

The Hon Vickie Chapman MP



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22  
March 2021

Jose Street Nominees  
C/- Mr Chris Vounasis  
Director  
Future Urban

By email: [chris@futureurban.com.au](mailto:chris@futureurban.com.au)

**Government  
of South Australia**

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Dear Mr Vounasis

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 54 Jose Street, Melrose Park Code Amendment at this stage.

Investigations undertaken by the Attorney-General's Department has found that the broader industrial precinct is actively occupied. As at 2018, there was less than 3 hectares of vacant land in this precinct and since then, the majority of this vacant land was taken up with the development of Bunnings on South Road.

In addition, employment projections indicate that the precinct is likely to accommodate an additional 1,300 jobs over the next 10 years with a focus on traditional and population serving based activities including manufacturing, construction and retail trade.

Given the significance of manufacturing and traditional employment activities to the precinct, the proposed introduction of sensitive land uses would increase exposure to potential interface issues, detrimentally affect the ability of the precinct to absorb new activities, and reduce the ability of existing activities to continue to operate and expand in the short to medium term.

Further, there are a number of known activities in the area, which have more significant impacts that would impact upon or be potentially restricted by the close proximity of sensitive land uses in the precinct, including the adjacent council depot.

The supply of employment land in this precinct will likely be impacted by the future development of the North-South Corridor as it will require land resources. It is therefore critical to retain land supply in the area for its existing purposes. The corridor may also stimulate industrial development in the area with improved transport links to distribution networks, however, it is too early to evaluate this.

I note that the *North-South Corridor (River Torrens to Darlington) City Shaping Vision (2020)* does identify future potential for the site to develop for residential development. However, I consider that the area is not ready for such development given both the uncertainties around the impacts of the North-South Corridor and ongoing employment demand at this time.

Please contact Ms Nadia Gencarelli, A/Team Leader from the Attorney-General's Department on 7109 7038 if you would like to discuss further.

Yours sincerely



**VICKIE CHAPMAN MP**  
DEPUTY PREMIER  
MINISTER FOR PLANNING AND LOCAL GOVERNMENT