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Theo Maras and James Arsenikakis  
c/- Belinda Monier  
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 12-22 Richmond Road, Keswick 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, 12 Richmond 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:

- 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 (the 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:

- Adelaide Airport Limited
- City of Adelaide
- City of Unley
- Department for Education
- Kadaltilla / Park Lands Authority
- SA Water
- Utility providers including SA Power Networks, ElectraNet, APA Group, Epic Energy, NBN, and other telecommunications providers.
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

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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:

- Undertake an analysis to address potential loss of employment opportunities because of the rezoning.
- Provide an indication of anticipated yield in the context of infrastructure planning and housing opportunities.
- A Preliminary Site Investigation to identify and mitigate any potential historic site contamination issues.
- High-level investigation into the availability and access to existing and anticipated future surrounding social infrastructure and services (shopping, schools, community services, sports facilities, open space, recreation / social, etc).
- Preliminary consideration of any noise and other nuisance issues that could impact upon the Affected Area.

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

With known constraints in water and wastewater capacity across the metropolitan area, should investigations undertaken as part of the Code Amendment identify that capacity in either system would not be available to support intended densities, full augmentation costs may be required to be resolved prior to finalisation of the Code Amendment unless another (private) solution can be delivered.

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 online at [plan.sa.gov.au/en/engagement-charter-toolkit](http://plan.sa.gov.au/en/engagement-charter-toolkit).

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 Myles Graham, Planning Officer, Planning and Land Use Services on (08) 7133 3495 or by email to [myles.graham@sa.gov.au](mailto:myles.graham@sa.gov.au).

Yours sincerely



**Hon Nick Champion MP**  
Minister for Planning

6 / 1 / 2025