

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

Windamere Park Code Amendment

**By the Person with Interest in the Land
(*the Proponent*)**

A handwritten signature in blue ink, appearing to read 'Theodoor De Lyster', is written over a horizontal dotted line.

Mr Theodoor De Lyster (the Proponent)

Date: 21 June 2021

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*.

A handwritten signature in blue ink, appearing to read 'John Teague', is written above the printed name of the Minister.

MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date: 31 January 2022

- 1. INTRODUCTION**..... 3
 - 1.1. Designated Entity for Undertaking the Code Amendment..... 3
 - 1.2. Rationale for the Code Amendment..... 4
- 2. SCOPE OF THE CODE AMENDMENT** 5
 - 2.1. Affected Area..... 5
 - 2.2. Scope of Proposed Code Amendment 5
- 3. STRATEGIC ALIGNMENT** 6
 - 3.1. Alignment with State Planning Policies..... 6
 - 3.2. Alignment with Regional Plans 9
 - 3.3. Alignment with Other Relevant Documents 10
- 4. INVESTIGATIONS AND ENGAGEMENT** 11
 - 4.1. Investigations Already Undertaken 11
 - 4.2. Further Investigations Proposed 13
 - 4.3. Engagement Already Undertaken..... 13
 - 4.4. Further Engagement Proposed 14
- 5. CODE AMENDMENT PROCESS** 14
 - 5.1. Engagement Plan..... 14
 - 5.2. Engagement Report 14
 - 5.3. Code Amendment Timetable 15

1. INTRODUCTION

The Proponent is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at Lot 201 in D93614, Legoe Road, Buckland Park and a portion of 493 Carmelo Road, Buckland Park (Lot 101 in D93614) (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the Registered Proprietor for the whole of the Affected Area.

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's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
 - a) Grazio Maiorano RPIA (Fellow), Director, URPS
 - b) gmaiorano@urps.com.au
 - c) (08) 8333 7999
- 1.1.3. The Proponent intends to undertake the Code Amendment by:
 - a) Engaging URPS to provide the professional services required to undertake the Code Amendment.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

1.2. Rationale for the Code Amendment

Windamere Park is an accredited disability services provider with the National Disability Insurance Scheme (NDIS) and has provided a training and educational environment for people with an intellectual disability since 1991. It now services well over 400 attendees per week and is on the preferred provider panel for the NDIS, the services currently delivered include:

- Daily development programs
- Pre-vocational and vocational training
- Community access
- Educational camping experiences
- Limited and small scale Supported Independent Living (SIL) accommodation / overnight accommodation.

Windamere Park is seeking to expand the valuable services it offers to persons living with disability by providing increased living options in the form of Specialist Disability Accommodation (SDA).

The latest NDIS data reveals that there are 1857 participants with SDA need in South Australia, of which 187 participants are currently not in SDA, however seeking a dwelling¹.

The proposed Code Amendment seeks to rezone the Affected Area to facilitate the development of SDA in a manner which:

- Provides the ability to undertake land division to accommodate SDA on individual titles and thereby ensure they can access bank funding. Lending institutions will not provide finance without securing the debt to an easily defined asset (e.g. individual title). Without access to such funding, the homes will not be constructed. The desire for individual titles for the SDA was formally supported by the City of Playford on 15 December 2020 (Resolution 4367).
- Is integrated with conventional dwelling types and achieves the requirements of the *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020* (NDIS SDA Rules). That is, all parties seek to avoid an institutional setting. In accord with NDIS rules, additional conventional homes will be encouraged to be constructed for families of SDA tenants and other likeminded people. That is, all purchases will be fully aware of the SDA housing and existence of Windamere Park before constructing their conventional homes. Without such an integrated approach, the NDIS will not support the proposal.
- Provides a direct connection between the Affected Area and the balance of support services offered at Windamere Park;
- Provides opportunity for third-party investment in the provision of SDA.

¹ NDIS 2021, *Specialist Disability Accommodation Enrolled Dwellings and NDIS Demand*.

- Provides a reasonable scale of development (eg non-SDA homes) to allow the proponent to contribute to Council’s desired road upgrades.

It is acknowledged that a portion of the larger Windamere Park land holdings are currently subject to dedicated ‘Windamere Park Subzone’. However, the policy contained in this subzone does not extend over all land and is accompanied by the inclusion of the Limited Land Division Overlay. These limitations have resulted in a policy arrangement that:

- Restricts the location that development can occur on the Windamere Park land holdings (noting only 2 of the 3 allotments are subject to the Subzone).
- Restricts land division necessary to support the proposed SDA housing by providing a conventional tenure arrangement and open-up opportunity for co-funding of the infrastructure required to service the site. We

This Code Amendment has been prepared to make amendments to the zoning applicable to allow for the realisation of Windamere Park’s full potential and to provide confidence to make substantial investment in the further development of its services.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being Legoe Road, Buckland Park (Lot 201 in D93614 in CT:6141/88) and a portion of 493 Carmelo Road, Buckland Park (Lot 101 in D93614) within the City of Playford as shown in the map in Attachment A. Also included is a map showing the Affected Area’s relationship to the balance of the Windamere Park land and the Riverlea development.

2.2. Scope of Proposed Code Amendment

Site 1 - Legoe Road, Buckland Park (Lot 201 in D93614 in CT:6141/88)

Current	Policy ²	
		Zone: <ul style="list-style-type: none"> • Rural Horticulture Subzone: <ul style="list-style-type: none"> • Nil Overlays: <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) • Hazards (Bushfire – General Risk) • Hazards (Flooding) • Hazards (Flooding - General) • Defence Aviation Area • Native Vegetation • Regulated and Significant Tree • Prescribed Wells Area

² Note: for sites within the Phase 3 (Urban Areas) Code the Current Policy is draft and may change until the Phase 3 Code is implemented.

	<ul style="list-style-type: none"> • Water Resources • Limited Dwelling • Limited Land Division <p>TNV's:</p> <ul style="list-style-type: none"> • Concept Plan 14 – Buckland Park • Minimum Site Area – 10ha
Amendment Outline	The objective of the Code Amendment is to rezone land to support the development of SDA housing in broader a community setting.
Intended Policy	<p>The Code Amendment seeks the following amendments:</p> <ul style="list-style-type: none"> • Rezone from Rural Horticulture Zone to Master Planned Neighbourhood Zone (or any other zone that achieves the project objectives and manages potential interface issues). • Remove the imposition of the Limited Land Division Overlay and Limited Dwelling Overlay.

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. 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
SPP 1 – Integrated Planning	
To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.	
1.1 An adequate supply of land (well services by infrastructure) is available that can accommodate housing and employment growth over	<p>The Code Amendment seeks to rezone some 18.6 hectares of land to accommodate residential type land uses to the immediate west of the Riverlea development currently underway at Buckland Park.</p> <p>The proposal will provide a small addition of land supply, focused primarily on delivering an SDA</p>

<p>the relevant forecast period.</p>	<p>outcome in strict accordance with the SDA Rules. These rules place a density limitation on the provision of SDA were located on a single parcel of land. The current limitation on the creation of new allotments for this purpose, and the need to integrate SDA within a broader neighbourhood setting and the relationship that the affected area has with the existing Windamere Park facilities has necessitated the initiation of this Code Amendment.</p>
<p>SPP 2 – Design Quality</p> <p>To elevate the design quality of South Australia’s built environment and public realm</p>	
<p>2.2 Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design, Crime Prevention Through Environmental Design and Access and Inclusion.</p>	<p>The Code Amendment will deliver the zoning outcome required to support the development of SDA within a broader community setting. The importance of developing dedicated housing for people living with disability cannot be underestimated. March 2021 NDIS data confirms that there are some 187 people in South Australia currently seeking SDA housing and demand cannot currently be met with exiting supply. The security of tenure offered via this approach both opens up opportunity for co-investment from relatives of participant, whilst meeting the strict controls resulting from the NDIS SDA Rules.</p> <p>Further, the proposal will enable an opportunity for those persons living in SDA to access broader support programs provided at Windamere Park.</p>
<p>SPP 4 – Biodiversity</p> <p>To maintain and improve our state’s biodiversity and its life supporting functions.</p>	
<p>4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting</p>	<p>The proposed Code Amendment will not result in the rezoning of land with recognised high value characteristics, nor the need to clear large areas of land which have not been heavily modified previously.</p>

<p>functions to our state can be maintained.</p>	
<p>SPP 5 – Climate Change Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</p>	
<p>5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</p>	<p>It is acknowledged that the Affected Area is located on the Gawler River floodplain. Detailed investigations have been undertaken to determine the impacts of a 1% AEP flood event. These investigations confirm that the land is not directly affected by flooding and off-site flood impacts are capable of being managed.</p>
<p>SPP 6 – Housing Supply and Diversity To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p>	
<p>6.9 Apply universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.</p>	<p>The intent of this Code Amendment is to rezone land to support the development of SDA within a community setting. Future housing stock catering for persons living with disability will be designed and constructed in a manner that achieves the requirements of the NDIS.</p>
<p>SPP 8 – Primary Industry A diverse and dynamic primary industry sector making the best use of natural and human assets.</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>The proposal will see the rezoning of land currently zoned Rural Horticulture to Master Planned Neighbourhood (or other zone, subject to investigations that address potential interface issues). The broader locality supports both enclosed and non-enclosed horticultural activities. Development occurring to the immediate east and south-east is recognised as accommodating the future Riverlea residential development which will result in some 12,000 new homes, whilst land to the immediate south appears to be used for low intensity rural type purposes. Finally, land to</p>

	the immediate west comprises the Gawler River and land zoned Conservation. Overall, the Code Amendment will not impact upon the interface between the subject land primary production activities.
SPP 15 – Natural Hazards	
To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.	
15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.	The lands presence within the hazards overlays (bushfire, flooding and acid-sulfate soils) does not present an unacceptable risk with appropriate measures capable of being put into place as part of a future development process.

3.2. 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 Update (30-Year Plan) volume of the Planning Strategy (which has transitioned to a Regional Plan under the Act) is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Transit corridors, growth areas and activity centre</p> <p>P11 Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas.</p>	<p>The Affected Area is located to the immediate west and north-west of the Riverlea development and is identified in the 30-Year Plan as a 'Future Urban Growth Area – unzoned'.</p>

<p>Housing mix, affordability and competitiveness</p> <p>P37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> - Assisted living accommodation 	<p>The Code Amendment seeks to deliver a zoning outcome which results in the development of SDA in an integrated manner but with respect to a wider community setting and in connection with support services occurring on the larger Windamere Park site.</p>
<p>Emergency management and hazard avoidance</p> <p>P118 Minimise risk to people, property and the environment from exposure to hazards by designing and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> - avoidance - adaptation - protection 	<p>It is acknowledged that the Affected Area is located on the Gawler River floodplain. Detailed investigations have been undertaken to determine the impacts of a 1% AEP flood event. These investigations confirm that the land is not directly affected by flooding and off-site flood impacts are capable of being managed.</p>

3.3. 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
City of Playford – Concept Plan 14 Buckland Park	The affected area is located within an existing Concept Plan which has been prepared to guide development of the wider Riverlea Buckland Park estate.

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>Combined flood risk, groundwater, wastewater, stormwater and water infrastructure investigations (Water Technologies)</p>	<p>Detailed analysis of:</p> <ul style="list-style-type: none"> • Flood risk - to determine whether the site would be impacted by a 1% AEP flooding event of the Gawler River. • Groundwater – to understand if supply is suitable for potable use and what risk to groundwater may arise as a result of development. • Wastewater – to determine if domestic wastewater can be effectively managed regarding volume and quality. • Stormwater – to determine that integrated drainage can be effectively managed regarding volume and quality (e.g. WSUD). • Water Infrastructure – determine whether the site can feasibility access SA Water infrastructure, and what alternatives might be available. 	<p>Flooding, stormwater, groundwater and potential wastewater issues are capable of being addressed at the land division design stage.</p>
<p>Transport Impact Assessment (GTA Consultants)</p>	<p>Transport impact assessment undertaken to determine:</p> <ul style="list-style-type: none"> • the potential impact of anticipated vehicle 	<ul style="list-style-type: none"> • The predicted increase in traffic volumes would be low in scale and the existing road network and intersections

	<p>generation from the site on the broader road network.</p> <ul style="list-style-type: none"> • The required off-site road upgrades needed to facilitate the development. 	<p>would remain within capacity and operate satisfactorily.</p> <ul style="list-style-type: none"> • The increase in traffic would require the existing unsealed section of Carmelo Road, Tippetts Bridge Road and Legoe Road to be sealed when traffic volumes exceed 500 vehicles per day. • The intersection of Port Wakefield Road and Carmelo Road will continue to operate within capacity.
<p>Preliminary Site Investigation (Agon Environmental)</p>	<ul style="list-style-type: none"> • Identify potentially contaminating activities which may have occurred at the site. • Provide a preliminary assessment of potential risks to human health and the environment associated with any contamination which may have been caused by any identified potentially contaminating activities. 	<ul style="list-style-type: none"> • Site contamination risks associated with most of the potentially contaminating activities which may have occurred on the site are low.
<p>Flora and Fauna Assessment (EBS Ecology)</p>	<p>Desktop and field ecological assessment to:</p> <ul style="list-style-type: none"> • Assess native and amenity trees on the property to determine the locations of Regulated and/or Significant trees. • Conduct a Native Vegetation Assessment and Scattered Trees 	<ul style="list-style-type: none"> • There are no threatened ecological communities or flora species recorded in the project area. • There are a number of bird species listed as migratory under the EPBC Act identified as

	<p>Assessment per the <i>Native Vegetation Act 1992</i> and <i>Native Vegetation Regulations 2017</i>.</p> <ul style="list-style-type: none"> • Determine the presence of flora and fauna species listed under the <i>National Parks and Wildlife Act 1972</i> and <i>Environmental Protection and Biodiversity Conservation Act 1999 (Cth)</i>. • Determine the value of scattered trees for regional, state and national threatened fauna. 	<p>potentially occurring or having suitable habitat within the project area.</p> <ul style="list-style-type: none"> • There are a number of State threatened fauna identified as potentially occurring or having suitable habitat within the project area. • There are a number of native vegetation associations mapped and assessed in the project area and a number of scattered trees. <p>This report recommends specific areas for development to occur on the greater allotments which includes the Affected Area.</p>
--	--	--

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.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
<i>Interface issues</i>	The planning term will document and analysis existing and proposed land uses at the interface of the proposed rezoning area to identify potential land use interface issues and determine design solutions (if required).

4.3. Engagement Already Undertaken

In accordance with Practice Direction 2, the City of Playford administration and some Elected Members has been consulted on this proposal. A copy of this document has

been provided to Council's administration in late May 2021. We are expecting a response from Council soon.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the attached Engagement Plan outlines what additional engagement will be undertaken to support the Code Amendment.

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; and
 - 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.

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 to the Minister and also published on the SA Planning 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.

ATTACHMENT A
Map of Affected Area



Legend

 Area Affected



0 75 150 300m

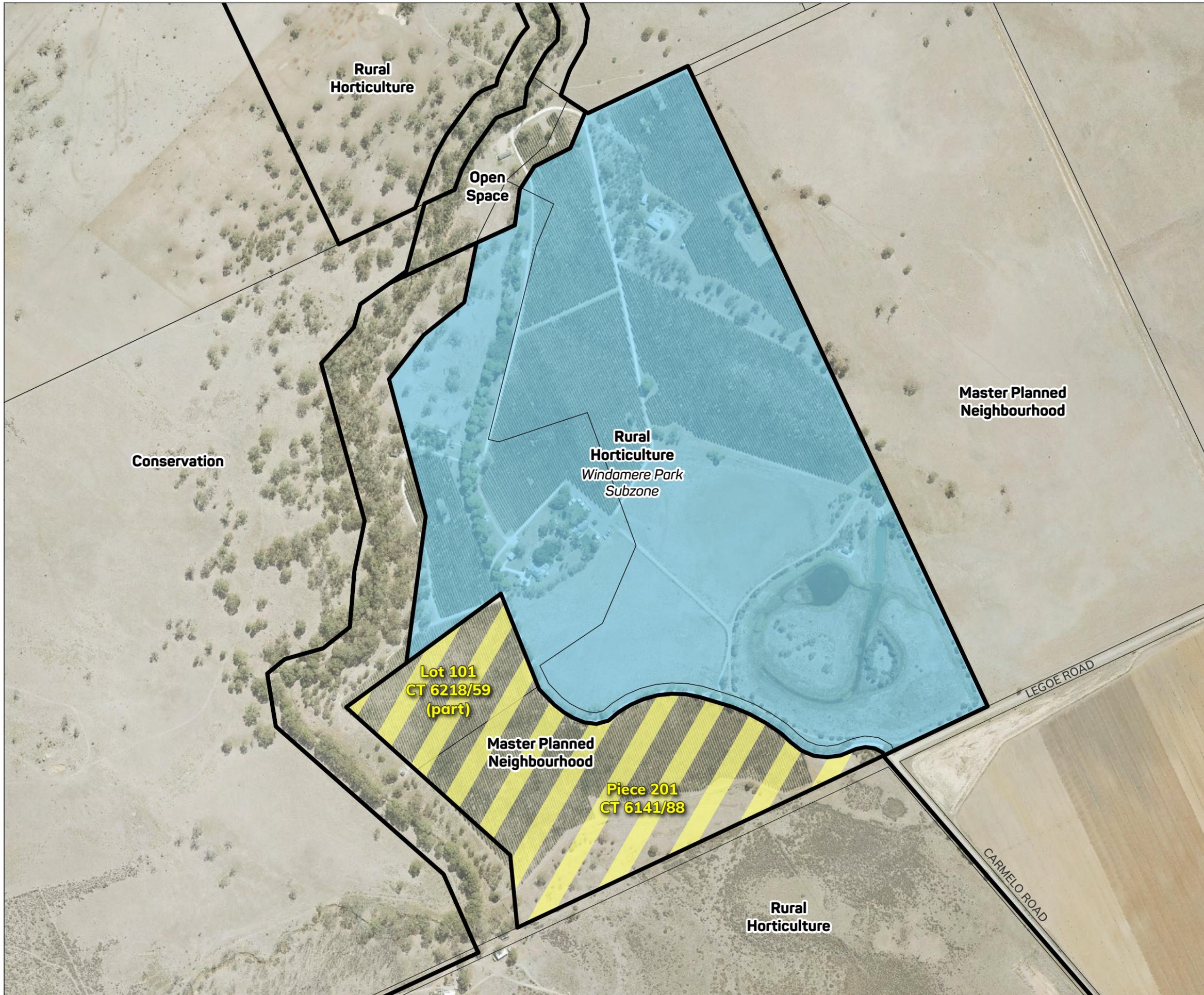
SCALE: 1:6,000 @ A3

AREA AFFECTED

Windamere Park

JOB REF.	10ADL-0006
PREPARED BY.	MP
DATE.	30.05.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au





Legend

-  Area Affected
-  Zone / Subzone boundary
-  Windamere Park Subzone



0 75 150 300m

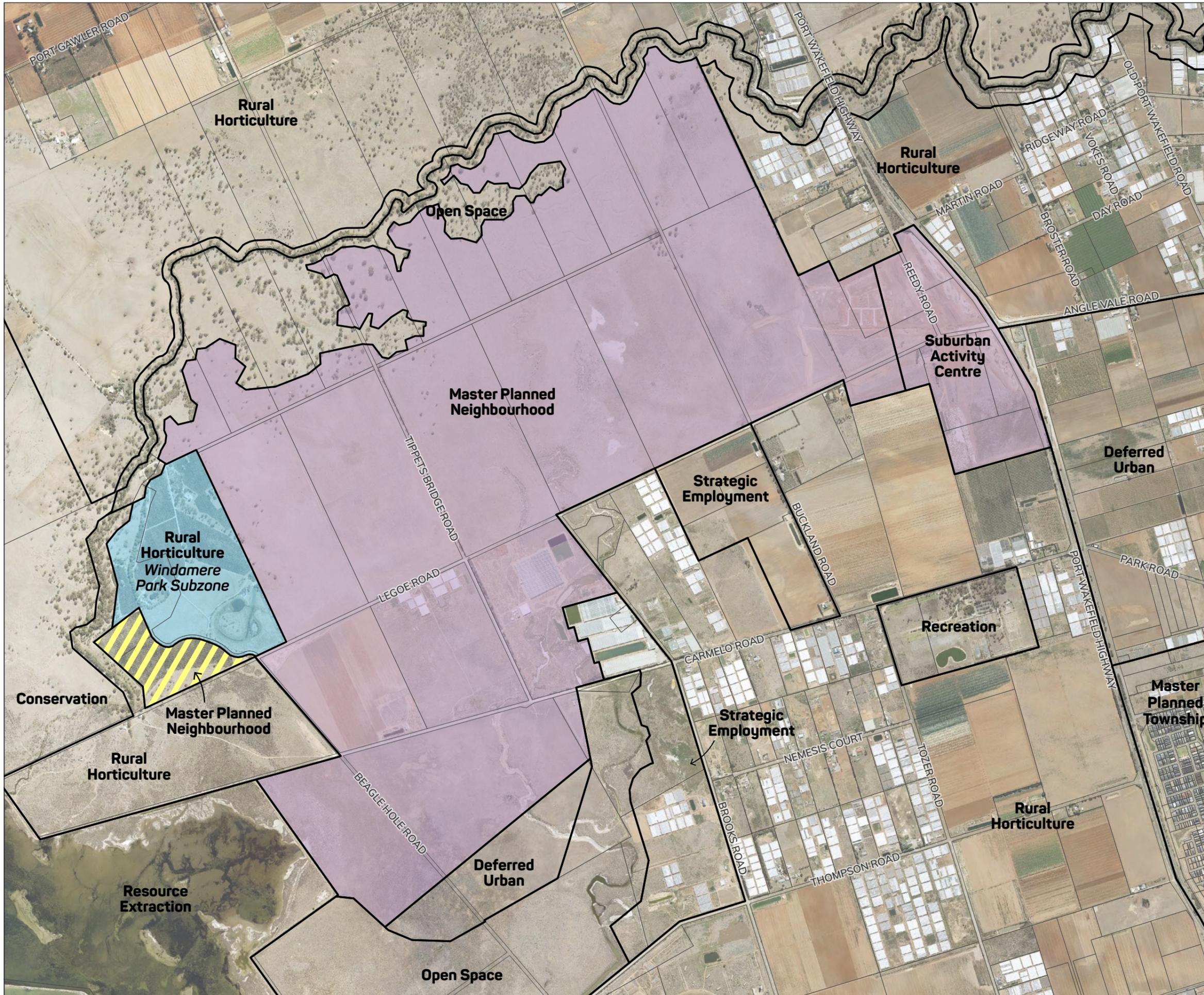
SCALE: 1:6,000 @ A3

DESIRED ZONING

Windamere Park

JOB REF.	10ADL-0006
PREPARED BY.	MP
DATE.	30.05.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au





Legend

-  Area Affected
-  Riverlea Development
-  Zone / Subzone Boundary
-  Windamere Park Subzone



0 200 400 800m

SCALE: 1:20,000 @ A3

DESIRED ZONING & RIVERLEA DEVELOPMENT

Windamere Park

JOB REF.	10ADL-0006
PREPARED BY.	MP
DATE.	30.05.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au



ATTACHMENT B

Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
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	AGD	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)	AGD, 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 AGD	Designated Entity	4 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	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	In line with the Engagement Plan
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Designated Entity	4 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks

Step	Responsibility	Timeframe
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	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	AGD	8 weeks