

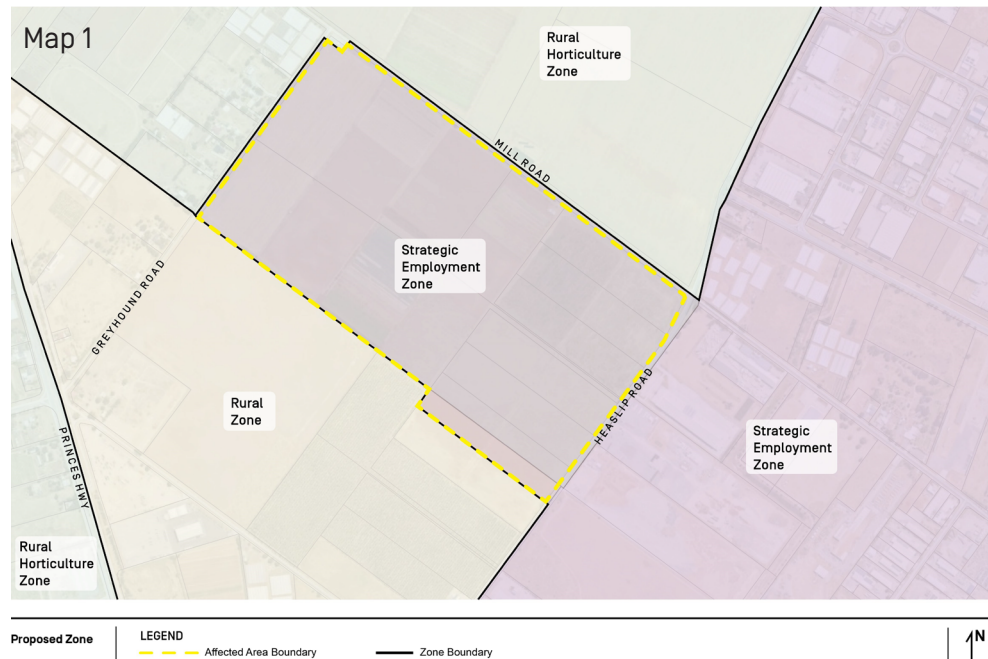
MILL ROAD, WATERLOO CORNER CODE AMENDMENT FACT SHEET

WHAT IS PROPOSED AND WHY?

Emdev Pty Ltd (the Proponent) is proposing to rezone approximately 63.5 hectares of land on the corner of Mill Road and Heaslip Road, Waterloo Corner from the Rural Horticulture Zone and Rural Zone to the Strategic Employment Zone to facilitate warehousing, logistics and distribution related land uses.

The land is within the Greater Edinburgh Parks Precinct, a major industrial growth corridor area of high interest and demand for future employment purposes. This Code Amendment is one of several Code Amendments currently being pursued in the Greater Edinburgh Parks Precinct.

Employment land is of particular importance in this region to support the significant residential growth areas in northern Adelaide.



PROPOSED ZONING CHANGES

CURRENT

RURAL HORTICULTURE ZONE

Supports intensive agriculture in the form of horticulture and associated value-adding enterprises and activities. The zone also supports the establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing and supporting horticulture.

RURAL ZONE

Supports the South Australian economy primarily through the production, processing, storage and distribution of primary produce, forestry and renewable energy. The zone also supports value adding businesses such as industry, primary produce, and tourist development and accommodation.

PROPOSED

STRATEGIC EMPLOYMENT ZONE

Allows for a range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

Employment-generating uses are arranged to support the efficient movement of goods and materials, create new and enhance existing business clusters and be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.

CONCEPT PLAN

Concept plans guide development within a specific spatial area through a visual expression of the desired development over time.

A Concept Plan is proposed over the Affected Area which will guide vehicle access arrangements and stormwater infrastructure.

The Proponent is only able to introduce a Concept Plan over land within the Affected Area, however, the Concept Plan has been prepared with consideration of the infrastructure requirements of the wider regional area.

Further information, including the proposed Concept Plan can be found overleaf.

OTHER CODE AMENDMENTS IN WATERLOO CORNER

The Mill Road, Waterloo Corner Code Amendment is one of four Code Amendments being pursued in Waterloo Corner. These Code Amendments are shown in Map 2.

Regular meetings are being held between the Proponent’s consultants, State Government and Local Government to ensure all four Code Amendments are aligned, particularly in relation to traffic and stormwater infrastructure requirements.

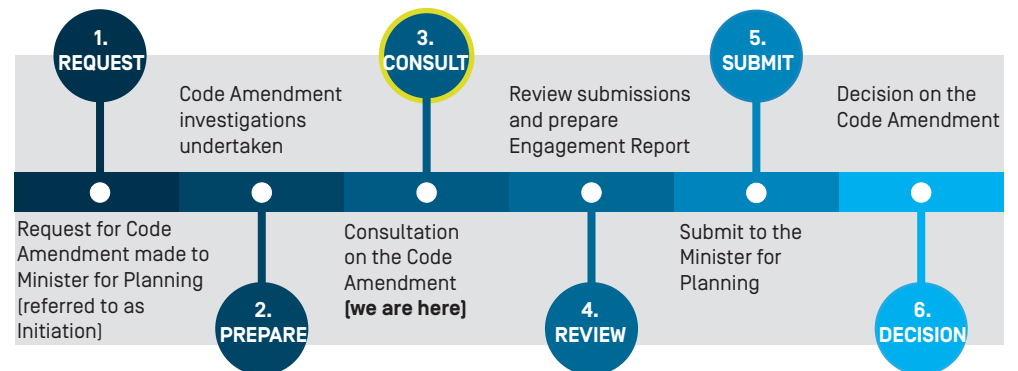
All Code Amendments will undertake separate consultation processes. If you are seeking further information about a particular Code Amendment, please contact the relevant planning consultant.

Code Amendment	Proponent	Contact
Mill Road, Waterloo Corner [this Code Amendment]	Emdev Pty Ltd	Future Urban 8221 5511 engagement@futureurban.com.au
28-58 Mumford Road Waterloo Corner	HPS Transport Pty Ltd	Ekistics 7231 0286 engagement@ekistics.com.au
Mumford Road	F. Agostino, John Buttrose, Steve Choimes, Gurinder Pal Singh	Masterplan 8193 5600 plan@masterplan.com.au
Waterloo Corner Employment	Shahin Corporation Pty Ltd & Shahin Brothers Pty Ltd, Daniele Raffaele De Ieso, T & J Mumford Property Pty Ltd, BTR Excavations Pty Ltd and Kiatia Pty Ltd	URPS 8333 7999 feedback@codeamendments.com.au



CODE AMENDMENT PROCESS

A Code Amendment (or ‘rezoning’) is a mechanism to change the policies or spatial mapping within the Planning and Design Code, which changes the way future developments are assessed. Code Amendments must be prepared according to the process set out by legislation.



Further information about the Code Amendment process and Planning and Design Code is available. Please refer to the ‘Find Out More’ heading.

REGIONAL STORMWATER AND ROAD INFRASTRUCTURE REQUIREMENTS

Stormwater

Tonkin is presently updating the Greater Edinburgh Parks (GEP) Stormwater Management Plan (SMP) on behalf of the City of Playford. This SMP is a regional-scale stormwater strategy that covers an area of approximately 1,740 Ha in the City of Playford and City of Salisbury council areas.

The SMP strategy involves a small number of detention basins distributed throughout the catchment and large open channels to direct water to the southwest, ultimately to the ocean, in order to reduce flooding across the catchment area (including within the proposed development areas).

In order to progress development in the short-term, each Code Amendment will provide a Concept Plan which will provide a stormwater management solution. Short-term stormwater management infrastructure will be aligned with the proposed long-term infrastructure.

Traffic and Access

The road upgrades have been determined in consideration of the wider road network. The following solutions have been determined appropriate to cater for all four Code Amendments:

- A roundabout at the Mill Road/Heaslip Road intersection;
- All movements provided at a new intersection on Heaslip Road;
- Left in/left out movements at the Mumford Road/Heaslip Road intersection;
- Closure of the Mumford Road/Port Wakefield Road intersection;
- A new signalised intersection on Port Wakefield Road at Greyhound Road/Dunn Road; and
- Mill Road, Greyhound Road and Mumford will be upgraded

It is understood the Department for Infrastructure and Transport (DIT) is currently planning an upgrade of Heaslip Road, which is likely to result in the duplication of the lanes to a four-lane divided road. It is expected that road widening will need to occur to facilitate this upgrade.

Infrastructure Agreements

Infrastructure agreements relating to road infrastructure and regional stormwater infrastructure will be put in place prior to adoption of the Code Amendment. This will ensure all landowners/ developers make fair and equitable contributions towards the necessary infrastructure upgrades when they proceed to develop their land.

PROPOSED CONCEPT PLAN

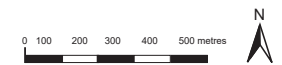
The following Concept Plan is proposed to be adopted into the Planning and Design Code to guide future development within the Affected Area.

The Concept Plan has been drafted to ensure required infrastructure within the Affected Area aligns with infrastructure requirements for adjoining Code Amendments and regional infrastructure planning with respect to stormwater and traffic.



Proposed Stormwater Channels

- | | |
|------------------|------------------------------|
| 10m - <20m | Detention Basin |
| 20m - <30m | Subject Land Boundary |
| Road Upgrade | Access Points |
| Potential Roads | Intersection (all movements) |
| Road Duplication | Roundabout |



Draft Concept Plan #
Mill Road, Waterloo Corner

FIND OUT MORE

More detailed information is available on the:

- Future Urban website engagement page [https://www.futureurban.com.au/engagement]
- SA Planning Portal [plan.sa.gov.au/en/codeamendments]

Hard copy is available to view at:

- City of Playford Civic Centre, located 10 Playford Blvd, Elizabeth SA;
- Stretton Centre Library, located at 307 Peachey Road, Munno Para SA;
- Playford Operations Centre, 12 Bishopstone Road, Davoren Park SA;
- Burton Community Hub, located at 380 Waterloo Corner Road, Burton SA; and
- Salisbury Community Hub, located at 34 Church Street, Salisbury SA.

Information available online includes:

- A Code Amendment Report;
- Traffic Investigations;
- Services and Infrastructure (including stormwater);
- Economic Analysis;
- Preliminary Site Investigation; and
- A fact sheet about Code Amendments and the Planning and Design Code.

If you have any questions or would like to discuss the Code Amendment, please contact:

Belinda Monier
 Future Urban
 PH: (08) 8221 5511
 E: engagement@Futureurban.com.au

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<https://www.surveymonkey.com/r/J5RQSPV>

HAVE YOUR SAY

We are currently seeking community and stakeholder feedback on the proposed Code Amendment.

You are invited to share your thoughts on:

- Whether the Strategic Employment Zone is the most appropriate Zone for the land.
- Whether there are any gaps in the investigations undertaken to consider the impact of rezoning on the surrounding areas.
- If you have feedback in relation to elements of the Concept Plan which will guide future development of the area.

The following items are unable to be changed:

- Affected area identified (geographic context) for the Code Amendment.
- Policy wording within the Code. Only existing policy wording can be utilised and we cannot draft new policy wording.

HOW TO PROVIDE FEEDBACK

You can provide comment on the Code Amendment any time before 5:00pm on Tuesday 22 April 2025.

Feedback can be provided via one of the following:

Online via the SA Planning Portal – plan.sa.gov.au/en/codeamendments

Via email to engagement@futureurban.com.au

Via post to:
 Mill Road, Waterloo Corner Code Amendment
 Future Urban Pty Ltd
 Level 1, 74 Pirie Street
 ADELAIDE SA 5000

Feedback received during consultation will be used to inform and improve the Code Amendment and maintain the quality of the engagement activities.

If you would like a hard copy submission form to be posted to you, together with a reply paid envelope, please call Future Urban on (08) 8221 5511 to request it.



Use your smart phone to scan this QR code