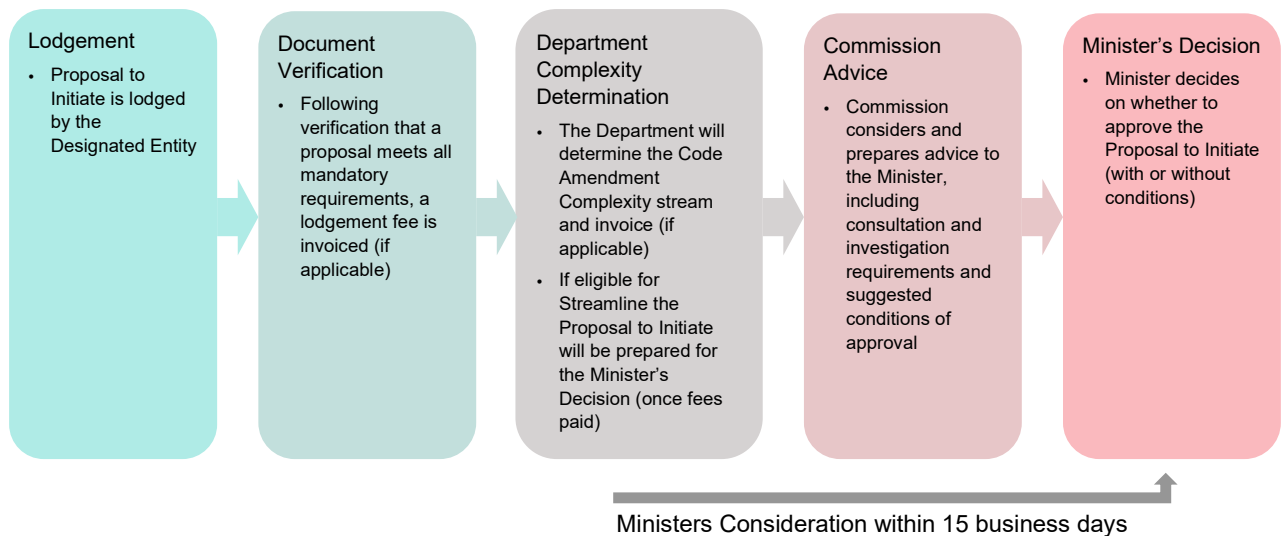


## Streamlined Proposal to Initiate

### Private Proponent Code Amendments

Where a Code Amendment meets eligibility criteria it may be streamlined to 'initiation decision' within 15 business days from 'complexity determination'.



### Eligibility

A Code Amendment may be streamlined where the Proposal to Initiate meets the following criteria:

- ✓ aligns with State Planning Policies and Regional Plans<sup>1</sup>; and
- ✓ includes mandatory documentation and investigations<sup>2</sup>; and
- ✓ is assessed as either simple or moderate complexity<sup>3</sup>

The streamlined approach **does not apply** to the following Code Amendment types:

- ✗ State Significant, Rural Living, Heritage Places or Historic / Character Policy
- ✗ complex Code Amendments (for example where there are infrastructure constraints)
- ✗ where an agreement for the recovery of costs applies

<sup>1</sup> In the [Fee Determination Matrix](#) the Code Amendment will feature a score of "Simple = 1" against strategic directions indicating that it 'aligns with strategic direction'.

<sup>2</sup> In accordance with [Practice Direction 2 – Preparation and Amendment of Designated Instruments](#)

<sup>3</sup> In accordance with the Chief Executive's Policy – [Service Standards and Code Amendment Fees](#)

## Mandatory Documentation

The table below identifies what Documents are required for submission of a proposed Code Amendment.

Document	Further Information
<i>Proposal to Initiate**</i>	Signed and completed 'Proposal to Initiate a Code Amendment document, prepared in accordance with the Practice Direction.
<i>SA Planning Portal Publication Instructions**</i>	The PlanSA portal includes facility for members of the community to make submissions and provide feedback as part of engagement on a proposed Code Amendment.  To request publication on the PlanSA portal, designated entities are required to provide instructions to the department.
<i>Evidence of interest in the land</i>	Documentation providing evidence of interest in the land such as a certificate of title or contractual evidence.  Note: a lease over the land does not comprise an interest in the land.
<i>Evidence that Council have been advised of intent to amend the Code**</i>	Evidence that the relevant Local Government Authority has had an opportunity* to provide initial comments on the intent to amend the Code.  *A minimum of 15 business days prior to submission of the Proposal to Initiate.
<i>Significant Tree report with description/s and assessment/s</i>	Significant Tree Proposals only.

\*\* Document templates are available on the PlanSA website at [plan.sa.gov.au/en/code-amendment-toolkit](http://plan.sa.gov.au/en/code-amendment-toolkit).

## Required Investigations

All Code Amendment Proposals to Initiate (other than Heritage Place or Designated tree listing) must include a high-level analysis or commitment to undertake the investigations listed in the table below.

The analysis should include a brief description of the current state and identify whether further investigation will be undertaken in preparation of the Code Amendment.

Scope of investigations	High-level details
<p><i>Infrastructure</i></p> <ul style="list-style-type: none"> <li>• Road infrastructure</li> <li>• Civil infrastructure</li> <li>• Corridor infrastructure</li> </ul>	<p>Analysis and identification of:</p> <ul style="list-style-type: none"> <li>• The existing capacity of local road networks and access.</li> <li>• Potential hazards such as gas pipelines and electricity easements.</li> <li>• Foreseeable upgrades required to road, corridor or drainage.</li> <li>• Future investigation requirements.</li> </ul>
<p><i>Service Infrastructure</i></p> <ul style="list-style-type: none"> <li>• Water supply</li> <li>• Waste water disposal</li> <li>• Stormwater management</li> <li>• Electricity</li> <li>• Gas</li> <li>• Telecommunications</li> </ul>	<p>Details of connections / availability / capacity of service infrastructure</p> <ul style="list-style-type: none"> <li>• existing; and</li> <li>• anticipated</li> </ul> <p>Identification of required infrastructure upgrades or details of alternative solutions if known or requiring further investigation.</p>
<p><i>Cultural and Heritage Significance</i></p>	<p>Complete search of the Register of Aboriginal Sites and Objects (Taa-wika)</p>
<p><i>Code Policy</i></p>	<p>Current and Proposed</p> <ul style="list-style-type: none"> <li>• Zone</li> <li>• Overlays</li> <li>• TNVs</li> <li>• Concept plan</li> </ul>
<p><i>Yield</i></p>	<p>Where applicable, anticipated:</p> <ul style="list-style-type: none"> <li>• allotment numbers (approx.)</li> <li>• employment created (approx.)</li> </ul>
<p><i>Hazard Risk</i></p>	<p>Analysis of relevant overlays and site conditions including:</p> <ul style="list-style-type: none"> <li>• a Preliminary Site Investigation to identify and mitigate any potential historic site contamination issues</li> <li>• proximity to existing waste lagoons, quarry, land fill etc</li> </ul>
<p><i>Constraints and Interface</i></p>	<p>Identify the extent to which there are social, economic, land use, built form or environmental features that present a barrier to the outcomes sought. Such as analysis of:</p>

Scope of investigations	High-level details
	<ul style="list-style-type: none"> <li>• proximity to airfields and flightpaths and areas of environmental significance (such as conservation zones, major waterways, catchment areas, coastal habitat, native vegetation, significant fauna species).</li> <li>• potential interface issues (such as adjoining and proposed land use, built form, heritage and the like).</li> </ul>
<p>All Code Amendment Proposals to Initiate must provide</p> <ul style="list-style-type: none"> <li>• a statement detailing how the proposed Code Amendment relates to strategic directions and outlines desired policy / development outcomes and anticipated residential / employment yields.</li> <li>• high-level details of any infrastructure required to support development arising through the proposed Code Amendment and how that infrastructure will be provided (for example potable water and sewerage connection requirements).</li> </ul> <p>For further information and details refer to <i>Practice Direction 2 – Preparation and Amendment of Designated Instruments</i>.</p>	

*Please note as a condition of Initiation approval the Commission may resolve to specify further investigations or information requirements in addition to that outlined in the Proposal to Initiate.*