



**Government
of South Australia**

**Minister for Housing and
Urban Development**

**Minister for Housing
Infrastructure**

Minister for Planning

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Mr John Harry
City of Salisbury
c/- Ms Nitsan Taylor
Associate Director
Holmes Dyer Pty Ltd

By email: nitsan@holmesdyer.com.au

Dear Ms Taylor

I write to advise that under section 73(2)(b)(iv) 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 Bolivar 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, City of Salisbury 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 (the Code) on the date the Amendment is released for consultation.
- 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 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, as proposed by the Code Amendment (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 Members for Spence and Makin.



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- The affected area be expanded to include the Rural Living Zone at Globe Derby (refer enclosed Affected Area Map) and a zoning framework investigated which:
 - Enables regeneration of the area, and
 - Envisages a 'Place of Worship' as an appropriate land use.

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 Infrastructure and Transport
- Department for Energy and Mining
- Environment Protection Authority
- Affordable Housing Unit of the SA Housing Trust
- Department for Environment and Water
- Utility providers including Epic Energy and SEAGas, SA Power Networks, ElectraNet, APA Group, SA Water, NBN, and other telecommunications providers
- Federal Members for Spence and Makin.

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:

- Investigate the proximity of the affected area to the Bolivar Wastewater Treatment Plant and the potential interface issues relating to odour and amenity issues.

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 Greater Adelaide area, should investigations undertaken as part of the Code Amendment identify that capacity in either system would not be available to support intended development, 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 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:

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

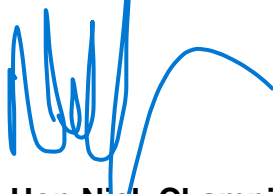
Engagement must be undertaken on the Code Amendment in accordance with the Community Engagement Charter. More information on the Community Engagement Charter is available in the Community Engagement Charter toolkit online at plan.sa.gov.au/en/engagement-charter-toolkit.

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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 Mrs Amy Barratt, Team Leader – Code Amendments, Department for Housing and Urban Development, by telephone on (08) 7133 2363 or by email to amy.barratt@sa.gov.au.

Yours sincerely



Hon Nick Champion MP
Minister for Planning

4 / 6 / 2025

Encl. Signed Proposal to Initiate the Bolivar Code Amendment and Affected Area Map