

The Hon Vickie Chapman MP

21MPL1326

 March 2021

The Rocks Marino Pty Ltd
C/- Mr Michael Osborn
Director
Future Urban

By email: michael@futureurban.com.au



**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

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 have resolved not to support the Proposal to Initiate the 2 Kodaro Road Marino Code Amendment at this stage.

I acknowledge the current shortfall of residential land within southern Adelaide and the contribution this proposal would have in addressing this issue. However, I am concerned that the proposal as it currently stands does not sufficiently address the potential impacts of development on the strategic values of the Hills Face Zone (including viewsheds), nor on the ongoing operations of the nearby Linwood Quarry.

Further, I am of the view that any rezoning of land within the Hills Face Zone should be considered based on consistent strategic criteria, to ensure that the strategic and environmental values are not eroded and that community expectations are appropriately managed.

However, I have agreed to the Commission preparing strategic criteria for assessment of rezoning proposals of the Hills Face Zone. Once these criteria have been finalised they will be made available to you for the purposes of undertaking further investigations and analysis, and preparing an updated Proposal to Initiate.

Once further analysis has been undertaken in accordance with the strategic criteria I will reconsider the updated Proposal to Initiate the 2 Kodaro Road, Marino Code Amendment.

Please contact Ms Abi Coad, Senior Planner from the Attorney-General's Department on 7109 7039 if you would like to discuss this further.

Yours sincerely

VICKIE CHAPMAN MP
DEPUTY PREMIER
MINISTER FOR PLANNING AND LOCAL GOVERNMENT