# Hon Nick Champion MP

23EXT0335

Goolwa Tourist Resort Pty Ltd
c/- Mr Ryan Moyle
Senior Associate
Ekistics

By email: rmoyle@ekistics.com.au

Dear Mr Moyle

I write to advise that under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Lakeside Goolwa 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, Goolwa Tourist Resort Pty Ltd 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:

- Prior to approval 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.
- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code on the date the Amendment is released for consultation.
- The scope of the proposed Code Amendment does not include that portion of land within the Conservation Zone.
- 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.

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.
- South Australian Country Fire Service.
- Department for Environment and Water.
- Environment Protection Authority.
- Native Vegetation Council.
- Affordable Housing Unit of the SA Housing Authority.
- Office for Ageing Well, SA Health.
- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, Telstra, and other telecommunications providers.
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

The Commission has, under section 73(6)(f) of the Act, resolved not to specify further investigations or information requirements in addition to that outlined in the Proposal to Initiate. However, it should be noted that further investigations may be required in response to feedback or advice received through the engagement process.

Pursuant to section 44(6) and 73(6)(d) of the Act, engagement in writing must be undertaken with:

- Alexandrina Council.
- 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 on the PlanSA Portal online at https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Ms Nadia Gencarelli, Team Leader – Code Amendments, Planning and Land Use Services, on (08) 7133 2311 or via email at Nadia.Gencarelli@sa.gov.au.

Yours sincerely

**Hon Nick Champion MP**
Minister for Planning

5 / 12 / 2023

Encl. Signed Proposal to Initiate the Lakeside Goolwa Code Amendment