

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

***Defence and Aerospace Precinct* Code
Amendment**

By the City of Playford (*the Proponent*)

_____ (Signature Required)

City of Playford (the Proponent)

[Drafting Note (to be deleted): this page must be signed by the Council, Joint Planning Board, Government Agency, or Person with an Interest in the Land (the Proponent) where indicated above. It should not be signed by a consultant or agent acting on behalf of the Proponent]

Date: - insert -

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 Department for Trade and Investment.

_____ (Signature Required)

MINISTER FOR PLANNING

Date:

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1. INTRODUCTION

The City of Playford is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located north of the Royal Australian Airforce (RAAF) Edinburgh Air Base located at Womma Road, Penfield (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).

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 declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

Leif Burdon, Urban Policy Planner, City of Playford
LBurdon@playford.sa.gov.au

Ph: 8256 0321
- 1.1.4. The Proponent intends to undertake the Code Amendment by:
 - (a) Utilising professional expertise of employees of the Proponent including:
 - i. Planning Practitioners
 - i. Leif Burdon, Urban Policy Planner
 - ii. Greg Pattison, Executive Strategic Advisor
 - iii. Matt Dineen, Senior Manager Development Services
 - ii. Community Engagement and Experience Team

- iii. City and Corporate Plans
 - i. Transport Planner
 - ii. Stormwater Planner
- (b) procure the services of an external consultant and/or specialised sub-consultants to provide additional professional services if required.

1.2. Rationale for the Code Amendment

In the 30 Year Plan for Greater Adelaide the affected area is designated as 'New Strategic Employment Lands' by (2017 update see Map 4 – Business and Industry clusters), which indicates a clear intention by the State Government for the zoning and future use of the land as employment lands, subject to more detailed investigations.

Furthermore, State Planning Commission released their discussion paper to guide the development of the Greater Adelaide Regional Plan (GARP) which will replace the 30-Year Plan for Greater Adelaide. The affected area was identified as future employment lands. The affected area forms part of an area commonly known as Greater Edinburgh Parks (GEP).

The City of Playford has undertaken substantial investigations related to the planning and development of land within GEP, which includes portions of the suburb of Penfield, with the intention of enabling the rezoning, development and determining how this should be progressed. A Master Plan and Development Strategy was prepared by Holmes Dyer in conjunction with the City of Playford and finalised in September 2021. The investigations indicate that there is certainly potential for rezoning of significant portions of the land.

The current zoning of most of the land within the area is Rural Horticulture (RuH) Zone which is intended for 'Intensive agriculture in the form of horticulture and associated value-adding enterprises and activities' (Desired Outcome 1 of the assessment provisions for the Rural Horticulture Zone).

Additional factors which motivate the proposed rezoning of the land include:

- The proximity and accessibility of the land on Womma Road to the Northern Expressway for transport related industries
- The area proposed for rezoning is very close to RAAF Edinburgh Base (a strategically important defence facility) and other defence related activities such as the Defence Science and Technology Group. This proximity provides opportunities to build upon these established facilities with the availability of appropriately zoned land nearby.
- The anticipated development of the P-8A Poseidon Deep Maintenance Facility associated with RAAF Edinburgh on the southern side of Womma Road and linked to the RAAF Base. This significant facility and its prominence are expected to act as a catalyst for more employment related development including additional facilities of a defence and aerospace nature.
- A desire to ensure that adequate land is available within the City of Playford to enable new employment generating activities for the local and regional population.
- Significant interest in land for employment related development in the City of Playford, with difficulty in securing appropriate land for this purpose.
- The near capacity of nearby industrially purposed land at Edinburgh North by Renewal SA, and Vicinity development by Walker Corporation in Edinburgh Parks suggest that

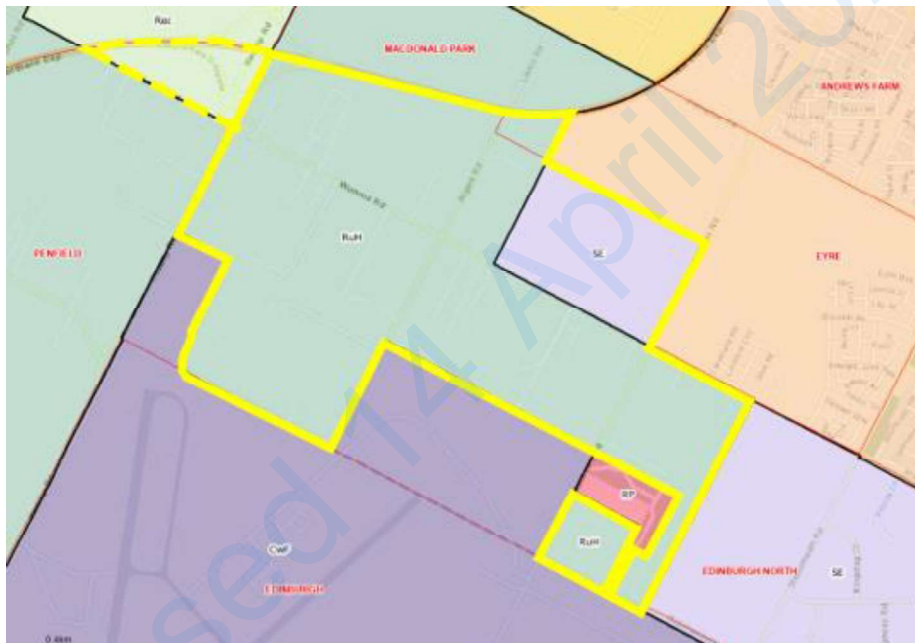
that availability of land has reduced and recent demand for employment land has increased.

- Address the shortfall of industrial lands with the City of Playford and industrial development pressures occurring in rural horticultural lands especially on land with or close to connections of major transport networks.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land located along Womma Road, Penfield within the City of Playford as shown in the map below (and **Attachment A**). The land is currently designated as strategic employment land within the 30-year Plan for Greater Adelaide

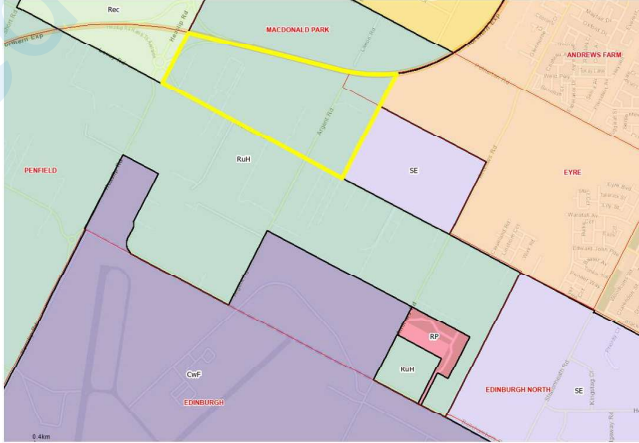


The proposal does not seek to change the Strategic Employment Zoning north of Womma Road. However, this area has been included within the affected area as a concept plan/s will be investigated across this whole employment lands area. Specifically, to identify and have a coordinated approach for infrastructure requirements.

The proposal will exclude land currently zoned as Residential Park adjacent Andrews Road and occupied by the Northern Community Village which will remain Residential Park.

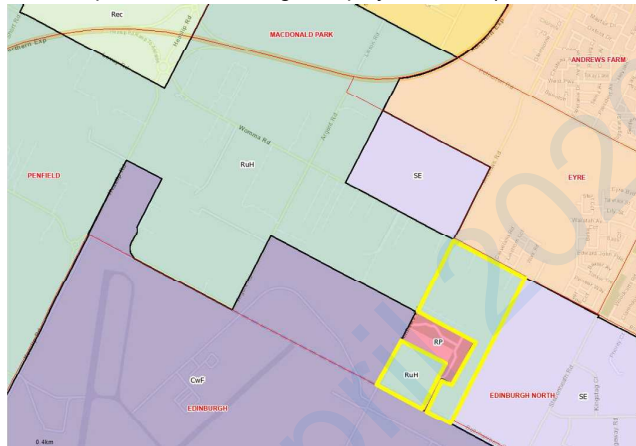
2.2. Scope of Proposed Code Amendment

<p>Current Policy</p>	<p>Zone</p> <ul style="list-style-type: none"> • Rural Horticulture • Strategic Employment • Recreation <p>Overlays</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure • Building Near Airfields • Defence Aviation Area • Future Road Widening • Gas and Liquid Petroleum Pipelines • Hazards (Bushfire – General) • Hazards (Bushfire – Urban Interface) • Hazards (Flooding) • Hazards (Flooding – General) • Heritage Adjacency • Local Heritage Place • Major Urban Transport Routes • Non-stop Corridor • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place • Traffic Generating Development • Water Resources <p>Technical and Numerical Variations (TNVs)</p> <ul style="list-style-type: none"> • Concept Plan 18 – Playford North • Concept Plan 19 – Playford North Infrastructure • Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints • Minimum Site Area – 4ha
<p>Amendment Outline</p>	<p>The Code Amendment seeks to rezone from Rural Horticulture Zone to Employment Zone and Strategic Employment Zone, both which seeks to support a range of industrial, commercial and business activities.</p> <p>Further investigations will be undertaken to establish if an alternative zoning could be appropriate for the outcomes being sought.</p>

	<p>A portion of the area, south of Womma Road, is proposed to be Strategic Employment and include a subzone which will prioritise development for defence and aerospace related industries.</p> <p>This Subzone will be development to reflect the unique opportunity and future proof lands to take advantage of the strategic location being directly adjacent the RAAF Edinburgh Air Base. The subzone will provide opportunity to continue the development and concentration of the cluster of defence and technology related activities around RAAF Edinburgh. The intention is to develop policies to exclude forms of development that are not consistent with the intentions to accommodate defence and aerospace activities.</p> <p>Also, further investigations and retail analysis will be undertaken for an Activity Centre location within the affected area to service the projected development for GEP. Initial option for a location is the in north-western corner, near the Northern Expressway. Noting any defence related requirements or limitations will be taken into consideration.</p> <p>A Concept Plan/s ('Concept Plan XX – Penfield') will be investigated to determine and identify infrastructure and guide future development across the affect area or specific to an identified site/s.</p>
<p>Intended Policy</p>	<p>The intended change to policy application of the Code Amendment can be broken into 3 distinct sites. In addition, two areas for further investigation</p> <p>Site 1</p> <ul style="list-style-type: none"> • Rezone the area north of Womma Road to Strategic Employment Zone 

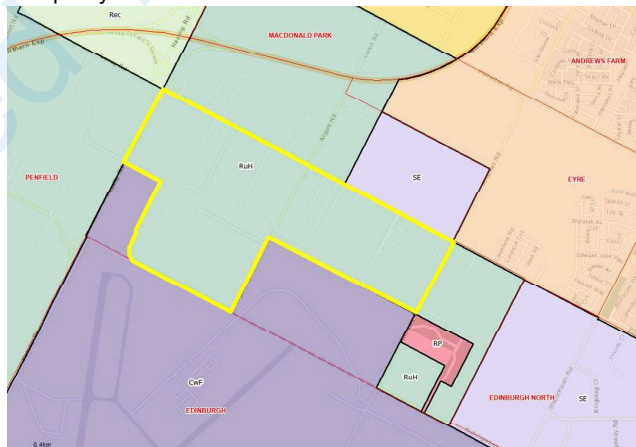
Site 2

- Rezone the area south of Womma Road and east of Andrews Road to Employment Zone
- seeking a lower impact of land uses for the lands surrounding the Residential Park (Employment Zone compared to the Strategic Employment Zone).



Site 3

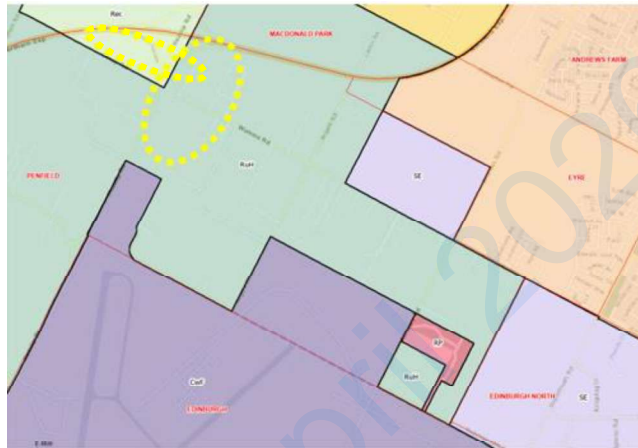
- Rezone the area south of Womma Road and west of Andrews Road to Strategic Employment Zone
- Apply the Defence and Aerospace Subzone to this area within the Strategic Employment Zone
- See Attachment 3 for Defence and Aerospace Subzone policy.



Activity Centre Investigation Area

The area identified below is an indicative location for a potential activity centre type zoning. While the investigations are focussed in this area, they may reveal a more appropriate location.

- Land east of Heaslip Road within the Rural Horticulture Zone
- Land west of Heaslip Road area within the Recreation Zone in between NEXY and Lovey Road



Investigation of a Concept Plan/s

A Concept Plan/s ('Concept Plan XX – Penfield') will be investigated to determine and identify infrastructure and guide future development across the whole affected employment lands area.

- Inclusion of already existing Strategic Employment Zone land to the North of Womma and East of Argent Road to have a coordinated infrastructure approach for all employment zoned lands in the area.



	<p>Other Code changes</p> <ul style="list-style-type: none"> • Remove Minimum Site Area – 4ha TNV. • No proposed changes to the spatial application on the current Overlays
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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. Summary of Strategic Planning Outcomes

The intended strategic planning outcomes for the area affected by the proposed Code Amendment include:

- Facilitating additional employment and economic activity through rezoning of an area currently zoned for horticultural activities to facilitate development of industry and commerce.
- Establishing a precinct (a portion of the area to be rezoned) close to the northern boundary of RAAF Edinburgh Base which will provide a substantial area of land for the ongoing development of defence and aerospace related industries.
- Improving upon the limited choices available for prospective industry and commerce in the outer northern region of Adelaide and the City of Playford.
- Capitalising upon a portion of approximately 1600 hectares of future strategic employment lands, known as GEP which is designated in the 30 Year Plan for Greater Adelaide (2017) for future industry and commerce.
- Providing employment lands which are highly accessible to major transport routes such as the Northern Expressway (NEXY) and Northern Connector as well as the SCT intermodal, providing excellent transport linkages to areas which are within Greater Adelaide, regional areas of SA and interstate.
- Ensuring additional local employment opportunities for residents of the City Playford and the region to reduce commuting and travel time.
- Building on the State Sector Strategy 2030 which includes key statements providing expectations of an ongoing prominent role and growth of RAAF Edinburgh and nearby areas to support the growing aerospace, space, land, and systems sectors.
- Alignment of the Defence and Aerospace component of the Code Amendment with the Adelaide City Deal which is a ten-year partnership between the Australian Government, South Australian Government and City of Adelaide. The agreement is intended to realise projects that increase the State's skilled workforce and industries at the forefront of innovation. The Adelaide City Deal is also intended to improve cooperation to protect defence precincts from incompatible development, securing public amenity and sustainable Defence Capability.

3.2. 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>State Planning Policy 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>1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</p> <p>1.4 Protect areas of rural, landscape character, environmental importance, mining, or food production significance from the expansion of urban areas, towns, and settlements.</p> <p>1.6 Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.</p>	<p>The primary intent of the Code Amendment is to establish an employment area in a location which will improve economic productivity and have access to important road and rail transport links.</p> <p>The Code Amendment seeks to provide additional land for employment land uses which will support growth. Parts of the affected area are adjacent to RAAF Edinburgh Base and other significant defence and aerospace activities. This provides significant opportunity for expansion of the activities of this major defence facility and for other defence and aerospace activities to be established as part of the cluster around RAAF Edinburgh.</p> <p>Comment regarding 1.4 is provided under the comment on State Planning Policy 8 below.</p> <p>There are several factors that have influenced the timing of the proposed rezoning of this land related to infrastructure.</p> <ul style="list-style-type: none"> • The capacity to readily service land to the north of Womma Road with stormwater infrastructure (which is an impediment in other portions of GEP). • The development of a deep maintenance facility for the servicing of the Poseidon maritime surveillance aircraft on the southern side of Womma Road with access to the RAAF Base is expected to be a catalyst for other development in the area affected. The deep maintenance facility will also require additional service infrastructure. This potentially provides opportunities to capitalise by ensuring that the infrastructure is sized to provide for the needs of the other portions of the area proposed for rezoning.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<ul style="list-style-type: none"> Land to the east of Andrews Road in the area affected can potentially be serviced through existing infrastructure connections. Stormwater infrastructure on Andrews Road is being upgraded by the City of Playford enabling the servicing of this area of land.
<p>State Planning Policy 8 – Primary Industry</p> <p>A diverse and dynamic primary industry sector making the best use of natural and human assets.</p> <p>8.1 identify and protect key primary production assets and secure strategic opportunities for future primary production industry development.</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>While there are still significant horticultural enterprises in the area affected, the decision to implement the rezoning of the affected area was made in 2010 with the release of the 30-Year Plan for Greater Adelaide and subsequently in the 30-Year Plan (2017) which designated the land for future strategic employment lands. Consequently, the area does not form part of the Environment and Food Production Areas (EFPAs) which receive additional planning protection. Horticulture is being encouraged in substantial areas of Playford (including land which is EFPA to the west of the NEXY).</p> <p>Horticulture within the affected area retains 'existing use rights' and would not be required to relocate. However, potential for externalities from some new employment land uses may impact on the operations of horticulture. Development approvals for industry and employment can take this into consideration under some circumstances.</p> <p>The proposed Code Amendment is intended to provide additional employment lands and improve the land supply for employment generating activities.</p>
<p>State Planning Policy 9 – Employment Lands</p> <p>To provide sufficient land supply for employment generating uses that support economic growth and productivity.</p> <p>9.1 Support the expansion and clustering of key economic growth areas including health; education; energy and resources; primary industry; defence; and knowledge and creative industries.</p>	<p>Expansion of the large cluster of activities in proximity to RAAF Edinburgh will be an outcome of this Code Amendment.</p> <p>Defence, aerospace, and related industries will particularly benefit from the ability to be a part of the cluster with the central feature being RAAF Edinburgh.</p> <p>It is intended that policies will discourage the location of incompatible activities close to sensitive defence and aerospace activities.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>9.3 Support state-significant operations and industries and protect them from encroachment by incompatible and/ or more sensitive land uses.</p> <p>9.12 Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.</p>	
<p>State Planning Policy 11 - Strategic Transport Infrastructure</p> <p>To integrate land use policies with existing and future transport infrastructure, services, and functions to preserve and enhance safe, efficient, and reliable connectivity for people and business.</p> <p>11.1 Facilitate an efficient, reliable, and safe transport network that connects business to markets and people to places.</p> <p>11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes, and services.</p> <p>11.7 Identify and protect the operations of key transport infrastructure, corridors, and nodes.</p>	<p>The affected area has the potential to take advantage of its location near the NEXY which is linked with the Northern Connector, Port River Expressway and Port Wakefield Road. The SCT Intermodal provides access to the freight rail network and is accessible from Heaslip Road near the area affected. RAAF Edinburgh provides nationally significant defence facilities which require protection from inappropriate encroachment. The policies applied in the area affected will retain existing controls which require consideration of the ongoing protection of the operations of all relevant transport and defence infrastructure in the vicinity.</p> <p>Womma Road which is maintained by the Department of Infrastructure and Transport (DIT) will need to be upgraded over time in order cater for larger volumes of traffic, from the substantial catchment which surrounds the affected area. Much of the growth in traffic will be generated because of the large areas dedicated to residential growth in Playford. However, the increases in employment lands along Womma Road will also have a significant impact on traffic volumes.</p> <p>It is intended that the Code Amendment will include a Concept Plan to guide the location of new access and or service roads in the area affected. This will help to avoid undue impact from development upon the operations of road infrastructure.</p>

3.3. 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) is relevant for this Code Amendment.

Regional Plan Identified Priorities (30 Year Plan for Greater Adelaide (2017 Update) or Targets	Code Amendment Alignment with Regional Plan
<p>P56 Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</p>	<p>The proposed Code Amendment is primarily intended to address concerns about the supply of industrial land, particularly in the City of Playford, but also providing for the long-term supply of land for Greater Metropolitan Adelaide and expansion of the defence cluster around RAAF Edinburgh.</p>
<p>P67 Support and promote defence, science and technology clusters ensuring they are linked by high quality road, rail and telecommunications infrastructure and connect to universities.</p>	<p>It is intended that a portion of the area will be set aside for defence and aerospace activities which will build upon the cluster already established around RAAF Edinburgh. Additional employment / industrial land is proposed to be provided in this locality in part because of the high-quality major road and rail infrastructure. There is also potential for connection to high quality telecommunications infrastructure. Womma Road which services the area affected is under the care and control of the DIT and will require upgrading to cater for increasing traffic.</p>
<p>P68 Focus business clusters and manufacturing hubs around key transport infrastructure and such as road, air sea terminals and intermodal facilities to maximise the economic benefits of export infrastructure.</p>	<p>Womma Road is directly connected to the Northern Expressway (which is well connected with the Northern Connector and Port Wakefield Road). These major roads provide connection to seaport and airport facilities as well as interstate road routes. The SCT Intermodal rail facility is in proximity on Heaslip Road.</p>
<p>P73 Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses</p>	<p>The area affected includes land in a location which is well located in proximity to major freight routes and is separated from housing except for the residential park which is located to the east of Andrews Road. There is also potential for some interface concerns related to the horticultural industry which is at present the dominant industry in the area which is currently zoned Rural Horticulture.</p>

State Planning Commission has released their discussion paper to guide the development of the Greater Adelaide Regional Plan (GARP) which will replace the 30-Year Plan for Greater Adelaide. The affected area was identified as future employment lands. The affected area forms part of an area commonly known as Greater Edinburgh Parks (GEP) and the Code Amendment is consistent with GARP.

3.4. 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>Greater Edinburgh Parks (GEP) Master Plan and Development Strategy in association with:</p> <ul style="list-style-type: none"> • GEP Master Plan and Rezoning, Drainage Options – Stage 2 by Tonkin • GEP, Transport and Access Strategy for the City of Playford by Tonkin 	<p>The GEP Master Plan and Development Strategy was prepared to inform the rezoning and development of land within GEP. The Report was informed by two associated reports which were also commissioned by Council:</p> <p>The Master Plan and Development Strategy and associated reports provide a good understanding of the factors that will influence the development of GEP. Importantly, the documents also help to guide the management of a broad range of issues that will influence the development of this area of 1600 hectares.</p> <p>This proposed Code Amendment is consistent with the Master Plan.</p>
<p>Defence State Sector Strategy 2030</p>	<p>The Defence State Sector Strategy has the following vision:</p> <p>‘By 2030 South Australia will be recognised as an international leader in the defence and space industries.’</p> <p>Priority Area 2 Information Warfare action 6:</p> <ul style="list-style-type: none"> • Maximise utilisation of the current facilities at Edinburgh and grow the precinct capability in line with future projects. <p>Priority Area 8 Infrastructure includes action 1:</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<ul style="list-style-type: none"> • Continue to work with relevant stakeholders to ensure the ongoing viability of the Edinburgh Defence Precinct and to minimise encroachment on the RAAF Base. <p>This proposed Code Amendment is consistent with the Defence State Sector Strategy 2030.</p>
<p>Adelaide City Deal (2019)</p>	<p>Establishing an area on the southern side of Womma Road (immediately to the north of RAAF Edinburgh) as a defence and aerospace precinct, will assist in minimising the encroachment of incompatible industries. It will also provide opportunity for the growth of the defence cluster around RAAF Edinburgh.</p> <p>City deals are a mechanism to deliver on the opportunities and challenges in our cities by bringing together the three levels of government, the community and private enterprise to create place-based partnerships.</p> <p>The Edinburgh Defence Precinct is one of the areas of relevance to the Adelaide City Deal.</p> <p>One of the sections of the City Deal document is entitled 'Support the growth of Adelaide's population through policy and planning'. The 30 Year Plan (2017) is referenced under this heading indicating that 'The SA Government will deliver key actions of the 30-Year Plan for Greater Adelaide (2017 update) to guide the long-term growth and urban renewal of the city and its surrounds.</p> <p>Action 35 of the City Deal indicates 'Prepare guidelines and accompanying planning policies for employment lands (including industrial, defence and agri-business uses) to identify those areas that:</p> <ul style="list-style-type: none"> • Require protection from incompatible development. • May require expansion. • May transition to other land uses.....' <p>(Note: the actions quoted are limited to those relevant to the circumstances adjacent RAAF Edinburgh.)</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<p>Action 40 indicates: Master Plan strategic employment lands (such as Pt Stanza) to maximise community benefit. The City of Playford has undertaken this master planning work for the Greater Edinburgh Parks area and is now pursuing the rezoning of portion of this area (this proposed Code Amendment).</p> <p>Master Planning has been undertaken as discussed above by the City of Playford for the GEP area. Council is now pursuing the rezoning of land for employment activities adjacent RAAF Edinburgh and proposing a Defence and Aerospace precinct as a component of this. This responds to both Actions 35 and 40 referenced above.</p> <p>This proposed Code Amendment is consistent with and promotes the objectives of the <i>Adelaide City Deal (2019)</i>.</p>
<p>Land Supply Report for Greater Adelaide – Part 3: Employment Land (June 2021)</p>	<p>Land Supply Report (LSR), Part 3, provides information and analysis on employment land supply, demand, industry types and projected jobs growth to 2030.</p> <p>The report identifies GEP as a key employment precinct.</p> <ul style="list-style-type: none"> • The GEP Precinct accommodates 95% all identified future employment land within Greater Adelaide. • Favourable access to key freight networks (road and rail) provides opportunities for export orientated activities. • Well protected from of sensitive land uses, presenting opportunities for higher intensity activity. • Significant infrastructure issues, particularly around stormwater management, require further investigation, to determine full extent of required works. <p>This proposed Code Amendment is consistent with the Land Supply Report and provides employment lands within the identified area of GEP.</p>

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
<p>The Master Plan and Development Strategy for GEP – Holmes Dyer in conjunction with the City of Playford</p>	<p>The Master Plan has undertaken comprehensive assessment of the GEP area.</p>	<p>Amongst a very broad range of investigations / findings are the following:</p> <ul style="list-style-type: none"> • GEP represents a major strategic employment opportunity for the State. • Demand for industrial / commercial employment land in the GEP area has been modest over the last decade but is anticipated to gradually improve. • Rezoning of 200 to 400 hectares of land is recommended and likely to accommodate supply for the next 10 – 20 years. • Analysis of recommended priority areas for rezoning includes an area called 'NEXY North' which is portion of the area affected. • Funding mechanisms have been considered in the report and will require further, more detailed consideration including engagement with land holders, more detailed costings, and development of a contributions plan as a basis for negotiations with landowners. • Seeking the cooperation of service authorities to ensure coordinated delivery of services to areas proposed for rezoning. • A concept plan will be required for the affected area to be included in the Planning and Design Code. The concept plan will identify key road connections and service

		roads, activity centres if appropriate and key drainage corridors.
GEP Master Plan and Rezoning Drainage Option Investigations - Stage 2 – Tonkin consulting for the City of Playford	<p>Investigation of drainage options for land which does not rely on a major trunk drain and can drain to existing outfalls. A regional drainage system may not be established in the short to medium term.</p> <p>The investigations include an assessment of the drainage infrastructure required and construction cost estimates to service each precinct.</p>	<p>The investigations provide a good picture of the stormwater drainage systems required, and costings for the land within the area affected.</p> <p>Solutions are available for the drainage of the whole of the affected area with further refinements required to confirm drainage flow path.</p> <p>Provides a sounds basis for additional investigations and negotiations with landowners and developers for contributions.</p>
Greater Edinburgh Parks and St Kilda Catchment - Stormwater Management Plan – Tonkin Consulting for the City of Playford and City of Salisbury (June 2021)	<p>A Stormwater Management Plan (SMP) has been prepared for the Greater Edinburgh Parks and St Kilda catchment, an area of approximately 24 km² that is split across two Council boundaries (City of Playford and City of Salisbury).</p> <p>The plan provides a framework for the holistic management of stormwater within the catchment area.</p>	<p>The strategies within the SMP are aimed at:</p> <ul style="list-style-type: none"> • Providing an acceptable level of protection from flooding to the community and public and private assets • Improving water quality to meet the requirements for protection of the receiving environment • Maximising the economic reuse of stormwater for beneficial purposes • Managing stormwater assets in a sustainable manner • Achieving desirable planning outcomes associated with new development, open space, recreation and amenity • Managing stormwater runoff in a manner that protects and enhances biodiversity and the natural environment
GEP, Transport and Access	Identification of a desired road network and access	The investigations have identified a preferred road network including

<p>Strategy – Tonkin Consulting for the City of Playford</p>	<p>arrangements as a basis for the development of the whole of GEP.</p>	<p>connectivity to the existing arterial road network. The study used modelling undertaken by the Department of Infrastructure and Trade to identify a preferred road network and determine the likely requirements for the road network in the area. Cost estimates were prepared for the required upgrades.</p> <p>Provides a sounds basis for additional investigations and negotiations with landowners and developers for contributions.</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>Additional traffic analysis</p>	<p>Undertake work in consultation with DIT to understand traffic projections for Womma Road (to understand the impact of traffic generated in the proposed employment lands including a gap analysis of the GEP Transport and Access Strategy Report, 2021). Determination of possible additions to the road network (e.g., service roads and internal road links) for the proposed Womma Road employment lands as part of the Code Amendment investigations (contributing to the development of a concept plan).</p> <p>Seek to resolve road upgrade funding with the DIT during the Code Amendment process.</p>
<p>Additional stormwater analysis</p>	<p>Additional analysis of stormwater drainage infrastructure requirements may be required to determine desirable drainage patterns related to the Deep Maintenance facility.</p> <p>Seek to resolve stormwater management and funding during the Code Amendment process.</p>
<p>Employment land and Retail analysis</p>	<p>Provide an analysis of demand and supply of employment land, with sections focussed on defence and aerospace related activities and consideration of demand for retail for the GEP area.</p>

	This will inform if further rezoning to an 'activity centre' is undertaken and potential location.
Infrastructure Agreements / Scheme / Deeds	All required infrastructure agreements, schemes and/or deeds will be executed to secure the funding and delivery of infrastructure required to accommodate the development of the affected area. The Code Amendment will not be progressed to the approval stage without the appropriate funding mechanisms and agreements in place
Utility Services and Related Infrastructure Analysis	Undertake analysis of the on the existing infrastructure services available and determine whether any upgrades are required to service the Affected Area as a result of the Code Amendment.
Register of Aboriginal Sites and Objects (Taa wika)	Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify if any further relevant Aboriginal heritage considerations, including any identified cultural sites and objects.

4.3. Engagement Already Undertaken

The City of Playford has undertaken preliminary consultation with Planning and Land Use Services (PLUS) staff to indicate the general intention to initiate a Code Amendment for the area affected as described in this report and to identify any initial significant issues or concerns. There have also been subsequent conversations.

DIT was consulted on the overall development of GEP and provided the modelling which was used in the GEP Transport and Access strategy prepared for the City of Playford. Subsequently Playford has undertaken preliminary consultation with DIT regarding the intention to prepare this proposed Code Amendment while specifically seeking preliminary comment on considerations related to Womma Road.

Preliminary consultation was undertaken with the Department of Defence Land Planning and Regulation Directorate – Estate Planning Branch to indicate the general intention to prepare a Code Amendment and to seek information regarding the management of the risk in public safety at the ends of runways.

Engagement to date summary

- PLUS have not raise any specific concerns or requirements regarding the rezoning of land in the area and has been supportive of the concept of rezoning land and the intent of the subzone policy in the area affected.
- DIT representatives indicated that the Department does not have funding to upgrade Womma Road and would be seeking substantial funding from landowners for the upgrade of the road.
- DIT sought additional traffic analysis related to the impact of additional employment lands along Womma Road upon traffic generation (see the comment above in 4.2 about additional traffic generation).

- The representative of the Department of Defence did not raise any specific concerns, and conceptually agreed with providing a precinct (through a sub-zone) for Defence and Aerospace activities while indicating that Defence would be unlikely to get involved in acquiring land in this 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
RAAF / Department of Defence (major landholder and activity to the south)	<ul style="list-style-type: none"> • Formally consult with Defence during the formal public consultation stage.
City of Salisbury (LGA for the adjoining Council area) and the Local Government Association.	<ul style="list-style-type: none"> • Meet with the City of Salisbury to ensure they are informed and can provide informal comment (i.e., before public consultation). • Formally consult with Salisbury during the formal public consultation stage. • Provide information to the Local Government Association as required.
Landowners within the area affected by proposed rezoning	<ul style="list-style-type: none"> • Initiate discussions regarding the intention to require contributions related to the need to upgrade infrastructure in the area. Include specialist advisor(s) to ensure landowners have access to independent advice regarding the implementation of deeds and LMAs. • Note that negotiations regarding the signing of deeds will extend beyond the formal consultation period. Deeds will need to be signed before the rezoning of land can proceed, so this is a very important component of the process. • Consult with the landholders commencing early in the formal public consultation phase, including arranging individual or group meetings.
Owners of land and residents of the residential park.	<ul style="list-style-type: none"> • Consultation will be undertaken commencing early in the formal engagement phase. • The residential park will require a tailored approach and probably specialist engagement assistance. The rezoning is likely to be a sensitive issue. It will require an initial meeting with the landowners followed by a meeting with the residents and would need to be carefully managed.

	<ul style="list-style-type: none"> • Ensure that potential planning solutions to concerns can be addressed at the meetings with landowners and residents.
Landholders surrounding the area affected.	<ul style="list-style-type: none"> • Landowners within an identified radius where it is considered that there would be a significant interest, or any potential impacts will receive correspondence. The response to correspondence will be monitored and any requirement for meeting(s) with landowners will be assessed.
State and Federal Members of Parliament	<ul style="list-style-type: none"> • Consultation will be undertaken with <ul style="list-style-type: none"> ○ State and Federal Members of Parliament for the area ○ State and Federal Ministers for Defence Industry.
All relevant service authorities and relevant government agencies	<ul style="list-style-type: none"> • Will receive correspondence and opportunity to respond during the public consultation period. In addition to the usual agencies, Defence SA, and Renewal SA to be formally consulted.
General information	<ul style="list-style-type: none"> • Full information will be available on the Council website. Fact sheets will be prepared regarding the Code Amendment. Consideration will need to be given to translating the information into common languages in the area.

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.
- (non-mandatory engagement): stakeholders, community and business groups and the wider community
- engagement will be overseen by a person with experience and qualifications in community engagement with a IAP2A Certificate in Engagement.

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 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 B. 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.

Drafting Note (to be deleted):

Where the Proponent requests that the Chief Executive of the Department be approved as the Designated Entity, the timetable in Attachment B should be agreed with the Department prior to lodgement of the Proposal to Initiate.

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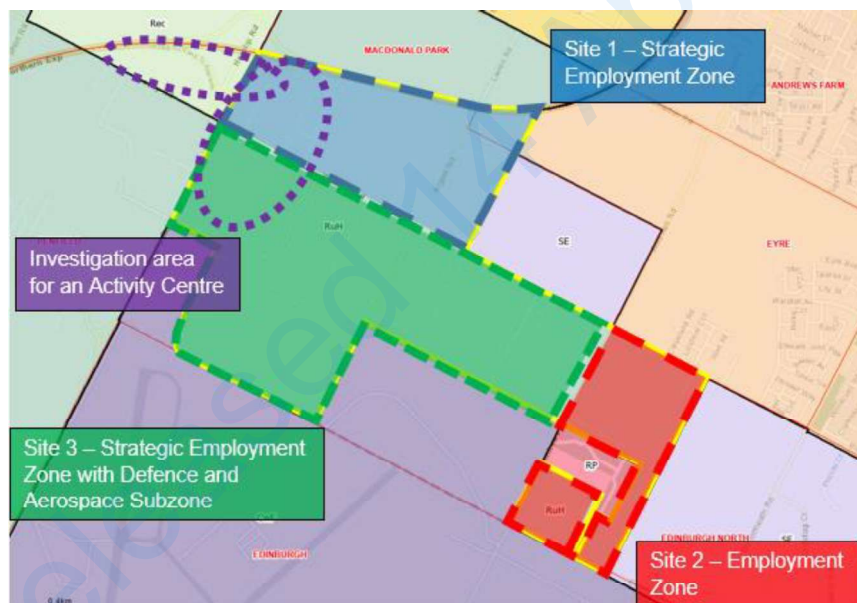
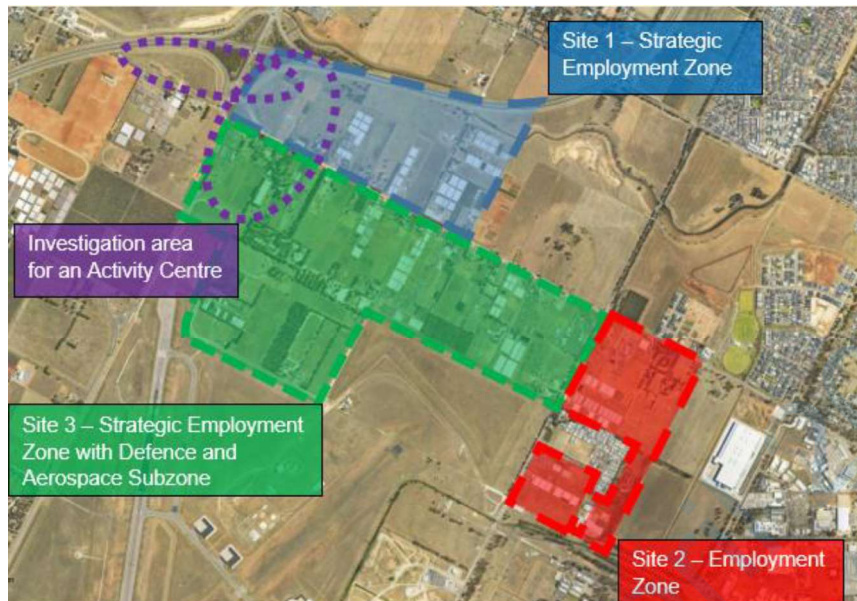
ATTACHMENT A

Map of Affected Area

Existing



Proposed



ATTACHMENT B

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.	DTI	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).	DTI, 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 DTI.	Designated Entity	30 Weeks
DTI prepares Amendment Instructions and Mapping and provides to Council for consultation purposes.	DTI	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	8 Weeks [noting may be subject to change pending finalisation of Engagement Plan]
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with DTI.	Designated Entity	12 Weeks

Step	Responsibility	Timeframes
Assess the amendment and engagement. Prepare report to the Commission or delegate. Timeframe will be put on hold if further information is required, or if there are unresolved issues.	DTI	4 weeks
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	DTI	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	DTI	8 weeks

ATTACHMENT C

Defence and Aerospace Subzone

Strategic Employment Zone

Defence and Aerospace Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Future proofing land adjacent the Royal Australian Airforce (RAAF) Edinburgh Air Base to ensure the growth of defence and related support industry uses which generate wealth and employment for the state and nation.
DO 2	A range of defence and aerospace related activities that reinforces the industry's significances to the States economy and takes advantage of the strategic location adjacent the RAAF Edinburgh Air Base.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Development of a range of defence or aerospace related support industry uses.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> a) Aviation maintenance, repair, and ancillary uses b) Educational facility in association with defence or aerospace activity c) Emerging technologies d) Logistics, warehousing, and storage facilities in association with defence or aerospace activity e) Maintenance Facility f) Office ancillary to and in association with defence or aerospace activity g) Research, Design, Engineering, and maintenance h) Software Research and Design i) Technology and support industries related to defence or aerospace activity j) Training and Education related to defence or aerospace activity

<p>PO 1.2</p> <p>Development does not occur that would prejudice defence or aerospace related activities.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Improvements to existing horticultural buildings and activities are appropriate to allow for the ongoing viability prior to redevelopment for defence or aerospace related activities.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Development that does not hinder the operation of the RAAF Base Edinburgh</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Dwellings</p>	
<p>PO 2.1</p> <p>Residential development is not supported to protect the long-term continuation of intensive rural industries and activities.</p>	<p>DTS/DPF 2.1</p> <p>Dwelling is in the form of:</p> <ul style="list-style-type: none"> a) the replacement of an existing habitable dwelling on the same allotment b) a manager's residence.
<p>Site Dimensions and Land Division</p>	
<p>PO 3.1</p> <p>Land division creates allotments of a size and shape suitable for a range of defence or aerospace related support industry uses.</p>	<p>DTS/DPF 3.1</p> <p>Allotments:</p> <ul style="list-style-type: none"> a) connected to an approved common waste water disposal service have and an area of 5000m² or more and a frontage width of 30m or more b) that will require the disposal of waste water on-site have an area of 7500m² or more and a frontage width of 30m or more.
<p>Siting and Interface</p>	
<p>PO 4.1</p> <p>Development is designed and sited to incorporate noise attenuation measures to minimise impacts from noise emissions on sensitive land uses in an adjacent neighbourhood-type zone, particularly where extended operating hours are contemplated.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

Class of Development	Exclusions
Shop	Any of the following: <ol style="list-style-type: none"> 1. shop with a gross leasable floor area less than 1000m² 2. shop that is a bulky goods outlet 3. shop that is a restaurant 4. shop that is ancillary to an industry on the same allotment.
Special industry	Any of the following: <ol style="list-style-type: none"> 1. located in the Gillman Subzone 2. located in the National Naval Shipbuilding Subzone 3. located in the Significant Industry Subzone 4. located in the Defence and Aerospace Subzone

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