

The Hon Vickie Chapman MP



**Government
of South Australia**

Deputy Premier

Attorney-General


Minister for Planning
and Local Government

GPO Exchange
10 Franklin Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 08 8207 1723
Fax 08 8207 1736

2021/00220/01

 May 2021

OSB Pty Ltd
C/- Mr Michael Osborn
Director
Future Urban

By email: michael@futureurban.com.au

Dear Mr Osborn

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 approved the Proposal to Initiate the O'Sullivan Beach Residential Code Amendment.

The initiation approval is on the basis that, under section 73(4) of the Act, OSB Pty Ltd be the Designated Entity responsible for undertaking the Code Amendment process. The approval is also subject to the following conditions under section 73(5) of the Act:

- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation).
- 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, under section 73(6)(e) of the Act, that the Designated Entity must consult with the following stakeholders:

- Department for Infrastructure and Transport;
- Environment Protection Authority;
- SA Housing Authority;
- utility providers including SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN and other telecommunications providers; and
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

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

- Updated assessment of vacant employment land supply in the Lonsdale/O'Sullivan Beach precinct and analysis of the impacts of rezoning on employment potential.

In addition, it should be noted that further investigations may be required in response to feedback or advice received through the engagement process.

Notes

1. In accordance with sections 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:
 - City of Onkaparinga; and
 - owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the Planning, Development and Infrastructure (General) Regulations 2017.
2. Engagement must meet the Community Engagement Charter as guided by 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.

Please contact Ms Nadia Gencarelli, A/Team Leader, Code Amendments, from the Attorney-General's Department on (08) 7109 7036 or email nadia.gencarelli@sa.gov.au if you would like to discuss further.

Yours sincerely



VICKIE CHAPMAN MP
DEPUTY PREMIER
MINISTER FOR PLANNING AND LOCAL GOVERNMENT