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Pierson Pty Ltd  
C/- Belinda Monier  
Senior Consultant  
Future Urban

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

Dear Ms Monier

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 25 Pierson Street, Lockleys 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, Pierson Pty Ltd 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:

- Prior to approval of the Code Amendment, the Designated Entity must demonstrate to my satisfaction, as Minister for Planning, that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment, to the satisfaction of all relevant infrastructure providers.
- 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. This includes the creation of new Technical and Numeric Variation capabilities.
- The Designated Entity must seek approval from the Commission prior to the commencement of community engagement on the draft Code Amendment.

- The Designated Entity must investigate the application of a Concept Plan for the site to guide the development of the site and identify building heights, open space, access and linkages to the River Torrens Linear Park.
- 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.

With regard the application of a Concept Plan, I draw your attention to *Concept Plan 127 Kidman Park* which was recently introduced on the nearby former Metcash site on Findon Road. I expect a similar approach in level of detail to ensure clarity for the community in terms of intended development outcomes.

In addition, the Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

- City of Charles Sturt.
- Department for Infrastructure and Transport.
- Department for Environment and Water.
- SA Health (Department for Health and Wellbeing).
- Affordable Housing Unit of the SA Housing Authority.
- Environment Protection Authority.
- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, SEA Gas, NBN, and other telecommunications providers.
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

The Commission has resolved that the investigations identified within the Proposal to Initiate are suitable and no other investigations are specified under section 73(6)(f) of the Act.

However, 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:

- City of West Torrens
- 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).

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

For further information, please contact Ms Nadia Gencarelli, Team Leader – Code Amendments, Planning and Land Use Services, on (08) 7133 2311 or via email at: [Nadia.Gencarelli@sa.gov.au](mailto:Nadia.Gencarelli@sa.gov.au).

Yours sincerely



**Hon Nick Champion MP**  
Minister for Planning

6 / 7 / 2023

Encl: Signed Proposal to Initiate the 25 Pierson Street, Lockleys Code Amendment

cc: Mr Terry Buss, Chief Executive Officer, City of West Torrens ([tbuss@wtcc.sa.gov.au](mailto:tbuss@wtcc.sa.gov.au))