

Hon Nick Champion MP



Government
of South Australia

Minister for Trade and
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Minister for Planning

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Mr Martin Banham
C/- Ms Anita Allen
Associate Director
URPS

By email: aallen@urps.com.au

Dear Ms Allen

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 Hillier Park Code Amendment.

A copy of the signed Proposal to Initiate is enclosed for your reference.

The initiation approval is on the basis that, under section 73(4)(a) of the Act, Mr Martin Banham will be the Designated Entity responsible for undertaking the Code Amendment process.

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

- 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 Environment and Water
- Department for Infrastructure and Transport
- Affordable Housing Unit of the SA Housing Authority
- Environment Protection Authority
- Primary Industries and Regions SA
- Kurna Yerta



- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
- 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:

- Investigate application of the Affordable Housing Overlay or otherwise provide a clear planning rationale as to why it should not be applied to the affected area.
- Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
- Undertake a high-level desktop review to identify any site contamination risks.

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

Pursuant to section 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:

- The Town of Gawler
- 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. https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview

To assist in this process, I encourage you to seek a peer review of the Engagement Plan prior to commencing engagement to ensure that the proposed methodology is fit-for-purpose and consistent with the intent of the Community Engagement Charter.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please do not hesitate to contact Ms Monika Matej from Planning and Land Use Services on (08) 7133 2319 or via email to monika.matej@sa.gov.au.

Yours sincerely



Hon Nick Champion MP
Minister for Planning

2 / 10 / 2022