

## Hon Nick Champion MP



### Government of South Australia

Minister for Trade and  
Investment

Minister for Housing and  
Urban Development

Minister for Planning

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Lexicon Pty Ltd and Kangaroo Cartage Pty Ltd  
C/- Ms Julie Jansen  
Planner  
MasterPlan SA Pty Ltd

By email: [juliej@masterplan.com.au](mailto:juliej@masterplan.com.au)

Dear Ms Jansen

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 have resolved not to support the Proposal to Initiate the Athol Park Industrial Precinct Code Amendment.

Whilst acknowledging that the provision of additional residential land supply would contribute to housing diversity and increased supply in the housing market, it is considered that the impacts of further erosion of the broader industrial precinct would create an unacceptable impact on employment land supply, investment and traffic networks. Furthermore, the Land Supply Report for Greater Adelaide indicates that there is sufficient supply of residential land with the Adelaide West region to accommodate projected growth over the next 10 years.

The Athol Park Industrial Precinct is identified as a 'Prime Industrial Area' in the City of Charles Sturt's *Urban Employment Zone Land Review 2019*. Further, the *Metropolitan Adelaide Industrial Land Strategy 2007* demonstrates that the subject land is not suitable for rezoning, based on the following points:

- The land forms part of a Prime Industrial Area.
- The site is still conducive to continued industrial activities.
- A rezoning will affect nearby industries by potentially restricting operating hours, delivery times, and the capacity of the local transport network.

Whilst the affected area may be constrained by adjacent residential land to the west, the proposed Code Amendment would facilitate residential development in proximity to the 'core' of the Athol Park Industrial Precinct to the east, potentially impacting and restricting operations of existing employment land uses. The provision of residential development directly fronting Glenroy Street could also impact on the operation and functionality of the Athol Street, Glenroy Street and Audley Street gazetted B-double route, subsequently affecting those remaining industries which rely on this access. The impact on this strategic transport route may also result in broader implications for the surrounding employment areas.



Additionally, it is a key strategic imperative to maintain employment opportunities in proximity to where people live to reduce the need to travel further distances between work and home and ultimately lessening environmental consequences.

The importance of maintaining industrial lands for local employment uses is also identified by the City of Charles Sturt.

To this end, a proposal which considers the suitability of the site to support and promote new, latent and alternative community service employment types may be better suited to managing the sensitive interface between residential and employment areas.

For further information, please contact Ms Nadia Gencarelli, Team Leader- Code Amendments, Planning and Land Use Services on 08 7109 7036 or via email at [Nadia.Gencarelli@sa.gov.au](mailto:Nadia.Gencarelli@sa.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nick Champion', with a long, sweeping horizontal stroke extending to the right.

**Hon Nick Champion MP**  
Minister for Planning

22/8 / 2022