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14 October 2021

Mr Paul Sutton
Chief Executive Officer
City of Charles Sturt

By email: psutton@charlessturt.sa.gov.au

**Government
of South Australia**

Deputy Premier

Attorney-General

Minister for Planning
and Local Government

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Dear Mr Sutton

I write to advise that I have considered the advice of the State Planning Commission (the Commission) and have approved the Proposal to Initiate the Kidman Park Residential and Mixed Use Code Amendment, pursuant to section 73(2)(b)(iv) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The initiation approval is on the basis that, in accordance with section 73(4)(a) of the Act, the City of Charles Sturt (the Council) will be the Designated Entity responsible for undertaking the Code Amendment process.

Under section 73(5) of the Act, the approval is also subject to the following condition:

- 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 that, pursuant to section 73(6)(e) of the Act, the Designated Entity must consult with the following stakeholders:

- City of West Torrens (as the site is adjacent the Council boundary);
- Utility providers, including SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN, and other telecommunications providers;
- Department for Infrastructure and Transport;
- Environment Protection Authority;
- Department for Environment and Water; and
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

Further, in accordance with section 73(6)(f) of the Act, the Commission has resolved to specify the following further investigations or information requirements in addition to those outlined in the Proposal to Initiate:

- Investigate the application of the Affordable Housing Overlay, Urban Tree Canopy Overlay, Stormwater Management Overlay and Noise and Air Emissions Overlay.
- Exploration of linkages and opportunities for improved interface with the River Torrens Linear Park, including amenity, passive surveillance and wayfinding from the broader residential area.
- Consideration of the economic potential for population serving retail, commercial or community activities.

Pursuant to section 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with 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 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 Belinda Monier, Senior Planner, from the Planning and Land Use Services division within the Attorney-General's Department on 08 8343 2719 or via email Belinda.Monier@sa.gov.au.

Yours sincerely



VICKIE CHAPMAN MP
DEPUTY PREMIER
MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Enc Signed Proposal to Initiate the Kidman Park Residential and Mixed-Use Code Amendment

Cc Mr Jim Gronthos, Senior Policy Planner - jgronthos@charlessturt.sa.gov.au