



Mr Paul Sutton
Chief Executive Officer
Charles Sturt Council

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

Attention: Mr Jim Gronthos, Senior Policy Planner

Dear Mr Sutton ,

I write to advise that under section 73(2)(b)(iv) 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 West Lakes Residential and Mixed Use Code Amendment (the Code Amendment).

The initiation approval is on the basis that under section 73(4)(a) of the Act, the Charles Sturt Council 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 Infrastructure and Transport
- Environment Protection Authority
- Adelaide Airport Limited
- Department for Environment and Water
- Utility providers including SA Power Networks, ElectraNet Pty Ltd, 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.

The Commission has, under section 73(6)(f) of the Act, resolved not to specify further investigations or information requirements in addition to that outlined in the Proposal to Initiate. However, further investigations may be required in response to feedback or advice received through the engagement process.

Notes

1. In accordance with sections 44(6) & 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*.
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 Belinda Monier, Senior Planner, from the Attorney-General's Department on (08) 8343 2719 or email Belinda.Monier@sa.gov.au if you would like to discuss further.

Yours sincerely ,



Hon Josh Teague MP
Minister for Planning and Local Government

11 / 2 / 2022

Att: Signed Proposal to Initiate