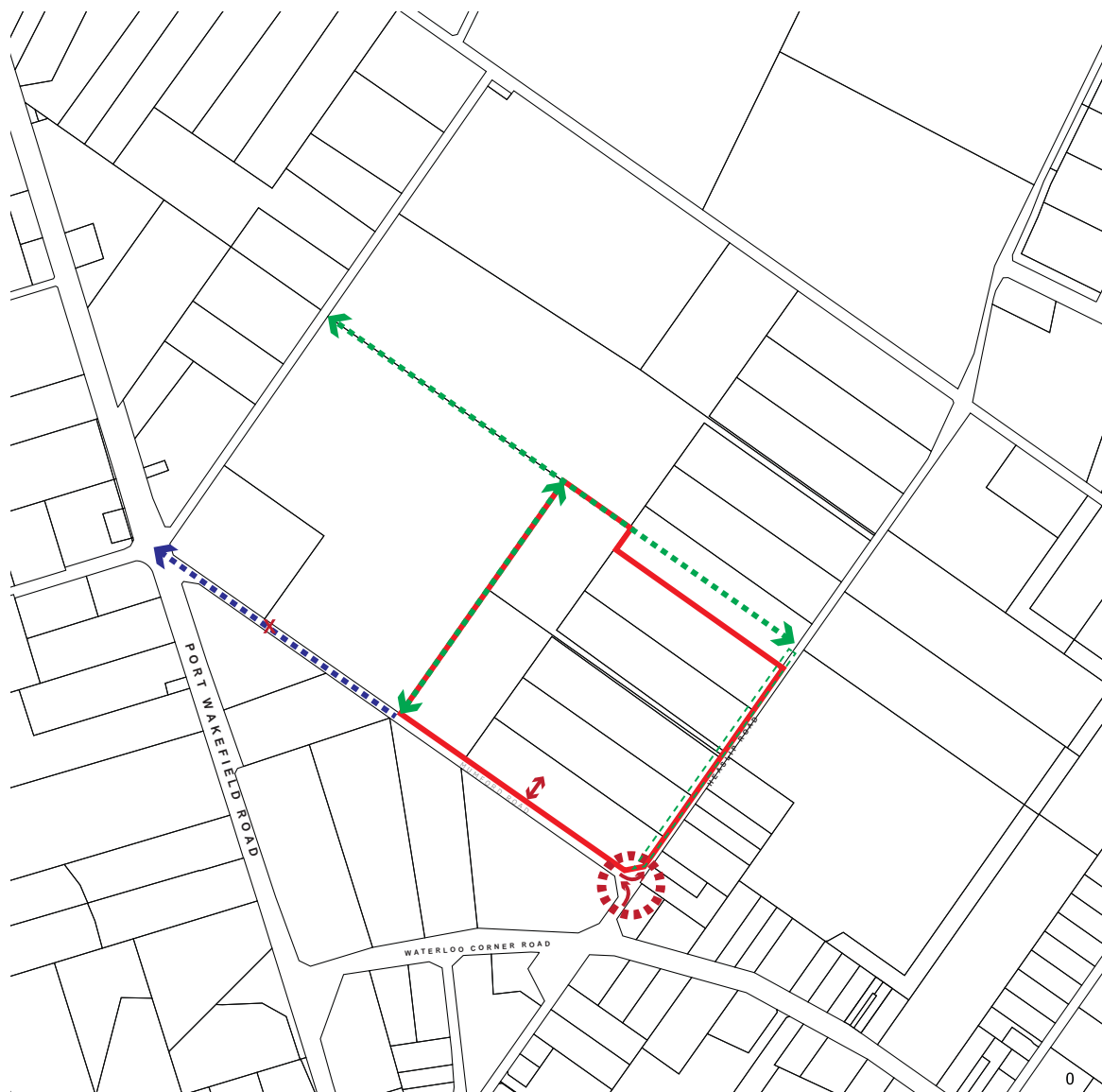
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### The Concept Plan

The following Concept Plan is proposed to be adopted into the Planning and Design Code to guide future development within the Affected Area.

The Concept Plan has been drafted to ensure required infrastructure within the Affected Area aligns with infrastructure requirements for adjoining Code Amendments and regional infrastructure planning.



-  Code Amendment Boundary
  -  Road Closure Point
  -  Local Access
  -  Future Road Link
  -  Intersection Treatment
  -  Future Road Widening
  -  Stormwater Infrastructure
- Stormwater Management – Rate of outward flows to 27.0 litres per second during a 1% AEP to be achieved.

**Concept Plan #**  
**MUMFORD ROAD CODE AMENDMENT**



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### Where can I view the Proposed Code Amendment?

The Code Amendment is on consultation from 2 June 2025 to 13 July 2025.

You can inspect the Code Amendment and supporting documentation at the Plan SA website at:  
[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register?castage=On\\_Consultation](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register?castage=On_Consultation)  
or via the QR Link.

Hard copies of the Code Amendment are available to view at the following locations:

**Salisbury Community Hub**  
34 Church Street,  
Salisbury SA

**Playford Civic Centre**  
10 Playford Boulevard,  
Elizabeth SA

### How Can I Have a Say?

You can make a submission on the proposed Code Amendment online, via email, or post:

Online: via the SA Planning Portal:  
[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register?castage=On\\_Consultation](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register?castage=On_Consultation)

Email:

[plan@masterplan.com.au](mailto:plan@masterplan.com.au)

Attention: Mumford Road Code Amendment.

In writing:

Attention: Mumford Road Code Amendment  
c/- MasterPlan SA Pty Ltd  
33 Carrington Street,  
Adelaide SA 5000



### Who Can I Speak to For More Information?

During the engagement period you can contact:  
**Kirsten Falt** or **Charlie Dubois**, Consultant Planners,  
MasterPlan SA Pty Ltd by telephone on (08) 8193 5600.

### When are Submissions Due?

The closing date for submissions is 11:59pm 13 July 2025.

### What Happens Next?

All submissions on the Code Amendment will be reviewed, considered and summarised.

An Engagement Report will be prepared which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister for Planning and then published on the SA Planning Portal.

A decision on whether to approve the Code Amendment will be made by the Minister for Planning.

Written updates will be provided on the outcome of the consultation to anyone who makes a submission, should they indicate that they wish to be informed.

We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent. You may be contacted and asked to participate in a survey.

### Consultant Contact Table

CODE AMENDMENT	PROPONENT	CONTACT
Mumford Road (This Code Amendment)	F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh and Stamatis Choimes	MasterPlan 08 8193 5600 <a href="mailto:plan@masterplan.com.au">plan@masterplan.com.au</a>
28-58 Mumford Road, Waterloo Corner	HPS Transport Pty Ltd	Ekistics Planning & Design 08 7231 0286 <a href="mailto:engagement@ekistics.com.au">engagement@ekistics.com.au</a>
Mill Road, Waterloo Corner	Emdev Pty Ltd	Future Urban 08 8221 5511 <a href="mailto:engagement@futureurban.com.au">engagement@futureurban.com.au</a>
Waterloo Corner Employment	Shahin Corporation Pty Ltd & Shahin Brothers Pty Ltd, Daniele Raffaele Deleso, T & J Mumford Property Pty Ltd, BTR Excavations Pty Ltd and Kiatria Pty Ltd	URPS 08 8333 7999 <a href="mailto:feedback@codeamendments.com.au">feedback@codeamendments.com.au</a>

