

Engagement Report by the City of Charles Sturt

City of Charles Sturt Albert Park Mixed Use Code Amendment (Part-Privately Funded)

August 2022

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1. Purpose

This report has been prepared by the City of Charles Sturt (the Designated Entity) for consideration by the Minister for Planning (the Minister) in adopting the Albert Park Mixed Use Code Amendment (Part-Privately Funded) (the Code Amendment). The report details the engagement that has been undertaken, the outcomes of the engagement including a summary of the feedback made, the response to the feedback and the proposed changes to the Code Amendment. In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved.

2. Introduction

The City of Charles Sturt is proposing to rezone land in Albert Park from primarily Strategic Employment Zone and Employment Zone to the Suburban Business Zone and Housing Diversity Neighbourhood Zone. Rezoning will facilitate mixed use development in the form of higher density residential and/or commercial development.

The Affected Area (area investigated for the proposed rezoning) comprises around 11 ha of land bound by Port Road, West Lakes Boulevard, Glyde Street, Osborne Street, Grace Street, and south of Jervois Street (**see Figure 1 below**).



Figure 1: Affected Area

In accordance with Council's Proposal to Initiate the Albert Park Mixed Use Code Amendment as agreed by The Minister for Planning on 12 May 2021, the draft Code Amendment proposed to investigate policy amendments to encourage mixed use development to facilitate higher density residential and commercial development to make better use of the site's proximity to public transport and the Adelaide CBD.

The engagement process for the Albert Park Mixed Use Code Amendment (Part-Privately Funded) was undertaken over an eight (8) week period between Monday 21 March to Monday 23 May 2022, followed by a Public Meeting to allow verbal submissions to be heard in addition to written submissions received.

The purpose of the engagement was to inform and consult on the proposed rezoning of the Affected Area to facilitate future residential and mixed use (commercial) development.

3. Engagement objectives

The engagement objectives were to:

- To ensure the Charles Sturt community has easy access to appropriate information about the proposed Code Amendment.
- To provide easy to understand written and graphic materials that explain and demonstrate the impacts of the proposed policy changes on the nature and scale of built form in the area.
- To provide opportunities for stakeholder engagement to inform the amendment.
- To gain input from community and other stakeholders in ways that are inclusive and engaging and inform the amendment.
- To obtain localised knowledge and perspective to inform the amendment.
- To ensure that all affected and interested stakeholders have the ability to provide input.
- To build positive relationships between Council and the community, and position the City of Charles Sturt as an organisation that is providing sound management decisions.
- To inform the Charles Sturt community and other stakeholders of Code Amendment related decisions and reasoning for these decisions.
- To comply with the Community Engagement Charter and the PDI Act 2016.

4. Engagement activities

In accordance with Council's endorsed Engagament Plan, the engagement activities include the following:

- A notice published in the Advertiser Newspaper on 21 March 2022, to announce the commencement of the consultation process.
- A copy of the draft Code Amendment, investigations, Engagement Plan and information brochure included on the SA Planning Portal and link provided to Council's 'Your Say Charles Sturt' website and ability to make a submisison on-line. Other information on the SA Planning Portal included the Proposal to Initiate, letter from the Minister approving the initiation of the Code Amendment process and a map of the Affected Area.
- Information on Council's 'Your Say Charles Sturt' website, with information on the draft Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs, information brochure, the Engagement Plan and information on how to make a submission as well as the ability to lodge a submission on-line.

- Hard copies of draft Code Amendment, information brochure and Engagement Plan made available at Council's Civic Centre and each of its five (5) libraries.
- Invitation to prepare submissions online or via post or by e-mail.
- A written notice mailed to property owners/occupiers within the Affected Area and other property owners/occupiers immediately surrounding the Affected Area inviting them to review and comment on the draft Code Amendment. 959 letters were mailed. A copy of the scope of the mail out is included in **Attachment 1**.
- Information brochure prepared outlining what is proposed in the draft Code Amendment, the proposed policy amendments, how interested persons can comment.
- A Public Meeting held on the 20 June 2022 at the end of the consultation process to hear any verbal submissions.
- A survey forwarded to all persons that provided a written submission or verbal submission to seek feedback on the consultation process.

5. Engagement outcomes

The engagement approach for this Code Amendment was designed in order to provide multiple ways for information to be accessed and feedback provided. This is summarised below.

- A copy of the draft Code Amendment, investigations, Engagement Plan and information brochure included on the SA Planning Portal.
- A notice published in the Advertiser Newspaper to announce the commencement of the consultation process.
- Information on Council's 'Your Say Charles Sturt' website, with information on the draft Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs, information brochure, the Engagement Plan and information on how to make a submission.
- 1 face to face meeting requested with two residents.
- 1 on-line meeting requested with two residents.
- 959 letters and information brochure mailed out to owners/occupiers within the Affected Area and other property owners/occupiers immediately surrounding the Affected Area inviting them to review and comment on the draft Code Amendment.
- 32 e-mails / letters to State Agencies, MP's and neighbouring councils inviting them to review and comment on the draft Code Amendment (Six (6) written submissions received).
- Thirty three (33) written submissions received:
 - Two (2) written submissions mailed
 - Fourteen (14) written submissions e-mailed to Council
 - Eleven (11) written submissions from the SA Planning Portal
 - Nine (9) written submissions from YourSay Charles Sturt website

(Note; Three persons submitted written submissions through different modes).
- The following statistics were from Council's dedicated YourSay page for the Code Amendment during the consultation process:
 - 719 views on the site

- 433 ‘visitors’ on the ‘yoursay’ web page during the course of the consultation period
 - Nine (9) submissions were lodged directly on the site
 - 385 ‘unique visitors’ on the ‘yoursay’ web page during the course of the consultation period
 - Visitors spent a total of 11 hours and 10 minutes on the project page
 - During the consultation period Charles Sturt sent 2 campaigns to Your Say Charles Sturt recipients which in total went to 549 recipients with a click-through rate of 53.74%.
- The following statistics were from Council’s website from the Planning and Design Code page from 21 March to 23 May 2022:
 - Page views: 42
 - Unique page views: 38
 - Average time on page: 2:34
- Ten (10) verbal submissions made to Council’s City Services Committee at the scheduled Public Meeting held on 20 June 2022.
- Eight (8) phone / e-mail enquiries.
- Hard copies of draft Code Amendment, information brochure and Engagement Plan made available at Council’s Civic Centre and each of its five (5) libraries.
- The engagement evaluation survey was sent to 40 submitters
 - There were 17 online views of the survey form by 12 people
 - 10 completed surveys, including 6 online and 4 hardcopy (during the timeframe) (copies in **Attachment 5**)
 - 9 contributors were local residents and the other contributor selected “adjoining Council”
 - 90% of those who completed the survey lodged a written submission, and 30% provided a verbal submission at the public hearing held on 20 June 2022
 - Most found out about the draft CA by letter and information pack (90%), others via word of mouth and Your Say Charles Sturt (30%)
 - 70% felt they were not given sufficient information to make an informed view, 30% said they were
 - 50% felt they did not find the information easy to understand, 30% did, 20% were undecided
 - 40% felt informed about why they were being asked for their view and the way it would be considered, 30% felt they were not well informed, 30% were undecided
 - 60% felt they had sufficient time to provide feedback, 10% felt they didn’t have sufficient time, 30% were undecided
 - 30% felt the engagement was genuine, 40% did not, 30% were undecided
 - 60% said they were given adequate opportunity to be heard, 20% were undecided, 20% said they were not given adequate opportunity
 - There were mixed views as to whether people felt confident that the issues they raised were heard and will be considered before a final decision is made by Council (30% said they were confident, 40% were undecided, 30% said they were not confident)
 - A further response was submitted in letter form beyond the survey timeframe and is included in the **Attachment 5**.

6. Submissions Received

A total of thirty-three (33) written submissions were received via the SA Planning Portal, City of Charles Sturt YourSay website, by mail and e-mail. A further ten (10) verbal submissions were made to Council's City Services Committee at the scheduled Public Meeting held on 20 June 2022.



Table 1 – Groups who made submissions

Table 1 above depicts the stakeholder categories who made written submissions during the consultation period. Most written submissions received were from members of public (27). Two (2) submissions were made by neighbouring councils, Agencies and service providers.

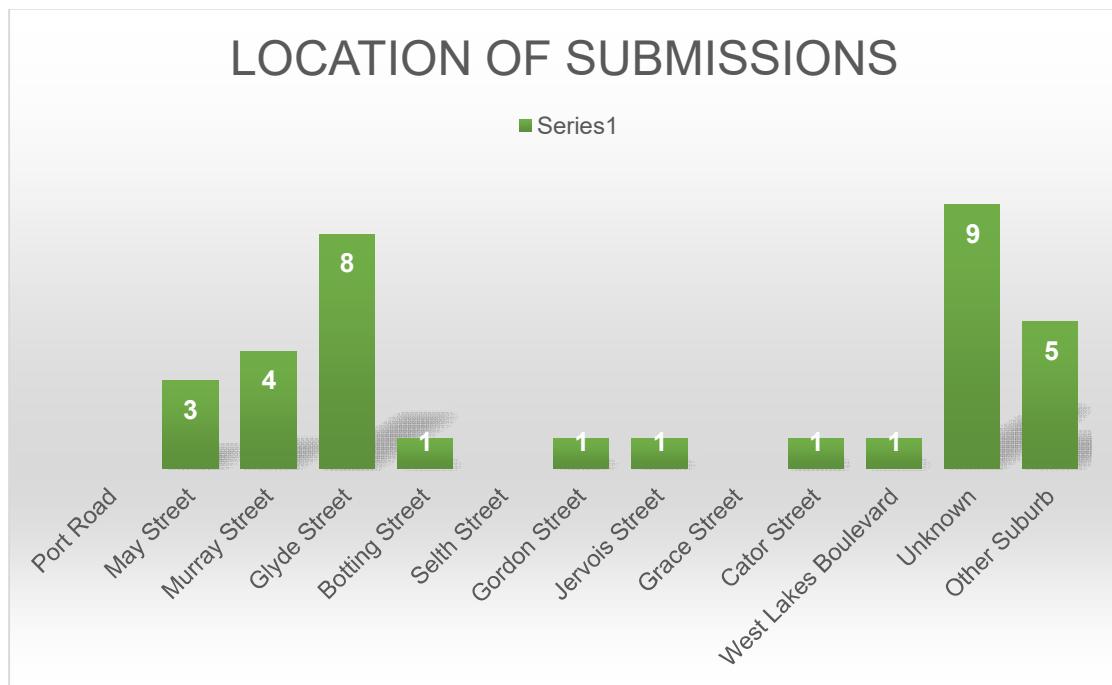


Table 2 – Location of submissions

Table 2 above depicts the location of submissions received. It should be noted that not all submissions from members of the public provided their address details, with the figure therefore showing only those who did. Other written submissions from neighbouring councils, Agencies, service providers are included in the title 'Other Suburbs'.

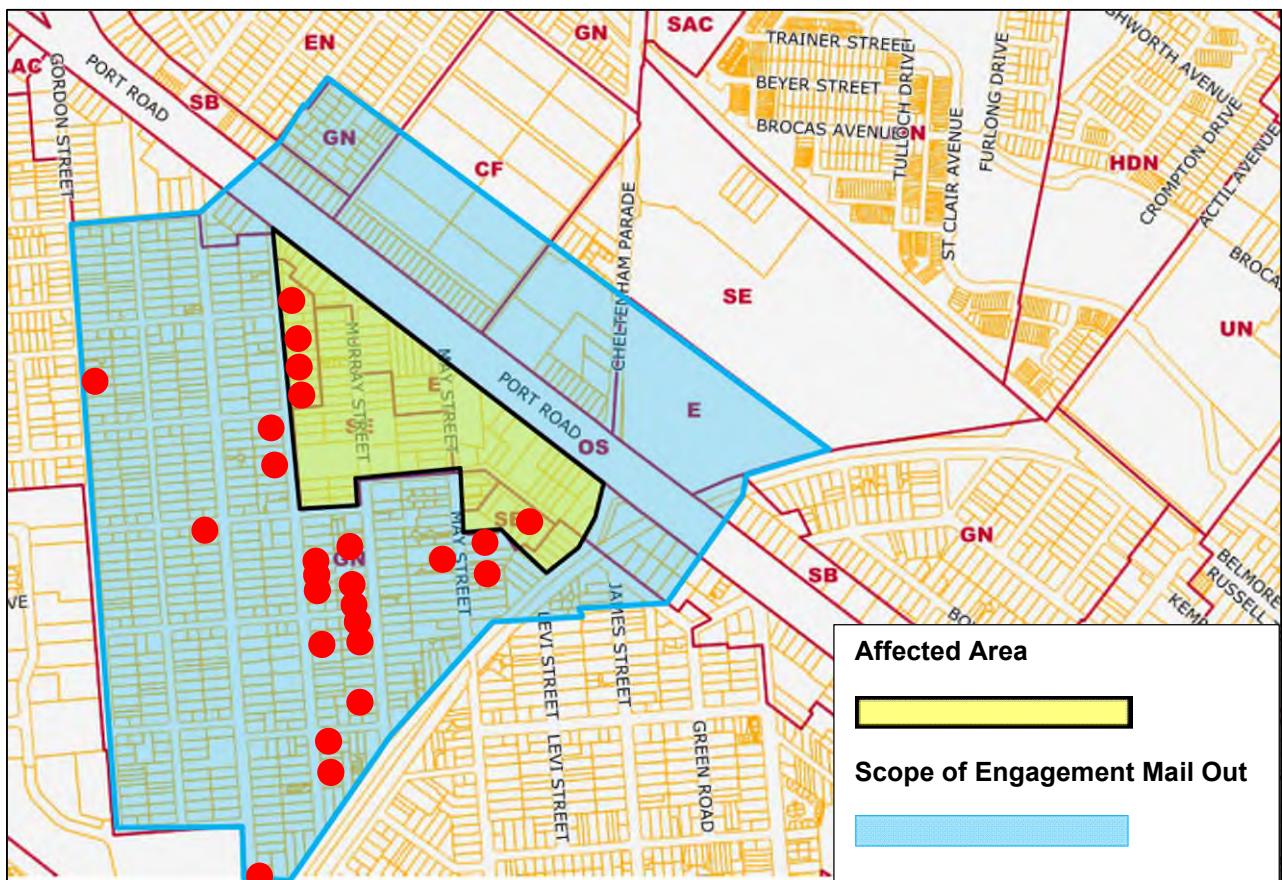


Figure 2 – Indicative spatial representation of submissions received

Figure 2 above depicts the spatial representation of written submissions received in relation to the Affected Area. The largest concentration of written submissions was in the adjacent streets including Glyde Street, Murray Street and May Street.

6.1. General Overview of Submissions Received

The following section provides a high-level summary of the issues raised in the submissions received. A copy of all written submissions received is provided in **Attachment 4**. A summary of all written and verbal submissions (verbal submissions received at Council's Public Meeting held on 20 June 2022) received, Council's comments and responses is provided in Sections 6.3 and 6.4.

Based on a review of all the feedback received through the engagement process, the key themes that have emerged include:

- *Concern with visual appearance and visual privacy from higher built form of 3 and 4 storeys;*
- *Concern over density and total number of anticipated dwellings;*
- *Impacts of car parking in the local streets and off-street parking provisions;*
- *Increase in local traffic;*
- *Loss of existing vegetation;*
- *Concerned about stormwater management.*
- *Concerned about environmental management.*
- *Concerned with the lack of public open space in the locality.*

Each of these themes are discussed in general under the relevant headings below. Detailed responses to all submissions received is located in Section 6.3 and 6.4.

6.1.1 Traffic/Car Parking

- From those submissions that raised concerns with traffic, there was a general sentiment that currently the local street network is being used as a cut-through from West Lakes Boulevard and Port Road and this will be exacerbated by development over the Affected Area.
- Submissions raised concerns that the current trend of dividing one allotment into two has created inadequate on-site parking with more cars parking on local streets. Concern was raised that increased density would exacerbate on-street parking issues.
- Some submissions considered that Port Road and West Lakes Boulevard are already congested and at capacity.

6.1.2 Maximum Building Height

- A general sentiment of submissions relating to maximum building levels with a large portion of submissions not supporting maximum building heights of three (3) levels adjacent to established residential land uses.
- Some submissions supported a higher built form along Port Road.
- Of those submissions that raised building height as an issue, there was a general sentiment that higher built form is out of character with the surrounding area, and would prefer more of the Affected Area designated for single storey or two (2) storey detached dwellings.

6.1.3 Density

- Concern with higher density dwelling typologies impact on overall health.
- Concern with higher density forms of development leading to greater social problems.
- Concern that higher density living is usually complimented by strong public transport infrastructure (e.g. rail/tram/bus/road). Issues raised on the level of public transport services in the locality.

6.1.4 Environmental

- Retention of existing trees and seeking more tree planting.
- Concerns with stormwater management.
- Concerns with contamination within the locality.

6.2 Organisation Submissions Received

The following Agencies and service providers have provided written submissions. A summary of the comments provided are outlined below.

6.2.1 Epic Energy

- Epic energy (electricity energy providers) advised that they do not have any infrastructure within close proximity to the Affected Area and had no comment on the proposed Code Amendment.

6.2.2 City of Prospect

- The City of Prospect advised they had no comment to make on the proposed Code Amendment.

6.2.3 City of West Torrens

- The City of West Torrens did not wish to make a comment.

6.2.4 Environment Protection Authority

- Primarily interested in ensuring that the rezoning is appropriate and that any potential environmental and human health impacts that would result from future development are able to be addressed at the development application stage.
- Advised that site contamination investigations have centred on 24-30 Murray Street, Albert Park and interim audit advice has been lodged with the EPA. It is stated in the Code Amendment that the investigation concluded that remediation of 24-30 Murray Street would be necessary to make the southern part of the site suitable for sensitive use and may be necessary for the northern part for commercial use.
- Acknowledges that the Code Amendment outlines that further investigations are likely to be necessary for those parts of the affected area that are outside of 24-30 Murray Street. The nature and extent of site contamination in these areas is unknown, noting many potentially contaminating activities have been identified through preliminary investigations.
- Outlined that the Planning, Development and Infrastructure (General) Regulations 2017, State Planning Commission Practice Direction 14 (Site Contamination Assessment) 2021 and the Planning and Design Code contain processes for site contamination assessment when land use changes to a more sensitive use.
- Indicated that any future development applications at the Affected Area may be subject to the site contamination assessment scheme provisions.
- Advised that the EPA considers that there is sufficient policy within the Planning and Design Code to ensure that site contamination will be addressed as part of any future development applications.
- Discussed Interface between land uses. Outlined that the Code Amendment identifies policies to ensure that potential noise and air emissions from surrounding land uses are addressed during assessment of any future development applications.
- Outlined that the affected area is located within proximity of various land uses that have the potential for noise and air emissions that may have an impact on sensitive land uses.
- Outlined that there are several nearby sites that are licensed by the EPA under the Environment Protection Act 1993, but only EPA Licence 51108 issued for a retail petrol station at 938-942 Port Road, Woodville West is within the evaluation distance recommended by the EPA document, Evaluation distances for effective air quality and noise management (2016).
- Outlined that potential noise and air emissions from the site will need to be addressed as part of any future development applications.
- Highlighted that the Code Amendment proposes the application of the Noise and Air Emissions Overlay and the Interface Management Overlay over the Affected Area.
- Advised that the EPA considers that there is sufficient policy proposed to be applied to the Affected Area to ensure that issues related to noise and air emissions can be addressed during assessment of any future development applications.

6.2.5 Department for Environment and Water

- Acknowledges the Code Amendment has considered flood risk and supports the continued application of the Hazard (Flooding – General) Overlay.
- Supports the extension of the Stormwater Management Overlay and Urban Tree Canopy Overlay over the new Housing Diversity Neighbourhood Zone area.
- Notes the existing Suburban Employment Zone contains good policies for landscaping along arterial roads that are lost in the transfer of this land to the Suburban Business Zone. Raised the question whether there this policy can be included though the concept plan or via the application of other policy?
- Considers there is value in extending the Stormwater Management Overlay and Urban Tree Canopy Overlay over this area of the Suburban Business Zone to ensure the appropriate policies apply to any infill residential development that occurs here.
- Acknowledges that the concept plan allocates an area of open space that also provides for stormwater detention.
- Support the proposed policy for the spatial allocation of public open space and encourages consideration be given to the provision of additional space for landscaping and trees to assist in cooling our neighbourhoods and meeting greening targets.

6.2.6 SA Water

- SA Water currently provides water and sewerage services to the Affected Area.
- Networks augmentation may be required should the proposed rezoning generate an increase in existing demands. The extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing.
- Protection of Source Water - Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water.
- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits.
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.
- Trade Waste Discharge Agreements - Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges.

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City of Charles Sturt Albert Park Mixed Use Code Amendment (Part-Privately Funded)

August 2022

6.3 Response and recommendations to written submissions received

Following Table 3, outlines all the written submissions received during the engagement process including a summary of the feedback, Council's response to feedback and any proposed changes to the draft Code Amendment resulting from the feedback received.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
1.	Adrian Tero Epic Energy	1.1 <i>Advised that Epic Energy does not have infrastructure located in the areas and has no comment on the proposed Code Amendment.</i>	1.1 Noted.	1.1 No further amendments proposed to the draft Code Amendment.
2.	Daniel Chapman	2.1 <i>Does not wish to change the zoning.</i>	2.1 Noted. The proposed rezoning does not affect Albert Park in its entirety. The Affected Area involves around 11 ha of land bound by Port Road, West Lakes Boulevard, Glyde Street, Osborne Street, Grace Street, and south of Jervois Street. The majority of the Affected Area is currently zoned Employment and Strategic Employment Zones. The Affected Area is primarily made up of commercial and light industrial land uses with some existing residential land uses. The proposed rezoning seeks to facilitate mixed use development in the form of higher density residential and/or commercial development. Notwithstanding the proposed rezoning, existing land use	2.1 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
		<p>2.2 <i>Opposes an increase in building heights (3-4 building levels) in Albert Park.</i></p>	<p>rights will enable current activities to continue within the Affected Area.</p> <p>2.2 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	<p>2.2 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>
3.	Rick Chenoweth City of Prospect	<p>3.1 <i>Advised Council has no comment to make on the proposal.</i></p>	3.1 Noted.	3.1 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
4	Lauren Brett	<i>4.1 Does not wish to see 4 level housing in Albert Park.</i>	<p>4.1 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	4.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.
5	Rev Jeremy Jaques Gateway Church	<i>5.1 Supports the proposed rezoning of the 11 hectares to facilitate medium density housing.</i>	5.1 Noted.	5.1 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
		5.2 <i>Seeking to secure land fronting West Lakes Boulevard for commercial/community use.</i>	5.2 Land fronting West Lakes Boulevard at the interface with the existing General Neighbourhood Zone is proposed in the Housing Diversity Neighbourhood Zone while the land further north within the Affected Area is proposed in the Suburban Business Zone. Both proposed zones envisage commercial land uses.	5.2 No further amendments proposed to the draft Code Amendment.
6	Angelika Vinicky and Jeanine McKenzie	6.1 <i>Advised they do not support the proposed Code Amendment.</i> 6.2 <i>Cannot see the relationship with Council's Neighbourhood Plan intended to coordinate street improvements, recreation, greening and community well being.</i>	6.1 Noted. 6.2 The Code Amendment process and Council's draft Your Neighbourhood Plan Pilot Project are separate processes. Council's draft Your Neighbourhood Plan Pilot Project aims to 'respond to the future', based on data, addressing climate extremes, transport changes and city trends such as more compact living. By increasing local liveability and walkability over time, local communities can have confidence in their neighbourhood's. Council undertook the Your Neighbourhood Plan audit in Albert Park in 2021. The audit identified that the area is well-served by public transport, has good access to schools and most services, has housing diversity and has significant local economic activity. Residents generally love living there. Other audit	6.1 No further amendments proposed to the draft Code Amendment. 6.2 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>issues were low library use, higher number of households without internet, significant parts of the neighbourhood more than 10 minutes walk from shops and services, and patchy quality of street tree and verge planting. Two key findings were a major shortfall in local open space - confirming Councils Open Space Strategy findings - and also a shortage of good quality locally accessible places to meet, eat, relax or conduct business.</p> <p>The Your Neighbourhood Plan has spurred two short term project opportunities which respond to the identified audit issues including:</p> <ul style="list-style-type: none"> • the purchase of land for development of a new local park in Albert Park • creating a better neighbourhood 'place' on Tapley's Hill Road, leveraging off a significant new shopping centre development recently approved. <p>The draft Code Amendment provides further opportunities to address issues identified in the Your Neighbourhood Plan audit. These include:</p> <ul style="list-style-type: none"> • Opportunities to facilitate higher densities in a location that is well serviced well-served by public 	

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>transport, has good access to schools and most services.</p> <ul style="list-style-type: none"> • Draft policy to facilitate more commercial opportunities along Port Road to improve the walkability of residents to future commercial services. • The draft Code Amendment seeks the provision of public open space. The Code Amendment investigations identified a lack of public open space provision in Albert park as did Council's Your Neighbourhood audit and proposes through policy amendments an opportunity to provide further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land 	

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>division application should the Code Amendment be authorised.</p> <ul style="list-style-type: none"> • The draft Code also proposes the extension of the South Australian Planning and Design Code's (Code) Urban Tree Canopy Overlay to areas in the Affected Area proposed in the Housing Diversity Neighbourhood Zone. The Desired Outcome of this Overlay seeks that residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable. • With respect to green space, the Code also contains existing policy in the General Section, which seeks development proposals to provide private open space. The policy envisages private open space at ground level to be designed to assist with stormwater infiltration, maximise shade to reduce urban heat loading and enhance the appearance of land and streetscapes. The Code requires a percentage of private open space to maintain as soft landscaping. The percentage of soft landscaping is based on the site's area. 	
		<p>6.3 <i>Concerned that the Code Amendment will create a concrete jungle.</i></p>	<p>6.3 The South Australian Planning and Design Code (Code) contains policies that address built form design and appearance to ensure future</p>	<p>6.3 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>development proposals complement existing built form and character, but also address issues of articulation, and design interest with building facades. Policies contained in the Code also seek setbacks and private open space on development sites and provision for soft landscaping.</p> <p>The draft Code Amendment also proposes the inclusion of a Concept Plan Map for the Affected Area which addresses the desired location and extent of public open space. As detailed above the draft Code also proposes the extension of the Code's Urban Tree Canopy Overlay to areas in the Affected Area proposed in the Housing Diversity Neighbourhood Zone.</p> <p>Further policy amendments are proposed to address the envisaged built form in response to a review of the submissions received including:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a 	<p>concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>maximum of two storeys west of Murray Street.</p> <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
		<p>6.4 <i>Cannot see proposed policy to address the amenity of the locality.</i></p>	<p>6.4 There are several policies in the Planning and Design Code (Code) that address amenity through the development assessment process. These include but are not limited to addressing issues of overlooking/visual privacy, front elevation standards, designs to ensure an outlook to the street frontage and private open space areas, external appearance of garages and carports facing a street, the provision of private open space, the provision of soft landscaping on sites, the provision of off-street car parking, the provision of waste storage on site.</p> <p>The draft Code Amendment also proposes the following Overlay policies contained in the Code to apply over the Affected Area, which can also improve the amenity of the locality:</p> <ul style="list-style-type: none"> • The inclusion of a Concept Plan Map for the Affected Area which addresses the desired: <ul style="list-style-type: none"> □ key vehicle access locations 	<p>6.4 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p><input type="checkbox"/>key pedestrian and cycling movements</p> <p><input type="checkbox"/>location of active frontages</p> <p><input type="checkbox"/>location and extent of public open space</p> <p><input type="checkbox"/>stormwater management infrastructure (eg detention and WSUD basins)</p> <ul style="list-style-type: none"> • Application of the Noise and Air Emissions Overlay to the Affected Area (Desired Outcome - Community health and amenity is protected from adverse impacts of noise and air emissions.) • Application of the Interface Management Overlay to the Affected Area. (Desired Outcome - Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.) • Extension of the Stormwater Management Overlay to areas in the Affected Area proposed in the Housing Diversity Neighbourhood Zone. (Desired Outcome - Development incorporates water sensitive urban design techniques to capture and re-use stormwater.) • Extension of the Urban Tree Canopy Overlay to areas in the Affected Area 	

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			<p>proposed in the Housing Diversity Neighbourhood Zone (Desired Outcome - Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.)</p> <p>Following a review of the submissions received amendments to building heights is also proposed in the draft Code Amendment to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
		<p>6.5 <i>Considers that the proposed Code Amendment has the potential to destroy the character and heritage of Albert Park.</i></p>	<p>6.5 Noted. Albert Park is not located in a Historic Area Overlay nor a Character Area Overlay and is predominantly located within the General Neighbourhood Zone, which desires low to medium density housing and can accommodate more contemporary designs. The draft Code Amendment does not seek to amend the existing General Neighbourhood Zone.</p> <p>The Affected Area proposed for rezoning is located within the Strategic Employment and Employment Zone. The draft policy seeks a reduced built form at the interface with the neighbouring General Neighbourhood Zone.</p>	<p>6.5 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
		<p>6.6 <i>Green space was proposed but cannot see it in the proposed Concept Plan.</i></p> <p>6.7 <i>Considers the traffic investigation not accurate. Advised there are houses and units in May Street that have a minimum of 3 to 4 cars. Concerned with parking availability.</i></p>	<p>6.6 The draft Code Amendment did examine the provision of public open space in Section 4.4.7 Public Open Space/Green Space. The Code Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to provide further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.</p> <p>6.7 The issue of car parking is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide. While Council cannot control the number of vehicles associated with a particular property, the</p>	<p>6.6 No further amendments proposed to the draft Code Amendment.</p> <p>6.7 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1-General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Council's endorsed Engagement Plan (made publicly available on Council's Your Say website, the SA Planning Portal and hard copies made available at the Civic Centre and Council's libraries) highlighted in Section 6 – Scope of Influence, that stakeholders and the community cannot influence the creation or amendment of policy contained within the Planning and Design Code.</p>	<p>review of the Code's off-street car parking standards to the Minister for consideration.</p>

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		<p>Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p> <p><i>6.8 Concerned with building heights with potential buildings to impact solar access.</i></p>	<p>6.8 Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p> <p>The Code also contains policies in the general section to assess future development against matters relating to</p>	<p>6.8 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			overshadowing with minimum design standards used to protect habitable rooms and private open space of adjacent residential land uses.	
		6.9 <i>Concerned that the proposed policy has potential to increase crime activity.</i>	6.9 With regards to anti-social issues this matter cannot be assumed to be attributed directly to a higher form of residential density and is not considered a planning matter to address in the scope of the draft Code Amendment.	6.9 No further amendments proposed to the draft Code Amendment.
		6.10 <i>References West Croydon and Croydon as areas that restrict development and houses in keeping with the character of the area. Seeking to maintain the charcater of Albert Park.</i>	6.10 Noted. A large portion of the suburbs of Croydon and West Croydon are located within the Established Neighbourhood Zone with a Historic Area Overlay policy, which desires future development designed sympathetically to the predominant character of that locality. Albert Park is predominantly located within the General Neighbourhood Zone, which desires low to medium density housing and can accommodate more contemporary designs. The draft Code Amendment does not seek to amend the existing General Neighbourhood Zone. The Affected Area proposed for rezoning is located within the Strategic Employment and Employment Zone. The draft policy seeks a reduced built form at the interface with the neighbouring General Neighbourhood Zone, which	6.10 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.

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		<p><i>6.11 Considers once streets are beautified in Albert Park has the potential to become a sought after suburb to live.</i></p>	<p>has been amended further following a review of the submissions received.</p> <p>6.11 The Code Amendment involves proposed rezoning to facilitate future development on private land within the Affected Area. The future up-grade of local public streets by Council is not in the scope of this Code Amendment.</p> <p>Notwithstanding this, the proposed policy seeks to introduce an Urban Tree Canopy over the Affected Area proposed in the Housing Diversity Neighbourhood Zone. This Overlay policy does not currently apply over the Affected Area located in the Strategic Employment and Employment Zone. The Overlay policy seeks residential development to preserve and enhance tree canopy through the planting of new trees and retention of existing mature trees. The policy suggests tree planting spaces and deep soil zones for development for different lot size scenarios.</p> <p>A further policy proposed in the Code Amendment seeks the provision of public open space. The Code Amendment investigations identified a lack of public open space provision in Albert park and proposes through policy amendments an opportunity to provide further public open space through future development. The</p>	<p>6.11 No further amendments proposed to the draft Code Amendment.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.</p>	
7	Matthew Pignotti	<p>7.1 <i>Does not support the proposal specifically the high density housing and multi-story dwellings. Suggests single story homes on 350+ square metres allotments.</i></p>	<p>7.1 The proposed rezoning was initiated by Council and agreed by the Minister for Planning to commence the process. The objective of the Code Amendment aligns with the Government's State planning directions (State Planning Policies and the 30-Year Plan) to investigate policy amendments to encourage mixed use development to facilitate higher density residential development and commercial development to make better use of the site's proximity to public transport and existing services. The alignment of the proposed Code Amendment with the State's strategic directions is identified in the draft Code Amendment.</p>	<p>7.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

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			<p>Consideration of a zone that did not achieve a higher density than adjacent residential areas would not address the objectives of this rezoning process.</p> <p>It should also be noted that the General Neighbourhood Zone that lies adjacent to the draft Code Amendment Affected Area to the south and west envisages a minimum site area of 300m2 for detached and semi-detached dwellings.</p> <p>Notwithstanding the above, following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the</p>	

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		<p>7.2 <i>Suggests Port Road is heavily congested and concered with increase in traffic, and congestion. Also concerned with further congesting in local streets and increase risk of accidents.</i></p>	<p>adjacent residential area and reduce the potential future yield.</p> <p>7.2 Concerns noted. The Code Amendment traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections.</p> <p>The traffic investigations undertaken for the Code Amendment indicated that Port Road functions as an arterial road under the care and control of the Department of Infrastructure Transport (DIT) with an average daily traffic volume of 31,600 vehicles per day (vpd). Arterial roads typically carry 20,000-40,000 and therefore there is capacity in this road network.</p> <p>The traffic investigations indicated that there is adequate capacity at key intersections (Port Road/May Street, May Street, West Lakes Boulevard, West Lakes Boulevard/Jervois Street) an no issues identified with the capacity of the local road network to accommodate the forecast additional volumes.</p> <p>Advice from the Department of Infrastructure and Transport (DIT) during the Code Amendment investigations following a review of the traffic investigations and advised that the</p>	<p>7.2 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>rezoning should not have a significant impact on the arterial road network.</p> <p>Notwithstanding the above, following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment. The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area and reduce the potential future yield.</p>	
		7.3 <i>Considers the proposal seems like a greedy grab for extra land taxes and council rates.</i>	7.3 Noted. The proposed rezoning was initiated by Council and agreed by the Minister for Planning to commence the process. The objective of the Code Amendment aligns with the Government's State planning directions (State Planning Policies and the 30-Year Plan) to investigate policy amendments to encourage mixed use development to facilitate higher density residential and commercial development to make better use of the site's proximity to public transport and existing services. The alignment of the proposed Code Amendment with the State's strategic directions is identified in the draft Code Amendment.	7.3 No further amendments proposed to the draft Code Amendment.
		7.4 <i>Suggests community green space with a fenced dog park</i>	7.4 The draft Code Amendment did examine the provision of public open space in Section 4.4.7 Public Open Space/Green Space. The Code	7.4 No further amendments proposed to the draft Code Amendment.

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			<p>Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to provide further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.</p>	
8	Jack Holmes	<i>8.1 Supports the Albert Park Mixed Use Draft Code Amendment.</i>	8.1 Noted.	8.1 No further amendments proposed to the draft Code Amendment.
		<i>8.2 Supports the proposed maximum 3 building level in the Housing Diversity Neighbourhood Zone.</i>	8.2 Noted.	8.2 No further amendments proposed to the draft Code Amendment.
		<i>8.3 Supports the proposed rezoning of the Port Road frontage as Suburban Business Zone and 4-storey and considers there is acceptable buffer</i>	8.3 Noted.	8.3 No further amendments proposed to the draft Code Amendment.

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		<i>between existing residents and this location.</i>		
9	Paul Strube	<p>9.1 <i>Indicated they live on Murray Street and concerned with traffic down West Lakes Boulevard at the intersection with Murray Street.</i></p> <p><i>Strongly supports the installation of a traffic light at the Murray Street and West Lakes Blvd intersection given expected increased traffic from the proposed Code Amendment.</i></p> <p><i>Indicated waiting times to enter the traffic flow from Murray Street can be as high as 5 minutes at the moment.</i></p>	<p>9.1 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections.</p> <p>The investigations indicated that West Lakes Boulevard is a sub-arterial road under the care and control of DIT. The advice indicates that West Lakes Boulevard carries approximately 22,600 vpd. Arterial roads typically carry 20,000-40,000 and therefore there is capacity in this road network.</p> <p>In terms of potential traffic lights at the Murray Street/West Lakes Boulevard intersection the traffic investigations indicate the modelling is based on the assumption that the road closure on Murray Street just north of Osborne Street will remain in place. The draft Code Amendment does not propose any change to this arrangement. The traffic volumes at the intersection of West Lake Boulevard and Murray Street are not anticipated to change as a result of this Code Amendment process.</p> <p>Internal traffic engineering advice indicates the warrant for signalising intersections requires the approval of the</p>	<p>9.1 No further amendments proposed to the draft Code Amendment.</p>

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		<p><i>9.2 Opposed to higher density and higher built form in the local area.</i></p>	<p>Department of Infrastructure and Transport and is determined based on minimum movements <i>per hour</i> through the intersection, excluding left turn movements. Based on anticipated traffic volumes of Murray Street (32 AM Peak and 35 PM Peak post development traffic uplift) and the maintained road closure on Murray Street it is unlikely to meet the Department's requirements.</p> <p>9.2 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport and other established services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. 	<p>9.2 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

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		<p><i>9.3 Suggested that a single rate payer in Murray Street is paying the Council to undertake the Code Amendment process and considers this contrary to practice and unethical.</i></p>	<p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p> <p>9.3 Council has had in place for many years a Privately Funded Code Amendments Policy which allows a proponent to seek through a Council led process the initiation of a rezoning to occur if it meets the State's and Council's Strategic directions. The Policy allows rezoning investigations to occur that are not City-wide based rezoning proposals without financially affecting Council. Several privately funded rezoning proposals have occurred in the City of Charles Sturt over the past twelve years. Therefore, the practice of privately funded Code Amendment processes is a standard practice in this City as well as other local government areas.</p> <p>With regards to this Code Amendment process it is partly funded as the proponent only controls a portion of the rezoning Affected Area. It was deemed appropriate to investigate rezoning the balance of the Affected Area to ensure any proposed rezoning was undertaken in a coordinated manner with appropriate interface.</p>	<p>9.3 No further amendments proposed to the draft Code Amendment.</p>

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			<p>Council's Proposal to Initiate this Code Amendment was presented to Council in a public report and the document highlights the identity of the Proponent within the introduction:</p> <p><i>'While Charles Sturt Council seeks to initiate the Code Amendment, the process will be partly funded by the owner of a portion of the Affected Area (Don Totino, Director of Capri Cellars Pty Ltd, DFJ Holdings Pty Ltd, Torumare Pty Ltd and No 2 Murray Street Pty Ltd) in accordance with a legal and funding agreement with the Council. However, the Council will contain full control over the Code Amendment process and decision-making responsibilities in accordance with the Act'.</i></p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final decision to recommend the Code Amendment rests with Council and not the proponent. Following a decision of Council the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
10	Sue Curran Manager Strategy and Business	10.1 <i>Thanked Council for the invitation to comment on the proposed Code Amendment and did not wish to make a comment.</i>	10.1 Noted.	10.1 No further amendments proposed to the draft Code Amendment.

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	City of West Torrens			
11	Joy Campbell	<p><i>11.1 Expressed issues with parking as a result of Portside Isuzu development.</i></p>	<p>11.1 The issue of car parking is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>Car parking issues relating to existing land uses in the locality are not within the scope of this Code Amendment process. Car parking matters for existing land uses relate to the sites development approval and associated conditions.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a</p>	<p>11.1 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>

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			<p>development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Council's endorsed Engagement Plan (made publicly available on Council's Your Say website, the SA Planning Portal and hard copies made available at the Civic Centre and Council's libraries) highlighted in Section 6 – Scope of Influence, that stakeholders and the community cannot influence the creation or amendment of policy contained within the Planning and Design Code.</p> <p>Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p>	

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		<p>11.2 <i>Concerned with traffic management due to increased traffic flow down Glyde Street, Murray Street & the section of Malin Street, between Glyde Street and Murray Street.</i></p> <p><i>Expressed that this section is already No Entry from Murray Street but no one obeys this, nor is it policed in any way, which causes congestion with residents' cars parked in Malin Street & even more so when car transporters park and unload numerous vehicles, and other cars from surrounding buildings park here during the day.</i></p>	<p>11.2 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the local road network and intersections.</p> <p>The investigations indicated that Glyde Street has limited connectivity from the Affected Area. This is because of the full road closure on Murray Street at Osborne Street and Malin Street is exit only onto Murray Street.</p> <p>Further, the draft Code Amendment proposes through a Concept Plan Map that future development from the Affected Area fronting Glyde Street should utilise vehicle access from Murray Street. The proposed Concept Plan Map was highlighted under Section 4.5 – Recommended Policy Changes within the draft Code. The specific location, configuration of vehicle access in this location would ultimately be assessed as part of a future development application should the Code Amendment be authorised. A departure from the proposed policy (should it be authorised) would also need to be assessed on its merits as part of a future development application process.</p>	<p>11.2 No further amendments proposed to the draft Code Amendment.</p>

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			<p>In terms of the no entry from Murray Street, the roadway has been designed as a no entry point and narrowed to the minimum allowable requirements.</p> <p>Policing road rules is the responsibility of SA Police. This matter can be referred to SAPOL to undertake patrols in the area as required.</p>	
		<p><i>11.2 Questioned what parking (both staff and customers) will be required on site for any new businesses to ensure no off-site parking, loading/unloading occurs in adjoining streets?</i></p>	<p>11.3 Refer to response in row 11.1.</p>	<p>11.3 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>
		<p><i>11.3 What is planned to curb noise & air emissions from potential businesses who may wish to set up in this area?</i></p>	<p>11.4 The interface between the Affected Area and nearby non-residential land uses is an important consideration as part of this Code Amendment, particularly as it seeks to introduce sensitive land uses (ie residential) in the Affected Area and formed part of the Code Amendment investigations (refer to section 4.4.4 – Interface with Non-Residential Land Uses and Noise Sources). The investigations identified the location of EPA-licensed facilities within 800m of the Code Amendment Affected Area. Other potential noise and air emission activities (not EPA licensed facilities) within 800 metres of</p>	<p>11.4 No further amendments proposed to the draft Code Amendment.</p>

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			<p>the Affected Area which may impact residential amenity were also investigated. The investigations also identified that presence of both Port Road, West Lakes Boulevard and the Adelaide – Grange rail corridor as potential noise and air pollution sources.</p> <p>The investigations concluded that future residential land uses are considered to be able to be managed through policy and appropriate design and construction responses, such as those found within the Ministerial Building Standard 010 - Construction requirements for the control of external sound, triggered by the Code's Noise and Air Emissions Overlay.</p> <p>The investigations also acknowledged that there will continue to be small scale lawful businesses within the Affected Area that will be potential sources of noise directly adjacent to potential future sensitive uses. In this circumstance, it is important to ensure that future sensitive uses are suitably designed and located to mitigate known impacts of these uses, so that they are not compromised into the future and can continue to operate without further restrictions imposed.</p> <p>The draft Code Amendment recommends the application of the</p>	

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			<p>Code's Noise and Air Emissions Overlay as well as the Interface Management Overlay to the Affected Area. These Overlays address the need for appropriate design and placement of sensitive receiver development against the potential noise sources and provides the appropriate balanced policy approach to mitigating conflicts between non-residential and residential development.</p> <p>This policy approach is supported by the EPA through their submission. The EPA acknowledged that the draft Code Amendment proposes the application of the Noise and Air Emissions Overlay and the Interface Management Overlay to the Affected Area and advised that there is sufficient policy proposed to be applied to the Affected Area to ensure that issues related to noise and air emissions can be addressed during assessment of any future development applications.</p>	
		<p><i>11.5 Outlined they have been affected with EPA concerns from both the old Gadsden & Hendon site & now the draft Code Amendment is encouraging more businesses into a residential area.</i></p>	<p>11.5 Environmental Assessment formed part of the Code Amendment investigations (refer to section 4.4.9 – Site Contamination). The investigations involved a Preliminary Environmental Assessment as well as an Interim Auditor's Advice by the proponent for the 24-30 Murray Street site, which</p>	<p>11.5 No further amendments proposed to the draft Code Amendment.</p>

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			<p>was a requirement by the EPA. A copy of these investigations were included as Attachments to the draft Code Amendment that was consulted.</p> <p>It is clear from the above investigations that a level of site contamination is apparent within the Affected Area which will require remediation prior to being appropriate for sensitive land uses. These investigations and remediation processes can be further advanced as part of future development applications.</p> <p>Development for a more sensitive land use on sites where potentially contaminating activities are known to have occurred will trigger a referral to the EPA, and require a Statement of Site suitability (or potentially an Auditor's statement). As such, the Planning, Development and Infrastructure Act, 2016 and supporting Regulations, 2017 provide sufficient rigour to ensure contamination is appropriately addressed as part of the development application stage.</p> <p>The investigations concluded that the Planning and Design Code's Site Contamination General Development Policies provide suitable policy support for relevant authorities in ensuring this matter is addressed for sensitive land uses.</p>	

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		<p><i>11.6 Questioned how will stormwater from additional businesses be controlled. Highlighted existing issue Malin Street with drains overflowing when there are heavy rains.</i></p> <p><i>Sought clarification how will this effect residential properties with being able to access flood cover on their properties from insurance companies if deemed to be in a flood prone area due to increased pressure on local stormwater because of more businesses in the immediate vicinity?</i></p>	<p>The draft Code Amendment has been reviewed by the Environment Protection Authority (EPA). The Agency has confirmed in their submission that there is sufficient policy within the Planning and Design Code to ensure that site contamination will be addressed as part of any future development applications.</p> <p>11.6 Flooding and stormwater management formed part of the Code Amendment investigations (refer to section 4.4.8 – Infrastructure Assessment). The investigations confirmed the need for onsite detention of approximately 2,700m3 to meet Council's criteria to limit flows to less than that existing catchment.</p> <p>The Code Amendment recommended that flooding and stormwater management matters can be addressed as part of any detailed development proposal as part of a future development application. There is already sufficient policy coverage addressing this matter within the Government's Planning and Design Code including the Hazards (Flooding) Overlay, Hazards (Flooding General) Overlay and Stormwater Management Overlay.</p>	<p>11.6 No further amendments proposed to the draft Code Amendment.</p>

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		<p><i>11.7 Concerned with buildings increase to 4 storeys, in relation to natural light and privacy.</i></p>	<p>The draft Code Amendment also proposes the identification of potential water sensitive urban design basins within the desired future open space in the proposed Concept Plan within the Affected Area to aid in addressing the broader catchment requirements for new development in this location and further support the existing policy.</p> <p>11.7 Issues relating to overlooking / overshadowing adjoining properties is acknowledged. The Government's Code contains existing policies that address building siting and design, staggered setbacks and screening techniques to moderate this potential issue at a development application stage. The Code also contains planning policies that work to limit development to a scale and form that does not unreasonably dominate or overshadow nearby established residences.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. 	<p>11.7 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
		<p><i>11.8 Suggest Council have been talking much about the greening of local streets and more open spaces, but this seems completely irrelevant now if multi storey businesses will be taking up the majority of this area. A few trees outside homes will not make it more appealing.</i></p>	<p>11.8 The proposed policy seeks to introduce an Urban Tree Canopy over the Affected Area proposed in the Housing Diversity Neighbourhood Zone. This Overlay policy does not currently apply over the Affected Area as it is located in the Strategic Employment and Employment Zone. The Overlay policy seeks residential development to preserve and enhance tree canopy through the planting of new trees and retention of existing mature trees. The policy suggests tree planting spaces and deep soil zones for development for different lot size scenarios.</p> <p>A further policy proposed in the Code Amendment seeks the provision of public open space within the Affected Area. The Code Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to provide</p>	<p>11.8 No further amendments proposed to the draft Code Amendment.</p>

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		<p>further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.</p> <p><i>11.9 Suggests as a long term resident of Albert Park & Charles Sturt Council, they are getting railroaded by big businesses who come in flashing money at the Council.</i></p>	<p>11.9 Concerns noted. Council has had in place for many years a Privately Funded Code Amendments Policy which allows a proponent to seek through a Council led process the initiation of a rezoning to occur if it meets the State's and Council's Strategic directions. The Policy allows rezoning investigations to occur that are not City-wide based rezoning proposals without financially affecting Council. Several privately funded rezoning proposals have occurred in the City of Charles Sturt over the past twelve years. Therefore, the practice</p>	<p>11.9 No further amendments proposed to the draft Code Amendment.</p>

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			<p>of privately funded Code Amendment processes is a standard practice in this City as well as other local government areas.</p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final recommendation on the Code Amendment rests with Council and not the proponent. Following a decision of Council, the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
		<p><i>11.10 It seems that the 'little person' who dutifully pays their rates & abides by the Council regulations, is completely taken for granted.</i></p> <p><i>The owners of these businesses do not live in the surrounding streets (probably not even in the Council area) & I am sure they would not want this happening next door to their homes.</i></p>	<p>11.10 Refer to response in row 11.9. Further to the issue raised, the draft Code Amendment underwent a comprehensive statutory consultation process for eight weeks to seek the views of the community. The consultation process involved a mailout of 959 letters to property owners and occupants within and adjacent to the draft Code Amendment Affected Area with an accompanying information brochure, seeking their input on the draft Code Amendment.</p> <p>The Code Amendment consultation was conducted in accordance with Council's endorsed Engagement Plan and included the following components:</p>	11.10 No further amendments proposed to the draft Code Amendment.

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			<ul style="list-style-type: none"> • A consultation period of two months. • A formal notice in the Advertiser newspaper. • Correspondence to relevant Government agencies/departments, adjoining Councils, and Members of Parliament. • Letters to property owners and occupants within and adjacent to the draft Code Amendment Affected Area with an accompanying information brochure. • A 'yoursay' web page with information to the draft Code Amendment, the ability to ask questions and an online submission option. • Information on the South Australian Planning Portal. • Hard copies of the draft Code Amendment and information brochures provided at all Council libraries and the Civic Centre. • The scheduling of a Public Meeting on 20 June 2022, to hear any verbal submissions. 	
12	Natasha Rossi	12.1 Does not support the proposed rezoning.	12. 1 Noted.	12.1 No further amendments proposed to the draft Code Amendment.
		12.2 Raised concern over the value of homes in the area as a result of the rezoning.	12.2 Comments noted however Courts have consistently confirmed that the effect on property values is not a direct valid	12.2 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			planning issue. There are many elements of a non-planning nature that would influence value.	
		<i>12.3 Raised concerns over increased increase traffic to the streets. Indicated that there is already traffic flow issues in the area due to the urban stacking of homes by subdividing and allowing 2 or more dwellings along with many more issues.</i>	12.3 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections. Notwithstanding the above, following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area and reduce the potential future yield.	12.3 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.
		<i>12.4 Concerns over a rise in crime in the area.</i>	12.4 With regards to anti-social issues this matter cannot be assumed to be attributed directly to a higher form of residential density and is not considered a planning matter to address in the scope of the draft Code Amendment.	12.4 No further amendments proposed to the draft Code Amendment.
13	Zayd Rossi	<i>13.1 Does not support the proposed rezoning.</i>	13. 1 Noted.	13.1 No further amendments proposed to the draft Code Amendment.
		<i>13.2 Raised concern over the value of homes in the area as a result of the rezoning.</i>	13.2 Refer to response in row 12.2.	13.2 No further amendments proposed to the draft Code Amendment.
		<i>13.3 Raised concerns over increased increase traffic to the streets.</i>	13.3 Refer to response in row 12.3.	13.3 Amend policy to the draft Code Amendment to reflect

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		<i>Indicated that there is already traffic flow issues in the area due to the urban stacking of homes by subdividing and allowing 2 or more dwellings along with many more issues.</i>		the proposed reduction in building heights to address concerns received through the consultation process.
		13.4 <i>Concerns over a rise in crime in the area.</i>	13.4 Refer to response in row 12.4.	13.4 No further amendments proposed to the draft Code Amendment.
14	Helga Ferrari	14.1 <i>Indicated does not support the proposed rezoning. Concerned with the proposed density and with building heights and potential overlooking issues.</i>	<p>14.1 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport and other established services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. 	14.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.

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			<p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p> <p>Overlooking issues to adjoining properties is acknowledged. The Government's Planning and Design Code contains existing policies that address building siting and design, staggered setbacks and screening techniques to mitigate this potential issue at a development application stage.</p>	
		<p><i>14.2 Concerned with the effect on the price of real estate in the area and their newly renovated home.</i></p>	<p>14.2 Comments noted however Courts have consistently confirmed that the effect on property values is not a direct valid planning issue. There are many elements of a non-planning nature that would influence value.</p>	<p>14.2 No further amendments proposed to the draft Code Amendment.</p>
		<p><i>14.3 Concerns raised on the traffic impact of the area. Suggests the area difficult when driving south from the streets off West Lakes boulevard.</i></p>	<p>14.3 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections.</p>	<p>14.3 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process, to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area</p>

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				and reduce the potential future yield.
15	Marlene Maretis	<i>15.1 Opposes the proposed built form of 2, 3 and 4 storeys for residential and industrial buildings for the Murray Street, Albert Park.</i>	<p>15.1 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	15.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.

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16	Craig Harris	<p><i>16.1 Opposes the rezoning. Concerned with the lack of transparency regarding the private owner of 50% of the proposed area and the application to rezone including any background submissions to Council from this landowner, including the proposed/intended plans for this area.</i></p>	<p>16.1 Concerns over transparency noted. Council has had in place for many years a Privately Funded Code Amendments Policy which allows a proponent to seek through a Council led process the initiation of a rezoning to occur if it meets the State's and Council's Strategic directions. The Policy allows rezoning investigations to occur that are not City-wide based rezoning proposals without financially affecting Council. Several privately funded rezoning proposals have occurred in the City of Charles Sturt over the past twelve years. Therefore, the practice of privately funded Code Amendment processes is a standard practice in this City as well as other local government areas.</p> <p>With regards to this Code Amendment process it is partly funded as the proponent only controls a portion of the rezoning Affected Area. It was deemed appropriate to investigate rezoning the balance of the Affected Area to ensure any proposed rezoning was undertaken in a coordinated manner with appropriate interface.</p> <p>Council's Proposal to Initiate this Code Amendment was presented to Council in a public report (available on Council's website and the SA Planning</p>	<p>16.1 No further amendments proposed to the draft Code Amendment.</p>

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			<p>Portal) and the document highlights the identity of the Proponent within the introduction:</p> <p><i>'While Charles Sturt Council seeks to initiate the Code Amendment, the process will be partly funded by the owner of a portion of the Affected Area (Don Totino, Director of Capri Cellars Pty Ltd, DFJ Holdings Pty Ltd, Torumare Pty Ltd and No 2 Murray Street Pty Ltd) in accordance with a legal and funding agreement with the Council. However, the Council will contain full control over the Code Amendment process and decision-making responsibilities in accordance with the Act'.</i></p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final recommendation on the Code Amendment rests with Council and not the proponent. Following a decision of Council the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
		<p><i>16.2 Objects to the proposed built form and seeks a reduction to a maximum of 2 storeys with the residential interface and a reduction</i></p>	<p>16.2 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as</p>	<p>16.2 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address</p>

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		<p><i>to 3 storeys along the Port Road frontage.</i></p> <p><i>Considers the reduction in built form still allows urban infill and development opportunities but will not see the area turned into an apartment ghetto as seen in other developments in Adelaide suburbs.</i></p> <p><i>Supports reducing the industrial zone and footprint (including improving or replacing some very poorly maintained industrial zones in that precinct).</i></p>	<p>well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	concerns received through the consultation process.
		<p><i>16.3 Raised the issue of car parking in the area. Suggests car parking is already now at a premium with the current redevelopment of May Street.</i></p>	<p>16.3 The issue of car parking is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>Car parking issues relating to existing land uses in the locality are not within</p>	<p>16.3 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>the scope of this Code Amendment process. Car parking matters for existing land uses relate to their respective development approval and associated conditions.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that car parking ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p>	street car parking standards to the Minister for consideration.

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			<p>Council's endorsed Engagement Plan (made publicly available on Council's Your Say website, the SA Planning Portal and hard copies made available at the Civic Centre and Council's libraries) highlighted in Section 6 – Scope of Influence, that stakeholders and the community cannot influence the creation or amendment of policy contained within the Planning and Design Code.</p> <p>Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p>	
		<p><i>16.4 Wishes to attend any council meetings whereby this rezoning is tabled for discussion amongst elected members and public gallery and requests an invitation to attend.</i></p> <p><i>Indicated that he will be speaking with all residents in the affected area to gain their views including comments on the May Street redevelopment currently underway (which the timing of this particular redevelopment and this rezoning also suggests there is more to this than coincidence).</i></p>	<p>16.4 Noted. The scheduled Public Meeting held on 20 June 2022 to hear verbal submissions was published with the consultation material during the engagement process for the draft Code Amendment.</p>	<p>16.4 No further amendments proposed to the draft Code Amendment.</p>

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17	Peter Golding	<i>17.1 Suggests that one private owner of approx 1/3 of the site, funding 50% of the cost doesn't seem like a representative proportion of the people affected.</i>	<p>17.1 This draft Code Amendment process is partly funded with the proponent controlling a portion of the rezoning Affected Area. It was deemed appropriate to investigate rezoning the balance of the Affected Area to ensure any proposed rezoning was undertaken in a coordinated manner with appropriate interface. The remaining costs were absorbed by Council and not the other individual land owners within the Affected Area. All land owners within the Affected Area were directly notified and invited to provide feedback on the draft Code Amendment during the engagement process as well as the broader community.</p> <p>Council's Proposal to Initiate this Code Amendment was presented to Council in a public report (available on Council's website and the SA Planning Portal) and the document highlights the identity of the Proponent within the introduction:</p> <p><i>'While Charles Sturt Council seeks to initiate the Code Amendment, the process will be partly funded by the owner of a portion of the Affected Area (Don Totino, Director of Capri Cellars Pty Ltd, DFJ Holdings Pty Ltd, Torumare Pty Ltd and No 2 Murray</i></p>	17.1 No further amendments proposed to the draft Code.

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			<p><i>Street Pty Ltd) in accordance with a legal and funding agreement with the Council. However, the Council will contain full control over the Code Amendment process and decision-making responsibilities in accordance with the Act'.</i></p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final recommendation on the Code Amendment rests with Council and not the proponent. Following a decision of Council, the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
		<p><i>17.2 Concerned with not providing definitions of GN, SB HDN with the proposal. Suggest trying to hide the actual impact of the rezoning.</i></p>	<p>17.2 The draft Code Amendment expresses what these definitions are. Section 2.3.2 – Proposed Code Policy (Figure 1) clearly shows a legend to these definitions. These are:</p> <p>GN – General Neighbourhood Zone SB – Suburban Neighbourhood Zone HDN – Housing Diversity Neighbourhood Zone.</p> <p>The legend showing the proposed zones full names were also shown on the Information Brochure and letter that was mailed out to all landowners within the Affected Area and land owners adjacent to the Affected Area</p>	<p>17.2 No further amendments proposed to the draft Code Amendment.</p>

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		<p><i>17.3 A common feature of recent medium to high density housing developments in nearby areas has been high density street parking and subsequent limited vehicular access through the streets.</i></p>	<p>as well as on Council's Your Say project page.</p> <p>17.3 The issue of car parking is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>Car parking issues relating to existing land uses in the locality are not within the scope of this Code Amendment process. Car parking matters for existing land uses relate to the sites development approval and associated conditions.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that car parking ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a</p>	<p>17.3 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>

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			<p>development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Council's endorsed Engagement Plan (made publicly available on Council's Your Say website, the SA Planning Portal and hard copies made available at the Civic Centre and Council's libraries) highlighted in Section 6 – Scope of Influence, that stakeholders and the community cannot influence the creation or amendment of policy contained within the Planning and Design Code.</p> <p>Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p>	

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		<i>17.4 Issues raised with the impact of such a sudden surge in housing on utilities in the area.</i>	17.4 The draft Code Amendment investigations included an infrastructure analysis (refer section 4.4.8 – Infrastructure Assessment) based on a conservative development scenario of 500 dwellings which is now proposed to be reduced in yield through the proposed reduction in maximum building heights. The investigations concluded that existing infrastructure such as water supply, sewer, electricity, gas, electricity and telecommunications are able to service the proposal. Likely upgrades to water supply and sewer are dependent upon the future development of the site. The extension or augmentation of specific infrastructure is a matter that will be addressed at the future development application stage.	17.4 No further amendments proposed to the draft Code Amendment.
18	Arnna Femia	<i>18.1 Supports an improvement to the area.</i>	18.1 Noted.	18.1 No further amendments proposed to the draft Code Amendment.
		<i>18.2 Does not object to single and two storey built form but objects to three and four storey building heights. Indicates the area is not large and lies between single storey houses and the suburb of Albert Park cannot cope with high rise apartments, with extra vehicles, noise pollution and not fit with the charcater of Albert Park.</i>	18.2 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas. Following a review of the submissions received amendments to building	18.2 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.

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			<p>heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
19	Anthony Stevens	<p><i>19.1 Strongly opposed to the proposed building heights for this re-zoning.</i></p> <p><i>Indicates can see the benefit of multiple level dwellings to enable a greater population to be housed on a smaller footprint, provided this is used to enable greater areas of green space to be available to offset the environmental (local and widespread) impact of artificial structures.</i></p> <p><i>Considers the proposed heights are inconsistent with the character of</i></p>	<p>19.1 Concerns with the proposed maximum building heights are acknowledged. The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p>	<p>19.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

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		<p><i>this suburb, which substantially consists of single storey dwellings.</i></p> <p><i>Concerned about the impact this will have on the well-being of the community, particularly those dwellings immediately adjacent to the new development.</i></p> <p><i>Believes it would be reasonable to limit the height of the structures adjacent to any existing residences (including residences facing the bordering roads to the area) to 2 storeys only.</i></p> <p><i>Opposed to any approval of any rezoning allowing the construction of housing in the affected zone under consideration greater than 2 storeys with the exception of the strip immediately facing Port Road, which I have no objection to increasing the maximum height to 4 stories.</i></p> <p>19.2 I also see there is a benefit for council and state government to get greater returns, with less maintenance costs for the same area of land. Unfortunately, neither level of government has shown a relevant level of commitment to environmental concerns despite increasing scientific and community concerns about potential climate damage.</p>	<ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	19.2 The Affected Area is not considered to be a Prime Industrial Area as identified in Council's Industrial Land Study. The State Government's Strategic documents such as the 30 Year Plan for Greater Adelaide (2017 update) supports increasing residential densities at strategic locations. The Affected Area is considered a strategic location to support mixed use and higher density residential land uses situated close to public transport (eg

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			<p>Albert Park and St Clair train stations and the Port Road 'Go Zone' bus services), the CBD as well as service centres (eg West Lakes District Centre, Port Adelaide Regional Centre).</p> <p>The Government's 30 Year Plan for Greater Adelaide also contains policies around climate change including delivering a more compact urban form by locating higher residential densities and mixed use development in and near established services and transport corridor catchments to achieve densities required to support the economic viability of these locations and in turn better protect other peri-urban sprawl encroaching unnecessarily on areas such as our valued wine regions and food production areas among others. The Affected Area aligns to these policies.</p>	
		<p><i>19.3 Seeking future building approvals for any residential properties only be given approval provided a minimum green space (say 40% of land total land area) is maintained.</i></p>	<p>19.3 All proposed developments are expected to provide private open space in accordance with the Government's Planning and Design Code under Part 4 – General Development Policies, Design in Urban Areas, Table 1 – Private Open Space. In summary for a typical detached or semi-detached dwelling the Government's Code requires 24m² of private open space for a dwelling with a site area less than 301m² or 60m² of private open space</p>	<p>19.3 No further amendments proposed to the draft Code Amendment.</p>

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			<p>for a dwelling with a site area greater than or equal to 301m2.</p> <p>The assessment of private open space for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The submissions suggestion for greater private open space is noted however, the Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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. Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code.</p>	
		<p><i>19.4 Concerned there will be a significant impact to traffic on the roads in the immediate surrounding roads.</i></p> <p><i>Concerned the increased population from multiple level housing there will be a substantial increase in the number of vehicles travelling down our currently relatively quiet streets, particularly the use of Glyde Street to</i></p>	<p>19.4 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the local road network and intersections.</p> <p>The investigations indicated that Glyde Street has limited connectivity from the</p>	19.4 No further amendments proposed to the draft Code Amendment.

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		<p><i>travel to, and from, West Lakes Boulevard.</i></p>	<p>Affected Area. This is because of the full road closure on Murray Street at Osborne Street and Malin Street is exit only onto Murray Street.</p> <p>Further, the draft Code Amendment proposes through a Concept Plan Map that future development from the Affected Area fronting Glyde Street should utilise vehicle access from Murray Street. The proposed Concept Plan Map was highlighted under Section 4.5 – Recommended Policy Changes within the draft Code. The specific location, configuration of vehicle access in this location would ultimately be assessed as part of a future development application should the Code Amendment be authorised. A departure from the proposed policy (should it be authorised) would also need to be assessed on its merits as part of a future development application process.</p>	
		<p><i>19.5 Concerns raised on the impact on parking on the streets. It cannot be disputed that developers often do not make adequate provision for off-street parking consistent with motor vehicle ownership characteristic of the people of Adelaide - just take a drive through some of the clogged streets in the St Clair development.</i></p> <p><i>Suggests any approval for land use change should be conditional to the</i></p>	<p>19.5 The issue of car parking is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking</p>	<p>19.5 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>

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		<i>provision of at least 2 off-street car park for every residence.</i>	<p>demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the</p>	

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
		<p><i>19.6 Suggest developers are continually being given licence by councils and state governments to ride roughshod over the existing community in the interests of greed (both for themselves and the governing bodies). I wonder how successful I, as an individual land holder, would be in seeking approval to build a structure greater than 2 stories on my single residential block.</i></p>	<p>Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p> <p>19.6 The Code Amendment process is a statutory process with many cheques and balances. Council has had in place for many years a Privately Funded Code Amendments Policy which allows a proponent to seek through a Council led process the initiation of a rezoning to occur if it meets the State's and Council's Strategic directions. The Policy allows rezoning investigations to occur that are not City-wide based rezoning proposals without financially affecting Council. Several privately funded rezoning proposals have occurred in the City of Charles Sturt over the past twelve years. Therefore, the practice of privately funded Code Amendment processes is a standard practice in this City as well as other local government areas.</p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final recommendation on the Code Amendment rests with Council and not</p>	<p>19.6 No further amendments proposed to the draft Code Amendment.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>the proponent. Following a decision of Council, the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
20	Mark Reynolds	<p><i>20.1 Opposes the development / destruction of a peaceful quiet small suburb. Suggests it will create major parking problems and overcrowding of people.</i></p>	<p>20.1 The issue of car parking is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code</p>	<p>20.1 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p> <p>Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

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			<p>Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p> <p>Notwithstanding the above, following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also 	

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area and reduce the potential future yield.</p>	
		<p><i>20.2 Rejects the right of one person/group to have the right to pay for rezoning.</i></p>	<p>20.2 The Code Amendment process is a statutory process with many cheques and balances. Council has had in place for many years a Privately Funded Code Amendments Policy which allows a proponent to seek through a Council led process the initiation of a rezoning to occur if it meets the State's and Council's Strategic directions. The Policy allows rezoning investigations to occur that are not City-wide based rezoning proposals without financially affecting Council. Several privately funded rezoning proposals have occurred in the City of Charles Sturt over the past twelve years. Therefore, the practice of privately funded Code Amendment processes is a standard practice in</p>	<p>20.2 No further amendments proposed to the draft Code Amendment.</p>

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			<p>this City as well as other local government areas.</p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final recommendation on the Code Amendment rests with Council and not the proponent. Following a decision of Council, the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
			<p><i>20.3 Concerned Murray Street will be opened up to provide access to the train station and against up to 550 dwellings in Albert Park.</i></p>	<p>20.3 The traffic investigations indicated the modelling was based on the assumption that the road closure on Murray Street just north of Osborne Street will remain in place. The draft Code Amendment does not propose any change to this arrangement.</p>
21	Brian Sanders	<p><i>21.1 Opposed to the proposed density and height.</i></p> <p><i>Considers there are no other structures of the proposed height in the vicinity and I don't think the proposal is in keeping with the area.</i></p> <p><i>Not opposed to housing in the zone but considers that the proposed size and density will compromise the privacy and quality of life of the established residents.</i></p>	<p>21.1 Comments noted. Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a 	21.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.

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			<p>maximum of two storeys west of Murray Street.</p> <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
22	James Cother Environment Protection Authority	<p><i>22.1 Indicated the EPA has reviewed the Code Amendment to ensure that all environmental issues within the scope of the objects of the Environment Protection Act 1993 are identified and considered. T</i></p> <p><i>Indicated the EPA is primarily interested in ensuring that the rezoning is appropriate and that any potential environmental and human health impacts that would result from future development are able to be addressed at the development application stage.</i></p>	22.1 Noted.	22.1 No further amendments proposed to the draft Code Amendment.
		<p><i>22.2 Advised that site contamination investigations have centred on 24-30 Murray Street, Albert Park and interim audit advice has been lodged with the EPA. It is stated in the Code Amendment that the investigation concluded that remediation of 24-30 Murray Street would be necessary to make the southern part of the site suitable for sensitive use and may be necessary for the northern part for commercial use.</i></p>	22.2 Noted.	22.2 No further amendments proposed to the draft Code Amendment.

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		<p><i>Acknowledges that the Code Amendment outlines that further investigations are likely to be necessary for those parts of the affected area that are outside of 24-30 Murray Street. The nature and extent of site contamination in these areas is unknown, noting many potentially contaminating activities have been identified through preliminary investigations.</i></p> <p><i>Outlined that the Planning, Development and Infrastructure (General) Regulations 2017, State Planning Commission Practice Direction 14 (Site Contamination Assessment) 2021 and the Planning and Design Code contain processes for site contamination assessment when land use changes to a more sensitive use.</i></p> <p><i>Indicated that any future development applications at the Affected Area may be subject to the site contamination assessment scheme provisions.</i></p> <p><i>Advised that the EPA considers that there is sufficient policy within the Planning and Design Code to ensure that site contamination will be addressed as part of any future development applications.</i></p>		

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		<p><i>22.2 Discussed Interface between land uses. Outlined that the Code Amendment identifies policies to ensure that potential noise and air emissions from surrounding land uses are addressed during assessment of any future development applications.</i></p> <p><i>Outlined that the affected area is located within proximity of various land uses that have the potential for noise and air emissions that may have an impact on sensitive land uses.</i></p> <p><i>Outlined that there are several nearby sites that are licensed by the EPA under the Environment Protection Act 1993, but only EPA Licence 51108 issued for a retail petrol station at 938-942 Port Road, Woodville West is within the evaluation distance recommended by the EPA document, Evaluation distances for effective air quality and noise management (2016).</i></p> <p><i>Outlined that potential noise and air emissions from the site will need to be addressed as part of any future development applications.</i></p> <p><i>Highlighted that the Code Amendment proposes the application of the Noise and Air Emissions Overlay and the Interface</i></p>	22.2 Noted.	22.2 No further amendments proposed to the draft Code Amendment.

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		<p><i>Management Overlay over the Affected Area.</i></p> <p><i>Advised that the EPA considers that there is sufficient policy proposed to be applied to the Affected Area to ensure that issues related to noise and air emissions can be addressed during assessment of any future development applications.</i></p>		
23	Ashley and Pat Ruehland	<p>23.1 Opposed to 2/3/4 storey housing effecting privacy for us or our neighbours.</p>	<p>23.1 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. 	<p>23.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

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		<p><i>23.2 Concerned with higher volumes of on street parking, and increased traffic, greater noise and disturbances.</i></p>	<p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p> <p>23.2 The issue of car parking and spill out onto public streets is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process</p>	<p>23.2 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>

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			<p>also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p>	
24	De'Anne Smith Department for Environment and Water	24.2 Acknowledges the Code Amendment has considered flood risk and we support the continued application of the Hazard (Flooding – General) Overlay.	24.1 Noted.	24.1 No further amendments proposed to the draft Code Amendment.
		24.2 Supports the extension of the Stormwater Management Overlay and Urban Tree Canopy Overlay over the new Housing Diversity Neighbourhood Zone area.	24.2 Noted.	24.2 No further amendments proposed to the draft Code Amendment.

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		<p>24.3 <i>Notes the existing Suburban Employment Zone contains good policies for landscaping along arterial roads that are lost in the transfer of this land to the Suburban Business Zone. Is there some way to address this loss of policy through the concept plan or via the application of other policy?</i></p> <p><i>Considers there is value in extending the Stormwater Management Overlay and Urban Tree Canopy Overlay over this area of the Suburban Employment Zone to ensure the appropriate policies apply to any infill residential development that occurs here.</i></p>	<p>24.4 Comments relating to seeking additional policy in the proposed zone is noted however, the Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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. Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code.</p> <p>With regards to the proposed extension of the Urban Tree Canopy Overlay and Stormwater Management Overlay over the proposed Suburban Business Zone, these Overlays under the Government's Planning and Design Code only affects most residential areas in metropolitan Adelaide and not non-residential zones.</p>	24.3 No further amendments proposed to the draft Code Amendment.
		<p>24.4 <i>Acknowledges that the concept plan allocates an area of open space that also provide for stormwater detention.</i></p>	<p>24.4 Comments for the provision of additional public open space is noted, however the <i>Planning, Development and Infrastructure Act 2016</i>, under</p>	24.4 No further amendments proposed to the draft Code Amendment.

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		<i>Support for the proposed policy for the spatial allocation of public open space and encourages consideration be given to the provision of additional space for landscaping and trees to assist in cooling our neighbourhoods and meeting greening targets.</i>	Section 198 can only require up to 12.5% in area to be vested to a Council for public open space where a land division proposal proposes more than 20 allotments, and 1 or more allotments is less than 1 hectare in area.	
25	Guy, Julie, Grace and Maddison Feuerherdt	25.1 <i>Opposed to the proposal being considered by Charles Sturt Council. Our street is already being used as a short-cut (usually speeding) between West Lake blvd and Port rd, putting pedestrians, children and cyclists at risk as well as causing unnecessary additional traffic noise and pollution already, let alone what would be caused by the residents of an additional 550 dwellings.</i>	25.1 Concerns noted. The Code Amendment traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections.	25.1 No further amendments proposed to the draft Code Amendment.
		25.2 <i>Concerns raise with lack of off-street car parking for developments and cited units opposite the Albert Park train station as an example, where residents are parking additional vehicles in the train station car park.</i>	25.2 The issue of car parking and spill out onto public streets is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide. While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code	25.2 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.

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			<p>for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the Government advocating for improved</p>	

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		<p>off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p> <p><i>25.3 Concerns raised over privacy issues with 4 storey units.</i></p>	<p>25.3 Issues relating to overlooking adjoining properties is acknowledged. The Government's Planning and Design Code contains existing policies that address building siting and design, staggered setbacks and screening techniques to moderate this potential issue at a development application stage.</p> <p>Following a review of the submissions received proposed amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the</p>	<p>25.3 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

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			<p>draft Code Amendment Affected Area and the adjacent residential area.</p>	
		<p><i>25.4 Raised concerns regarding the process being part privately funded and considers Council should pay the cost.</i></p>	<p>25.4 Council has had in place for many years a Privately Funded Code Amendments Policy which allows a proponent to seek through a Council led process the initiation of a rezoning to occur if it meets the State's and Council's Strategic directions. The Policy allows rezoning investigations to occur that are not City-wide based rezoning proposals without financially affecting Council. Several privately funded rezoning proposals have occurred in the City of Charles Sturt over the past twelve years. Therefore, the practice of privately funded Code Amendment processes is a standard practice in this City as well as other local government areas.</p> <p>With regards to this Code Amendment process it is partly funded as the proponent only controls a portion of the rezoning Affected Area. It was deemed appropriate to investigate rezoning the balance of the Affected Area to ensure any proposed rezoning was undertaken in a coordinated manner with appropriate interface.</p> <p>Council's Proposal to Initiate this Code Amendment was presented to Council in a public report and the</p>	<p>25.4 No further amendments proposed to the draft Code Amendment.</p>

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			<p>document highlights the identity of the Proponent within the introduction:</p> <p><i>'While Charles Sturt Council seeks to initiate the Code Amendment, the process will be partly funded by the owner of a portion of the Affected Area (Don Totino, Director of Capri Cellars Pty Ltd, DFJ Holdings Pty Ltd, Torumare Pty Ltd and No 2 Murray Street Pty Ltd) in accordance with a legal and funding agreement with the Council. However, the Council will contain full control over the Code Amendment process and decision-making responsibilities in accordance with the Act'.</i></p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final recommendation on the Code Amendment rests with Council and not the proponent. Following a decision of Council, the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
26	Guy Feuerherdt	26.1 Opposes the proposal being considered by Charles Sturt Council. Our street is already being used as a short-cut (usually speeding) between West Lake blvd and Port rd, putting	26.1 Refer to response in Row 25.1.	26.1 Refer to Row 26.1.

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		<p><i>pedestrians, children and cyclists at risk as well as causing unnecessary additional traffic noise and pollution already, let alone what would be caused by the residents of an additional 550 dwellings.</i></p> <p>26.2 <i>Concerns raise with lack of off-street car parking for developments and cited units opposite the Albert Park train station as an example, where residents are parking additional vehicles in the train station car park.</i></p> <p>26.3 <i>Concerns raised over privacy issues with 4 storey units.</i></p> <p>26.4 <i>Raised concerns regarding the process being part privately funded and considers Council should pay the cost.</i></p>	26.2 Refer to response in Row 25.2.	26.2 Refer to Row 25.2.
			26.3 Refer to response in Row 25.3.	26.3 Refer to Row 25.3.
			26.4 Refer to response in Row 25.4.	26.4 Refer to Row 25.4.
27	Rita and Geoff Eason Wiara Pty Ltd	<p>27.1 <i>Indicated their desire to be involved in the proposed re-zoning of the Albert Park Site.</i></p> <p><i>Indicated they will be adversely affected by the proposed changes as they live directly opposite the proposed development.</i></p> <p><i>Seeking a clear understanding of what this rezoning actually means and how it is going to impact the area.</i></p> <p><i>Indicated that the document on display was difficult to follow.</i></p>	<p>27.1 Desire to be involved is noted. The engagement process for the Albert Park Mixed Use Code Amendment (Part-Privately Funded) was undertaken over an eight (8) week period between Monday 21 March to Monday 23 May 2022, followed by a Public Meeting to allow verbal submissions to be heard in addition to written submissions received.</p> <p>A direct mail out to adjacent property owners was included in the process (approximately 959 letters) and included the land owners in this submission at the commencement of the consultation process</p>	27.1 No further amendments proposed to the draft Code Amendment.

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			<p>The letter contained information on the proposed new zones and building heights, how to access the draft Code, a copy of an information brochure and importantly encouraged any queries to contact Council staff during the consultation process by phone and/or email.</p> <p>The Code Amendment consultation also included:</p> <ul style="list-style-type: none"> • A formal notice in the Advertiser newspaper. • Correspondence to relevant Government agencies/departments, adjoining Councils, and Members of Parliament. • A 'yoursay' web page with information to the draft Code Amendment, the ability to ask questions and an online submission option. • Information on the South Australian Planning Portal. • Hard copies of the draft Code Amendment and information brochures provided at all Council libraries and the Civic Centre. • The scheduling of a Public Meeting on 20 June 2022, to hear any verbal submissions. 	
		<i>27.2 Indicated close scrutiny is required as there is one private owner of a large portion of the site involved.</i>	<p>27.2 Concerns noted. Council has had in place for many years a Privately Funded Code Amendments Policy which allows a proponent to seek</p>	<p>27.2 No further amendments proposed to the draft Code Amendment.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>through a Council led process the initiation of a rezoning to occur if it meets the State's and Council's Strategic directions. The Policy allows rezoning investigations to occur that are not City-wide based rezoning proposals without financially affecting Council. Several privately funded rezoning proposals have occurred in the City of Charles Sturt over the past twelve years. Therefore, the practice of privately funded Code Amendment processes is a standard practice in this City as well as other local government areas.</p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final recommendation on the Code Amendment rests with Council and not the proponent. Following a decision of Council, the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
		<p><i>27.3 Advised their review of the GTA report concluded that there are no parking issues in the area. Outlined they believe this is incorrect.</i></p>	<p>27.3 The issue of car parking and spill out onto public streets is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p>	<p>27.3 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing</p>	continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p>	
		<p><i>27.4 Indicated their desire to attend Council's Public Meeting to provide a verbal submission.</i></p>	<p>27.4 Acknowledged and noted the residents did attend the Public meeting held on 20 June 2022 and provided a verbal submission to Council's Committee.</p>	<p>27.4 No further amendments proposed to the draft Code Amendment.</p>
28	Alicja Cummins	<p><i>28.1 Indicated has serious concerns and object to the density limits. Indicated proposed 3 building levels should only be allowed along main roads.</i></p>	<p>28.1 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also 	<p>28.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
29	Fiona Stevens	<p><i>29.1 Acknowledged the need to limit urban sprawl.</i></p> <p><i>Indicated Albert Park has been a relatively small quiet suburb with convenient access.</i></p> <p><i>Suggests the Code Amendment should be amended to permit 3 storey buildings only bordering Port Road and 2 storey buildings adjacent to dwellings to avoid overshadowing and inconsistent character.</i></p>	<p>29.1 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a 	29.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>maximum of two storeys west of Murray Street.</p> <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
		<p><i>29.2 Indicated that infill has depleted green canopy and increased warming, inconsistent with the government drive for a green Adelaide. Welcomed recent street tree planting although insufficient to compensate for the continuing loss.</i></p>	<p>29.2 The proposed policy seeks to introduce an Urban Tree Canopy over the Affected Area proposed in the Housing Diversity Neighbourhood Zone. This Overlay policy does not currently apply over the Affected Area located in the Strategic Employment and Employment Zone. The Overlay policy seeks residential development to preserve and enhance tree canopy through the planting of new trees and retention of existing mature trees. The policy suggests tree planting spaces and deep soil zones for development for different lot size scenarios.</p> <p>A further policy proposed in the Code Amendment seeks the provision of public open space. The Code Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to provide further public open space through future development. The investigations acknowledged that the</p>	<p>29.2 No further amendments proposed to the draft Code Amendment.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space, which provides another opportunity for increased tree canopy within the Affected Area. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.	
		<i>29.3 Acknowledged developers will have to provide green areas for residents' but considers the proportion allocated to be inadequate.</i>	29.3 The provision for private open space is addressed in the Government's planning and Design Code under General Development Policies, ,Design in Urban Areas, Table 1 – Private Open Space. In summary for a typical detached or semi-detached dwelling the Government's Code requires 24m ² of private open space for a dwelling with a site area less than 301m ² or 60m ² of private open space for a dwelling with a site area greater than or equal to 301m ² .	29.3 No further amendments proposed to the draft Code Amendment.

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			<p>The assessment of private open space for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The submissions suggestion for greater private open space is noted however, the Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code.</p>	
		<p><i>29.4 Outlined issues of wind tunnels with multiple apartments in winter and heat during summer.</i></p>	<p>29.4 The Government's Planning and Design Code contains policies that address scale and form that does not unreasonably dominate or overshadow nearby established residences and the public streetscape generally e.g. graduated building height profile.</p> <p>Following submissions received a review to modify building heights has also been considered and resulted in</p>	<p>29.4 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>further amendments to the draft Code Amendment.</p> <p>The proposed reduction in built form is considered appropriate to improve the transition between the draft Code Amendment and the existing residential area, noting that two-storey built form is also envisaged in this existing Zone.</p>	
		<p><i>29.5 Indicated insufficient car parking is provided.</i></p>	<p>29.5 The issue of car parking and spill out onto public streets is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a</p>	<p>29.5 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p>	

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		<p>29.5 <i>Concerns with increased traffic flows. Indicated it is currently difficult to turn into West Lakes Boulevard at certain times, including weekends. Potential traffic increase along Glyde Street was not addressed in the Code Amendment.</i></p> <p><i>Indicated that increased parking at Albert Park and St Clair railway stations may be necessary and bus services on Port Rd were reduced by previous government. Go zone no longer operates from Woodville road.</i></p>	<p>29.5 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the local road network and intersections.</p> <p>The investigations indicated that Glyde Street has limited connectivity from the Affected Area. This is because of the full road closure on Murray Street at Osborne Street and Malin Street is exit only onto Murray Street.</p> <p>Further, the draft Code Amendment proposes through a Concept Plan Map that future development from the Affected Area fronting Glyde Street should utilise vehicle access from Murray Street. The proposed Concept Plan Map was highlighted under Section 4.5 – Recommended Policy Changes within the draft Code. The specific location, configuration of vehicle access in this location would ultimately be assessed as part of a future development application should the Code Amendment be authorised. A departure from the proposed policy (should it be authorised) would also need to be assessed on its merits as part of a future development application process.</p>	<p>29.5 While no amendments can be made in this draft Code Amendment to address the service levels of public transport, it is recommended that Council continue to advocate for improving public transport services within Charles Sturt to support future residential infill aligned with the Government's strategic directions.</p>

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			<p>The issue of parking at the Albert Park and St Clair railway stations and bus services are the responsibility of the Government (Department of Infrastructure and Transport (DIT) – Public Transport Division) and are beyond the scope of this Code Amendment process.</p>	
30	Anakin Daniel	<p><i>30.1 Indicated they are a land owner within the Affected Area and objects to multi-storey development.</i></p> <p><i>Indicated that they purchased the property as a character home surrounded by other single-storey character homes, in a quiet area with no windows overlooking the backyard.</i></p> <p><i>Indicated that the consultation stated in the mailout to residents that copies of the amendment would be freely available in all libraries and Civic Centre for a period of 2 months, but took 3 visits before Charles Sturt Council staff provided a copy of the draft Code Amerndment.</i></p>	<p>30.1 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. 	<p>30.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

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			<p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p> <p>Concerns raised about their ability to view the draft Code Amendment are acknowledged. Hard copies were provided at Council's Civic Centre and in the Woodville library and other libraries in the City. It is unfortunate staff at the time of requesting to view a copy of the draft Code Amendment were not able to provide it straight away. A copy of the draft Code Amendment was also able to be viewed electronically and a copy of these links to Council's YourSay website and the SA Planning Portal were provided in the letter sent to adjacent properties.</p>	
		<p>30.2 <i>Indicated that the private owner of the 4-hectare property on the corner of Murray Street has not paid 50% of costs for this consultation because he loves codes. He expects to make a profit.</i></p>	<p>30.2 Comments Noted. Council has had in place for many years a Privately Funded Code Amendments Policy which allows a proponent to seek through a Council led process the initiation of a rezoning to occur if it meets the State's and Council's Strategic directions. The Policy allows rezoning investigations to occur that are not City-wide based rezoning proposals without financially affecting Council. Several privately funded</p>	<p>30.2 No further amendments proposed to the draft Code amendment.</p>

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			<p>rezoning proposals have occurred in the City of Charles Sturt over the past twelve years. Therefore, the practice of privately funded Code Amendment processes is a standard practice in this City as well as other local government areas.</p> <p>With regards to this Code Amendment process it is partly funded as the proponent only controls a portion of the rezoning Affected Area. It was deemed appropriate to investigate rezoning the balance of the Affected Area to ensure any proposed rezoning was undertaken in a coordinated manner with appropriate interface.</p> <p>While the process is partly-privately funded Council is the Designated Entity undertaking the Code Amendment process. A final recommendation on the Code Amendment rests with Council and not the proponent. Following a decision of Council, the final decision on the Code Amendment will be determined by the Minister for Planning.</p>	
		<p>30.3 <i>Privacy Issue – Indicated do not want the rear of their house, and garden, to be overlooked by people in apartments or office buildings.</i></p>	<p>30.3 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services</p>	<p>30.3 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

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		<p><i>Inidicated that the mixed-use amendment proposes buildings of up to three storeys looking straight down into her home (map provided).</i></p>	<p>as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p> <p>Issues relating to overlooking adjoining properties is acknowledged. The Government's Planning and Design Code contains existing policies that address building siting and design, staggered setbacks and screening techniques to mitigate this potential issue at a development application stage.</p>	

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		<p>30.4 <i>Wellbeing – Indicated their peace and privacy are healing and potential noise, overwhelm and crowding are not.</i></p> <p>30.5 <i>Noise - There is as great a need for legislation for the provision of mandatory soundproofed ‘noise’ centres as there is for ‘greenspace’. There is no explanation in the draft amendment, or in any Plan SA legislation I have yet discovered, as to how increased exposure to stressful levels of noise - resulting from the government’s attempts to force people to live in closer proximity - would be mitigated.</i></p> <p><i>Charles Sturt Council does not currently make any provision for people to play their acoustic drums, noisy electric guitars etc. anywhere but in private homes, thus tormenting unfortunate neighbours for hours on end. It is left entirely to those individuals with inconsiderate neighbours to manage noise pollution problems themselves. This is usually achieved by calling the police in desperation.</i></p>	<p>30.4 Noted. Refer to amendments proposed in response row 30.3.</p> <p>30.5 It should be noted that the land currently to the east is located in the Strategic Employment Zone. This zone seeks a range of industrial, logistical, warehousing, storage, research and training land uses.</p> <p>The draft Code Amendment proposes a new zone over this area identified as the Housing Diversity Neighbourhood Zone. This proposed zone is less intensive in envisaged land uses and generally seeks medium density housing supporting a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. While this zone also seeks non-residential land uses these include land uses such as small scale retail, offices and consulting rooms rather than industrial and warehousing envisaged in the current Strategic Employment Zone.</p> <p>Issues of local noise nuisance between private properties is beyond the scope of this draft Code Amendment and is dealt with under the <i>Local Nuisance and</i></p>	<p>30.4 Refer to proposed amendments in row 30.3.</p> <p>30.5 No further amendments proposed to the draft Code amendment.</p>

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			<p><i>Litter Control Act 2016</i>, which came into effect on 1 July 2017.</p> <p>Local noise nuisance can originate from residential, commercial or industrial sources including but not limited to, construction activities, demolition and concrete pours, air conditioning units, pool pumps and spas, events and festivals, generators, power tools, machinery, mowers, leaf blowers and mulchers. Matters relating to local noise nuisance can be reported to the local government authority to investigate and take action if necessary.</p>	
		30.6 <i>Crowding – Concerns with people living in close proximity does not generate ‘community’ as much as stress.</i>	30.6 Noted. Refer to amendments proposed in response row 30.3 regarding a proposed reduction in built form.	30.6 Refer to proposed amendments in row 30.3.
		30.7 <i>Unjustifiable hardship – Indicated that if multi-storey development permitted to be built over looking their home, will be forced to move to obtain the same degree of peace and privacy elsewhere. Indicated moving elsewhere into a similar dwelling would be more expensive, and difficult to secure loans.</i>	30.7 Noted. Refer to amendments proposed in response row 30.3 regarding a proposed reduction in built form.	30.7 Refer to proposed amendments in row 30.3.
		30.8 <i>Compensation – Indicates that the draft amendment does not make any mention of compensating people for loss in property values caused by proposed overdevelopment of primarily residential area. Cited residents on Portrush Road were compensated</i>	30.8 Refer to amendments proposed in response row 30.3 regarding a proposed reduction in built form noting that two-storey built form is also permissible in the General Neighbourhood Zone that also surrounds the submitter. In terms of	30.8 Refer to proposed amendments in row 30.3

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		<p><i>when the road was widened, for example.</i></p> <p>30.9 <i>Environmental Pollution concerns raised indicating that residents have previously been advised by the Environmental Protection Agency that the site of the proposed Murray Street development (formerly a tin can factory) is a source of toxic vapours arising from the soil.</i></p>	<p>property values, courts have consistently confirmed that the effect on property values is not a direct valid planning issue. There are many elements of a non-planning nature that would influence value.</p> <p>30.9 Environmental Assessment formed part of the Code Amendment investigations (refer to section 4.4.9 – Site Contamination). The investigations involved a Preliminary Environmental Assessment as well as an Interim Auditor's Advice by the proponent for the 24-30 Murray Street site, which was a requirement by the EPA. A copy of these investigations were included as Attachments to the draft Code Amendment that was consulted.</p> <p>It is clear from the above investigations that a level of site contamination is apparent within the Affected Area which will require remediation prior to being appropriate for sensitive land uses. These investigations and remediation processes can be further advanced as part of future development applications.</p> <p>Development for a more sensitive land use on sites where potentially contaminating activities are known to have occurred will trigger a referral to</p>	<p>30.9 No further amendments proposed to the draft Code Amendment.</p>

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			<p>the EPA, and require a Statement of Site suitability (or potentially an Auditor's statement). As such, the Planning, Development and Infrastructure Act, 2016 and supporting Regulations, 2017 provide sufficient rigour to ensure contamination is appropriately addressed as part of the development application stage.</p> <p>The investigations concluded that the Planning and Design Code's Site Contamination General Development Policies provide suitable policy support for relevant authorities in ensuring this matter is addressed for sensitive land uses.</p> <p>The draft Code Amendment has been reviewed by the Environment Protection Authority (EPA). The Agency has confirmed in their submission that there is sufficient policy within the Planning and Design Code to ensure that site contamination will be addressed as part of any future development applications.</p>	
		<p>30.10 <i>Aesthetics issues raised citing West Lakes Boulevard, St Clair, Woodville West – no attempt to blend in with surrounding architecture.</i></p>	<p>30.10 Noted. Albert Park is not located in a Historic Area Overlay nor a Character Area Overlay and is predominantly located within the General Neighbourhood Zone, which desires low to medium density housing and</p>	<p>30.10 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received</p>

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			<p>can accommodate more contemporary designs.</p> <p>The Affected Area proposed for rezoning is located primarily within the Strategic Employment and Employment Zone. The draft policy seeks a reduced built form at the interface with the neighbouring General Neighbourhood Zone. The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	through the consultation process
31	Carlo Meschino	31.1 Requested to be verbally heard at the Public Meeting on Monday 20 June 2022.	31.1 Noted.	31.1 No further amendments proposed to the draft Code Amendment.
		31.2 Raised the issue of no public parks within Albert Park.	31.2 The draft Code Amendment did examine the provision of public open space in Section 4.4.7 Public Open Space/Green Space. The Code Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to	31.2 No further amendments proposed to the draft Code Amendment.

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			<p>provide further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.</p>	
		<p><i>31.3 Raised traffic control issues in local streets such a Glyde Street connecting West Lakes Boulevard and Port Road citing vehicles not giving way to cross traffic in the Glyde Street and Osborne Street intersection.</i></p>	<p>31.3 Comments noted. The design and priority of the intersection will be reviewed with the design stage of the development and any future major road renewal works in Glyde Street.</p>	<p>31.3 No further amendments proposed to the draft Code Amendment.</p>
		<p><i>31.4 Issue raised on potential noise from air conditioner units from overdeveloped housing.</i></p>	<p>31.4 The installation of domestic air conditioning units on future housing is defined as accepted development under the Government South Australian Planning and Design Code (Code). Classes of development</p>	<p>31.4 No further amendments proposed to the draft Code Amendment.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>classified as 'accepted development' is detailed under section 104 of the Planning, Development and Infrastructure Act, 2016, if all of the corresponding criteria in the Zone table are satisfied, it does not require planning consent. Generally the criteria involves not located in an area that is covered by the Code's Local Heritage Place Overlay, State Heritage Area Overlay or State Heritage Place Overlay and is installed on or within an existing dwelling, does not encroach on a public street or if the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p> <p>Potential noise emissions from air conditioning units can be investigated under the <i>Local Nuisance and Litter Control Act 2016</i>, which came into effect on 1 July 2017. Refer to response in row 30.5.</p>	
		<p><i>31.5 Issue raised with traffic noise and traffic congestion.</i></p>	<p>31.5 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the local road network and intersections.</p>	<p>31.5 No further amendments proposed to the draft Code Amendment.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
		<p><i>31.6 Concerned with the character of the locality being compromised with two sets of planning rules.</i></p>	<p>The investigations indicated that Glyde Street has limited connectivity from the Affected Area. This is because of the full road closure on Murray Street at Osborne Street and Malin Street is exit only onto Murray Street.</p> <p>Further, the draft Code Amendment proposes through a Concept Plan Map that future development from the Affected Area fronting Glyde Street should utilise vehicle access from Murray Street. The proposed Concept Plan Map was highlighted under Section 4.5 – Recommended Policy Changes within the draft Code. The specific location, configuration of vehicle access in this location would ultimately be assessed as part of a future development application should the Code Amendment be authorised. A departure from the proposed policy (should it be authorised) would also need to be assessed on its merits as part of a future development application process.</p>	<p>31.6 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>
			<p>31.6 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p>	

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. <p>It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
		<p><i>31.7 Concerned with the occupancy of future homes being rented rather than owner occupied.</i></p>	<p>31.7 Future tenure cannot be known through the draft Code Amendment process. The State's Planning and Design Code is a statutory instrument to guide development applications and contains policy to address desired land uses such as types of dwelling forms or non-residential land uses. Consideration of tenure for the</p>	<p>31.7 No further amendments proposed to the draft Code Amendment.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			proposed built form is not within the scope of this draft Code Amendment.	
		<i>31.8 Raised concerns with potential loss of natural light and air flow with high rise residential buildings and effects on climate change.</i>	31.8 The Government's 30 Year Plan for Greater Adelaide contains policies around climate change including delivering a more compact urban form to reduce vehicle travel and associated greenhouse gas emissions. The Affected Area aligns to this policy with the Affected Area considered suitable in location for infill opportunity in close proximity to established public transport services. In terms of natural light, amendments are proposed following the consultation process to reduce the proposed built form. Refer to response in row 31.6.	31.8 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.
		<i>31.9 Concerns raised over potential blocking of television and digital communication for existing single storey homes in the locality.</i>	31.9 Refer to response in row 31.6 regarding amendments to the proposed built form. It should be noted that the Affected Area is currently located in the Strategic Employment and Employment Zones, which envisages a maximum building height of 12.0 metres for industrial related land uses	31.9 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.
		<i>31.10 Concerns over health issues and increase in crime levels through high density buildings.</i>	31.10 With regards to anti-social issues this matter cannot be assumed to be attributed directly to a higher form of residential density and is not considered a planning matter to	31.10 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
		<p><i>31.11 Considers there is a lack of buffer zones between the existing homes and the amended area.</i></p>	<p>address in the scope of the draft Code Amendment.</p> <p>31.11 Currently the Affected Area which interfaces the existing General Neighbourhood Zone is located predominantly in the Strategic Employment Zone. This zone seeks a range of industrial, logistical, warehousing, storage, research and training land uses.</p> <p>The draft Code Amendment proposes a new zone over this area identified as the Housing Diversity Neighbourhood Zone (within the location of the submittor). This proposed zone is less intensive in envisaged land uses and generally seeks medium density housing supporting a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. While this zone also seeks non-residential land uses these include land uses such as small scale retail, offices and consulting rooms rather than industrial and warehousing envisaged in the current Strategic Employment Zone.</p> <p>Further amendments are proposed following the consultatuion process to reduce</p>	<p>31.11 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			the proposed built form. Refer to response in row 31.6.	
		<i>31.12 Considers over capitalization of the area.</i>	31.12 Refer to response in row 31.6, where amendments are proposed to reduce the proposed built form adjacent to the existing residential area located in the General Neighbourhood Zone.	31.12 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.
		<i>31.13 Raised the issue of the lack of suitable public open space.</i>	31.13 Refer to response in row 31.2.	31.13 No further amendments proposed to the draft Code Amendment.
		<i>31.14 Raised environmental concerns over the land for potential residential uses regarding contamination from previous manufacturing activities.</i>	<p>31.14 Environmental Assessment formed part of the Code Amendment investigations (refer to section 4.4.9 – Site Contamination). The investigations involved a Preliminary Environmental Assessment as well as an Interim Auditor's Advice by the proponent for the 24-30 Murray Street site, which was a requirement by the EPA. A copy of these investigations were included as Attachments to the draft Code Amendment that was consulted.</p> <p>It is clear from the above investigations that a level of site contamination is apparent within the Affected Area which will require remediation prior to being appropriate for sensitive land uses. These investigations and remediation processes can be further advanced as</p>	31.14 No further amendments proposed to the draft Code Amendment.

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			<p>part of future development applications.</p> <p>Development for a more sensitive land use on sites where potentially contaminating activities are known to have occurred will trigger a referral to the EPA, and require a Statement of Site suitability (or potentially an Auditor's statement). As such, the Planning, Development and Infrastructure Act, 2016 and supporting Regulations, 2017 provide sufficient rigour to ensure contamination is appropriately addressed as part of the development application stage.</p> <p>The investigations concluded that the Planning and Design Code's Site Contamination General Development Policies provide suitable policy support for relevant authorities in ensuring this matter is addressed for sensitive land uses.</p> <p>The draft Code Amendment has been reviewed by the Environment Protection Authority (EPA). The Agency has confirmed in their submission that there is sufficient policy within the Planning and Design Code to ensure that site contamination will be addressed as part of any future development applications.</p>	

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
		<i>31.15 Indicated large amounts of asbestos from old buildings and factories.</i>	31.15 Acknowledged. Concerns regarding future removal of industrial buildings that may contain materials such as asbestos is outside the scope of the draft Code Amendment. With regards to future demolition this matter will be dealt with following any future development approvals for proposed land uses in accordance with an approved remediation plan, and the requirements of relevant legislation such as the <i>Environment Protection Act 1993</i>	31.15 No further amendments proposed to the draft Code Amendment.
		<i>31.16 Indicated there was no mention of the future of the 1880's home formally owned by John Fletcher on the Gadsden site at 24-30 Murray Street.</i>	31.16 The building is not listed as a State or Local Heritage Place in Charles Sturt and therefore it is not protected by demolition controls policies under the Government's Planning and Design Code. The consideration of proposing this building for heritage protection is not within the scope of this draft Code Amendment process.	31.16 No further amendments proposed to the draft Code Amendment.
		<i>31.17 Concerns raised over the devalue of existing properties.</i>	31.17 Comments noted however Courts have consistently confirmed that the effect on property values is not a direct valid planning issue. There are many elements of a non-planning nature that would influence value.	31.17 No further amendments proposed to the draft Code Amendment.
		<i>31.18 Concerns with overshadowing.</i>	31.18 Issue noted. The South Australian Planning and Design Code contains policies in the general section to assess future development against matters relating to overshadowing with minimum design standards used	31.18 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>to protect habitable rooms and private open space of adjacent residential land uses.</p> <p>Following a review of the submissions received amendments to building heights is also proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	concerns received through the consultation process.
		<p><i>31.19 Concerns raised over tree retention of significant trees.</i></p>	<p>31.19 The Affected Area is largely devoid of established trees with the exception of a portion of the Affected Area between Glyde and Murray Streets. Some trees are located on private land while others are located on public road reserve. Any trees identified as Regulated trees under</p>	31.19 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>the <i>PDI Act</i> are protected and require a development application to be lodged to seek any tree damaging activity. A development application for removal of a Regulated tree could occur (regardless of the re-zoning process), which would be assessed on its merits by the planning authority. As the Code Amendment is a rezoning process it does not propose removal of Regulated trees.</p> <p>Policy amendments are proposed in the draft Code Amendment for the desire of public open space in the form of a local park. The policy desire for public open space provides an opportunity for trees and smaller vegetation to be planted within the Affected Area.</p> <p>The proposed policy also seeks to introduce an Urban Tree Canopy over the Affected Area proposed in the Housing Diversity Neighbourhood Zone. This Overlay policy does not currently apply over the Affected Area located in the Strategic Employment and Employment Zone. The Overlay policy seeks future residential development to preserve and enhance tree canopy through the planting of new trees and retention of existing mature trees. The policy suggests tree planting spaces and</p>	

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			deep soil zones for development for different lot size scenarios.	
		<i>31.20 Concerns the Code Amendment does not address climate change/global warming.</i>	31.20 The Government's 30 Year Plan for Greater Adelaide contains policies around climate change including delivering a more compact urban form by locating higher residential densities and mixed use development in and near established services and transport corridor catchments to achieve densities required to support the economic viability of these locations and in turn better protect other peri-urban sprawl encroaching unnecessarily on areas such as our valued wine regions and food production areas among others. The Affected Area aligns to this policy with the Affected Area considered suitable in location for infill opportunity in close proximity to established services.	31.20 No further amendments proposed to the draft Code Amendment.
		<i>31.21 Indicated that the Code Amendment does not address areas for water retention.</i>	31.21 Flooding and stormwater management formed part of the Code Amendment investigations (refer to section 4.4.8 – Infrastructure Assessment). The investigations confirmed the need for onsite detention of approximately 2,700m ³ to meet Council's criteria to limit flows to less than that existing catchment. The Code Amendment recommended that flooding and stormwater	31.21 No further amendments proposed to the draft Code Amendment.

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			<p>management matters can be addressed as part of any detailed development proposal as part of a future development application. There is already sufficient policy coverage addressing this matter within the Government's Planning and Design Code including the Hazards (Flooding) Overlay, Hazards (Flooding General) Overlay and Stormwater Management Overlay.</p> <p>The draft Code Amendment also proposes the identification of potential water sensitive urban design basins within the future open space areas in the proposed Concept Plan within the Affected Area to aid in addressing the broader catchment requirements for new development in this location and further support the existing policy.</p>	
		<p><i>31.22 Concerns with no proposal for tree corridors.</i></p>	31.22 Refer to response in row 31. 19.	31.22 No further amendments proposed to the draft Code Amendment.
		<p><i>31.23 Indicated the proposal does not provide for traditional family accommodation and open space.</i></p>	31.23 The objective of the Code Amendment aligns with the Government's State planning directions (State Planning Policies and the 30-Year Plan) to investigate policy amendments to encourage mixed use development to facilitate higher density residential development and commercial development to make better use of	31.22 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>the site's proximity to public transport and existing services. The alignment of the proposed Code Amendment with the State's strategic directions is identified in the draft Code Amendment. Consideration of a zone that did not achieve a higher density than adjacent residential areas would not address the objectives of this rezoning process.</p> <p>The proposed Housing Diversity Neighbourhood Zone like other 'Neighbourhood' Zones in the Governments Planning and Design Code envisages a variety of dwelling types to cater for various household types in areas close to public transport and other services.</p>	
		<i>31.24 Raised concerns regarding rates that are paid which do not reflect the proposed outcomes from the amalgamation of councils.</i>	31.24 Concerns acknowledged, however cannot be addressed within the scope of this draft Code Amendment.	31.24 No further amendments proposed to the draft Code Amendment.
32	Mark Hill	<p>32.1 <i>Indicated most residents would like to see the old Gadgens site developed and this should be of more importance than affecting other areas in the proposal.</i></p> <p>32.2 <i>Concerns raised over privacy through the proposed three storey housing developments to the rear of their property.</i></p>	<p>32.1 Noted.</p> <p>32.2 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services</p>	<p>32.1 No further amendments proposed to the draft Code Amendment.</p> <p>32.2 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
			<p>as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. <p>It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
33	Matt Minagall SA Water	<i>43.1 Advised that SA Water currently provides water and sewerage services to the area subject the above code amendment.</i>	43.1 Noted.	43.1 No further amendments proposed to the draft Code Amendment.

Written Submission No.	Author	Summarised comments of written submissions received during the consultation	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
		<p><i>43.2 Advised networks augmentation may be required should the proposed rezoning generate an increase in existing demands.</i></p> <p><i>Advised the extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the “Provision of Infrastructure” section on page 2).</i></p>	43.2 Noted.	43.2 No further amendments proposed to the draft Code Amendment.
		<i>43.4 SA Water Planning - The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water’s planning process.</i>	43.4 Noted.	43.4 No further amendments proposed to the draft Code Amendment.
		<i>43.5 Protection of Source Water - Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water.</i>	43.5 Matters are addressed in planning policies contained in the Code.	43.5 No further amendments proposed to the draft Code Amendment.
		<i>43.6 Provision of Infrastructure - All applications for connections needing an extension to SA Water’s water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge</i>	43.6 Noted, but comment relates more to the infrastructure requirements in undertaking individual development proposals for land. They do not have any direct implications for the draft Code Amendment.	43.6 No further amendments proposed to the draft Code Amendment.

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		<p><i>for that area which will also be assessed on commercial merits.</i></p> <p><i>SA Water has requirements associated with commercial and multi-storey developments as outlined below:</i></p> <ul style="list-style-type: none"> <i>- Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.</i> <i>- Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.</i> <p>43.7 Trade Waste Discharge Agreements</p> <p><i>- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network.</i></p> <p><i>Industrial and large dischargers may be liable for quality and quantity loading charges.</i></p>		

6.4 Response and recommendations to verbal submissions received at the Public Meeting

Table 4, outlines all the verbal submission received during the engagement process at Council's Public Meeting held on 20 June 2022, including a summary of the feedback, Council's response to feedback and any proposed changes to the Code Amendment resulting from the feedback received.

No.	Name	Summary of verbal submissions made at the Public Meeting	Response by the City of Charles Sturt	Proposed Policy Amendments to the draft Code Amendment
1.	Marlene Maretis (written submission No. 15)	1.1 <i>Name called by the Chair but did not come forward.</i>	1.1 No response.	1.1 No further amendments proposed to the draft Code Amendment.
2.	Craig Harris (written submission No. 16)	2.1 <i>Name called by the Chair but did not come forward.</i>	2.1 No response.	2.1 No further amendments proposed to the draft Code Amendment.
3.	Arnna Femia (written submission No. 18)	3.1 <i>Name called by the Chair but did not come forward.</i>	3.1 No response.	3.1 No further amendments proposed to the draft Code Amendment.
4.	Rita and Geoff Eason 36 Glyde Street Albert Park (written submission No. 27)	4.1 <i>Not anti-development so anything proposed would be an improvement.</i>	4.1 Noted.	4.1 No further amendments proposed to the draft Code Amendment.
		4.2 <i>Indicated difficult to understand the Code Amendment.</i>	4.2 Concern acknowledged. One of the objectives of the engagement process was to provide easy to understand written and graphic materials that explain and demonstrate the impacts of the proposed policy changes on the nature and scale of built form in the area. While the nature of the draft Code Amendment document is detailed due to the number of investigations undertaken to support the proposed policy approach, a more simplified information brochure and additional information was presented in the mailout to adjacent land owners to explain what was proposed.	4.2 No further amendments proposed to the draft Code Amendment.

		<p>The consultation process also involved an eight (8) week period between Monday 21 March to Monday 23 May 2022, followed by a Public Meeting to allow verbal submissions to be heard in addition to written submissions received.</p> <p>A direct mail out to adjacent property owners was included in the process (approximately 959 letters) contained information on the proposed new zones and building heights, how to access the draft Code, a copy of an information brochure and importantly encouraged any queries to contact Council staff during the consultation process by phone and/or email to discuss any queries on the draft Code Amendment.</p> <p>The Code Amendment consultation also included:</p> <ul style="list-style-type: none"> • A formal notice in the Advertiser newspaper. • Correspondence to relevant Government agencies/departments, adjoining Councils, and Members of Parliament. • A 'yoursay' web page with information to the draft Code Amendment, the ability to ask questions and an online submission option. • Information on the South Australian Planning Portal. • Hard copies of the draft Code Amendment and information brochures provided at all Council libraries and the Civic Centre. 	
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		<p><i>4.3 Concerned with car parking within the locality.</i></p> <p><i>Indicated they cannot park a vehicle in Spence Street in the past and the proposal will make things worse.</i></p> <p><i>Indicated there are never any car parks at the rail station.</i></p>	<p>4.3 The issue of car parking and spill out onto public streets is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's</p>	<p>4.3 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>
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			<p>Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p> <p>The issue of parking at the Albert Park railway station is the responsibility of the Government (Department of Infrastructure and Transport (DIT) – Public Transport Division) and is beyond the scope of this Code Amendment process. An invitation to comment on the draft Code Amendment was submitted to DIT but no submission was received during the consultation process.</p>	
	<p><i>4.4 Raised concerns with stormwater. Indicated they have been inundated with stormwater at their premises twice.</i></p>	<p>4.4</p>	<p>Flooding and stormwater management formed part of the Code Amendment investigations (refer to section 4.4.8 – Infrastructure Assessment). The investigations confirmed the need for onsite detention of approximately 2,700m3 to meet Council's criteria to limit flows to less than that existing catchment.</p> <p>The Code Amendment recommended that flooding and stormwater management matters can be addressed as part of any detailed development proposal as part of a future development application. There is already sufficient policy coverage addressing this matter</p>	<p>4.4 No further amendments proposed to the draft Code Amendment.</p>

		<p>within the Government's Planning and Design Code including the Hazards (Flooding) Overlay, Hazards (Flooding General) Overlay and Stormwater Management Overlay.</p> <p>The draft Code Amendment also proposes the identification of potential water sensitive urban design basins within future open space areas in the proposed Concept Plan within the Affected Area to aid in addressing the broader catchment requirements for new development in this location and further support the existing policy.</p>	
	<p><i>4.5 Seeking green open space.</i></p>	<p>4.5 The draft Code Amendment did examine the provision of public open space in Section 4.4.7 Public Open Space/Green Space. The Code Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to provide further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.</p>	<p>4.5 No further amendments proposed to the draft Code Amendment.</p>

	<p><i>4.6 Concerns raised with 3 storey building heights.</i></p>	<p>4.6 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. <p>It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	<p>4.6 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>
	<p><i>4.7 Indicated provision of garages issue as most people don't use garage for vehicle storage and use public streets to park.</i></p>	<p>4.7 Concerns noted and agreed. As detailed in response in row 4.3, Council has previously made submissions to the Government advocating for improved standards in the Government's Code regarding garage dimensions. This</p>	<p>4.7 While no amendments can be made in this draft Code Amendment to increase garage dimensions for residential development within</p>

			matter can be reiterated by Council as a separate issue for the Minister to consider.	the Code, it is recommended that Council continue to advocate improved standards to the Minister for consideration.
		4.8 Seeking to have a set of traffic lights at the end of the street.	4.8 In terms of potential traffic lights at the Glyde Street/Port Road intersection internal traffic engineering advice indicates the warrant for signalising intersections requires the approval of the Department of Infrastructure and Transport and is determined based on minimum movements <i>per hour</i> through the intersection, excluding left turn movements. This matter is beyond the scope of this draft Code Amendment.	4.8 No further amendments proposed to the draft Code Amendment.
		4.9 Seeking the same rules apply on their side to Glyde Street to apply on the other side proposed in the draft Code Amendment.	4.9 Refer to response in row 4.6 with proposed amendments to built form in the proposed Housing Diversity Neighbourhood Zone, consistent with the maximum built form permissible in the adjacent General Neighbourhood Zone.	4.9 Refer to proposed policy amendments in row 4.6.

Questions raised by the City Services Committee Members

Qu: Cr McGrath – Everything you mentioned is what Elected Members hear every day. When you said they are planning to build who do you by they?

Ans: The developers, the concept shown has potential 3 storey and 4 storeys. Parking in the day and evening is very different.

Qu: Cr Hibeljic – I think parking is going to be an issue what can be done about parking to the staff.

Ans: This is rezoning process not a development proposal. Off-street car parking ratios are dictated by the SA Planning and design Code which cannot be amended through this draft Code Amendment process.

5	Alicja Cummins 62 Botting Street Albert Park (written submission No. 28)	5.1 Understands the height in Glyde Street was up to 4 storeys high. If only 2 and 3 storeys still objects. Concerned with privacy for over two storeys over neighbouring properties.	5.1 The building height adjacent to Glyde Street was proposed at a maximum of 3 storeys. The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.	5.1 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.
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		<p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. <p>It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
	<p><i>5.2 Is there going to be public open space provided.</i></p>	<p>5.2 Refer to response in row 4.5.</p>	<p>5.2 No further amendments proposed to the draft Code Amendment.</p>
	<p><i>5.3 Car parking issues raised.</i></p>	<p>5.3 The issue of car parking and spill out onto public streets is noted and acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified</p>	<p>5.3 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>

		<p>within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p>	
	<p><i>5.4 Good public transport services during working hours but not weekends.</i></p>	5.4 Noted.	5.4 No further amendments proposed to the draft Code Amendment.
	<p><i>5.5 Concerned with traffic congestion.</i></p>	5.5 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the local road network and intersections.	5.5 No further amendments proposed to the draft Code Amendment.

6	Carlo Meschino 42 Glyde Street Albert Park (written submission No. 31)	<i>6.1 Indicated he is a long term resident for over 60 years.</i>	6.1 Noted.	6.1 No further amendments proposed to the draft Code Amendment.
		<i>6.2 Outlined lack of public parks in Albert Park.</i>	6.2 Refer to response in row 31.2.	6.2 No further amendments proposed to the draft Code Amendment.
		<i>6.3 Indicated that Albert Park still has a 50km speed zone and should be reduced to 40km.</i>	<p>6.3 The allocation of speed limits is not within the scope of this draft Code Amendment. Council has however undertaken steps to create 40km speed zones in the City of Charles Sturt over the last few years. 40km/h speed limits are an affordable option to improve road safety.</p> <p>Discussions with Council's Strategy and Assets Portfolio indicated that Council's first intervention from a road safety perspective for broader precincts is to roll out 40km/h speed limits. Council is consulting on 40km/h in Albert Park, Hendon and Royal Park this financial year.</p> <p>High level traffic management considerations were also included in Council's Your Neighbourhood Plan process and future asset renewal works in the area will also respond to any traffic management and road safety concerns as has occurred with the recent renewal of the road assets in May Street.</p>	6.3 No further amendments proposed to the draft Code Amendment.
		<i>6.4 Indicated not against development.</i>	6.4 Noted.	6.4 No further amendments proposed to the draft Code Amendment.
		<i>6.5 Against bad development not considering community views.</i>	6.5 Noted.	6.4 Further policy amendments are proposed following the completion of the consultation process.
		<i>6.6 Cited May Street in particular - Council claims redeveloped to</i>	6.7 The May Street Program involving reconstruction of the public road reserve	6.7 While no amendments can be made in this draft Code

		<p><i>beautify the area but it is segregated from the other streets. Indicated the May Street program took out a lot of trees along the street and replaced with pavement and will make the area hot.</i></p> <p><i>Indicated the Program has also taken away car parks in the street which will compound the car parking issue.</i></p>	<p>is a civil works project and is not within the scope of this draft Code Amendment.</p> <p>The issue of car parking is acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the</p>	<p>Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>
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			creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.	
	<p><i>6.7 Suggest there is already traffic congestion particularly on West Lakes Boulevard.</i></p>	<p>6.7</p> <p>Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections.</p> <p>The investigations indicated that West Lakes Boulevard is a sub-arterial road under the care and control of DIT. The advice indicates that West Lakes Boulevard carries approximately 22,600 vpd. Arterial roads typically carry 20,000-40,000 and therefore there is capacity in this road network.</p>	<p>6.7</p> <p>No further amendments proposed to the draft Code Amendment.</p>	
	<p><i>6.8 Indicated urban consolidation continues on with blocks being divided up and trees lost in the area.</i></p>	<p>6.8</p> <p>The proposed rezoning was initiated by Council and agreed by the Minister for Planning to commence the process. The objective of the Code Amendment aligns with the Government's State planning directions (State Planning Policies and the 30-Year Plan) to investigate policy amendments to encourage mixed use development to facilitate higher density residential development and commercial development to make better use of the site's proximity to public transport and existing services. The alignment of the proposed Code Amendment with the State's strategic directions is identified in the draft Code Amendment.</p> <p>Consideration of a zone that did not achieve a higher density than adjacent</p>	<p>6.8</p> <p>Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>	

		<p>residential areas would not address the objectives of this rezoning process.</p> <p>Notwithstanding the above, following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Zone, noting that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone. • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area and reduce the potential future yield.</p> <p>In relation to the issue of trees, The Affected Area is largely devoid of established trees with the exception of a portion of the Affected Area between Glyde and Murray Streets. Some trees are located on private land while others are located on public road reserve. Any trees identified as Regulated trees under the <i>PDI Act</i> are protected and require a development application to be lodged to seek any tree damaging activity. A development application for removal of a Regulated tree could occur (regardless of</p>	
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			<p>the re-zoning process), which would be assessed on its merits by the planning authority. As the Code Amendment is a rezoning process it does not propose removal of Regulated trees.</p> <p>Policy amendments are proposed in the draft Code Amendment for the desire of public open space in the form of a local park. The policy desire for public open space provides an opportunity for trees and smaller vegetation to be planted within the Affected Area.</p> <p>The proposed policy also seeks to introduce an Urban Tree Canopy over the Affected Area proposed in the Housing Diversity Neighbourhood Zone. This Overlay policy does not currently apply over the Affected Area located in the Strategic Employment and Employment Zone. The Overlay policy seeks future residential development to preserve and enhance tree canopy through the planting of new trees and retention of existing mature trees. The policy suggests tree planting spaces and deep soil zones for development for different lot size scenarios.</p>	
	<p><i>6.9 Issue raised with 3 storey built form. Suggests compact urban form does not get breezes between and rely on air conditioners – further noise impacts in the locality.</i></p>	<p>6.9 Refer to above response in row 6.8.</p>	<p>Refer to above row 6.8.</p>	
	<p><i>6.10 Suggests the proposal does not take into account global warming.</i></p>	<p>6.10 The Government's 30 Year Plan for Greater Adelaide contains policies around climate change including delivering a more compact urban form to</p>	<p>6.10 No further amendments proposed to the draft Code Amendment.</p>	

			reduce vehicle travel and associated greenhouse gas emissions. The Affected Area aligns to this policy with the Affected Area considered suitable in location for infill opportunity in close proximity to established public transport and other services.	
		6.11 Suggested there are no plans to revegetate the area.	6.11 Refer to response in row 31.19.	6.11 No further amendments proposed to the draft Code Amendment.
		6.12 Suggested the proposal is not conducive to Australian family living.	6.12 Refer to response in row 31.23.	6.12 No further amendments proposed to the draft Code Amendment.
		6.13 Indicated the proposal is more conducive to tenants.	6.13 Future tenure cannot be known through the draft Code Amendment process. The State's Planning and Design Code is a statutory instrument to guide development applications and contains policy to address desired land uses such as types of dwelling forms or non-residential land uses. Consideration of tenure for the proposed built form is not within the scope of this draft Code Amendment.	6.13 No further amendments proposed to the draft Code Amendment.

Questions raised by the City Services Committee Members

Qu: Cr Mitchell: what is your top 3 issues

Ans: Loss of character, built form, social issues with more people in the area and potential increase in crime.

Albert Park Adelaide's best kept secret close to services, the area not being taken seriously.

Want the area to get better and not worse.

Quality of life for future generations.

7	Mark Hill (written submission No. 32)	7.1 Name called by the Chair but did not come forward.	7.1 No response.	7.1 No further amendments proposed to the draft Code Amendment.
8	Stephen Mullighan MP Member for Lee Charles Street West Lakes (No written submission)	8.1 Indicated that the community is not opposed to the rezoning outright and know the industrial land uses are coming to an end.	8.1 Noted.	8.1 No further amendments proposed to the draft Code Amendment.
		8.2 Indicated that he consulted with the community once he became aware of the rezoning.	8.2 Noted.	8.2 No further amendments proposed to the draft Code Amendment.

	<p><i>8.3 Suggests the overall the scale of the density not on Port Road but the internal streets is principle concern with 4 or 3 storeys.</i></p> <p><i>Indicated that these streets are lovely streets with tree coverage and are largely untouched.</i></p> <p><i>Seeking scale to Port Road and lowered in heights where interface with residential properties.</i></p>	<p>8.3 The building height adjacent to the existing General Neighbourhood Zone was proposed at a maximum of 3 storeys. The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. <p>It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	<p>8.3 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>
	<p><i>8.4 Indicated traffic problems already in the locality, seeking Council to undertake a local</i></p>	<p>8.4 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to</p>	<p>8.4 No further amendments proposed to the draft Code Amendment.</p>

	<p><i>traffic management plan holistically.</i></p>	<p>exceed the capacity of the local road network and intersections.</p> <p>While the consideration for Council to undertake a local traffic management plan is not within the scope of this draft Code Amendment the suggestion is noted and will be conveyed to Council's Engineering Strategy and Assets Portfolio for consideration in future budget planning.</p> <p>Discussions with Council's Strategy and Assets Portfolio indicated that Council's first intervention from a road safety perspective for broader precincts is to roll out 40km/h speed limits. Council is consulting on 40km/h in Albert Park, Hendon and Royal Park this financial year.</p> <p>High level traffic management considerations were also included in Council's Your Neighbourhood Plan process and future asset renewal works in the area will also respond to any traffic management and road safety concerns as has occurred with the recent renewal of the road assets in May Street.</p>	
	<p><i>8.5 Indicated that parking will be untenable in these streets with more development.</i></p>	<p>8.5 Car parking issues is acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All</p>	<p>8.5 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>

		<p>proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1-General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p> <p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p>	
Questions raised by the City Services Committee Members			
<p>Qu: Cr Mitchell: what zone do you think is warranted</p> <p>Ans: some higher density on Port Road would be acceptable With lower interface with the established neighbouring land uses not 3 or 4 storeys.</p>			

9	Francoise Piron 43 Murray Street Albert Park (No written submission)	<i>9.1 Indicated has lived in Albert Park for 23 years.</i>	9.1 Noted.	9.1 No further amendments proposed to the draft Code Amendment.
		<i>9.2 Indicated happy with the dead end in Murray Street.</i>	9.2 Noted. The traffic investigations indicated the modelling was based on the assumption that the road closure on Murray Street just north of Osborne Street will remain in place. The draft Code Amendment does not propose any change to this arrangement	9.2 No further amendments proposed to the draft Code Amendment.
		<i>9.3 Agrees with May Street project but considers too much concrete there.</i>	9.3 Comments acknowledged however the May Street road project is not within the scope of this draft Code Amendment.	9.3 No further amendments proposed to the draft Code Amendment.
		<i>9.4 Indicated does not an issue with parking.</i>	9.4 Noted.	9.4 No further amendments proposed to the draft Code Amendment.
		<i>9.5 Agrees with people living closer to the City.</i>	9.5 Noted.	9.5 No further amendments proposed to the draft Code Amendment.
		<i>9.6 Indicated that public transport there has less service today from since moved in and improved services need in considering greater infill.</i>	9.6 Acknowledge that public transport services should continue to be improved to ensure future infill developments as aligned to the Government's strategic directions take advantage of these existing services. The issue of bus services is the responsibility of the Government (Department of Infrastructure and Transport (DIT) – Public Transport Division) and are beyond the scope of this Code Amendment process.	9.6 While increases to public transport services are beyond the scope of this draft Code Amendment, it is recommended that Council continue to advocate for improved services in the City of Charles Sturt.
		<i>9.7 Support for more public open space in Albert Park.</i>	9.7 The draft Code Amendment did examine the provision of public open space in Section 4.4.7 Public Open Space/Green Space. The Code Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to provide further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple	9.7 No further amendments proposed to the draft Code Amendment.

			<p>ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.</p>	
		<p><i>9.8 Raised waste management as an issue indicating that little consideration is made for waste from urban consolidation.</i></p>	<p>9.8 Waste management is an important issue and is assessed in accordance with waste management plans produced during the development assessment stage for future individual developments.</p>	<p>9.8 No further amendments proposed to the draft Code Amendment.</p>
10	<p>Giovanni Meo 22 May Street Albert Park (No written submission)</p>	<p><i>10.1 Indicated has been a resident for 24 years and does not object to development.</i></p>	<p>10.1 Noted.</p>	<p>10.1 No further amendments proposed to the draft Code Amendment.</p>
		<p><i>10.2 Outlined that they have an issues with interface with the back of their property on Grace Street and concerned with privacy for 3 storey dwellings.</i></p>	<p>10.2 Concerns noted. The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. 	<p>10.2 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

		<p>It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
	<p><i>10.3 Issue with car parking indicating they cannot reverse out of their driveway.</i></p>	<p>10.3 Car parking issues is acknowledged as a common issue experienced within established residential areas not only within the City of Charles Sturt but generally in Metropolitan Adelaide.</p> <p>While Council cannot control the number of vehicles associated with a particular property, the draft Code Amendment outlined that ratios to accommodate off-street parking demand are identified within the South Australian Planning and Design Code for different types of land uses. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements within the Code. The assessment of off-street parking for a future development is considered at a development application stage and not as part of this draft Code Amendment.</p>	<p>10.3 While no amendments can be made in this draft Code Amendment to increase off-street car parking ratios for residential development within the Code, it is recommended that Council continue to advocate for a review of the Code's off-street car parking standards to the Minister for consideration.</p>

		<p>The Minister's agreement to initiate Council's Code Amendment process also specifically outlined that the scope of the proposed Code Amendment cannot 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.</p> <p>Therefore, Council through this Code Amendment process cannot influence the creation or amendment of existing policy contained within the Government's Planning and Design Code such as the Code's existing off-street car parking ratios.</p> <p>It should be noted that Council has previously made submissions to the Government advocating for improved off-street car parking standards in the Government's Code as well as garage dimensions. These matters can be reiterated by Council as a separate issue for the Minister to consider.</p>	
	<p><i>10.4 Issues raised with stormwater indicating they have already experienced issues with stormwater would like to see public open space for flood mitigation.</i></p>	<p>10.4 Flooding and stormwater management formed part of the Code Amendment investigations (refer to section 4.4.8 – Infrastructure Assessment). The investigations confirmed the need for onsite detention of approximately 2,700m3 to meet Council's criteria to limit flows to less than that existing catchment.</p> <p>The Code Amendment recommended that flooding and stormwater</p>	<p>10.4 No further amendments proposed to the draft Code Amendment.</p>

			<p>management matters can be addressed as part of any detailed development proposal as part of a future development application. There is already sufficient policy coverage addressing this matter within the Government's Planning and Design Code including the Hazards (Flooding) Overlay, Hazards (Flooding General) Overlay and Stormwater Management Overlay.</p> <p>The draft Code Amendment also proposes the identification of potential water sensitive urban design basins within future open space areas in the proposed Concept Plan within the Affected Area to aid in addressing the broader catchment requirements for new development in this location and further support the existing policy.</p>	
	<p><i>10.5 Seeking frontages not to be 8 or 9 metres.</i></p>		<p>10.5 The objective of the Code Amendment aligns with the Government's State planning directions (State Planning Policies and the 30-Year Plan) to investigate policy amendments to encourage mixed use development to facilitate higher density residential development and commercial development to make better use of the site's proximity to public transport and existing services. The alignment of the proposed Code Amendment with the State's strategic directions is identified in the draft Code Amendment.</p> <p>Consideration of a zone that did not achieve a higher density than adjacent residential areas would not address the objectives of this rezoning process.</p>	<p>10.5 No further amendments proposed to the draft Code Amendment.</p>

			<p>The proposed Housing Diversity Neighbourhood Zone like other 'Neighbourhood' Zones in the Government's Planning and Design Code envisages a variety of dwelling types to cater for various household types in areas close to public transport and other services. Minimum frontages permissible in the adjacent General Neighbourhood Zone include 9m for detached and semi-detached dwellings and 7m for row dwellings.</p>	
		<p><i>10.6 Traffic issues raised. Indicated if an accident on West Lakes Boulevard the local Street are used as a rat run.</i></p>	<p>10.6 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections.</p> <p>The investigations indicated that West Lakes Boulevard is a sub-arterial road under the care and control of DIT. The advice indicates that West Lakes Boulevard carries approximately 22,600 vpd. Arterial roads typically carry 20,000-40,000 and therefore there is capacity in this road network.</p> <p>Discussions with Council's Strategy and Assets Portfolio indicated that Council's first intervention from a road safety perspective for broader precincts is to roll out 40km/h speed limits. Council is consulting on 40km/h in Albert Park, Hendon and Royal Park this financial year.</p>	<p>10.6 No further amendments proposed to the draft Code Amendment.</p>
11	Mario Vitagliano 6 Glyde Street	<p><i>11.1 Fully supports the comments by the other representations indicating being a long-term</i></p>	<p>11.1 Acknowledged.</p>	<p>11.1 No further amendments proposed to the draft Code Amendment.</p>

	Albert Park (No written submission)	<i>resident of 40 years plus and is proud of the locality.</i>		
		<p><i>11.2 Indicated not against the development but seeking a balance between character and new development.</i></p>	<p>11.2 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p> <ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. <p>It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	<p>11.2 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>
		<p><i>11.3 Seeking public open space (12.5%) and greater tree canopy.</i></p>	<p>11.3 The draft Code Amendment did examine the provision of public open space in Section 4.4.7 Public Open Space/Green</p>	<p>11.3 No further amendments proposed to the draft Code Amendment.</p>

		<p>Space. The Code Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to provide further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels. The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.</p> <p>With regards to trees the Affected Area is largely devoid of established trees with the exception of a portion of the Affected Area between Glyde and Murray Streets. Some trees are located on private land while others are located on public road reserve. Any trees identified as Regulated trees under the PDI Act are protected and require a development application to be lodged to seek any tree damaging activity. A development application for removal of a Regulated tree could occur (regardless of the re-</p>	
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		<p>zoning process), which would be assessed on its merits by the planning authority. As the Code Amendment is a rezoning process it does not propose removal of Regulated trees.</p> <p>As detailed above policy amendments are proposed in the draft Code Amendment for the desire of public open space in the form of a local park. The policy desire for public open space provides an opportunity for trees and smaller vegetation to be planted within the Affected Area.</p> <p>The proposed policy also seeks to introduce an Urban Tree Canopy over the Affected Area proposed in the Housing Diversity Neighbourhood Zone. This Overlay policy does not currently apply over the Affected Area located in the Strategic Employment and Employment Zone. The Overlay policy seeks future residential development to preserve and enhance tree canopy through the planting of new trees and retention of existing mature trees. The policy suggests tree planting spaces and deep soil zones for development for different lot size scenarios.</p>	
	<p><i>11.4 Indicated encourage multistorey development on Port Road and critical to take into consideration infrastructure.</i></p>	<p>11.4 Refer to response in row 11.2 with regards to proposed building heights.</p> <p>The draft Code Amendment investigations included an infrastructure analysis. The investigations concluded that existing infrastructure such as water supply, sewer, electricity, gas, electricity and telecommunications are able to</p>	<p>11.4 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

		<p>service the proposal. Likely upgrades to water supply and sewer are dependent upon the future development of the site. The extension or augmentation of specific infrastructure is a matter that will be addressed at the future development application stage.</p> <p>The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections.</p> <p>Flooding and stormwater management also formed part of the Code Amendment investigations (refer to section 4.4.8 – Infrastructure Assessment). The investigations confirmed the need for onsite detention of approximately 2,700m³ to meet Council's criteria to limit flows to less than that existing catchment.</p> <p>The Code Amendment recommended that flooding and stormwater management matters can be addressed as part of any detailed development proposal as part of a future development application. There is already sufficient policy coverage addressing this matter within the Government's Planning and Design Code including the Hazards (Flooding) Overlay, Hazards (Flooding General) Overlay and Stormwater Management Overlay.</p> <p>The draft Code Amendment also proposes the identification of potential</p>	
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			water sensitive urban design basins within future open space areas in the proposed Concept Plan within the Affected Area to aid in addressing the broader catchment requirements for new development in this location and further support the existing policy.	
	11.8 <i>Outlined that the interface between the zone must have regard to the character of the suburb. Indicated their experience with interface issues with recent commercial development on Port Road and Glyde Street. Indicated that this development has spilt car parked onto the local street.</i> <i>Indicated the development originally considered the house next to the non-residential development and do not want to see that site rezoned for commercial as part of this Code Amendment.</i>	11.4 Refer to response in row 10.3 regarding car parking policy. With regards to the issues experienced with the current interface this is acknowledged and while the current interface issues raised from existing non-residential land uses cannot be addressed within the scope of this draft Code Amendment, amendments are proposed in order to retain 1 Glyde Street, Albert Park within its current General Neighbourhood Zone to minimise potential increases in interface within this location. It should be noted however, that the General Neighbourhood Zone is a mixed use zone and does envisage along with residential land uses potential non-residential land uses including but not limited to consulting rooms, offices and shops.	11.5 Amend policy to the draft Code Amendment to maintain 1 Glyde Street, Albert Park within its current General Neighbourhood Zone to address interface concerns received through the consultation process.	
	11.6 <i>Seeking no commercial creep into residential areas.</i>	11.6 Refer to response in row 11.5.	11.7 Refer to proposed amendments in row 11.5.	

Questions raised by the City Services Committee Members

Qu: Cr McGrath: understand you live to the non-residential; development on Port Road. Can you explain what the issues are:

Ans: the issues were foreshadowed in the development proposal.

Commercial car carrier business cannot park at times on Port Road and use local streets to park.

The driveway bring traffic from Port Road onto Glyde Street.

The proposal has caused parking issues on Glyde Street.

Interface issue can be address with mature street planting. Understand the plan was approved with mature planting which has not eventuated.

12	Vanessa Kelly 16 Glyde Street Albert Park	12.1 Concerns around rezoning 1 Glyde Street for business uses.	12.1 Acknowledge the key issue is the proposed rezoning of 1 Glyde Street, Albert Park from its existing General	12.1 Amend policy to the draft Code Amendment to maintain 1 Glyde Street, Albert Park within its current General
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	<p>(No written submission)</p> <p><i>Indicated that owner of the dealership owns number 1 Glyde Street and currently zoned as General Neighbourhood Zone.</i></p> <p><i>Raised concerns with approved land use including car parking, landscaping, traffic movements and indicated previous application to bulldoze 1 Glyde Street to use for the dealership which was withdrawn.</i></p> <p><i>Concerned rezoning to Suburban Business Zone will allow site to be used for commercial land uses.</i></p> <p><i>If rezoned provides further applications to make the site for commercial zone and concerned would face commercial land uses in Glyde Street.</i></p> <p><i>Concerned with non-compliance of the approved land use conditions occurring since the development was built.</i></p> <p><i>Concerned with residential appeal of their street that is not commercial and impact on the value of their home making this site commercial.</i></p> <p><i>Concerned with increase traffic in the locality.</i></p>	<p>Neighbourhood Zone to a proposed Suburban Business Zone.</p> <p>With regards to the issues experienced with the current interface this is acknowledged and while the current interface issues raised from existing non-residential land uses cannot be addressed within the scope of this draft Code Amendment, amendments are proposed in order to retain 1 Glyde Street, Albert Park within its current General Neighbourhood Zone to minimise potential increase in interface within this location.</p> <p>It should be noted however, that the General Neighbourhood Zone is a mixed use zone and does envisage along with residential land uses potential non-residential land uses including but not limited to consulting rooms, offices and shops.</p>	<p>Neighbourhood Zone to address interface concerns received through the consultation process.</p>
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		<i>Indicated does not object to development in houses but more consideration to street appeal, character and traffic.</i>		
13	Doug Dippy 66 Selth Street Albert Park (No written submission)	13.1 <i>Agree with comments provided by others.</i>	13.1 Noted.	13.1 No further amendments proposed to the draft Code Amendment.
		13.2 <i>Indicated not opposed to development but it has to be smart development.</i>	13.2 Noted.	13.2 No further amendments proposed to the draft Code Amendment.
		13.3 <i>Indicated disappointment do not have a representative of our area here.</i>	13.3 Noted, however it should be acknowledged that the City Services Committee will make a recommendation on the draft Code Amendment when it is presented by staff for consideration. The recommendations of the Committee will require the endorsement of the full Council which includes both Elected Ward Members for the area.	13.3 No further amendments proposed to the draft Code Amendment.
		13.4 <i>Indicated no mention of improved public transport services.</i>	13.4 The draft Code Amendment did examine existing public transport within the locality in Section 4.4.6 Pedestrian & Bicycle Planning/Integration with Public Transport. The investigations identified that ' <i>Almost the entire Affected Area is within 800m of the Albert Park train station, the major attractor nearby. Due to the nature of West Lakes Boulevard at this stretch between Port Road and Glyde Street, and the provision of pedestrian refuges, this is easily accessible. The small area beyond this 800 metres has good access to a bus route on West Lakes Boulevard, and – subject to crossing Port Road – adequate access to bus routes on Port Road and even the</i>	13.4 While increases to public transport services are beyond the scope of this draft Code Amendment, it is recommended that Council continue to advocate for improved services in the City of Charles Sturt.

			<p><i>Cheltenham or St Clair train stations beyond.”</i></p> <p>Acknowledge that public transport services should continue to be improved to ensure future infill developments as aligned to the Government’s strategic directions take advantage of these existing services. The issue of bus services is the responsibility of the Government (Department of Infrastructure and Transport (DIT) – Public Transport Division) and are beyond the scope of this Code Amendment process.</p>	
	<p><i>13.5 Suggested that public open space was not addressed.</i></p>		<p>13.5 The draft Code Amendment did examine the provision of public open space in Section 4.4.7 Public Open Space/Green Space. The Code Amendment investigations identified a lack of public open space provision in Albert Park and proposes through policy amendments an opportunity to provide further public open space through future development. The investigations acknowledged that the Affected Area is largely under multiple ownerships. However, as the proponent owns a significant portion of the Affected Area (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels.</p> <p>The Code Amendment proposes through a Concept Plan Map that future development should make provision for local public open space. The specific location, configuration and uses of desired future public open space would</p>	<p>13.5 No further amendments proposed to the draft Code Amendment.</p>

			ultimately be assessed as part of a future land division application should the Code Amendment be authorised.	
	<p><i>13.6 Water retention raised as an issue regarding flood mitigation and not mentioned in the Code Amendment.</i></p>	<p>13.6 Flooding and stormwater management formed part of the Code Amendment investigations (refer to section 4.4.8 – Infrastructure Assessment). The investigations confirmed the need for onsite detention of approximately 2,700m³ to meet Council's criteria to limit flows to less than that existing catchment.</p> <p>The Code Amendment recommended that flooding and stormwater management matters can be addressed as part of any detailed development proposal as part of a future development application. There is already sufficient policy coverage addressing this matter within the Government's Planning and Design Code including the Hazards (Flooding) Overlay, Hazards (Flooding General) Overlay and Stormwater Management Overlay.</p> <p>The draft Code Amendment also proposes the identification of potential water sensitive urban design basins within the future open space areas in the proposed Concept Plan within the Affected Area to aid in addressing the broader catchment requirements for new development in this location and further support the existing policy.</p>	<p>13.6 No further amendments proposed to the draft Code Amendment.</p>	
	<p><i>13.7 Indicated no mention of ground water continuation and substances in the area.</i></p>	<p>13.7 Environmental Assessment formed part of the Code Amendment investigations (refer to section 4.4.9 – Site</p>	<p>13.7 No further amendments proposed to the draft Code Amendment.</p>	

		<p>Contamination). The investigations involved a Preliminary Environmental Assessment as well as an Interim Auditor's Advice by the proponent for the 24-30 Murray Street site, which was a requirement by the EPA. A copy of these investigations were included as Attachments to the draft Code Amendment that was consulted.</p> <p>It is clear from the above investigations that a level of site contamination is apparent within the Affected Area which will require remediation prior to being appropriate for sensitive land uses. These investigations and remediation processes can be further advanced as part of future development applications.</p> <p>Development for a more sensitive land use on sites where potentially contaminating activities are known to have occurred will trigger a referral to the EPA, and require a Statement of Site suitability (or potentially an Auditor's statement). As such, the Planning, Development and Infrastructure Act, 2016 and supporting Regulations, 2017 provide sufficient rigour to ensure contamination is appropriately addressed as part of the development application stage.</p> <p>The investigations concluded that the Planning and Design Code's Site Contamination General Development Policies provide suitable policy support for relevant authorities in ensuring this matter is addressed for sensitive land uses.</p>	
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			<p>The draft Code Amendment has been reviewed by the Environment Protection Authority (EPA). The Agency has confirmed in their submission that there is sufficient policy within the Planning and Design Code to ensure that site contamination will be addressed as part of any future development applications.</p>	
		<p><i>13.8 Concerned trees not being planted to address urban tree canopy cover eg deciduous.</i></p>	<p>13.8 The City of Charles Sturt recognises the City is getting hotter from the impacts of climate change and the urban heat island effect and further recognises that trees provide many benefits including cooling benefits, reduce heat-related illness, reflect heat and actively cool and clean the air, for their health and mental well-being and achieving biodiversity conservation. The City of Charles Sturt proposes an extended and intensive tree planting program over many decades and also proposes a tree canopy target across our the City to reach a tree canopy cover of 25% by 2045.</p> <p>With respect to this draft Code Amendment, the Affected Area is largely devoid of established trees with the exception of a portion of the Affected Area between Glyde and Murray Streets. Some trees are located on private land while others are located on public road reserve. Any trees identified as Regulated trees under the PDI Act are protected and require a development application to be lodged to seek any tree damaging activity. A development application for removal of a Regulated</p>	<p>13.8 No further amendments proposed to the draft Code Amendment.</p>

			<p>tree could occur (regardless of the rezoning process), which would be assessed on its merits by the planning authority. As the Code Amendment is a rezoning process it does not propose removal of Regulated trees.</p> <p>Policy amendments are proposed in the draft Code Amendment for the desire of public open space in the form of a local park. The policy desire for public open space provides an opportunity for trees and smaller vegetation to be planted within the Affected Area.</p> <p>The proposed policy also seeks to introduce an Urban Tree Canopy over the Affected Area proposed in the Housing Diversity Neighbourhood Zone. This Overlay policy does not currently apply over the Affected Area located in the Strategic Employment and Employment Zone. The Overlay policy seeks future residential development to preserve and enhance tree canopy through the planting of new trees and retention of existing mature trees. The policy suggests tree planting spaces and deep soil zones for development for different lot size scenarios.</p>	
	<p><i>13.9 Raised traffic management on West Lakes Boulevard. - impacts on intersection with Port Road. Indicated that traffic not mentioned in the Code Amendment and traffic on West Lakes Boulevard and</i></p>	<p><i>13.9 Concerns noted. The Code Amendment did examine traffic impacts in Section 4.4.5 Traffic Impact Assessment. The traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the road network and intersections.</i></p>	<p><i>13.9 No further amendments proposed to the draft Code Amendment.</i></p>	

		<p><i>Port Road will increase with the rezoning.</i></p>	<p>The investigations indicated that West Lakes Boulevard is a sub-arterial road under the care and control of DIT. The advice indicates that West Lakes Boulevard carries approximately 22,600 vpd. Arterial roads typically carry 20,000-40,000 and therefore there is capacity in this road network.</p>	
		<p><i>13.10 Seeking increased lot frontages.</i></p>	<p>13.10 The objective of the Code Amendment aligns with the Government's State planning directions (State Planning Policies and the 30-Year Plan) to investigate policy amendments to encourage mixed use development to facilitate higher density residential development and commercial development to make better use of the site's proximity to public transport and existing services. The alignment of the proposed Code Amendment with the State's strategic directions is identified in the draft Code Amendment. Consideration of a zone that did not achieve a higher density than adjacent residential areas would not address the objectives of this rezoning process.</p> <p>The proposed Housing Diversity Neighbourhood Zone like other 'Neighbourhood' Zones in the Governments Planning and Design Code envisages a variety of dwelling types to cater for various household types in areas close to public transport and other services. Minimum frontages permissible in the adjacent General Neighbourhood Zone include 9m for</p>	<p>13.10 No further amendments proposed to the draft Code Amendment.</p>

			detached and semi-detached dwellings and 7m for row dwellings.	
		13.11 <i>Raised issue of emergency services response – narrow streets – witnessed emergency services previously held up through narrow streets putting lives at risk.</i>	<p>13.11 Comments acknowledged and considered important, Any new development involving a new road system within the draft Code Amendment Affected Area will require through existing policies its design to provide road widths that can provide for the safe and convenient movement and parking of projected volumes and allow the efficient movement of services and emergency vehicles.</p> <p>As part of the consultation of the draft Code Amendment, the Metropolitan Fire Services and State Emergency Services were consulted.</p>	13.11 No further amendments proposed to the draft Code Amendment.

Questions raised by the City Services Committee Members

Qu: Cr McGrath: Cr Thomas takes this matter seriously and toured the site with Committee Members.

Port side mitsubishi and izuzi has some up with submissions – how would you see the best way to rezone the land.

Anw: not a planner but traffic management needs to be addressed. The car dealer should unload on yard not on streets. All commercial business should contain on their own environment and not in the public realm.

14	Theo Vitagliano 10 Glyde Street Albert Park (No written submission)	<p>14.1 Indicated his property adjacent to 1 Glyde Street, Albert Park and have lived there for over 35 years.</p> <p>14.2 Indicated that he cannot park a car on their street because of dealerships on Port Road, staff park in the street, unload on streets not on their site. Outlined that vehicles from the yard cannot turn left must turn right but this is not occurring. Also indicated that lighting on the nearby dealership affecting their amenity.</p>	<p>14.1 Noted.</p> <p>14.2 Concerns regarding the current management of existing non-residential land uses are acknowledged. These matters cannot be addressed within the scope of this draft Code Amendment and require consideration through Council's Planning Compliance to investigate any alleged breaches of existing land uses approval and/or conditions of approval.</p>	<p>14.1 No further amendments proposed to the draft Code Amendment.</p> <p>14.2 Refer issues raised to Council's Planning and Development Unit.</p>
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	<p><i>14.3 Suggest that Glyde Street is used as a thoroughfare from Port Road to West Lakes Boulevard.</i></p>	<p>14.3 Concerns noted. The Code Amendments traffic investigations indicated that the impacts of additional traffic movements to/from the Affected Area is unlikely to exceed the capacity of the local road network and intersections.</p> <p>The investigations indicated that Glyde Street has limited connectivity from the Affected Area. This is because of the full road closure on Murray Street at Osborne Street and Malin Street is exit only onto Murray Street.</p> <p>Further, the draft Code Amendment proposes through a Concept Plan Map that future development from the Affected Area fronting Glyde Street should utilise vehicle access from Murray Street. The proposed Concept Plan Map was highlighted under Section 4.5 – Recommended Policy Changes within the draft Code. The specific location, configuration of vehicle access in this location would ultimately be assessed as part of a future development application should the Code Amendment be authorised. A departure from the proposed policy (should it be authorised) would also need to be assessed on its merits as part of a future development application process.</p>	<p>14.3 No further amendments proposed to the draft Code Amendment.</p>
	<p><i>14.4 Raised the issue of stop signs and give way signs on Glyde Street – indicating that accidents have occurred.</i></p>	<p>14.4 Noted. There have been 1 right turn crashes at Osborne Street and 2 right turn crash at Herbert Street in the last 5 years. Council will review the design and priority of the intersection at the design stage of the development and in any future major road renewal works in Glyde Street.</p>	<p>14.4 No further amendments proposed to the draft Code Amendment.</p>

		<p><i>14.5 Outlined that the area is a 50km zone and cars speed.</i></p>	<p>14.5 The allocation of speed limits is not within the scope of this draft Code Amendment. Council has however undertaken steps to create 40km speed zones in the City of Charles Sturt over the last few years. 40km/h speed limits are an affordable option to improve road safety.</p> <p>Discussions with Council's Strategy and Assets Portfolio indicated that Council's first intervention from a road safety perspective for broader precincts is to roll out 40km/h speed limits. Council is consulting on 40km/h in Albert Park, Hendon and Royal Park this financial year.</p> <p>High level traffic management considerations were also included in Council's Your Neighbourhood Plan process and future asset renewal works in the area will also respond to any traffic management and road safety concerns as has occurred with the recent renewal of the road assets in May Street.</p>	<p>14.5 No further amendments proposed to the draft Code Amendment.</p>
		<p><i>14.6 Indicated that Glyde Street has old style homes and new homes will not be in keeping. Advised can accept single or two storeys but not 3 storeys.</i></p>	<p>14.6 The proposed height limits sought to achieve reasonable development yields and a mix of dwelling types to capitalise on the proximity of the site to the CBD, public transport services as well as provide a transition of built from the established residential areas.</p> <p>Following a review of the submissions received amendments to building heights is proposed in the draft Code Amendment in the following form:</p>	<p>14.6 Amend policy to the draft Code Amendment to reflect the proposed reduction in building heights to address concerns received through the consultation process.</p>

		<ul style="list-style-type: none"> • A maximum of 2 storeys within the proposed Housing Diversity Neighbourhood Zone. <p>It should be noted that a maximum of two storeys can also be achieved in the adjacent General Neighbourhood Zone.</p> <ul style="list-style-type: none"> • A maximum of three storey-built form proposed within the Suburban Business Zone reduced to a maximum of two storeys west of Murray Street. <p>The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area.</p>	
Questions raised by the City Services Committee Members			
<p><i>Cr McGrath statement:</i> wants the issues raised about the dealership brought to the attention of the planning assessment staff eg. car parking, light pollution access</p>			

Engagement Report by the City of Charles Sturt

City of Charles Sturt Albert Park Mixed Use Code Amendment (Part-Privately Funded)

August 2022

7 Post Engagement Proposed Changes to the Draft Code Amendment

In response to the matters raised in the submissions and as outlined in the Response and Recommendations Table 3 and 4 above, the following changes to the draft Code Amendment have been made:

- Revised Albert Park Concept Plan (refer to **Figure 9**) below. Changes include:
 - A maximum of 2 storeys (9m) within the proposed Housing Diversity Neighbourhood Zone.
 - A maximum of 3 storeys (12m) within the proposed Suburban Business Zone reduced to a maximum of two storeys (9m) west of Murray Street.
- Amended the proposed Suburban Business Zone boundary to maintain 1 Glyde Street, Albert Park within its current General Neighbourhood Zone.

It is important to note that any future development of the land will require additional investigations and careful design, and that a subsequent development application will be subject to a detailed assessment against the relevant provisions of the Planning and Design Code. The Engagement Report and Code Amendment Report are finalised for consideration by the Minister.

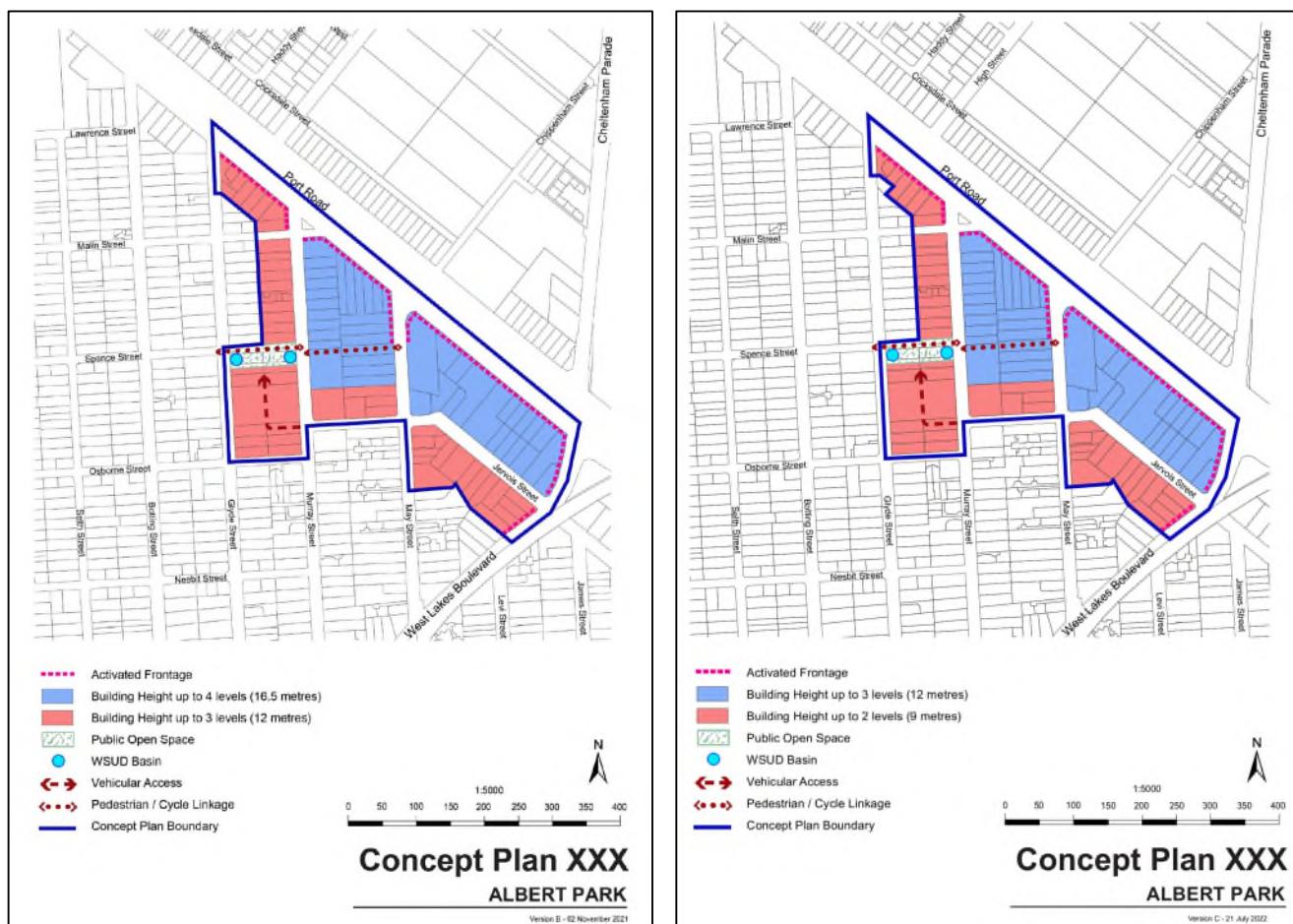


Figure 9- Previous and Revised Albert Park Concept Plan

8 Engagement evaluation

8.1 Engagement reach

Stage of engagement	Engagement or promotion activity	Number reached e.g. sent to, invited, distribution extent, webpage hits.	Number participating e.g. number participants, submissions (breakdown public versus professional organisations) and surveys completed.
Consultation on the draft Code Amendment commenced 12 March to 23 May 2022	<ul style="list-style-type: none"> • A notice published in the Advertiser Newspaper on 21 March 2022, to announce the commencement of the consultation process. • A copy of the draft Code Amendment and associated information included on the SA Planning Portal and Council's 'Your Say Charles Sturt' website • Letters and information brochure mailed to land owners/occupiers to all properties within the Affected Area and surrounding the Affected Area. • Hard copies of draft Code Amendment, information brochure and Engagement Plan made available at Council's Civic Centre and each of its five (5) libraries. • Invitation to prepare submissions online or via post or by e-mail. • A Public Meeting held on the 20 June 2022 at the end of the consultation process to hear any verbal submissions. A total of ten (10) persons 	<ul style="list-style-type: none"> • State-wide circulated newspaper. • SA Planning Portal <ul style="list-style-type: none"> ○ 42 views ○ 26 unique visitors ● Average time on the portal page 2:10 • Charles Sturt YourSay website <ul style="list-style-type: none"> ○ 719 views on the site ○ 433 'visitors' on the 'yoursay' web page during the course of the consultation period ○ Nine (9) submissions were lodged directly on the site ○ 385 'unique visitors' on the 'yoursay' web page during the course of the consultation period ○ Visitors spent a total of 11 hours and 10 minutes on the project page ○ During the consultation period Charles Sturt sent 2 campaigns to Your Say Charles Sturt recipients which in total went to 549 recipients with a click-through rate of 53.74%. 	<ul style="list-style-type: none"> • Over 950 letters were mailed. • 33 written submissions received by Council.

Stage of engagement	Engagement or promotion activity	Number reached e.g. sent to, invited, distribution extent, webpage hits.	Number participating e.g. number participants, submissions (breakdown public versus professional organisations) and surveys completed.
	<ul style="list-style-type: none"> provided verbal submissions. A survey forwarded to all persons that provided a written submission and verbal submission to seek feedback on the consultation process. 		
Public Meeting	<ul style="list-style-type: none"> Public Meeting held by Council's City Services Committee on 20 June 2022. 	<ul style="list-style-type: none"> Invitation open to all the community at the commencement of the consultation process and advertised through direct letters, Council's YourSay website, Information Circular and in the Advertiser's published notice. 	<ul style="list-style-type: none"> 10 verbal submissions received by Council.
Post consultation	<ul style="list-style-type: none"> Evaluation Survey undertaken. 	<ul style="list-style-type: none"> Survey sent to all persons who submitted a written and or verbal submission to Council during the consultation process. 	<ul style="list-style-type: none"> 10 survey forms submitted to Council within the timeframe and 1 further response submitted beyond the timeframe in letter form.

8.2 Consistency with the agreed engagement plan

The engagement occurred in accordance with the Engagement Plan endorsed by the Charles Sturt Council on 22 November 2021 (Engagement Plan attached-see Attachment 2). There were only minor variances made during the consultation process.

Variances were made to the Engagement Plan as follows (if relevant):

Variance	Justification
Direct notification expanded to Candidates for State Electorates	To ensure all candidates for State Electorates were given an opportunity to be informed of the consultation process for the draft Code Amendment as the consultation process commenced prior to the State Elections.

8.3 Engagement evaluation results

The evaluation survey involved a series of questions that are linked to the following Principles of the Community Engagement Charter.

Charter principles	How to achieve the principle in action?
Engagement is genuine	<p>Provide clear and concise information on the draft Code Amendment to ensure community understanding of the Code Amendment process and the planning policy proposed in the draft Code Amendment.</p> <p>Provide opportunity for stakeholders and the community to identify their issues through a submission which will be reviewed and considered before finalising the Code Amendment.</p>
Engagement is inclusive and respectful	Provide people the opportunity to participate via website, direct letters and social media and have the opportunity to be heard via written and verbal submission
Engagement is fit for purpose	Provide clear and concise information that is publicly available to ensure people understand what is proposed and how to participate in the Code Amendment engagement process.
Engagement is informed and transparent	<p>Provide information (online and hard copy) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation.</p> <p>Prepare at the end of the engagement process an engagement report to summarise the feedback received and how it has been used to inform any amendments to the draft the Code Amendment for a decision of Council and then to the Minister.</p>

8.3.1 Engagement is genuine

This charter principle seeks to measure to what extent people had faith and confidence in the engagement process.

Question: 'I feel the engagement genuinely sought my input to help shape the proposal.'

Survey responses - 30% felt the engagement was genuine, 40% did not, 30% were undecided.

A mix of responses were received to this question. In response, engagement occurred when there was opportunity for input into the draft Code Amendment. A two-month process was allocated to enable interested person sufficient time to review the draft Code Amendment and formulate their thoughts and provide a submission. Interested persons were invited to view the draft Code Amendment material at Council's Civic Centre, libraries or on-line on Council's YourSay website and the South Australian Planning Portal. The consultation process encouraged persons to contact Council staff either by phone, email or could meet face to face to discuss the draft Code Amendment.

Question: 'I am confident that the issues I raised were heard and will be considered before a final decision is made by Council.'

Survey responses - There were mixed views as to whether people felt confident that the issues they raised were heard and will be considered before a final decision is made by Council (30% said they were confident, 40% were undecided, 30% said they were not confident).

It is acknowledged that this question can be difficult to respond to before the Code Amendment process is finalised (ie. consideration of the Code Amendment by Council after the consultation process and then the Minister's consideration).

8.3.2 Engagement is inclusive and respectful

This charter principle seeks views on whether affected and interested people had the opportunity to participate and be heard

Question: 'I was given sufficient information so that I could make an informed view.'

Survey responses - 70% felt they were not given sufficient information to make an informed view, 30% said they were.

The survey result was surprising given that the draft Code Amendment including all the investigations, the preparation of an information brochure and summarised information presented in a mail-out was provided for public consumption.

8.3.3 Engagement is fit for purpose

This charter principle seeks to measure to what extent people were effectively engaged and satisfied with the process as well as to what extent people were clear about the proposed change and how it would affect them.

Question: 'I found the information easy to understand.'

Survey responses - 50% felt they did not find the information easy to understand, 30% did, 20% were undecided

The mix responses are acknowledged as the planning system can be difficult to understand if a person has not had any previous involvement in planning matters. To assist the public an information brochure was prepared and outlined what the Code Amendment process is about, the State's Planning and Design Code, what is a Code Amendment, what is meant by 'privately funded', the location of the proposed Affected Area, summarised findings of the Code Amendments investigations, the proposed new zones and building heights, where full details of the Code Amendment can be viewed, Public Meeting details, next steps in the Code Amendment process and importantly staff contact details for further information including telephone number, email.

Question: 'I felt I had sufficient time to provide my feedback (21 March to 23 May 2022).'

Survey responses - 60% felt they had sufficient time to provide feedback, 10% felt they did not have sufficient time, 30% were undecided

Question: 'I was given adequate opportunity to be heard.'

Survey responses - 60% said they were given adequate opportunity to be heard, 20% were undecided, 20% said they were not given adequate opportunity

The above survey responses were overall positive. The engagement process involved a two-month process, including a letter mail-out to approximately 959 letters to adjacent properties and beyond with information on the draft Code Amendment, how to access full document and inviting comments. The community were also invited to attend a Public Meeting at the end of the consultation process to provide a verbal submission in front of Council's City services Committee.

8.3.4 Engagement is informed and transparent

This charter principle seeks views on whether engagement included 'closing the loop'. It also seeks whether engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement.

Question: 'I felt informed about why I was being asked for my view, and the way it would be considered.'

Survey responses - 40% felt informed about why they were being asked for their view and the way it would be considered, 30% felt they were not well informed, 30% were undecided

A higher percentage indicated that they felt informed although the responses were mixed. While the information brochure prepared for the engagement process was developed to simplify what the Code Amendment process was about and how interested persons could provide their feedback, further methods will need to be explored in future Code Amendment consultation process to improve Council's messages on the process.

8.4 Summary of the Evaluation

The survey response sample was unfortunately low, with 75% choosing to not respond to the evaluation survey. There was a mix of responses received which can be contributed to significant issues raised through the engagement of the draft Code Amendment. The community found it difficult to understand the concept of a privately funded Code Amendment process, which Council sought to explain within the information brochure and is addressed in the draft Code Amendment itself. Some issues raised including alleged breaches of existing land use approvals/conditions of neighbouring properties, seeking greater car parking provisions on sites or greater percentage of public open space could not be addressed in the scope of this draft Code Amendment and commentary in Council's responses has been provided to these matters raised. A copy of the Survey that was used to evaluate the engagement process is located in **Attachment 3**.

8.5 How evaluation was collected

Evaluation data for the minimum performance indicators required by the Charter were collected. For the 'community' indicators, the data was collected through an evaluation survey provided to participants (via e-mail or mail with a reply paid envelope enclosed) (all persons who submitted a written and/or verbal submission) at the end of the engagement process. Participants were provided three (3) weeks to forward their completed survey forms back to Council. The engagement indicator evaluation was completed by Council's Senior Policy Planner and Community Engagement Coordinator.

8.6 Results of the community mandatory evaluation indicators

Ten (10) evaluation surveys were received. The results of the survey are provided in the following Table 5. A further survey response was submitted beyond the timeframe in letter format. A copy of the surveys received, and the letter response is located in Attachment 4. The letter response in summary outlined the following:

- *Preferred to provide feedback in a different format than the survey provided.*
- *Issues raised with the terminology including 'infill'.*
- *Issues on the limitations on the scope of influence community could have on the draft Code Amendment.*
- *Considers the draft Code Amendment does not align with Council's Community Plan Objectives.*
- *No knowledge of the Code Amendment process until the consultation process commenced.*
- *Consultation letter did not provide clarity.*
- *Issue with the process being part-privately funded.*
- *Lack of transparency.*
- *Maps difficult to read.*
- *Difficulties accessing a hard copy of the draft Code Amendment to view.*
- *Does not agree with the rationale for the Amendment.*
- *Issues with the Public Meeting held, formal, lack of detail, time to speak.*
- *Concerns with the notification of the draft Code Amendment.*
- *Concerns over potential structural damage, flooding.*
- *Issues for increased crime.*
- *Issues raised over the Government's 30-Year Plan.*

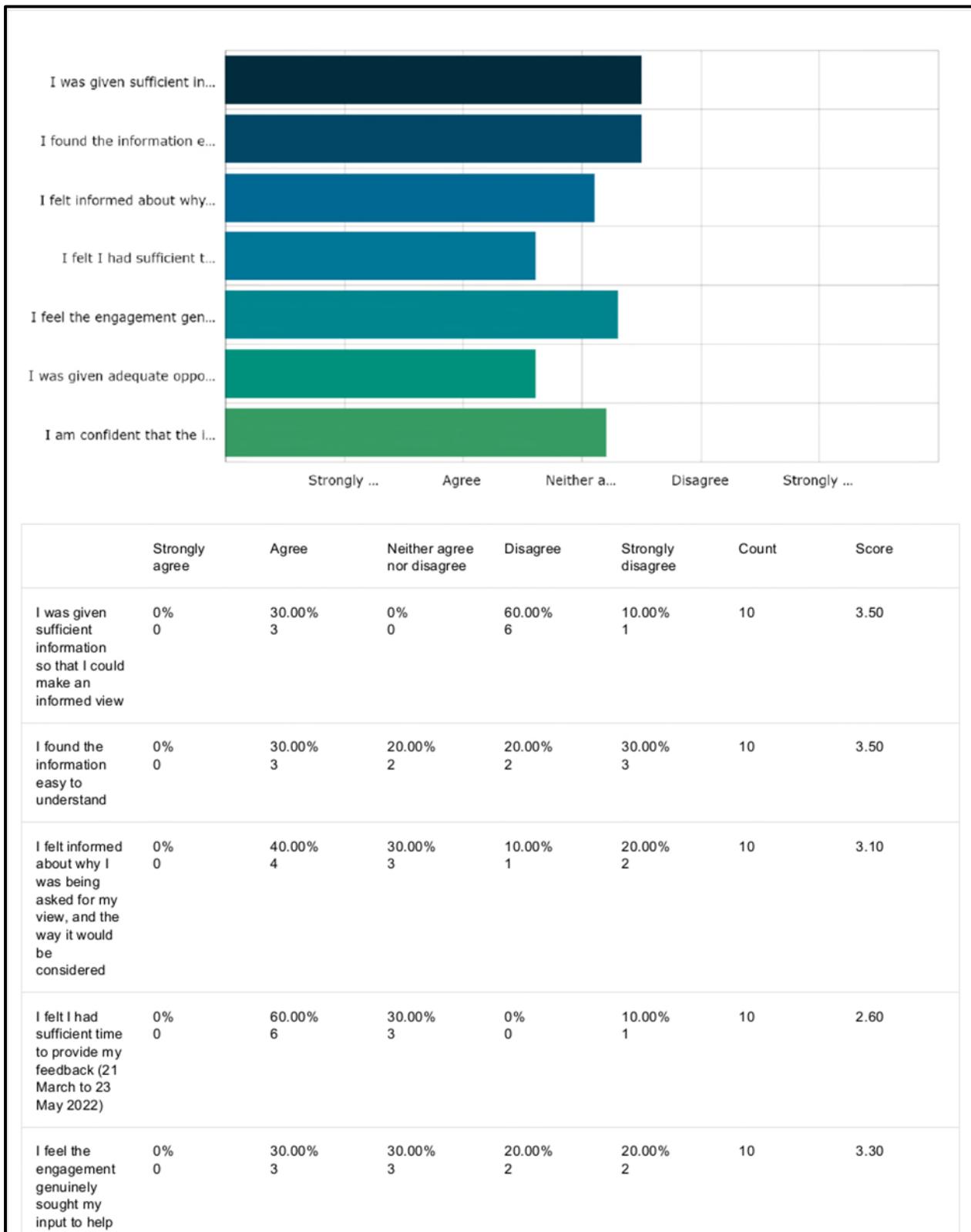


Table 5

8.7 Results of the Engagement Entity's ('project manager') evaluation

The engagement was evaluated by Council's Senior Policy Planner and Community Engagement Coordinator. The results of this evaluation are shown in Table 6 below.

	Evaluation statement	Response options (Select answer)
1	The engagement reached those identified as the community of interest (Principle 2)	<ul style="list-style-type: none"> ▪ Approximately 959 letters were mailed out to adjacent properties and beyond with information on the draft Code Amendment, how to access full document and inviting comments. A total of thirty-three (33) written submissions were received via the Plan SA Portal, City of Charles Sturt YourSay website and by mail and e-mail. A further ten (10) verbal submissions were made to Council's City Services Committee at the scheduled Public Meeting held on 20 June 2022 which represents 4% of the properties provided with direct letters. Out of the 33 written submissions received it was pleasing that 27 of those submissions were from members of the public and generally within the scope of mail-out area.
2	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)	<ul style="list-style-type: none"> ▪ A review of the engagement process was undertaken at the completion of the consultation process in accordance with the endorsed Engagement Plan to gauge the views of persons who provided submissions on the process to assist in future Code Amendment engagement improvements.
3	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> ▪ Engaged was undertaken at the draft Code Amendment stage when there was opportunity for input into the proposed policy approach.
4	Engagement contributed to the substance of the final plan	<ul style="list-style-type: none"> ▪ In a significant way with a proposed amendment to the maximum building heights and zone boundary amendment.
5	Engagement included the provision of feedback to community about outcomes of their participation	<ul style="list-style-type: none"> ▪ All written submissions received through the engagement process were acknowledged and provided with links to Council's YourSay website and the SA Planning Portal to keep up to date on the draft Code Amendment process. ▪ In accordance with Council's endorsed Engagement Plan advise persons who provided submissions when Council is to consider the draft Code Amendment following a review of submissions and how to access the report when made publicly available (which will detail any proposed amendments) following the consultation process. ▪ Further advise persons who provided submissions on the decision of Council and the next steps. ▪ Updates on the draft Code Amendment process included on Council's YourSay website.

Table 6

8.8 Applying the Charter Principles in practice

The Charter Principles were applied to the engagement as outlined in **Table 7**.

Charter Principle	How the engagement approach/ activities met the principle
Engagement is genuine	<p>Clear and concise information on the draft Code Amendment was provided through letters, information brochure as well as the full copy of the draft Code Amendment and its investigations made available on-line and in hard copy at Council's libraries and Civic Centre to ensure community understanding of the Code Amendment process and the planning policy proposed in the draft Code Amendment.</p> <p>The engagement process provided an opportunity for any person to identify their issues through a submission (via letter, e-mail or on-line submission through the SA Planning Portal and Council's YourSay website, which will be reviewed and considered before finalising the Code Amendment).</p> <p>Council staff contact details were provided on the consultation information to allow interested persons to contact Council and seek further information on the draft Code Amendment.</p>
Engagement is inclusive and respectful	People were provided the opportunity to participate via website, direct letters, e-mails, contact Council staff by telephone and the opportunity to be heard via written and/or verbal submissions
Engagement is fit for purpose	Council provided clear and concise information that was publicly available to ensure people understood what was proposed and how to participate in the draft Code Amendment engagement process.
Engagement is informed and transparent	<p>Council provided information (online and hard copy) in basic language clearly articulating the policy proposed in the draft Code Amendment, potential impacts, the engagement process and how interested persons could provide their feedback/participation.</p> <p>Following the conclusion of the engagement process an engagement report has been prepared summarising the feedback received and how it has been used to inform any amendments to the draft the Code Amendment for a decision of Council and then to the Minister.</p>
Engagement is reviewed and improved	The draft Code Amendment Engagement process has included an evaluation process and at the conclusion of the engagement process and reported on in the Engagement Report.

Table 7.

9 Conclusion

The engagement process for the proposed Albert Park Mixed Use Draft Code Amendment (Part-Privately Funded) involved a two-month timeframe (21 March to 23 May 2022), followed by a Public Meeting for persons to provide a verbal submission to Council's City Services Committee on 20 June 2022.

While a range of approaches ensured that information was easy to access, and that there were multiple, convenient ways that feedback could be provided, the survey results (although small in sample) indicate a polarisation of responses. The results are not surprising given there were general concerns raised through the submissions received on issues including but not limited to traffic impacts, car parking and building heights.

Evaluation data indicates that evaluation survey respondents (60%) generally felt that they were given adequate opportunity to be heard and sufficient time to provide feedback, which verifies the continuation of a two-month process for future Code Amendment engagement processes and the use of a Public Meeting at the end of the process to provide a further avenue for the community to be heard.

However, the evaluation survey results also showed 50% felt they did not find the information easy to understand with 70% also indicating they were not given sufficient information to make an informed view. The planning system and specifically the Code Amendment process can be alien to many who have not been involved with this process in the past. The feedback provides Council with an opportunity to review the ability to access information for future Code Amendment processes as well as improve on simplifying the key aspects of the proposed policy.

Following the consultation process and a review of the feedback received proposed amendments have been recommended to the draft Code Amendment to reduce the proposed building heights. The proposed reduction in built form is considered appropriate to further improve the transition between the draft Code Amendment Affected Area and the adjacent residential area. A further amendment is proposed to re-align the Suburban Business Zone to retain an allotment within the existing General Neighbourhood Zone following a review of the feedback received.

10 Attachments

Attachment 1 Scope of engagement mail-out

Attachment 2 – Engagement Material

Attachment 3 – Copy of Council Endorsed Engagement Plan

Attachment 4 Copy of Written Submissions Received

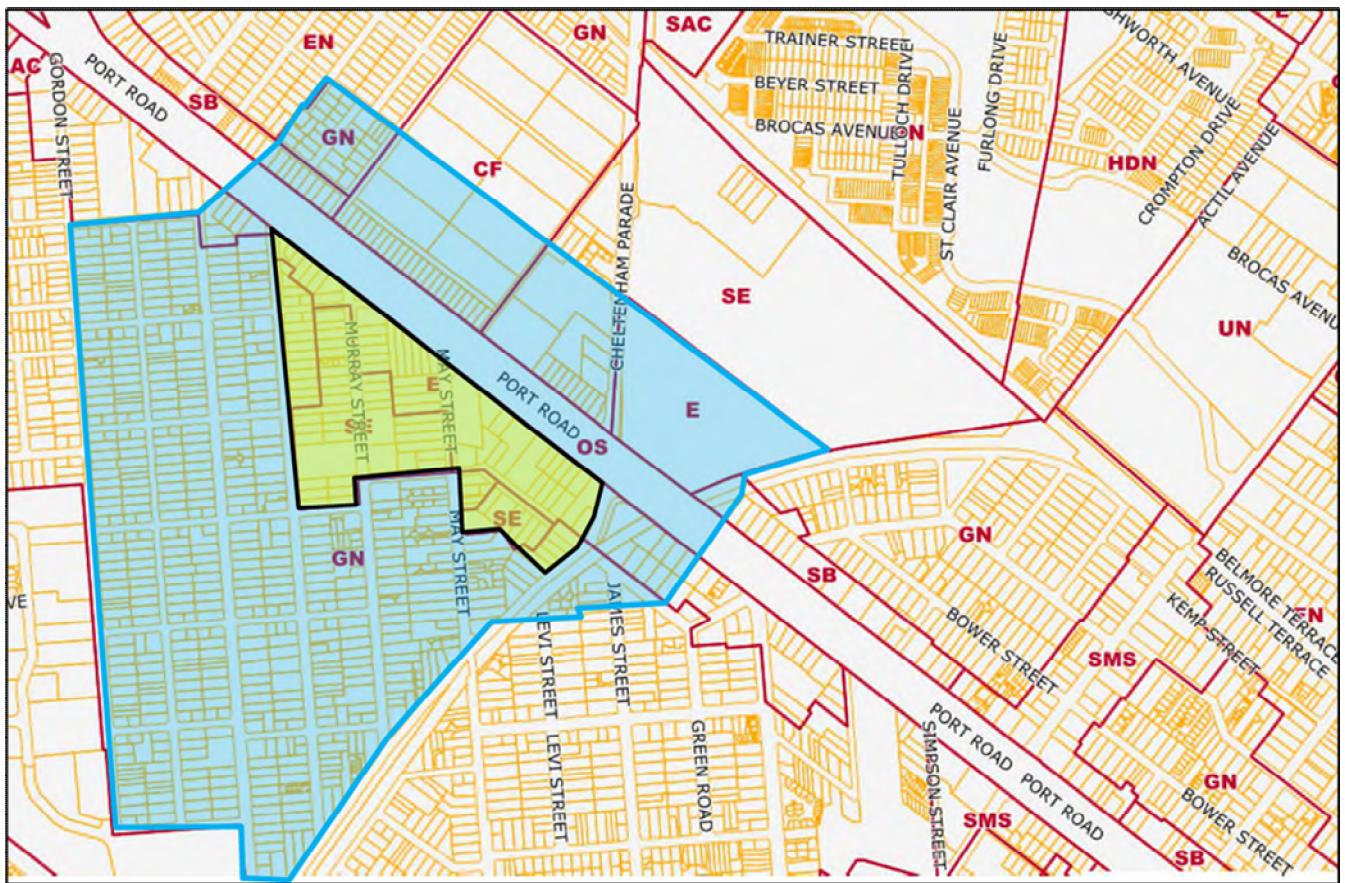
Attachment 5 Evaluation Survey Responses

Attachment 6 Amended Concept Plan

Attachment 6 – Amended Overlays

Attachment 7 – Amendment instructions

Attachment 1 – Scope of the engagement mail-out



Affected Area

Scope of Mail Out

Attachment 2 – Engagement Material



Albert Park Mixed Use Draft Code Amendment (Part Privately Funded) – Information Brochure

What is this brochure about?

The City of Charles Sturt proposes changes to the South Australian Planning and Design Code (the Code) via the Albert Park Mixed Use Code Amendment (Part Privately Funded).

The Affected Area (area investigated for the proposed rezoning) comprises around 11 ha of land bound by Port Road, West Lakes Boulevard, Glyde Street, Osborne Street, Grace Street, and south of Jervois Street (see **Figure 1 below**).

The Code Amendment proposes rezoning the majority of the Affected Area from its current Employment and Strategic Employment Zones to zones that will facilitate mixed use development in the form of higher density residential and/or commercial development.

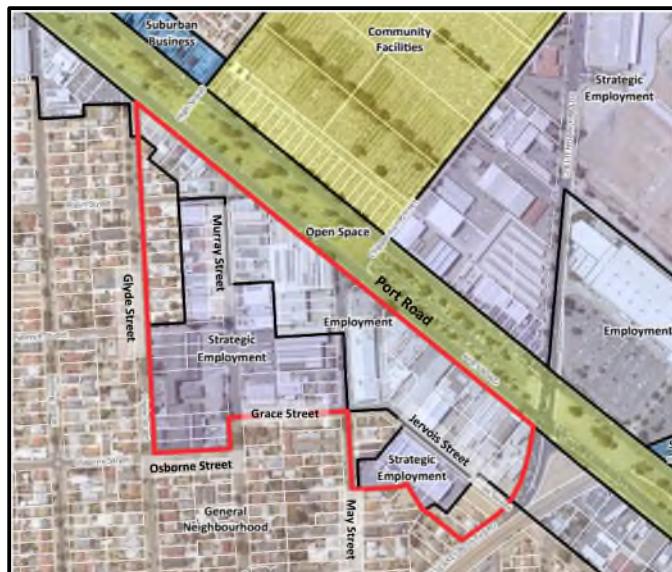


Figure 1: Affected Area

What is the ‘Planning and Design Code’ and a ‘Code Amendment’?

The Code is the State’s key statutory document in the planning system that contains development assessment policy. Development applications are assessed against policies contained within the Code. It was introduced by the State in March 2021.

A Code Amendment is a formal process that proposes changes to the Code and must ultimately be approved by the Minister for Planning. It includes details of the investigations undertaken to justify and support the proposed zone and policy changes.

What is a ‘privately funded’ Code Amendment?

A ‘privately funded’ Code Amendment is funded by private entities. In this case, around 4 hectares of the affected area is owned by one entity, who has agreed to fund 50% of the Code Amendment costs.

The funder has the same rights as any member of the public to comment on the draft Code Amendment when it is released for consultation. Council will manage the Code Amendment process in accordance with its legal obligations.

Background

The Minister for Planning first agreed to the rezoning in December 2019. Because of delays, and the new planning system coming into effect in March 2021, Council was required to seek a rezoning under the new system in March 2021. The Minister’s agreement to prepare the Code Amendment was received in May 2021.

Existing land use rights

Notwithstanding the proposed rezoning, existing land use rights will enable current activities to continue within the affected area.

Findings of the Investigations

The Code Amendment investigations confirm that most of the land should be rezoned. The key findings are summarized below, however more detail can be viewed in the draft Code Amendment and appendices.

Proposed Zones and Building Heights

Investigations propose the Suburban Business Zone (**SB**) and Housing Diversity Neighbourhood Zone (**HDN**) be applied to most of the affected area (see **Figure 2**).

The SB Zone encourages businesses with low level off-site impacts and complementary medium density housing, up to 4 levels. The HDN Zone encourages medium density housing up to 3 levels in height (see **Figure 3**).

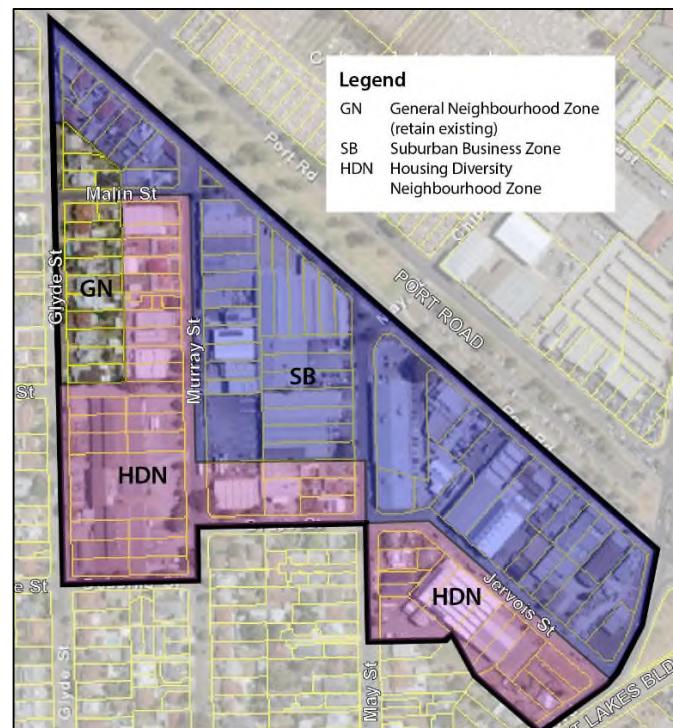


Figure 2: Proposed Zones



Albert Park Mixed Use Draft Code Amendment (Part Privately Funded) – Information Brochure

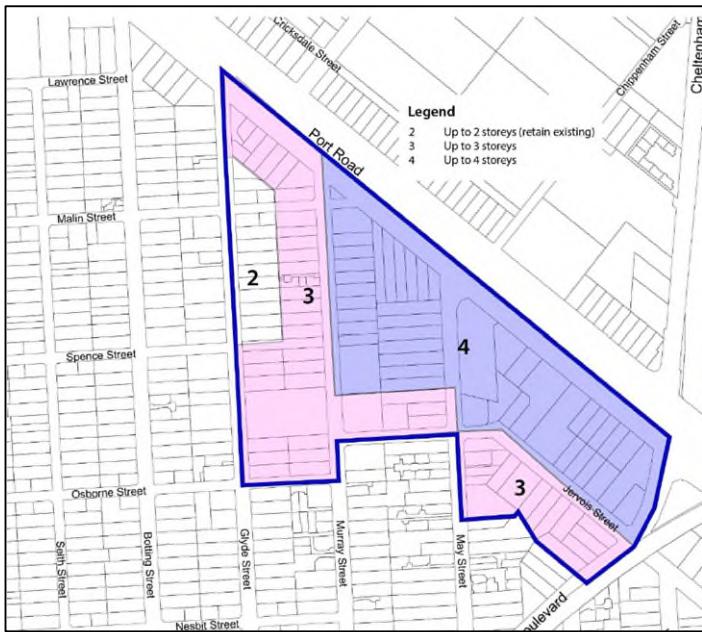


Figure 3: Proposed Building Heights

Traffic Investigations

Modelling predicts that key intersections within the area will continue to operate satisfactorily, with minor increases in queue lengths and degree of saturation. The May Street/Port Road intersection is expected to accommodate an additional 60 vehicle movements during the PM peak period; Jervois Street/West Lakes Boulevard an additional 25 vehicle movements during the PM peak period; and May Street/West Lakes Boulevard an additional 6 vehicle movements during the PM peak period.

Environmental Assessment

Most of the assessment area includes commercial / industrial uses with potentially contaminating activities (PCAs). Development of more sensitive land uses (eg residential, public open space) will require more comprehensive investigations and possibly site remediation. Should the Code Amendment be approved site contamination audits will be required at the development application stage.

Infrastructure Investigations

There is enough capacity in the infrastructure systems (ie potable water, sewer, electricity, gas and communications) to accommodate the anticipated development. With regards to stormwater management two sub-catchments within the area are likely to require on-site stormwater detention. The findings indicate that detention volume could be attained by various methods such as detention basins, underground tanks, oversized pipes, or a combination of these to be determined at the development application stage. The report also recommends that finished floor levels will need to be 300mm above the anticipated 1% AEP flood level.

How can I view the Code Amendment?

The draft Code Amendment can be viewed online at www.yoursaycharlessturt.com.au or via the SA Planning Portal at https://plan.sa.gov.au/have_your_say/code_amendments

Hard copies can be viewed at Council's Civic Centre, 72 Woodville Road, Woodville, from 8.30am to 5.00pm, Monday to Friday during the consultation period. A copy of the Code Amendment can also be viewed at any of Council's five libraries: Civic Library (Woodville), Findon, Henley Beach, Hindmarsh and West Lakes.

How can I have my say on the Code Amendment?

Written submissions must be received by Council no later than 5.00pm, Monday 23 May 2022.

Written submissions can be provided via one of the following:

- Online via the SA Planning Portal at https://plan.sa.gov.au/have_your_say/code_amendments
- Online via Council's YourSay website at www.yoursaycharlessturt.com.au
- Via email to jgronthos@charlessturt.sa.gov.au
- Via post to:
 - Chief Executive Officer, City of Charles Sturt
 - Titled 'Albert Park Mixed Use Code Amendment'
 - PO Box 1
 - Woodville SA 5011.

Submissions need to indicate if you wish to be heard or don't wish to be heard at the public meeting. All written submissions will be public documents and made available for viewing online and at the Civic Centre from the end of the consultation period until the conclusion of the process.

Public meeting

A public meeting will be held on **Monday 20 June 2022 at 6pm at the Civic Centre, Woodville Road.** The public meeting may not be held if no submissions are received or if no-one requests to be heard. As part of the engagement process, Council is also required to evaluate the success of the engagement activities. An evaluation survey will be forwarded to all persons that have provided a written submission after the engagement process to seek feedback on the process.

What happens next?

Council will consider all submissions and may recommend changes to the draft Code Amendment. An Engagement Report will be prepared and be sent to the Minister for Planning for a decision on the Code Amendment (amended or otherwise). The Minister can approve the Code Amendment, approve the Code Amendment subject to certain amendments, or decline to approve the Code Amendment. If the Amendment is approved by the Minister, it will be referred to the Environment Resources and Development Committee (Parliamentary Committee) for review.

For further information please contact:

Jim Gronthos, Senior Policy Planner

Ph: (08) 8408 1265

Email: jgronthos@charlessturt.sa.gov.au

Available - Monday – Thursday (9.00am to 5.00pm)

FEEDBACK FORM

UP



Community Engagement Evaluation Survey – Albert Park Mixed Use Draft Code Amendment

Thank you for participating in the community engagement process regarding the Albert Park Mixed Use Draft Code Amendment. As a participant in this process, we invite you to complete this evaluation survey. Please complete and return this survey to the City of Charles Sturt by Monday 18 July 2022.

1. I am a? (Select all that apply to you)

- Local Resident
- Local Business Owner
- Other (please specify) _____

2. I participated in the community engagement process by? (Select all that apply to you)

- Lodging a written submission
- Providing a verbal submission at the Public Hearing on Monday 20 June 2022

3. How did you find out about the Albert Park Mixed Use Draft Code Amendment?

(Select all that apply to you)

- I received a letter and information pack in my letterbox
- I heard about it from my neighbour or friend (word of mouth)
- I picked up a fact sheet at my local library
- I picked up a fact sheet from the Civic Centre at Woodville
- I saw the Public Notice in The Advertiser
- I read about it on the City of Charles Sturt website
- I read about it on Your Say Charles Sturt community engagement site
- Other (please specify) _____

4. Please indicate the extent to which you agree or disagree with the following statements

Topic	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
I was given sufficient information so that I could make an informed view					
I found the information easy to understand					
I felt informed about why I was being asked for my view, and the way it would be considered					
I felt I had sufficient time to provide my feedback (21 March to 23 May 2022)					
I feel the engagement genuinely sought my input to help shape the proposal					
I was given adequate opportunity to be heard					
I am confident that the issues I raised were heard and will be considered before a final decision is made by Council					

Thank you for completing this evaluation survey, please return by Monday 18 July 2022

Attention: Georgina House, Community Engagement Coordinator, Urban Projects,
City of Charles Sturt, 72 Woodville Road, Woodville SA 5011, PO Box 1, Woodville SA
or Email to Georgina House at ghouse@charlessturt.sa.gov.au

Attachment 3 – Copy of Endorsed Engagement Plan

The City of Charles Sturt

Engagement Plan

Albert Park Mixed Use Code Amendment

October 2021

Contact details

Name: Jim Gronthos

Position: Senior Policy Planner

Email: jgronthos@charlessturt.sa.gov.au

Phone: 8408 1111

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6. SCOPE OF INFLUENCE
7. KEY MESSAGES
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10. THE ENGAGEMENT APPROACH
11. COMMUNITY ENGAGEMENT PLAN
12. APPLYING THE CHARTER PRINCIPLES IN PRACTICE
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1. Background information

The investigation area includes land located in the suburb of Albert Park in the vicinity of Port Road, Glyde Street, Grace Street, Murray Street, May Street and West Lakes Boulevard (see **Figure 1- Affected Area** below).

The area is currently zoned primarily Strategic Employment Zone, Employment Zone and partly General Neighbourhood Zone, and is adjacent to a major road transport corridor (Port Road) and near the Grange station on the Grange railway line.

The State Planning Policies and Regional Plan seek to manage the impacts of population growth by enabling residential growth through infill development.

The surrounding locality is characterised by low density housing stock. The area's proximity to a major transport corridor and a rail service, combined with the age and nature of some existing industrial operations, provides the opportunity for mixed use development, including higher density residential development. As such, it is proposed that the zone be amended to facilitate a mixed-use environment, allowing for higher residential densities and/or commercial development.

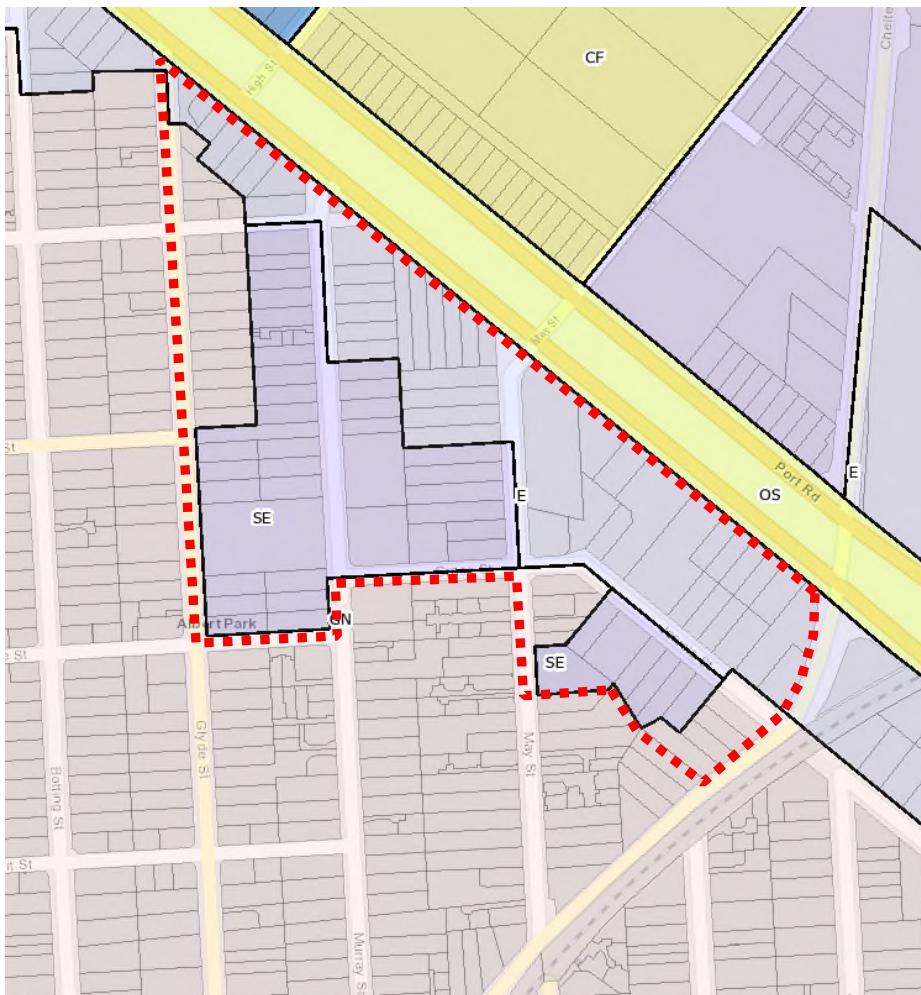
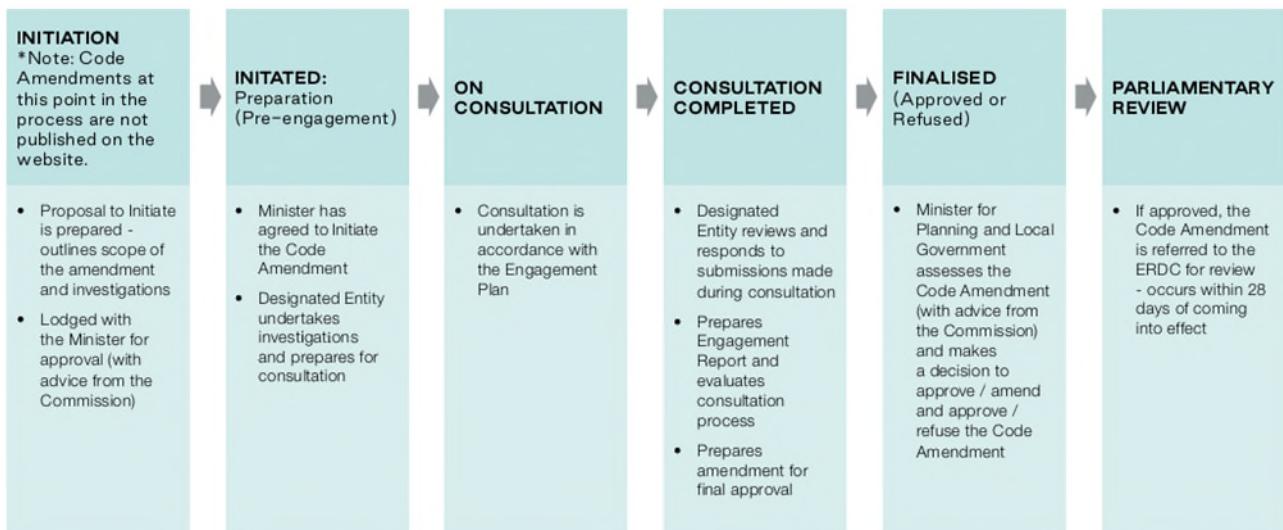


Figure 1: Affected Area 

2. Status of the Code Amendment

The Code Amendment process includes a number of steps which must be undertaken before any changes to zoning or policy can be implemented. An overview of the Code Amendment process is illustrated below. The Code Amendment has been 'Initiated' and is proposed to be placed 'On Consultation'.



3. Engagement purpose

The purpose of the engagement process is to inform and consult on the proposed rezoning of the Affected Area to enable future higher density residential and mixed use (commercial) development.

4. Engagement objectives

This engagement plan includes the following objectives to ensure consistency with the Government's Community Engagement Charter Principles:

- To ensure the Charles Sturt community has easy access to appropriate information about the proposed Code Amendment.
- To provide easy to understand written and graphic materials that explain and demonstrate the impacts of the proposed policy changes on the nature and scale of built form in the area.
- To provide opportunities for stakeholder engagement to inform the amendment.
- To gain input from community and other stakeholders in ways that are inclusive and engaging and inform the amendment.
- To obtain localised knowledge and perspective to inform the amendment.
- To ensure that all affected and interested stakeholders have the ability to provide input.
- To build positive relationships between Council and the community, and position the City of Charles Sturt as an organisation that is providing sound management decisions.
- To inform the Charles Sturt community and other stakeholders of Code Amendment related decisions and reasoning for these decisions.
- To comply with the Community Engagement Charter and the *PDI Act 2016*.

5. Stakeholder identification and analysis

The primary audience for the engagement of this Code Amendment are the adjacent land owners and the broader Albert Park community.

Overall, the aim of the community engagement is to provide a level of engagement which seeks to work directly with the relevant stakeholders throughout the process to ensure that public concerns and aspirations are understood, considered and reflected in the Code Amendment process.

A stakeholder approach has been prepared and is detailed in Part 10, with a summary of this analysis provided in **Table 1** below.

Table 1 Stakeholder Analysis Summary

Inform and Consult	State Planning Commission Planning and Land Use Services / Attorney General's Department Local Government Association Landowners and occupiers within and adjacent to the Affected Area Department for Infrastructure and Transport (DIT) – Transport Services Department for Infrastructure and Transport (DIT) – Public Transport Division Department of Justice – State Emergency Services & SA Metropolitan Fire Service South Australian Police (SAPOL) SA Ambulance Service South Australian Metropolitan Fire Service Department for Water and Environment Department for State Development SA Health (Department for Health and Wellbeing) Environment Protection Authority Department for Education and Child Development Utility Providers NBN State MP Federal MP City of West Torrens City of Prospect City of Port Adelaide and Enfield City of Adelaide	<ul style="list-style-type: none">• Letters• Website• Library Display• Locally circulated newspaper• Information brochure
Inform and Consult	General Public	<ul style="list-style-type: none">• Website• Social Media• Library Display• Locally circulated newspaper• Information brochure

The following agencies, State and Federal Members of Parliament, interested parties, individuals, communities of interest, and Councils will be consulted during the consultation stage of the draft Code Amendment:

- Local Government Association
- Planning and Land Use Services | Attorney-General's Department
- Department for Infrastructure and Transport (DIT) – Transport Services
- Department for Infrastructure and Transport (DIT) – Public Transport Division
- SA Health (Department for Health and Wellbeing)
- Department of Justice – State Emergency Services & SA Metropolitan Fire Service
- South Australian Police (SAPOL)
- SA Ambulance Service
- South Australian Metropolitan Fire Service
- Department for Water and Environment
- Department for State Development
- Environment Protection Authority
- Department for Education and Child Development
- Electranet Pty Ltd
- Epic Energy
- SA Power Networks
- APA Group
- SA Water
- NBN
- Hon Joe Szakas MP (Member for Cheltenham)
- Hon Mark Butler MP (Federal Member for Hindmarsh)
- City of West Torrens
- City of Prospect
- City of Port Adelaide and Enfield
- City of Adelaide
- Land owners and occupiers within and adjacent to the Affected Area
- The broader Charles Sturt community

6. Scope of influence

Aspects of the draft Code Amendment process which stakeholders and the community *can* influence are:

- The type of zone(s) selected for the affected area, and the extent of its spatial application across the affected area.
- Potential building heights and setbacks applicable to parts of the zones, as well as other applicable 'Technical and Numerical Variations' (TNV) that are available to the selected zone(s).
- The desired location and size (up to a maximum of 12.5% of the developable area) of future public open space.
- Desired pedestrian, cycle linkages

Aspects of the draft Code Amendment process which stakeholders and the community *cannot* influence are:

- The geographic extent of the Code Amendment Affected Area.
- The creation or amendment of policy contained within the Planning and Design Code.
- The extent and placement of desired land uses.
- The percentage of physical public open space contribution (legislated).
- The design of future development proposals eg: dwelling applications.
- The type of future non-residential development proposals.
- The design of future public open space.

7. Key Messages

The following key messages will underpin the engagement regarding the draft Code Amendment:

- The City of Charles Sturt is proposing to re-zone the Affected Area from Strategic Employment Zone and Employment Zone to Suburban Business Zone and Housing Diversity Neighbourhood Zone in order to facilitate mixed used development in the form of residential and commercial land uses.
- The reason for this is that the Affected Area is of a size, configuration and location (proximity to transport options, services and direct interface with Port Road) to investigate a rezoning to facilitate a mixed-use environment, which allows for residential development and some commercial opportunities.
- A Code Amendment process is required to enable this re-zoning.

8. Level of Participation

The level of engagement for this project is based on the International Association of Public Participation (IAP2) Spectrum as it is well known and used by local governments.

The following level of engagement is proposed:

Inform	Consult
<p><i>To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.</i></p>	<p><i>To obtain public feedback on analysis, alternatives and/or decisions.</i></p>

9. Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Potential nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Land owners and occupiers within and adjacent to the Affected Area	High	<ul style="list-style-type: none"> • High interest in the Code Amendment proposal and impact as the Zone change is located within their locality; • How the Zone change will affect the street and general locality. • How the Zone change will affect the nature of traffic in the locality. 	That they will be kept informed, listened to, their comments are acknowledged in the Code Amendment engagement process.	Inform and Consult
Department for Infrastructure and Transport (DIT) – Transport Services	High	<ul style="list-style-type: none"> • High level of interest; and Identified as a required consultation as the Affected is adjacent to a DIT controlled road. 	Ensure their submission is acknowledged and reflected in the Code Amendment engagement process.	
Local Government Association	Medium	<ul style="list-style-type: none"> • Medium level of interest as the Code Amendment is relevant to the City of Charles Sturt; and • It is a mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the PDI Act. 	Direct stakeholders to the SA Planning Portal and Council's YourSay website to provide up to date information on the status of the draft Code Amendment process.	
State Planning Commission	Medium	<ul style="list-style-type: none"> • Medium level of interest. 	Feedback provided after the Code Amendment engagement process to explain any policy amendments proposed to the draft Code Amendment (post engagement process) before a decision is made by Council.	
Attorney General's Department	Medium	<ul style="list-style-type: none"> • Medium level of interest; and • Identified as a required consultation. 		
Department for Infrastructure and Transport (DIT) – Public Transport Division	Medium	<ul style="list-style-type: none"> • Medium level of interest; and • Identified as a required consultation. 		
Environment Protection Authority	High	<ul style="list-style-type: none"> • High level of interest; and • The Code Amendment seeks to accommodate a more sensitive use of land as compared to the current non-residential use. 		
Department for Water and Environment	Medium	<ul style="list-style-type: none"> • Medium level of interest; • Potential for localised flooding and future stormwater management. 		
Department of Justice – State Emergency Services & SA Metropolitan Fire Service	Medium	<ul style="list-style-type: none"> • Medium level of interest; and • Identified as a required consultation. 		
SA Health (Department for Health and Wellbeing)	Medium			
South Australian Police (SAPOL)	Medium			
SA Ambulance Service	Medium			
South Australian Metropolitan Fire Service	Medium			
Department for State Development	Medium			
Department for Education and Child Development	Medium			

NBN	Medium			
Utility Providers	Medium			
State MP	Medium			
Federal MP	Medium			
Neighbouring Council's	Low	<ul style="list-style-type: none"> • Identified as a required consultation. 		
General Public	Low	<ul style="list-style-type: none"> • To keep informed in the overall process of the Code Amendment and Zone change; • To provide feedback on the Code Amendment. 		

10. The Engagement Approach

Stage	Objective	Stakeholders/target audience	Engagement level	Engagement activity	Timing	Who's responsible?	Resources required *	Risks and mitigation *
Code Amendment Engagement	<ul style="list-style-type: none"> Share information with the community and Agency's about the draft Code Amendment Explain the reasons for the draft Code Amendment Understand and consider the views of the stakeholder submissions received Inform and amend where appropriate the policy within the draft Code Amendment. 	<ul style="list-style-type: none"> Land owners in the Affected Area Adjacent landowners Department for Infrastructure and Transport (DIT) – Transport Services Local Government Association State Planning Commission Attorney General's Department Department for Infrastructure and Transport (DIT) – Public Transport Division Environment Protection Authority Department for Water and Environment Department of Justice – State Emergency Services & SA Metropolitan Fire Service South Australian Police (SAPOL) SA Ambulance Service South Australian Metropolitan Fire Service Department for State Development Department for Education and Child Development Office for Recreation, Sport and Racing Utility Providers State MP's Federal MP's Neighbouring Councils 	Inform and Consult	<ul style="list-style-type: none"> Letters to Stakeholders Website information Hard copy displays at Libraries Public Meeting to hear any verbal submissions Survey after engagement process to seek feedback on the process. Notice in the Advertiser. 	Eight (8) week consultation process. 21 March 2022 - 23 May 2022	City of Charles Sturt	<ul style="list-style-type: none"> Letters SA Planning Portal – Have Your Say City of Charles Sturt Website – YourSay City of Charles Sturt Social Media Pages Information Brochure Civic Centre and library display 	<ul style="list-style-type: none"> Allow for a wider stakeholder audience to ensure all feedback, comments and concerns are captured to inform the draft Code Amendment process. Allow for a wide range of engagement resources to accommodate different stakeholder groups.
	• General Public		Inform and Consult	<ul style="list-style-type: none"> Website information Hard copy displays at Libraries Public Meeting to hear any verbal submissions Survey after engagement process to seek feedback on the process. 	Eight (8) week consultation process. 21 March 2022 - 23 May 2022	City of Charles Sturt	<ul style="list-style-type: none"> SA Planning Portal – Have Your Say City of Charles Sturt Website – YourSay City of Charles Sturt Social Media Pages Information Brochure Civic Centre and library display 	<ul style="list-style-type: none"> Allow for a wider stakeholder audience to ensure all feedback, comments and concerns are captured to inform the draft Code Amendment process. Allow for a wide range of engagement resources to accommodate different stakeholder groups.

*this information does not need to be provided to the Minister

11. Community Engagement Plan

The scope for community engagement includes the following steps and timing.

Step	Title	Description
1.	Agreement from the Minister to Initiate a Code Amendment process.	<ul style="list-style-type: none"> Prepare information on the SA Planning portal and Council's website to advise of the Code Amendment process underway. Inform land owners / occupiers within the Code Amendment Affected Area and adjacent properties of the commencement of the Code Amendment process, the steps to be taken and how they will be consulted once a draft Code Amendment has been prepared for the purposes of consultation.
2.	Prepare Engagement Plan	<ul style="list-style-type: none"> Prepare a Community Engagement Plan in relation to the matter.
3.	Authorise Engagement Plan	<ul style="list-style-type: none"> Obtain approval of the Community Engagement Plan from Council
4.	Undertake Engagement	<p>The engagement activities include the following:</p> <ul style="list-style-type: none"> A copy of the draft Code Amendment in the SA Planning Portal. A notice in the Advertiser Newspaper. Information on Council's 'Your Say Charles Sturt' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs and information on how to make a submission. Copies of draft Code Amendment and information brochure to be made available at Council offices and libraries. Invitation to prepare submissions online or via post. A written notice to all property owners within the affected area and other property owners immediately surrounding the affected area inviting them to review and comment on the draft policy. Information brochure outlining what the draft Code Amendment is about, the proposed policy amendments, how interested persons can comment. City of Charles Sturt social media platforms. A Public Meeting to be held at the culmination of the consultation process to hear any verbal submissions.
5.	Consider Submissions	<ul style="list-style-type: none"> Review and consider written submissions received. Copy of written submissions received made publicly available on Council's YourSay website.
6.	Prepare Report	<ul style="list-style-type: none"> Prepare an engagement report which: <ul style="list-style-type: none"> Summarises the community engagement process and outcomes. Present comments on the feedback provided. Make recommended responses.
7.	Council Decision	<ul style="list-style-type: none"> Council Members will consider the report and recommendation(s) and decide on the matter. Communicate Council's decision and next steps in the Code Amendment process through Council's YourSay website and in writing to all persons who provided submissions. The Engagement Report and Code Amendment Report to be made publicly available on Council's YourSay website and on the SA Planning Portal.
8.	Minister Decision	<ul style="list-style-type: none"> Engagement report and Code Amendment submitted to the Minister for decision on the Code Amendment. On-going updates on the Code Amendment process will be provided on Council's dedicated YourSay website and through the SA Planning Portal for the project including submission of the Code Amendment to the Minister for consideration and the process of Parliamentary scrutiny following the Minister's decision.
9.	Communicate Decision	<ul style="list-style-type: none"> Following a decision of the Code Amendment by the Minister communicate decision through Council's YourSay website and through the SA Planning Portal and in writing to all persons who provided submissions.

12. Applying the Charter principles in practice

The South Australian Community Engagement Charter outlines five principles that describe what is important when engaging on the establishment or amendment to planning policy, strategies or schemes. **Table 2** below outlines how the Code Amendment engagement process will align with these principles.

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none"> Provide clear and concise information on the draft Code Amendment to ensure community understanding of the Code Amendment process and the planning policy proposed in the draft Code Amendment. Provide opportunity for stakeholders and the community to identify their issues through a submission which will be reviewed and considered before finalising the Code Amendment.
Engagement is inclusive and respectful	<ul style="list-style-type: none"> Provide people the opportunity to participate via website, direct letters and social media and have the opportunity to be heard via written and verbal submission.
Engagement is fit for purpose	<ul style="list-style-type: none"> Provide clear and concise information that is publicly available to ensure people understand what is proposed and how to participate in the Code Amendment engagement process.
Engagement is informed and transparent	<ul style="list-style-type: none"> Provide information (online and hard copy) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation. Prepare at the end of the engagement process an engagement report to summarise the feedback received and how it has been used to inform any amendments to the draft the Code Amendment for a decision of Council and then to the Minister.
Engagement is reviewed and improved	<ul style="list-style-type: none"> The Code Amendment Engagement process is evaluated and measured at the conclusion of the engagement process and reported on in the Engagement Report.

Table 2 Alignment of engagement activities against the Charter's Principles

13. Evaluation

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> ▪ People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> ▪ Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> ▪ People were effectively engaged and satisfied with the process. ▪ People were clear about the proposed change and how it would affect them. 	Community	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an adequate opportunity to be heard	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> ▪ All relevant information was made available and people could access it. ▪ People understood how their views were considered, the reasons for the outcomes and the final decision that was made. 	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> ▪ The engagement was reviewed and improvements recommended. 	Project Lead	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> ▪ Reviewed and recommendations made ▪ Reviewed but no system for making recommendations ▪ Not reviewed 	Per cent from each response.
6	Engagement occurs early	<ul style="list-style-type: none"> ▪ Pre-statutory engagement occurred before the release of the draft Code Amendment to inform directly affected landowners, adjacent landowners and wider community that the Code Amendment process has been initiated and the next steps forward in the process. 	Project Lead	Engagement occurred early enough to make stakeholders aware of the process initiated.	<ul style="list-style-type: none"> ▪ Engaged when there was opportunity for input into the draft Code Amendment 	Per cent from each response.
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	<ul style="list-style-type: none"> ▪ Engagement contributed to the substance of the final draft Code Amendment for decision. 	Project Lead	Engagement contributed to the substance of the final plan	<ul style="list-style-type: none"> ▪ In a significant way ▪ In a moderate way ▪ In a minor way ▪ Not at all 	Per cent from each response.
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> ▪ Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement 	Project Lead	Engagement provided feedback to community about outcomes of engagement	<ul style="list-style-type: none"> ▪ Formally (report or public forum) ▪ Informally (closing summaries) ▪ No feedback provided 	Per cent from each response.
9	Charter is valued and useful	<ul style="list-style-type: none"> ▪ Engagement is facilitated and valued by planners 	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide		

14. Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Receipt of written submissions	The City of Charles Sturt.	On receipt of a submission provide a written acknowledgement.
The general public will be made aware of the outcomes via information made available on the Plan SA Portal and Council's YourSay website.	The City of Charles Sturt.	Following a review of the submissions received a decision has been made by Council on a final draft Code Amendment.
All stakeholders who provided a submission will be directly notified in writing by letter and / or e-mail.	The City of Charles Sturt.	Following a review of the submissions received a decision has been made by Council on a final draft Code Amendment.

Attachment 4 – Copy of Written Submissions Received

Albert Park Mixed Use Draft Code Amendment

Written Submissions Received

March 21 - May 23, 2022

SUBMISSION 1

Jim Gronthos

From: Adrian Tero <Adrian.Tero@epic.com.au>
Sent: Tuesday, 15 March 2022 4:29 PM
To: Jim Gronthos
Subject: RE: Consultation by the City of Charles Sturt on the Albert Park Mixed Use Code Amendment

Hi Jim,

Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.

Regards

Adrian Tero
Risk and Compliance Advisor



Epic Energy South Australia Pty Ltd
26 High Street Dry Creek SA 5094

T +61 8 8343 8138 F+61 8 8349 6493 M +61 418 849 422
E Adrian.Tero@epic.com.au

epicenergy.com.au

From: Jim Gronthos <jgronthos@charlessturt.sa.gov.au>
Sent: Tuesday, 15 March 2022 3:30 PM
To: Adrian Tero <Adrian.Tero@epic.com.au>
Subject: Consultation by the City of Charles Sturt on the Albert Park Mixed Use Code Amendment

CAUTION: This email originated from outside the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is safe.

Dear Adrian,

The City of Charles Sturt will be releasing the Albert Park Mixed Use Draft Code Amendment for consultation on 21 March 2022 as required under the Planning, Development and Infrastructure Act 2016 (the Act).

Enclosed is an information brochure summarising the proposed policy amendments and details of the public consultation process, including how you can submit your comments.

Consultation will take place in accordance with the Engagement Plan prepared by the City of Charles Sturt and as required by the Community Engagement Charter under the Act.

The Engagement Plan, Code Amendment and supporting documents can be inspected online on the SA Planning Portal at https://plan.sa.gov.au/have_your_say/code_amendments or at www.yoursaycharlessturt.com.au

A copy of the Community Engagement Charter can be found at the following link

https://plan.sa.gov.au/resources/planning/community_engagement_charter

The consultation involves an eight (8) week period.

Please provide any comments on the Code Amendment by **5.00pm on Monday 23 May 2022** either through the SA Planning Portal or YourSay links above or by email to jgronthos@charlessturt.sa.gov.au or by post to Chief Executive Officer, City of Charles Sturt, Titled 'Albert Park Mixed Use Code Amendment', PO Box 1, Woodville SA 5011.

Should you have any questions regarding the Code Amendment, please contact me on 8408 1265 or by email at jgronthos@charlessturt.sa.gov.au

Thank you and kind regards

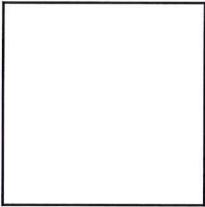
Jim Gronthos
Senior Policy Planner
Urban Projects

(Monday to Thursday)

T: 08 8408 1265

M: 0491 317 281

www.charlessturt.sa.gov.au



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This initiative forms part of our environmental plan

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SUBMISSION 2

Archived: Wednesday, 30 March 2022 12:36:34 PM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 29 March 2022 7:27:11 PM

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Daniel

Last Name

Chapman

Email Address

[REDACTED]

Postal Address

Gordon Street Albert Park

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

I vote to keep Albert park as existing zoning and not increase it to 3-4 level density. the suburb doesn't need these type of high rise blocks in the area.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

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SUBMISSION 3

Archived: Tuesday, 5 April 2022 9:05:04 AM

From: [Rick Chenoweth](#)

Sent: Monday, 4 April 2022 5:06:49 PM

To: [Jim Gronthos](#)

Subject: RE: Consultation by the City of Charles Sturt on the Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[~WRD0000.jpg](#);

Hi Jim

Thank you for seeking City of Prospect's views on your proposed Code Amendment, but council has no comments to make on the proposal.

Regards

Rick Chenoweth

Senior Policy Planner

T 08 8269 5355

Payinthi - 128 Prospect Road, Prospect, SA 5082 | PO Box 171, Prospect SA 5082

rick.chenoweth@prospect.sa.gov.au

City of Prospect acknowledges that we are on the traditional country of the Kaurna people of the Adelaide Plains region, and we pay our respect to Elders past and present.



From: Jim Gronthos <jgronthos@charlessturt.sa.gov.au>

Sent: Wednesday, 16 March 2022 9:40 AM

To: Administration <admin@prospect.sa.gov.au>

Subject: Consultation by the City of Charles Sturt on the Albert Park Mixed Use Code Amendment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr White,

The City of Charles Sturt will be releasing the Albert Park Mixed Use Draft Code Amendment for consultation on 21 March 2022 as required under the Planning, Development and Infrastructure Act 2016 (the Act).

Enclosed is an information brochure summarising the proposed policy amendments and details of the public consultation process, including how you can submit your comments.

Consultation will take place in accordance with the Engagement Plan prepared by the City of Charles Sturt and as required by the Community Engagement Charter under the Act.

The Engagement Plan, Code Amendment and supporting documents can be inspected online on the SA Planning Portal at https://plan.sa.gov.au/have_your_say/code_amendments or at www.yoursaycharlessturt.com.au

A copy of the Community Engagement Charter can be found at the following link
https://plan.sa.gov.au/resources/planning/community_engagement_charter

The consultation involves an eight (8) week period.

Please provide any comments on the Code Amendment by **5.00pm on Monday 23 May 2022** either through the SA Planning Portal or YourSay links above or by email to jgronthos@charlessturt.sa.gov.au or by post to Chief Executive Officer, City of Charles Sturt, Titled 'Albert Park Mixed Use Code Amendment', PO Box 1, Woodville SA 5011.

Should you have any questions regarding the Code Amendment, please contact me on 8408 1265 or by email at jgronthos@charlessturt.sa.gov.au

Thank you and kind regards

Jim Gronthos
Senior Policy Planner
Urban Projects

(Monday to Thursday)

T: 08 8408 1265

M: 0491 317 281

www.charlessturt.sa.gov.au

SUBMISSION 4

Archived: Wednesday, 6 April 2022 1:17:29 PM

From: noreply@charlessturt.sa.gov.au

Sent: Wednesday, 6 April 2022 1:02:21 PM

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Lauren

Last Name

Brett

Email Address

[REDACTED]

Postal Address

[REDACTED] West Lakes Boulevard, Albert Park SA 5014

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

I do not want 4 level housing in Albert Park.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

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https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

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SUBMISSION 5

Archived: Monday, 11 April 2022 12:23:39 PM

From: [REDACTED]

Sent: Thu, 7 Apr 2022 13:10:00

To: [Jim Gronthos](#)

Subject: Code Amendment -Albert Park

Importance: Normal

Sensitivity: None

Hi Jim

I write as a representative of Gateway Church on Jervois street, Albert Park.

We think the re-zoning of the 11 hectares around our church to medium density housing is a fantastic idea and if we can be a part of positive impact of the community in the future, that would be great.

We would love to be able to secure the land that fronts west lakes boulevard for commercial/community use..

Regards

Rev Jeremy Jaques

SUBMISSION 6

City of Charles Sturt Council
Attention Mr Jim Gronthos
PO Box 1
WOODVILLE SA 5011

23 April, 2022

Dear Sir,

Re: Albert Park Mixed Use Draft Code Amendment (Part-Privately Funded)

Thank you for meeting with Bruce Williams, Jeanine McKenzie ("Street Champion"), Angie Vinicky and Kelly Thomas on 21 April, 2022 and taking the time to explain the intention of the Draft Code in more detail.

We note that Kelly Thomas will not on this occasion be able to provide any support to the Residents of Albert Park who are affected by this proposed Draft Code.

We make the following comments:

- Not able to see how the Draft Code Amendment Plan ("DCAP") will interlock with the "Neighbourhood Plan" ("NP") which is intended to co-ordinate street improvements, recreation and greening opportunities, and support community well being.
- The DCAP has the potential to turn a smart, nice suburb into a concrete jungle. It appears that anything can be destroyed in the name of money. There are not many smart, nice suburbs left. We should try our utmost to keep ours!
- It is not obvious to us that there is anything in this privately funded plan that preserves and enhances the amenity of the Locality.
- The DCAP has the potential to destroy the character and heritage of Albert Park which as it stands is a really smart suburb tucked in between West Lakes Boulevard and the Port Road, and not too many people know about.
- There was green space planned between Glyde and Murray Streets. Doesn't appear on the DCAP. Where has it gone?
- The "Traffic Investigations" scenario mentioned is a joke. It is simply not accurate. Ask those that live here. There are houses and Units in May Street that have a minimum of 3-4 cars. Where will they park?
- We do not want to end up looking like West Lakes West with huge concrete buildings where one struggles to see the sky or the sun. It also has the potential to increase crime activity in the area as has been shown in the new West Lakes West development.
- The suburbs of West Croydon/Croydon are a classic example of further restricting urban development and the houses are in keeping with the character of the area. We should be maintaining what we have.
- It is not a pleasure, as yet to walk in the suburb of Albert Park, but once streets are beautified Albert Park has the potential to become a very sought after place to live.
- Suffice to say that we do not support the DCAP.

Angelika Vinicky
[REDACTED] May Street, ALBERT PARK. 5014
[REDACTED]



Jeanine McKenzie
Street Champion
Area Co-ordinator for Albert Park
Neighbourhood Watch
[REDACTED] May Street,
ALBERT PARK. 5014
[REDACTED]



SUBMISSION 7

Archived: Thursday, 5 May 2022 7:25:44 AM

From: noreply@charlessturt.sa.gov.au

Sent: Wednesday, 4 May 2022 10:05:13 PM

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Matthew

Last Name

Pignotti

Email Address

[REDACTED]

Postal Address

[REDACTED] Glyde street, Albert Park

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

I do not support this proposal, specifically the high density housing and multi-story dwellings. This would result in a dramatic increase in traffic, vehicles and congestion on already dangerous roads. Port road is heavily congested and adding more population and traffic would only increase the challenges. Add to this the proposal for living streets and further contesting local roads and the streets will be impossible to use without risk of accidents. This proposal seems like a greedy grab for extra land taxes and council rates and at some point there needs to be a stop to this ongoing development. A better suggestion would be to have single story homes on 350+ Sqm blocks with the addition of community green space with a fenced dog park. This would allow for reasonable residential development while managing the overall density and congestion.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

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SUBMISSION 8

Archived: Wednesday, 11 May 2022 10:22:27 AM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 9 May 2022 8:01:12 PM

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

JACK

Last Name

HOLMES

Email Address

[REDACTED]

Postal Address

[REDACTED] Cator Street, West Hindmarsh

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

I support the Albert Park Mixed Use Draft Code Amendment.

The rezoning of those parcels adjoining the existing neighbourhood as HDN and 3-storeys is acceptable as it limits the extent to which existing residents will feel the development is overbearing or overlooking their backyards.

The rezoning of the Port Road frontage as SB and 4-storey is also acceptable as there is a buffer between existing residents and this location.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

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Charles Sturt.

SUBMISSION 9

Archived: Wednesday, 11 May 2022 10:47:31 AM

From: [PlanSA Submissions](#)

Sent: Tuesday, 10 May 2022 11:19:13 AM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Paul

Family name: STRUBE

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: My wife and I and family are residents on Murray Street, Albert Park. We are already concerned at the traffic load down West Lakes Blvd past our intersection. We strongly support the installation of a traffic light at the

Murray St/West Lakes Blvd intersection, given the expected increased traffic load your Draft Code estimates, and the likely increase in heavy vehicle usage. Waiting times to enter the traffic flow from Murray Street can be as high as 5 minutes at the moment.

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Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to

proponent jgronthos@charlessturt.sa.gov.au
email:

Archived: Monday, 23 May 2022 12:00:53 PM

From: [PlanSA Submissions](#)

Sent: Monday, 23 May 2022 11:50:18 AM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Paul

Family name: STRUBE

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

I have already submitted this form about my concerns with increased traffic and the need for a traffic light at the corner of Murray Street and West Lakes Boulevard. I have recently received information which suggests the planning changes would involve the construction of many 2, 3 or 4 floor apartments, for a total of up to 515 new

Comments: dwellings in my immediate neighbourhood of Murray Street. I am opposed to this for crowding and noise factors. But if it goes ahead that would make our concern for the new traffic light even more important. I understand also that a single rate payer in Murray Street is paying the Council to go through the steps to get this zoning change. I believe that to be contrary to practice and unethical. Sincerely, Dr Paul Strube

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Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent jgronthos@charlessturt.sa.gov.au
email:

SUBMISSION 10

05 May 2022

Mr Jim Gronthos
Albert Park Mixed Use Code Amendment Consultation
Via: jgronthos@charlessturt.sa.gov.au

Dear Mr Gronthos,

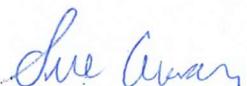
Albert Park Mixed Use Code Amendment Consultation

Thank you for the invitation to provide feedback on the proposed Albert Park Mixed Use Code Amendment.

The City of West Torrens does not wish to make a submission or to be heard at the public meeting on the proposed Code Amendment.

Should you require further information, please contact me on 08 8416 6326.

Yours sincerely



Sue Curran
Manager Strategy and Business

SUBMISSION 11

Archived: Monday, 16 May 2022 8:03:48 AM

From: [REDACTED]

Sent: Saturday, 14 May 2022 1:46:42 PM

To: [Mayor Angela Evans](#) [Jim Gronthos](#)

Subject: Albert Park mixed use code amendment

Importance: Normal

Sensitivity: None

To whom it may concern

I am writing as a concerned resident of Albert Park re the proposed changes to the code amendment.

Having already been a respondent to a submission lodged re the Portside Isuzu development on Port Road where residents' issues were dismissed & the development proceeded, I am not holding out any hope that the same won't happen this time, particularly with Portside part funding the proposal, however as a ratepayer I would like to have my say for what it is worth! In relation to the Portside Isuzu development, it is worth noting that many of the issues identified by residents are now occurring, staff parking in Glyde & Malin Streets; car transporters parking in Glyde & Malin Streets outside of residential properties to unload vehicles; car yard light shining into resident property, etc. These issues have been reported to Council & taken up with Portside, but still they continue.

To this end, I feel that whatever developments Portside have planned with this new code amendment, the Council will be happy to take their money and the Council will just wear fobbing off a few disgruntled ratepayers, of which I am one.

My concerns with the Mixed Use Amendment are as follows:

How will traffic management be addressed, particularly with increased traffic flow down Glyde Street, Murray Street & the section of Malin Street, between Glyde Street and Murray Street. This section is already No Entry from Murray Street but no one obeys this, nor is it policed in any way, which causes congestion with residents' cars parked in Malin Street & even more so when car transporters park and unload numerous vehicles, and other cars from surrounding buildings park here during the day.

What parking (both staff and customers) will be required on site for any new businesses to ensure no off-site parking, loading/unloading occurs in adjoining streets?

What is planned to curb noise & air emissions from potential businesses who may wish to set up in this area?

We have been affected with EPA concerns from both the old Gadsden & Hendon site & now we are encouraging more businesses into a residential area.

How will stormwater from additional businesses be controlled. Already there is a problem in Malin Street with drains overflowing when there are heavy rains.

How will this effect residential properties with being able to access flood cover on their properties from insurance companies if we will be deemed to be in a flood prone area due to increased pressure on local stormwater because of more businesses in the immediate vicinity?

With buildings being able to increase to 4 storeys, this will certainly impact several residences in relation to natural light being able to enter their properties. Also there is the issue of privacy with buildings of this height being able to look into the yards of residential homes.

The Council have been talking much about the greening of local streets and more open spaces, but this seems completely irrelevant now if multi storey businesses will be taking up the majority of this area. A few trees outside homes will not make it more appealing.

I feel that as a long term resident of Albert Park & Charles Sturt Council, we just get railroaded by big businesses who come in flashing money at the Council.

It seems that the 'little person' who dutifully pays their rates & abides by the Council regulations, is completely taken for granted. The owners of these businesses do not live in the surrounding streets (probably not even in the Council area) & I am sure they would not want this happening next door to their homes.

I know this is David trying to fight Goliath & I have probably wasted my time in submitting this, but perhaps the Council needs to not just pay lip service to residents who live and pay rates in the area, but try and put themselves in our 'shoes' and think how they would feel if this was happening next door to them.

If a private entity can fund Council proposals to their own end, we might as well give up now as we are on a hiding to nothing as individual ratepayers.

Thank you.

SUBMISSION 12

Archived: Monday, 16 May 2022 9:27:21 AM

From: [PlanSA Submissions](#)

Sent: Sunday, 15 May 2022 3:04:36 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: NATASHA

Family name: ROSSI

Organisation: Rate Payer

Email address:

Phone number:

Comments: I vote NO to this development - It will devalue my homes. I own two homes in this street, it will cause MORE TRAFFIC in this area and crime will increase and I am VOTING NO!!!!!!

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to

proponent jgronthos@charlessturt.sa.gov.au
email:

Archived: Monday, 16 May 2022 9:54:18 AM

From: [REDACTED]

Sent: Sunday, 15 May 2022 3:48:18 PM

To: [Jim Gronthos](#)

Cc: nadia.gencarelli@sa.gov.au jtagliaferri@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Dear Madam/Sirs,

I am writing in regards to the proposed re-zoning of land at Albert Park. I am a resident of Murray Street, I am a rate payer in the council area of Charles Sturt and I own 2 homes in this street. I do no agree with this proposed re-zoning **and I vote no to it.**

The development **will not bring value to the homes** in this area – **In fact it will lower the value of homes, increase traffic to the streets and there will be a rise in crime in this area.**

This development will bring no good to our suburb. There area already traffic flow issues in our area due to the urban stacking of homes by subdividing and allowing 2 or more dwellings along with many more issues.

Please consider the residents and the home owners in this area and listen & hear to our concerns. **Please do not approve this development.**

Your sincerely,
Natasha Rossi

SUBMISSION 13

Archived: Monday, 16 May 2022 10:07:35 AM

From: [PlanSA Submissions](#)

Sent: Sunday, 15 May 2022 3:07:41 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Zayd

Family name: Rossi

Organisation: Resident

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I VOTE NO to this new development. I own two homes in this area and this will great devalue them.
Traffic will increase 10 fold!

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sent to proponent email: jgronthos@charlessturt.sa.gov.au

Archived: Monday, 16 May 2022 10:11:19 AM

From: [REDACTED]

Sent: Sunday, 15 May 2022 4:08:13 PM

To: [Jim Gronthos](#)

Cc: nadia.gencarelli@sa.gov.au itagliaferri@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Dear Madam/Sirs,

I am writing in regards to the proposed re-zoning of land at Albert Park. I am a resident of Murray Street, I am a rate payer in the council area of Charles Sturt and I own 2 homes in this street. I do no agree with this proposed re-zoning **and I vote NO to it.**

The development **will not bring value to the homes** in this area – **In fact it will lower the value of homes, increase traffic to the streets and there will be a rise in crime in this area.**

This development will bring no good to our suburb. There area already traffic flow issues in our area due to the urban stacking of homes by subdividing and allowing 2 or more dwellings.

Please consider the residents and the home owners in this area and listen & hear to our concerns. Please do not approve this development.

Your sincerely,

Zayd Rossi

SUBMISSION 14

Archived: Monday, 16 May 2022 11:51:17 AM

From: [PlanSA Submissions](#)

Sent: Monday, 16 May 2022 11:27:25 AM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Helga

Family name: Ferrari

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

To whom it may concern, Albert Park is a sweet and quiet small suburb that we chose to live in when we were growing our family. The proposed Mixed code use amendment suggests that there will be a lot more dwellings than currently available. I currently have cramped townhouses that can see when I am in my backyard and it is not

Comments: a nice view. This leads me to think that we are likely to see multi-units and townhouses in our area. My family and I believe that this will cheapen the price of real estate in the area thus, have a negative impact on our newly renovated home. In addition, this will have an impact on the traffic of the area which is already a struggle when trying to drive south from the streets off West Lakes boulevard. As such, we are Voting 'No' to this development.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent jgronthos@charlessturt.sa.gov.au
email:

SUBMISSION 15

Archived: Monday, 16 May 2022 12:17:51 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 16 May 2022 12:11:12 PM

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Council

First Name

Marlene

Last Name

Maretis

Email Address

[REDACTED]

Postal Address

[REDACTED] Murray street Albert Park

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

I am so against the planing to build 2,3,4, etc apartments town house building industrial buildings in the area of Albert park Murray street It's such a nice suburb why destroy it

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

Yes

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

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SUBMISSION 16

Archived: Tuesday, 17 May 2022 4:49:28 PM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 17 May 2022 4:44:14 PM

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Craig

Last Name

Harris

Organisation (if relevant)

Resident - May Street Albert Park

Email Address

Postal Address

38 May Street, ALBERT PARK SA 5014

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

Dear Hon Minister Stephen Mullighan (cc City of Charles Sturt CE)

Following receipt of your correspondence, as both a resident of May Street Albert Park and constituent of Lee, I wish to make the following submission in opposition to the proposed amendment to the 11 hectares in Albert Park.

There are a number of concerns, in particular the lack of transparency regarding the private owner of 50% of the proposed area and the application to rezone including any background submissions to Council from this landowner, including the proposed/intended plans for this area.

Firstly, any proposal to approve residential properties (assumed apartment blocks) of 3 stories in Zone 3 is strongly opposed. Zone 3 is offset from Port Road and is a residential area with predominantly single storey dwellings. A limit of 2 stories should be applied as a maximum for Zone 3. This still allows urban infill and development opportunities, but will not see the area turned into an apartment ghetto as seen in other developments in Adelaide suburbs.

Port Road frontage (Zone 4) whilst historically industrial and shop fronts/warehouses, the limit in this area should be 3 stories which would cater for mixed use, development and/or residential.

Anzac Highway is an example of the poor result of higher number of stories approved on main arterials.

Parking in the area is already now at a premium with the current redevelopment of May Street.

As a resident of this area I am appalled to see what is currently emerging in this precinct and without any transparency from Council or the land owner pushing for this rezoning (ie what is the background plan and proposed future development anticipated) I am in opposition to the proposed increase in heights.

I am in full support of reducing the industrial zone and footprint being reviewed (including improving or replacing some very poorly maintained industrial zones in that precinct). To introduce 3-4 storey buildings however is opposed, particularly in Zone 3 as it is not consistent with the suburb or any of the surrounding suburbs.

If there are any council meetings whereby this rezoning is tabled for discussion amongst elected members and public gallery I would like to request now an invitation to attend. In the interim I will be speaking with all residents in the affected area to gain their views including comments on the May Street redevelopment currently underway (which the timing of this particular redevelopment and this rezoning also suggests there is more to this than coincidence).

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

Yes

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

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SUBMISSION 17

Archived: Wednesday, 18 May 2022 9:10:37 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 17 May 2022 4:57:14 PM

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Peter

Last Name

Golding

Email Address

[REDACTED]

Postal Address

[REDACTED] Glyde Street, ALBERT PARK

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

Feedback: One private owner of approx 1/3 of the site, funding 50% of the cost doesn't seem like a representative proportion of the people affected. Not providing definitions of GN, SB HDN with the proposal seems like trying to hide the actual impact of the rezoning. A common feature of recent medium to high density housing developments in nearby areas has been high density street parking and subsequent limited vehicular access through the streets. I am also concerned about the impact of such a sudden surge in housing on utilities in the area. Is this a case of "build it and they will come" or "be careful what you wish for"?

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

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SUBMISSION 18

SUBMISSION FORM

Urban Projects



Albert Park Mixed Use Draft Code Amendment

The City of Charles Sturt is inviting submissions on the Albert Park Mixed Use Draft Code Amendment (Part Privately Funded).

Consultation closes at 5.00pm on Monday 23 May 2022.

Tell us your thoughts!

To provide your feedback please do **ONE (1)** of the following:

- Complete this hardcopy submission form.

OR

- Complete the ONLINE feedback form at:
yoursaycharlessturt.com.au/albert-park-mixed-use-code-amendment-rezoning-proposal

Your Details

Please provide your name or organisation and e-mail address should we need to contact you regarding your feedback. (By completing this form, you consent to the City of Charles Sturt collecting, retaining and using the personal information provided by you in line with Council's Privacy Policy)

Name: Anna Fernia
(Mr/Mrs/Miss/Ms/Dr) (First Name) (Surname)

Organisation (if relevant): _____

Address: ██████████ Glyde Street

Suburb: Albert Park State: SA P/Code: 5014

Email: ██████████

Phone Home: _____ Mobile: ██████████

Your Submission

1. Customer type? (tick one)

- Member of the public
 Council
 Agency
 Other (please specify) _____

2. Your submission on the Albert Park Mixed Use Draft Code Amendment:

I agree the area needs to be improved & have no objections to single & two story house being built but strongly object to three & four story

2. Your submission, continued:

dwelling being erected. This is not a new subdivision nor a large area. It is in between single house dwellings. Albert Park cannot sustain high rise apartments extra cars, noise, pollution etc. & also will not fit in ambience of Albert Park.

3. Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville? (tick one)

- Yes
 No

Please provide your feedback to Council by 5.00pm on Monday 23 May 2022, addressed to the Chief Executive Officer, City of Charles Sturt, PO Box 1, Woodville SA 5011.

Thank you for taking the time to complete this feedback form.
To keep up to date with the progress of this proposal and Council's consultation projects generally visit yoursaycharlessturt.com.au

SUBMISSION 19

Archived: Monday, 23 May 2022 9:08:53 AM

From: noreply@charlessturt.sa.gov.au

Sent: Thu, 19 May 2022 01:06:42

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Anthony

Last Name

Stevens

Email Address

[REDACTED]

Postal Address

[REDACTED] Glyde Street, Albert Park

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

I am strongly opposed to the proposed building heights for this re-zoning.

While I can see the benefit of multiple level dwellings to enable a greater population to be housed on a smaller footprint, provided this is used to enable greater areas of green space to be available to offset the environmental (local and widespread) impact of artificial structures, the proposed heights are inconsistent with the character of this suburb, which substantially consists of single storey dwellings. I am concerned about the impact this will have on the well-being of the community, particularly those dwellings immediately adjacent to the new development. I believe it would be reasonable to limit the height of the structures adjacent to any existing residences (including residences facing the bordering roads to the area) to 2 stories only.

I also see there is a benefit for council and state government to get greater returns, with less maintenance costs for the same area of land. Unfortunately, neither level of government has shown a relevant level of commitment to environmental concerns despite increasing scientific and community concerns about potential climate damage.

I believe the time has come for all future building approvals for any residential properties only be given approval provided a minimum green space (say 40% of land total land area) is maintained.

There will be a significant impact to traffic on the roads in the immediate surrounding roads. With the greatly increased population from multiple level housing, it can be expected there will be a substantial increase in the number of vehicles travelling down our currently relatively quiet streets, particularly the use of Glyde Street to travel to, and from, West Lakes Boulevard. This will have an undesirable impact to the serenity and well being of the residents immediately affected.

I have concerns about the impact on parking on the streets. It cannot be disputed that developers often do not make adequate provision for off-street parking consistent with motor vehicle ownership characteristic of the people of Adelaide - just take a drive through some of the clogged streets in the St Clair development. Any approval for land use change should be conditional to the provision of at least 2 off-street car park for every residence.

Finally, I am incensed that developers are continually being given licence by councils and state governments to ride roughshod over the existing community in the interests of greed (both for themselves and the governing bodies). I wonder how successful I, as an individual land holder, would be in seeking approval to build a structure greater than 2 stories on my single residential block.

In summary, I am opposed to the approval of any re-zoning allowing the construction of housing in the affected zone under consideration greater than 2 stories, with the exception of the strip immediately facing Port Road, which I have no objection to increasing the maximum height to 4 stories.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

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Charles Sturt.

SUBMISSION 20

Archived: Monday, 23 May 2022 9:19:35 AM

From: [PlanSA Submissions](#)

Sent: Thursday, 19 May 2022 7:48:23 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: mark

Family name: reynolds

Organisation: resident

Email address: [REDACTED]

Phone number: [REDACTED]

I am totally opposed to this development/destruction of a peaceful quiet small suburb. It will create major parking problems and overcrowding of people. I reject the right of one person/group to have the right to pay for rezoning.

Comments: I thought that was what council did. Talk about rolling over to the rich. Murray street will be opened up to provide access to the train station. To put up to 550 dwellings in Albert Park is nothing short of absurd. I will oppose this vehemently.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to

proponent jgronthos@charlessturt.sa.gov.au
email:

SUBMISSION 21

Archived: Monday, 23 May 2022 11:02:36 AM

From: [PlanSA Submissions](#)

Sent: Friday, 20 May 2022 2:37:41 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Brian

Family name: Sanders

Organisation: Nil

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I oppose the amendment on the basis of density and height. There are no other structures of the proposed height in the vicinity and I don't think the proposal is in keeping with the area. I am not opposed to housing in the zone but I believe that the proposed size and density will compromise the privacy and quality of life of the established residents.

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Attachment 5: No file uploaded

sent to

proponent jgronthos@charlessturt.sa.gov.au
email:

SUBMISSION 22



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 645-277

Mr Jim Gronthos
Senior Policy Planner
City Of Charles Sturt
72 Woodville Road
WOODVILLE SA 5011

Dear Mr Gronthos

Albert Park Mixed Use Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the Albert Park Mixed Use Code Amendment.

The EPA has reviewed the Code Amendment to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in ensuring that the rezoning is appropriate and that any potential environmental and human health impacts that would result from future development are able to be addressed at the development application stage.

As you are aware, the EPA has provided the City of Charles Sturt with previous advice in relation to this Code Amendment, particularly around site contamination matters. The EPA has focussed its comments below on site contamination and interface between land uses.

Site contamination

Site contamination matters are summarised in section '4.4.9 Site Contamination'.

Site contamination investigations have centred on 24-30 Murray Street, Albert Park and interim audit advice has been lodged with the EPA. It is stated in the Code Amendment that the investigation concluded that remediation of 24-30 Murray Street would be necessary to make the southern part of the site suitable for sensitive use and may be necessary for the northern part for commercial use.

It is noted in the Code Amendment that further investigations are likely to be necessary for those parts of the affected area that are outside of 24-30 Murray Street. The nature and extent of site contamination in these areas is unknown, noting many potentially contaminating activities have been identified through preliminary investigations.

Collectively, the *Planning, Development and Infrastructure (General) Regulations 2017*, *State Planning Commission Practice Direction 14 (Site Contamination Assessment) 2021* and the Planning and Design Code contain processes for site contamination assessment when land use changes to a more sensitive use.

Any future development applications at the affected area may be subject to the site contamination assessment scheme provisions.

The EPA considers that there is sufficient policy within the Planning and Design Code to ensure that site contamination will be addressed as part of any future development applications.

Interface between land uses

The Code Amendment identifies policies to ensure that potential noise and air emissions from surrounding land uses are addressed during assessment of any future development applications.

The affected area is located within proximity of various land uses that have the potential for noise and air emissions that may have an impact on sensitive land uses.

There are several nearby sites that are licensed by the EPA under the *Environment Protection Act 1993*, but only EPA Licence 51108 issued for a retail petrol station at 938-942 Port Road, Woodville West is within the evaluation distance recommended by the EPA document, *Evaluation distances for effective air quality and noise management* (2016). Potential noise and air emissions from the site will need to be addressed as part of any future development applications.

It is proposed in the Code amendment that the Noise and Air Emissions Overlay and the Interface Management Overlay be applied to the affected area.

The EPA considers that there is sufficient policy proposed to be applied to the affected area to ensure that issues related to noise and air emissions can be addressed during assessment of any future development applications.

For further information on this matter, please contact Geoff Bradford on 8204 9821 or geoffrey.bradford@sa.gov.au.

Yours sincerely

James Cother

PRINCIPAL ADVISER, PLANNING POLICY & PROJECTS

PLANNING AND IMPACT ASSESSMENT

ENVIRONMENT PROTECTION AUTHORITY

20 May 2022

SUBMISSION 23

Archived: Monday, 23 May 2022 11:17:44 AM

From: [PlanSA Submissions](#)

Sent: Sunday, 22 May 2022 11:48:52 AM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Ashley - Pat

Family name: Ruehland

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: We vote NO, as we don't want 2/3/4 storey housing effecting privacy for us or our neighbors, higher volumes of on street parking, and increased traffic, greater noise and disturbances, This will also effect our ability to enjoy the current peacefulness of our suburb.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent jgronthos@charlessturt.sa.gov.au
email:

SUBMISSION 24

Archived: Monday, 23 May 2022 11:24:33 AM

From: [Smith, De-Anne \(DEW\)](#)

Sent: Sun, 22 May 2022 08:01:28

To: [Jim Gronthos](#)

Subject: Albert Park Mixed Use Code Amendment - DEW comments

Importance: Normal

Sensitivity: None

Dear Mr Gronthos

The Department for Environment and Water and Green Adelaide have taken the opportunity to review the Albert Park Mixed Use Code Amendment and we provide the following comments for your consideration:

- we acknowledge the Code Amendment has considered flood risk and we support the continued application of the Hazard (Flooding – General) Overlay.
- we supports the extension of the Stormwater Management Overlay and Urban Tree Canopy Overlay over the new Housing Diversity Neighbourhood Zone area.
- we note that the existing Suburban Employment Zone contains good policies for landscaping along arterial roads that are lost in the transfer of this land to the Suburban Business Zone. Is there some way to address this loss of policy through the concept plan or via the application of other policy? We also consider there is value in extending the Stormwater Management Overlay and Urban Tree Canopy Overlay over this area of the Suburban Employment Zone to ensure the appropriate policies apply to any infill residential development that occurs here.
- we note that the concept plan allocates an area of open space that also provide for stormwater detention. While we support the multiple benefits open space can provide we would encourage consideration be given to the provision of additional space for landscaping and trees to assist in cooling our neighbourhoods and meeting greening targets.

If you have any questions regarding these comments please don't hesitate to contact me using the details below.

Regards

De'Anne Smith

Principal Planning Officer

I am only in the office on Wednesday and Thursday.

Planning & Assessment | Environment, Heritage and Sustainability

Department for Environment and Water

P (08) 8463 4824

Level 8, 81-95 Waymouth Street, Adelaide, 5000

GPO Box 1047, Adelaide, SA 5001, AUSTRALIA

environment.sa.gov.au



Government of South Australia
Department for Environment
and Water

Helping South Australians conserve, sustain and prosper

The information in this e-mail may be confidential and/or legally privileged. Use or disclosure of the information to anyone other than the intended recipient is prohibited and may be unlawful. If you have received this email in error please advise by return email.

SUBMISSION 25

From: [REDACTED]
Sent: Sunday, 22 May 2022 9:13:45 PM
To: [Jim Gronthos](#)
Subject: Albert Park development
Importance: Normal
Sensitivity: None
Archived: Monday, 23 May 2022 11:33:32 AM

Mr Gronthos, Mr Champion

This short email email is to advise you that we are absolutely opposed to the rezoning and proposed development being considered by Charles Sturt Council. Our street is already being used as a short-cut (usually speeding) between West Lake blvd and Port rd, putting pedestrians, children and cyclists at risk as well as causing unnecessary additional traffic noise and pollution already, let alone what would be caused by the residents of an additional 550 dwellings. Parking can also be an issue, as council have been on a cash grab by allowing multiple "dog boxes" with one parking space to be built where one home was, while not allowing for additional vehicles to be parked. The Units opposite the Albert Park train station is a perfect example, where residents are parking additional vehicles in the train station car park. Then of course comes the issue of privacy. Who would want a 4 story block of units overlooking their yards, weirdos watching their kids, or the noise and smells from 20 people where there were only 2 previously.

There is also something smelly with the fact that the developer will be paying for half of the rezoning costs. If the development is such a good idea, and actually good for the area, why doesn't council suck up the cost?? God Knows we pay enough rates for them to have some coin in the bank. Or are their snouts in the trough??

Sincerely

Guy Feuerherdt

Julie Feuerherdt

Grace Feuerherdt

Maddison Feuerherdt

SUBMISSION 26

Archived: Monday, 23 May 2022 11:38:35 AM

From: [PlanSA Submissions](#)

Sent: Sunday, 22 May 2022 9:19:44 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Guy

Family name: Feuerherdt

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

I am absolutely opposed to the rezoning and proposed development being considered by Charles Sturt Council. Our street is already being used as a short-cut (usually speeding) between West Lake blvd and Port rd, putting pedestrians, children and cyclists at risk as well as causing unnecessary additional traffic noise and pollution already, let alone what would be caused by the residents of an additional 550 dwellings. Parking can also be an issue, as council have been on a cash grab by allowing multiple "dog boxes" with one parking space to be built where one home was, while not allowing for additional vehicles to be parked. The Units opposite the Albert Park train station is a perfect example, where residents are parking additional vehicles in the train station car park. Then of course comes the issue of privacy. Who would want a 4 story block of units overlooking their yards, weirdos watching their kids, or the noise and smells from 20 people where there were only 2 previously. There is also something smelly with the fact that the developer will be paying for half of the rezoning costs. If the development is such a good idea, and actually good for the area, why doesn't council suck up the cost?? God Knows we pay enough rates for them to have some coin in the bank. Or are their snouts in the trough?? Sincerely Guy Feuerherdt

Comments:

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to jgronthos@charlessturt.sa.gov.au
proponent
email:

SUBMISSION 27

Archived: Monday, 23 May 2022 4:10:03 PM

From: [REDACTED]

Sent: Monday, 23 May 2022 3:56:56 PM

To: [Jim Gronthos](#)

Subject: Albert Park re zoning

Importance: Normal

Sensitivity: None

Dear Jim,

Myself and my Husband (Rita and Geoff Eason) would like to be included in any discussions regarding the re-zoning of the Albert Park Site.

After looking at the proposal at the Library, we have a great many questions that the submission has not for us addressed. We believe we will be adversely affected by the proposed changes as we live directly opposite the proposed development.

With a proposed 550 new residences, we believe that the residents surrounding this proposal site, need a much clearer understanding of what this rezoning actually means and how it is going to impact the area.

The document on display is written by "experts" in getting "council and planning approvals". The document is difficult to follow for many.

The fact that there is one private owner of a large portion of the site means there needs to be a close scrutiny of that person's profit, and that of the community interest.

GTA concluded that there are no parking issues in the area. We believe this to be incorrect and can provide examples to the contrary.

We would both like to speak and be heard at any council meetings regarding this re zoning.

Kind Regards,

Rita Eason

Geoff Eason

Wiara Pty ltd

SUBMISSION 28

Archived: Monday, 23 May 2022 4:32:16 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 23 May 2022 4:28:27 PM

To: Jim.Gronthos@charlessturt.sa.gov.au

Subject: Albert Park Mixed Use Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Alicja

Last Name

Cummins

Email Address

[REDACTED]

Postal Address

[REDACTED] Botting Street

Phone Number

[REDACTED]

Your Submission on the Albert Park Mixed Use Draft Code Amendment

I have serious concerns and object to the density limits of this proposal. I fear this will make Albert Park another overcrowded area - I am not impressed with what I see in St Clair or "West" at West Lakes. 3 level living should only be allowed along main roads. Albert Park is a beautiful suburb - please do not over develop it as you have done in our surrounding suburbs. If land sizes were larger, such as in Cheltenham, surely this would increase the value of all housing in the area.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

Yes

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Charles Sturt.

SUBMISSION 29

Archived: Monday, 23 May 2022 4:39:24 PM

From: [PlanSA Submissions](#)

Sent: Monday, 23 May 2022 4:30:30 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Fiona

Family name: Stevens

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Albert Park has been a relatively small quiet suburb with convenient access. I appreciate the need to limit urban sprawl the necessary to offset the cost of reclaiming toxic land. However, the well being of existing residents should be considered in addition to economic factors. I consider the code should be amended so to permit 3 storey buildings only in the area immediately bordering Port Road. Buildings adjacent to dwellings should be 2 storey at most to avoid overshadowing and inconsistent character. Despite current assurances, if the legislation/regulations do not reflect this, parties may take advantage of the code in the future. Suburban infilling has further depleted green canopy and increased warming, inconsistent with the government drive for a green Adelaide. Recent street tree planting although welcome, is insufficient to compensate for the continuing loss. In nearby developments such as Woodville West and St Clair, most buildings are multiple (attached) apartments better suited for singles and include plenty of concrete. This can create cold wind tunnels during winter and heat during summer. Generally, insufficient car parking is provided and building quality is variable. Further considerations include: -while the developers will have to provide green areas for residents' use, I believe the proportion allocated to be inadequate to overcome the negative effects. -in Albert Park, infilling has caused issues with car parking and proximity to noisy and inconsiderate neighbours. These issues are likely to increase. -due to the increased traffic flows and traffic light changes, it is currently difficult to turn into West Lakes Boulevard at certain times, including weekends. Potential traffic increase along Glyde street was not addressed in Code application. -increased parking at Albert Park and St Clair railway stations may be necessary -bus services on Port Rd were reduced by previous government. Go zone no longer operates from Woodville road.

Comments: Attachment: No file uploaded

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to

proponent jgronthos@charlessturt.sa.gov.au

email:

SUBMISSION 30

Archived: Tuesday, 24 May 2022 9:07:43 AM

From: [PlanSA Submissions](#)

Sent: Monday, 23 May 2022 4:45:13 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Albert Park Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[RESPONSE_TO_CHARLES_STURT_PROPOSED_DRAFT_AMENDMENT_-_PLAN_SA.docx](#);

Jim Gronthos,

Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Other

Given name: Anakin

Family name: Daniel

Organisation: Home owner, rate payer

Email address: [REDACTED]

Phone number: [REDACTED]

I am the owner of a property in the "affected area" of the Albert Park Mixed Use Draft Code Amendment. I do not consent to a multi-storey development of any sort being erected overlooking my garden and the rear of my house. As a veteran with PTSD I value privacy and quiet above all else, and I specifically chose the property I own because it is a character home surrounded by other single-storey character homes, in a quiet area with no

Comments: windows overlooking the backyard. For further comment, see attachment. I will add: Although it was stated in the mailout to residents that copies of the amendment would be freely available in all libraries and Civic Centre for a period of 2 months, it took 3 visits before Charles Sturt Council staff coughed up a copy of the (>200 page) document, just over a week ago. Therefore if I run out of time to finish this submission before 5 pm, I will mail the rest of it directly to Minister for Planning, with explanation.

Attachment: [RESPONSE_TO_CHARLES_STURT_PROPOSED_DRAFT_AMENDMENT_-_PLAN_SA.docx](#), type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 449.1 KB

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Attachment 5: No file uploaded

sent to
proponent jgronthos@charlessturt.sa.gov.au
email:

Response to Albert Park Mixed Use Code Amendment City of Charles Sturt (Part Privately Funded)

I am the owner of a property in Glyde Street, Albert Park. This is my response to the proposed Albert Park 'Mixed Use Code Amendment.'

First of all, let us call a spade a spade. This is a proposed development of multi-storey buildings looking straight into our homes, not merely a proposed code change. The private owner of the 4-hectare property on the corner of Murray Street has not paid 50% of costs for this consultation because he loves codes. He expects to make a profit: If the amendment is approved, building *will* commence.

I am not a peepshow.

Privacy. I do not want the rear of my house, and garden, to be overlooked by people in appartments or office buildings. I do not consent to a multi-storey development of any type being erected overlooking my garden and the rear of my house. As both an introvert and a veteran with PTSD I value privacy and quiet above all else. I specifically chose to purchase my property because it is a character home surrounded by other single-storey character homes, in a currently quiet area with no windows overlooking my backyard. The mixed-use amendment proposes buildings of up to three storeys looking straight down into my home (map below).

Wellbeing

Peace and privacy are healing; noise, overwhelm and crowding are not. For introverts, persons with neurological differences such as ADD or autism, anyone who has had their life threatened: the provision of 'facilities' as a measure of wellbeing pales into insignificance next to the need to own, and control our boundaries. Who is allowed near, how many people, and for how long. Our needs are not negotiable, or alienable. They are our needs.

Noise

There is as great a need for legislation for the provision of mandatory soundproofed 'noise' centres as there is for 'greenspace'. There is no explanation in the draft amendment, or in any Plan SA legislation I have yet discovered, as to how increased exposure to stressful levels of noise - resulting from the government's attempts to force people to live in closer proximity - would be mitigated.

Charles Sturt Council does not currently make any provision for people to play their acoustic drums, noisy electric guitars etc. anywhere but in private homes, thus tormenting unfortunate neighbours for hours on end. It is left entirely to those individuals with inconsiderate neighbours to manage noise pollution problems themselves. This is usually achieved by calling the police in desperation.

Crowding

In my lived experience, forcing people to live in close proximity does not generate 'community' as much as stress.

Unjustifiable hardship

Should the mixed-use draft amendment be approved, and a multi-storey development permitted to be built over looking my home, I would be forced to move to obtain the same degree of peace and privacy elsewhere. However, character homes are now significantly more expensive, and banks are reluctant to give mortgages to customers with a Veterans Affairs (or any other type of) pension as their income. This constitutes unjustifiable hardship (Disability Discrimination Act 1992 section 11).

Compensation

The draft amendment does not make any mention of compensating people for the devaluation in property values caused by proposed overdevelopment of primarily residential area. Residents on Portrush Road were compensated when the road was widened, for example. Land which I have paid for (my garden for instance) becomes land I cannot use, if it is intrusively overlooked. It is land that is no longer fit for the purpose it was purchased for.

Environmental Pollution

Residents have previously been advised by the Environmental Protection Agency that the site of the proposed Murray Street development (formerly a tin can factory) is a source of toxic vapours arising from the soil.

Aesthetics

Building projects approved by the Council in recent years (West Lakes Boulevard, St Clair, Woodville West) have made no attempt to blend in with surrounding architecture. The result has been row upon row of unappetising buildings lining West Lakes Boulevard, resembling a barracks rather than a desirable neighbourhood.

Proposed Zone Map



Figure 1: My house, marked by the red square. I do not consent to multi-storey buildings overlooking my property.

SUBMISSION 31

■ Glyde Street
ALBERT PARK SA 5014



23 May 2022

Chief Executive Officer
Charles Sturt Council
Albert Park Mixed Use Draft Code Amendment
72 Woodville Road
WOODVILLE SA 5011

Dear Officer

I submit my following submission for the Albert Park Mixed Use Draft Code Amendment (APMUDCA) and request to be verbally heard at the public meeting on Monday 20 June 2022 at 6pm.

I live at 42 Glyde Street, Albert Park and am directly affected by the Draft Code amendment.

Albert Park is a misnomer where there is no Public Park within the boundaries if the Suburb.

There have been many petitions for a centrally located Public Park in Albert Park spanning over the past 80 years that were lodged with the Council only to fall upon deaf ears.

Children are still seen playing out in the streets throwing balls and kicking footballs etc. where the traffic speed is at an unacceptable 50kph in a much now heavily populated suburb.

Traffic control is at best poor in some of the more dangerous streets connecting West Lakes Boulevard and Port Road such as Glyde Street where cars are often seen over speeding and not giving way to cross traffic as frequently occurs in Glyde and Osbourne Street intersections.

In fact, there was a major accident only recently on Friday 20 May 2022 one of many that I have witnessed over the 60 plus years that I have lived in the area.

Most disturbing is that the Council's very own Community Bus was involved in 2 major collisions at this intersection where the bus ended up on its side lying on top of the resident's fence at 48 Glyde Street.

Yet the Council insists on keeping the give way sign there at the intersection rather than to simply change it for a stop sign.

Little foresight or consideration has been put into the rest of the area making it a hotchpotch development which is understandable for the developer as their only consideration is of maximum profit of little consequence to them but inexcusable for the Council who have responsibilities to the community.

1. Air conditioner noise pollution in areas of overdeveloped residential housing which would be difficult to manage operating times compliance for their usage.
2. People noise from every day activity in areas of overdeveloped residential housing.
3. Car noise and traffic noise from every day activity in areas of overdeveloped residential housing.
4. Street traffic congestion/competition and potential imminent road rage events if vehicular traffic were to be directed into the existing community from the proposed overdeveloped residential areas.
5. Character of the area of the original residential area will be severely compromised with two sets of planning rules will be forced to coexist without any form of buffer zone to distance and delineate the areas.
6. Amenity of the area of the original residential area will be severely compromised with two sets of planning rules will be forced to coexist without any form of buffer zone to distance and delineate the areas.
7. Very high probability of the residential homes being occupied by an itinerant population of renters rather than by first home buyers.

8. Loss of natural light and natural air flow from these high-rise residential buildings complicating overheating and air quality adding to the disastrous effects of climate change and global warming.
9. Blockage of television and digital communication reception where existing single-story homes are not in a direct line vantage point to receive clear and full signals.
10. High density buildings crammed on small land areas leading to community health issues and disorder not to mention increase in crime levels and domestic disputes.
11. Lack of suitable quality open spaces of proportions akin to an oval as previously mentioned not being catered for the existing and for the new communities.
12. Lack of buffer zones between the existing homes and the amended area which are socially, visually and characteristically worlds apart, especially with 3 story buildings impinging on the older community.
13. Over capitalization of the area with no regard to the issues and problems caused by poor planning in an attempt for developers to make as much money out of the polluted sites after having to deal with the contamination and rehabilitation issues.
14. Polluted grounds and ground water with seeping noxious gases from the areas marked for residential use.

The Council commissioned Sinclair Knight Merz Pty Ltd to undertake a site history assessment of the property 24 to 30 Murray St in Albert Park which was finalised in May 2013 for the area butting against the residential zone and existing housing which has been delineated for three story high rise residential development.

This report refers to other previous reports which all highlight the implications of site pollution and contamination by previous manufacturing activities.

A number of reports are available from the SA Environmental Protection Authority who conducted community information sessions to collect known historic data from residents and to advise them of the extent and future implications of the contamination and pollution emanating from the industrial sites between Glyde Street and Port Road.

As a resident of Glyde Street along with other in the near vicinity, we have been banned from using our legally registered water bores as the contamination of the water table from noxious chemicals is of serious concern to public health and safety.

15. Huge amounts of existing deteriorating asbestos products from the old near derelict buildings and factories which include past use of asbestos pipe lagging.
16. No mention of the fate of the 1880's Heritage home formally owned by John Fletcher being the Gadsden site 24 – 30 Murray Street which was developed as a botanical garden and open to the public.

The Gadsden Site is historically linked to the Brocas site on Woodville Road and forms a large part of the Community and Council's history.

Previous Park petitions lodged with the Council in the 1990's well describe the history of the Gadsden site from its inception and provides for an accurate demographic social and family data statistic collection from almost every home in Albert Park who were asked a number of pertinent questions.

17. Devaluation of existing properties in the area as no consideration has been provided to the character and amenity of the existing residential area which will be overshadowed and diminished by a development with potential to become another housing ghetto development with all its associated problems.
18. Tree retention of significant trees and the lack of trees from being removed as has occurred all too frequently in the past and currently from over development.
19. Global warming has not been taken into consideration in the APMUDCA plan given the huge scale of residential housing proposed to be crammed vertically and horizontally on small parcels of land in stark contrast to the rest of the existing residential housing.
There are no statements on how this APMUDCA plan will address this.
20. Climate change has not been taken into consideration in the APMUDCA plan given the scale of residential housing proposed to be crammed

vertically and horizontally on small parcels of land in stark contrast to the rest of the existing residential housing.

There are no statements on how this APMUDCA plan will address this.

21. Does not provide a green solution to development. There are no designated parcels of land in the APMUDCA plan to ensure a healthy community or to provide the necessary areas for rain water retention or indeed for providing treed corridors for the existing wildlife animals and insect communities.

There are no statements on how this APMUDCA plan will address this.

22. Does not provide for quality Australian traditional family accommodation and open space with people living in close quarters to each other and in an environment likened to keeping livestock in confined areas such as chicken egg farming.

There are no statements on how this APMUDCA plan will address these potential outcomes in the future.

There is community expectation that the Council ensures that any future development is sympathetic and complementary to the existing character and amenity which could only enhance the lives of its residents.

The rates ratepayers pay are outlandish and over the top and do not reflect the proposed outcomes promised in the forced Amalgamation of the Woodville and Hindmarsh Councils and then to the forced Amalgamation of the Woodville Hindmarch Council with the Henley and Grange Council.

My rates this year have gone up that much that they had to be capped.

Yours sincerely



Carlo Meschino.

SUBMISSION 32

Archived: Tuesday, 24 May 2022 1:44:36 PM

From: [Mark](#)

Sent: Tuesday, 24 May 2022 1:11:23 PM

To: [Jim Gronthos](#)

Subject: Fwd: Submission to council regarding proposed rezoning at Albert Park to 11 hectares of land.

Importance: Normal

Sensitivity: None

Sent from my iPhone

Begin forwarded message:

From: Mark <[REDACTED]>

Date: 24 May 2022 at 8:34:38 am ACST

To: igronthos@charlessturt.sa.gov.au

Subject: Submission to council regarding proposed rezoning at Albert Park to 11 hectares of land.

[?]

To Whom It May Concern .

Being a resident and home owner at 17 Glyde Street Albert Park which is in the proposed rezoning area, my wife and i have grave concerns for privacy and safety due to the possibility of three storey housing developments to the rear of our property. I believe most residents would like to see the old Gadgens site developed and this should be of more importance than affecting other areas in the proposal.

Thankyou Mark Hill .[REDACTED]

SUBMISSION 33

01 June 2022

Chief Executive Officer
City of Charles Sturt
PO Box 1
WOODVILLE SA 5011

Dear Sir/Madam,

Re: Albert Park Mixed use - Code Amendment

I refer to the email dated 15 March 2022 received from your office seeking our comments on the above Code Amendment and wish to advise the following:

SA Water currently provides water and sewerage services to the area subject the above code amendment.

We note the comments regarding water and wastewater infrastructure made on section 4.3 Infrastructure Planning (page 16 of the Code Amendment document). Please note that water and sewer networks augmentation may be required should the proposed rezoning generate an increase in existing demands.

The extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones;
 - Landfill area to include leachate collection facilities;
 - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
 - Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga ADELAIDE SA 5000
GPO Box 1751 ADELAIDE SA 5001

1300 650 950
ABN 69 336 525 019
sawater.com.au

- Development shall not dam, interfere, or obstruct a watercourse
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Trade Waste Discharge Agreements

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: [Trade Waste Guidelines and Fact Sheets](#)

Thank you for the opportunity to comment on the Albert Park Mixed Use Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email peter.iliescu@sawater.com.au in the first instance should you have further queries regarding the above matter.

Yours sincerely

per Matt Minagall
Senior Manager, Customer Growth

Phone: 08 7424 1363
Email: Matt.Minagall@sawater.com.au



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga ADELAIDE SA 5000
GPO Box 1751 ADELAIDE SA 5001

1300 650 950
ABN 69 336 525 019
sawater.com.au

Attachment 5 – Copy of Survey Responses

Your Say Charles Sturt

Albert Park Code Amendment - Community Engagement Evaluation Survey

Jun 27, 2022 - Jul 21, 2022

Project: Albert Park Code Amendment - Community Engagement Evaluation Survey

Tool Type: Form

Activity ID: 686

Exported: Jul 25, 2022, 12:26 PM

Exported by: HDP_jaromir

Q1

I am a:

Multiple Choice

Local Resident

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Agree

I found the information easy to understand - Agree

I felt informed about why I was being asked for my view, and the way it would be considered - Agree

I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Agree

I feel the engagement genuinely sought my input to help shape the proposal - Agree

I was given adequate opportunity to be heard - Agree

I am confident that the issues I raised were heard and will be considered before a final decision is made by Council - Agree

Q1

I am a:

Multiple Choice

Local Resident

Q2

Multiple Choice

I participated in the community engagement process by:

Providing a verbal submission at the Public Hearing on 20 June 2022

Q3

Multiple Choice

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

I received a letter and information pack in my letterbox

Q4

Matrix

I was given sufficient information so that I could make an informed view - Disagree

I found the information easy to understand - Disagree

I felt informed about why I was being asked for my view, and the way it would be considered - Neither agree nor disagree

I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Agree

I feel the engagement genuinely sought my input to help shape the proposal - Agree

I was given adequate opportunity to be heard - Agree

I am confident that the issues I raised were heard and will be considered before a final decision is made by Council -

Neither agree nor disagree

Q1

I am a:

Multiple Choice

Local Resident

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Agree

I found the information easy to understand - Neither agree nor disagree

I felt informed about why I was being asked for my view, and the way it would be considered - Neither agree nor disagree

I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Agree

I feel the engagement genuinely sought my input to help shape the proposal - Neither agree nor disagree

I was given adequate opportunity to be heard - Neither agree nor disagree

I am confident that the issues I raised were heard and will be considered before a final decision is made by Council -
Neither agree nor disagree

Q1

I am a:

Multiple Choice

Local Resident

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Providing a verbal submission at the Public Hearing on 20 June 2022

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Disagree

I found the information easy to understand - Neither agree nor disagree

I felt informed about why I was being asked for my view, and the way it would be considered - Neither agree nor disagree

I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Strongly disagree

I feel the engagement genuinely sought my input to help shape the proposal - Disagree

I was given adequate opportunity to be heard - Strongly disagree

I am confident that the issues I raised were heard and will be considered before a final decision is made by Council - Disagree

Q1

I am a:

Multiple Choice

Adjoining Council

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Agree

I found the information easy to understand - Agree

I felt informed about why I was being asked for my view, and the way it would be considered - Agree

I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Agree

I feel the engagement genuinely sought my input to help shape the proposal - Agree

I was given adequate opportunity to be heard - Agree

I am confident that the issues I raised were heard and will be considered before a final decision is made by Council - Agree

Q1

I am a:

Multiple Choice

Local Resident

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox
I heard about it from a neighbour or friend (word of mouth)

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Disagree
I found the information easy to understand - Strongly disagree
I felt informed about why I was being asked for my view, and the way it would be considered - Strongly disagree
I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Neither agree nor disagree
I feel the engagement genuinely sought my input to help shape the proposal - Strongly disagree
I was given adequate opportunity to be heard - Disagree
I am confident that the issues I raised were heard and will be considered before a final decision is made by Council -
Strongly disagree

Q1

I am a:

Multiple Choice

Local Resident

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Strongly disagree

I found the information easy to understand - Strongly disagree

I felt informed about why I was being asked for my view, and the way it would be considered - Strongly disagree

I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Neither agree nor disagree

I feel the engagement genuinely sought my input to help shape the proposal - Strongly disagree

I was given adequate opportunity to be heard - Neither agree nor disagree

I am confident that the issues I raised were heard and will be considered before a final decision is made by Council - Strongly disagree

Q1

I am a:

Multiple Choice

Local Resident

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Providing a verbal submission at the Public Hearing on 20 June 2022

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I read about it on Your Say Charles Sturt community engagement site

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Disagree

I found the information easy to understand - Strongly disagree

I felt informed about why I was being asked for my view, and the way it would be considered - Agree

I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Neither agree nor disagree

I feel the engagement genuinely sought my input to help shape the proposal - Neither agree nor disagree

I was given adequate opportunity to be heard - Strongly agree

I am confident that the issues I raised were heard and will be considered before a final decision is made by Council - Agree

Q1

I am a:

Multiple Choice

Local Resident

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox
I heard about it from a neighbour or friend (word of mouth)

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Disagree
I found the information easy to understand - Disagree
I felt informed about why I was being asked for my view, and the way it would be considered - Agree
I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Agree
I feel the engagement genuinely sought my input to help shape the proposal - Disagree
I was given adequate opportunity to be heard - Agree
I am confident that the issues I raised were heard and will be considered before a final decision is made by Council - Agree
Neither agree nor disagree

Q1

I am a:

Multiple Choice

Local Resident

Q2

I participated in the community engagement process by:

Multiple Choice

Lodging a written submission

Q3

How did you find out about the Albert Park Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox

Q4

Please indicate the extent to which you agree or disagree with the following statements

Matrix

I was given sufficient information so that I could make an informed view - Disagree

I found the information easy to understand - Agree

I felt informed about why I was being asked for my view, and the way it would be considered - Disagree

I felt I had sufficient time to provide my feedback (21 March to 23 May 2022) - Agree

I feel the engagement genuinely sought my input to help shape the proposal - Neither agree nor disagree

I was given adequate opportunity to be heard - Agree

I am confident that the issues I raised were heard and will be considered before a final decision is made by Council -

Neither agree nor disagree

Albert Park Mixed Use Draft Code Amendment – Feedback

Dear Ms House,

Thank you for your recent email inviting me to participate in an Evaluation Survey of the Albert Park Mixed Use Draft Code Amendment process.

As you can see, I have chosen to submit my feedback in a different format. ‘Radio button’ click online surveys have a number of disadvantages – they are limited by the imagination of the person formatting the survey, they curtail possible responses and thus steer and skew results in a certain direction, and tend to allot little or no space for divergent points of view/comments.

‘Infill’

Firstly: I want never to hear or read the word ‘infill’ again. It made me feel positively nauseous to hear myself, current/prospective residents and our homes repeatedly referred to as ‘infill’ – as if we were just so much human garbage to be bulldozed together as expeditiously as possible (like landfill). We live here, we matter more than any plan. Our needs matter.

Infill:

noun: material that fills or is used to fill a space or hole.

verb: fill or block up (a space or hole).

Secondly: The whole multi-use draft amendment has really soured the experience of living in Albert Park. From the initial letter, in which it appeared that ‘the proponent’ did not have any more of a vote than we did:

‘The funder has the same rights as any member of the public’

- to the draft amendment, which promptly nullified this by telling us the Council had already agreed to the amendment and our feedback would ‘influence’ only building heights and ‘setbacks’ – I’m left feeling I don’t want to live in a suburb where the Council considers me to be expendable. I don’t want to live surrounded by offices, or businesses, or in view of crowds of people. I can’t be at peace like that. It’s my land, I paid for it, and yet Council is behaving as if control of the most important aspect of it - privacy - is theirs to give away.

I find it disingenuous of Council to cite safety, resilience and by implication wellbeing of residents as its Community Plan Objectives without acknowledging that our safety, wellbeing and resilience will be directly affected by greatly increased building heights and housing density. State government may say suggest cute little rabbit hutches for people as serving suggestions for Housing Diversity Neighbourhoods, but we all know that developers are only interested in maximising profits and erecting the highest buildings they can possibly get away with.

There *are*, I have discovered, a few, not very well-publicised State Heritage Areas – Colonel Light Gardens, Rose Park, the Barossa Valley. In other words, in order to retain what I currently have – a older-style character home, with sufficient privacy that no one is able to look into my home and garden

– I will have to sell my home and find a further \$1 million to purchase a similar home in one of these areas.

Thirdly: The people most affected – those such as myself living directly adjacent to zoning changes - were the last to know anything about proposed development. Government, Council and various consulting firms have discussed this for 2 years without our knowledge or consent.

Initial Notification of Proposed Rezoning

Clarity: This six-page letter mailed to residents was a jargon-fest, full of opaque terms such as ‘multi-use’ and ‘overlays’. It proposed to alter our suburb to ‘mixed use’ – and did not even explain what ‘mixed use’ actually meant.

50% private funding: The notification stated that the draft Code Amendment was ‘50% private funded’. This made it clear that a development, not merely a code amendment, was already planned. It also conveyed the impression that the developer had already colluded with the Council, to his advantage and our detriment.

This impression was further heightened as the information we were sent concealed:

- The name of the person paying partial costs ('the proponent');
- Information easily found by searching online – why attempt to conceal it?
- What sort of buildings / business this developer planned to erect;
- The true magnitude of the proposed development/s ('3 storeys' rather than the '550 dwellings' referenced on p22 of the Code Amendment);
- Why the Council was using *our* rates to pay 50% of the 'costs' for a developer;
- The sum of these 'costs' and what they actually paid for; and
- Any explanation for why the Council would side with one ratepayer against every other ratepayer in the suburb.

This lack of transparency only served to create unease.

Diagrams: Maps were tiny. Street names and numbers needed to be included in all diagrams.

Draft Amendment

Accessing the Draft Amendment: The mailout advised that copies of the full draft amendment were available in all Council libraries and at the Council offices in Civic.

Homeowners should NOT have to go to library to decipher what on earth is proposed for sites adjoining their homes. This should already be made obvious in the mailout. The majority of working people are time-poor and do not have leisure to master the jargon of another profession. Nor do most have time, or the printing budget to read and digest approximately 200 pages of a draft and then a further 100-odd pages on environmental impact.

Availability: The draft amendment was not available.

I visited the Civic library in May, hoping that the full ‘draft’ would explain what the proposed development actually was (Aged care home with ambulances arriving day and night? Noisy entertainment centre with dodgem car rink? Circus training school? After all, if the nature of a project cannot be revealed up front, chances are it must be fairly objectionable).

The library did not have a copy and the librarians had no idea of what I was talking about. The front office in Civic did not have a copy available either. I made 3 separate visits to Council offices before I was finally given a copy. The staff member who handed over the draft, responding to my distress at the prospect of having my private house and garden suddenly in full view of hundreds of pairs of eyes in a multi-storey apartment block, did her best to discourage me ‘I don’t think we are going to have any good news for you.’ ‘Oh dear, change is hard.’ This member described ‘mixed use’ as ‘like St Clair’ (apartments atop an ugly office block) and suggested that I read the ‘Greater Adelaide Plan’.

Rationale for the Amendment:

‘The Council has agreed to a part-privately funded Code Amendment on the basis that in large sections of the affected area, industrial buildings have reached the end of their economic life.’

Never has a less persuasive argument been put forth. In other words: ‘The wealthy owner of multiple properties has found that one of his assets is no longer profitable, so therefore you, and an entire suburb, should sacrifice a measure of your peace, privacy, mental health, and the value of your land – simply because he feels entitled’.

It is obvious that Don Totino/DFJ Holdings/2 Murray Street/ ‘the proponent’ could simply subdivide his 24-30 Murray Street property into ordinary single-storey suburban allotments and sell them to make an enormous profit. The character of the suburb would then remain intact, as would property values. It is hardly incumbent on ratepayers to sacrifice their privacy, property values and mental health to fatten another’s profits.

How can Council ‘agree’ to sacrifice my privacy and therefore wellbeing without my say so? How *dare* they? It is not theirs to give away.

Public Meeting 20 June 22

Meeting venue: A very large council chamber room. Formal setting was intimidating, not encouraging to anyone unused to public speaking. Despite the cavernous size of the room, seats provided for non-Council attendees were pushed to the far edges of the room and roped off, with half the attendees seated outside the chamber.

Amendment/Development: The meeting chair stated ‘This meeting is just about the amendment, not the development.’ They can’t be separated: Approve the amendment, and we will suffer the effect, the development. No explanation was offered regarding the pre-existing relationship of the Council and developer, so I’m afraid this was neither reassuring or convincing. Money has changed hands, ergo a relationship exists. The developer has had a great deal of prior influence, and residents been afforded very little.

Time for spoken submissions: The consultation was tacked on to an existing Council meeting, and rushed through, with consultation for another suburb following directly after.

The Chair of the meeting was rude to the residents who spoke up, interrupting to tell them to hurry up. At least one speaker was told to step down before he had finished reading his written speech.

At the conclusion, one councillor made a cryptic speech: 'I would like to record that I object with the way these consultations are run' (or words to that effect). This did nothing to reassure us that our submissions were going to be taken seriously. Indeed, a friend who had already attended 'consultation' for the proposed Cheltenham Parade/Tewkesbury St development warned me that once all the residents spoke against that development, they were abruptly told by that Chair: 'Too bad, we're building it anyway.'

Summary of engagement process: 'A notice placed within *The Advertiser*'. Nobody reads newspapers anymore. This is the equivalent of burying information, not publicising it.

Impact on surrounding homes

Potential structural damage: Not raised in the public meeting, so I am raising it here. Excavation for large multi-storey buildings is likely to result in a great deal of soil movement. Older character homes on the Adelaide Plains are already subject to minor cracks due to natural movement of the soil. Large-scale excavation for multi-storey buildings rather than normal suburban single-storey buildings is likely to cause far greater movement resulting in structural damage to adjacent older homes.

Potential flooding: The land in Murray Street is elevated approximately 1 foot above homes in Glyde Street. Lower-lying homes (mine) would bear the brunt of run-off from heavy rain if large buildings surrounded by concrete rather than homes with gardens are built.

Crime: High crime rate in the St Clair development, mentioned in the meeting. A greater number of residents leads to a greater incidence of crime. Research already shows a high prevalence of domestic violence in public housing complexes, linked to higher density (as recently demonstrated by soaring rates of domestic and family violence during recent pandemic lockdowns).

SAPOL has presumably promised they have the capacity to respond. Their actual, *demonstrated* capacity, in this suburb: A intruder forced his way into my home, and attacked me. Police apprehended this person. The sergeant attending told me that the perpetrator had *admitted* to strangling me. Yet the perpetrator was never charged. Police either do not have the capacity, or the will to follow up.

Greater Adelaide 30 Year Plan

I had never heard of this plan prior to visiting the Council to get a copy of the draft amendment.

The plan too allegedly had an 'engagement process'. As far as I can discover, the 'engagement' process consisted of putting the plan on the state government's PlanSA portal, and inviting comments. Unfortunately, few people apart from government employees, town planners and architects were aware of the existence of this portal.

The Plan reads as a mish-mash of contradictory claims. Apparently, population will grow to 2 million, yet immigration has declined and there is a high rate of young people leaving. Apparently, building a lot of multi-storey towers next to train stations will make them want to come back. Streets near railway stations will be designated ‘transport corridors.’ I would just like to state here and now: I did not vote for this, and I do not consider myself subordinate to a damn railway station.

‘There is a trend towards new housing preferences – row and terrace houses, units and apartments in high amenity and accessible locations.’

This is hardly evidence that people *prefer* units. People must live somewhere, and if units are all that is available, they will occupy them. This type of housing has a high turnover, because as soon as people can afford what they really need, they leave. It is a stretch to extrapolate that we are all going to suddenly prefer public transport, walking, cycling, and high density living (otherwise known as overcrowding). That we will no longer need to see beautiful surroundings. That the 40 – 50% of people who are introverts will spontaneously mutate and become people who are no longer stressed and overwhelmed by lack of privacy, quiet or space. That the general population will no longer need pets, or their own gardens. Case in point: I recently stored a houseful of furniture for a friend who experienced a house fire. My friend spent a year couch-surfing, rather than move to any unit. She preferred to be homeless, rather than giving away her dog.

‘Target 1 – 85% of all new housing in metropolitan Adelaide will be built in established urban areas.’

Result: We, the government, plan to build 3 – 6 storey towers of apartments all over the place, spoiling most of Adelaide, including your street. Even in your own private garden, you will be observed against your will.

South Australians have recently voted in a new government. I suggest to Mr Sutton and the Minister for Planning, that there is no need to strive to align with previous governments’ unpopular policies. We now have the perfect opportunity to make a better plan. If the current government is concerned with ‘peri-urban sprawl’, then the obvious issue to tackle is projected overpopulation, not to create worse living conditions for a greater number of people.

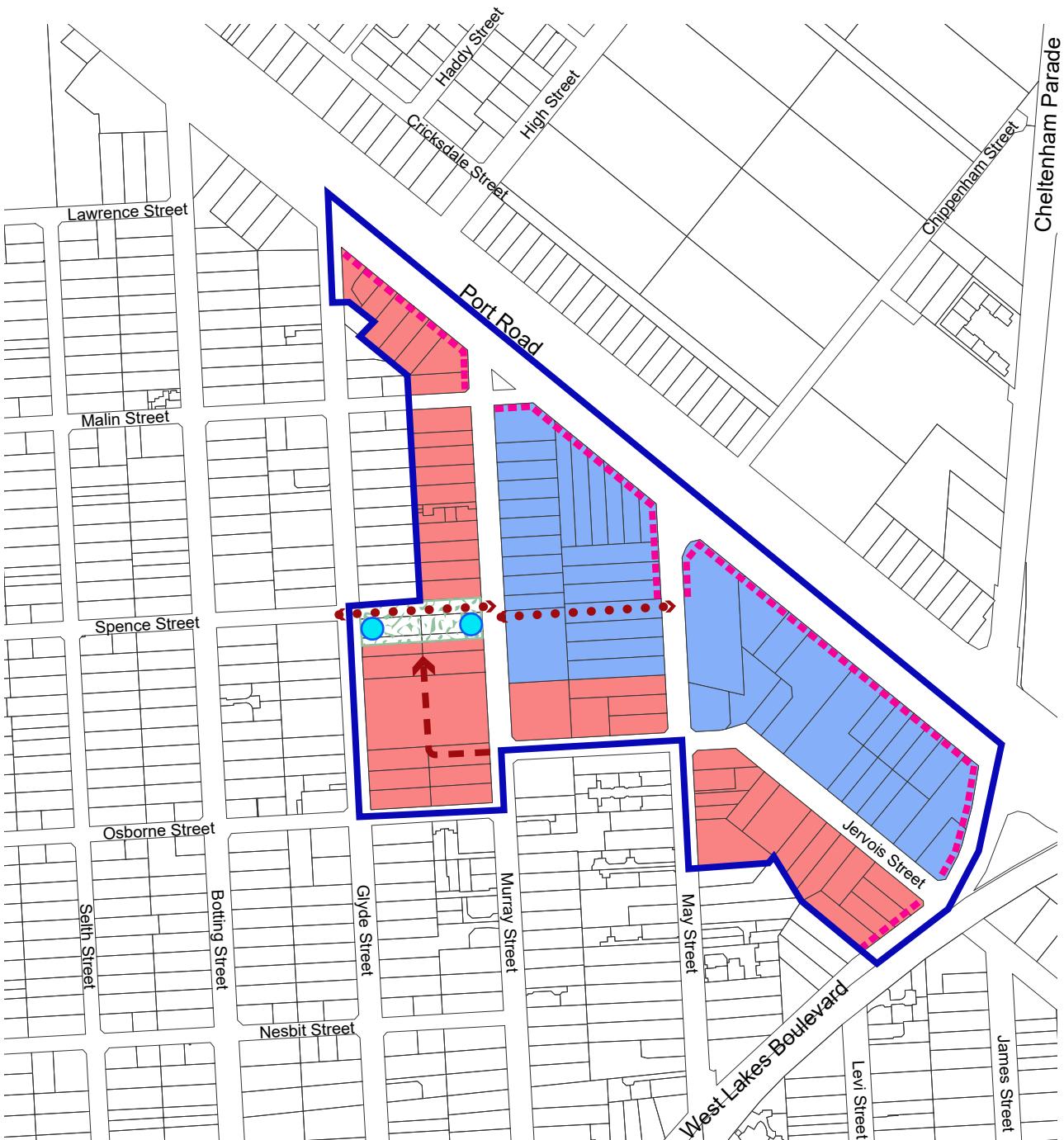
Council Community Plan Objectives 2016-2027

‘Charles Sturt is a place where people feel safe in their homes, neighbourhoods and public places’
‘They are resilient and manage shocks and stresses to build a stronger community’
‘A liveable City of great places’.

None of these objectives are compatible with forcing multi-storey developments on existing residents against their will. And Council imagining it can prescribe residents’ characteristics (‘they are resilient’) is frankly absurd. If the Council really wants achieve its espoused (or cut and pasted) values, then don’t take away the things which enable us to *be* resilient. Namely, control of our boundaries. Our privacy. Our safety.

Name and identifying details not for publication: [REDACTED]

Attachment 6 – Amended Concept Plan



- Activated Frontage
- Building Height up to 3 levels (12 metres)
- Building Height up to 2 levels (9 metres)
-  Public Open Space
-  WSUD Basin
-  Vehicular Access
-  Pedestrian / Cycle Linkage
- Concept Plan Boundary

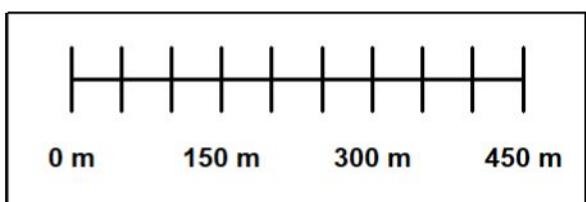
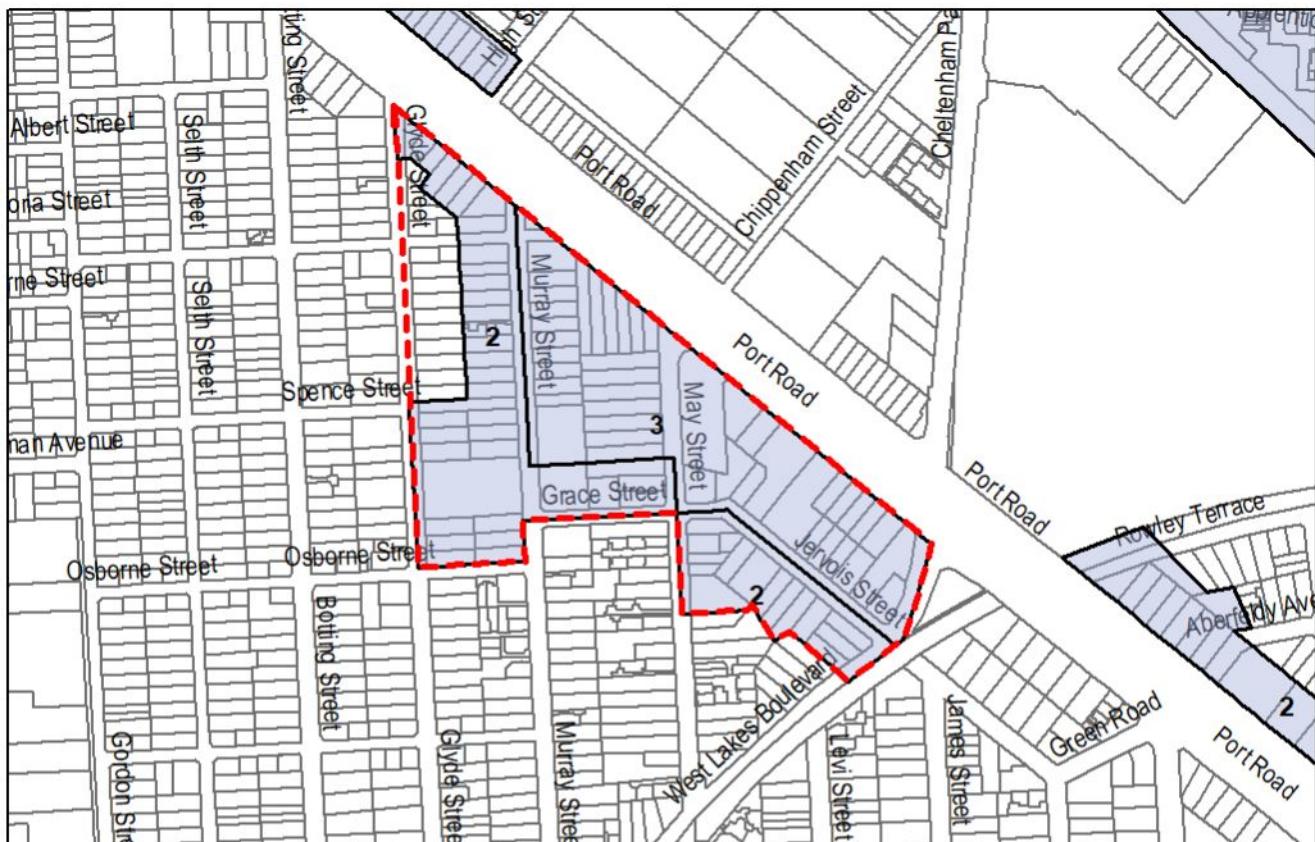
1:5000
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Concept Plan XXX

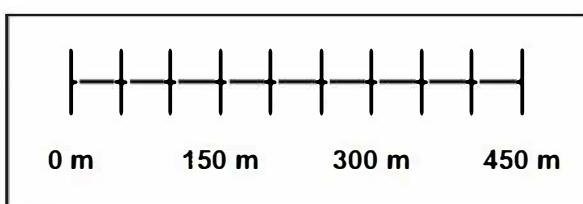
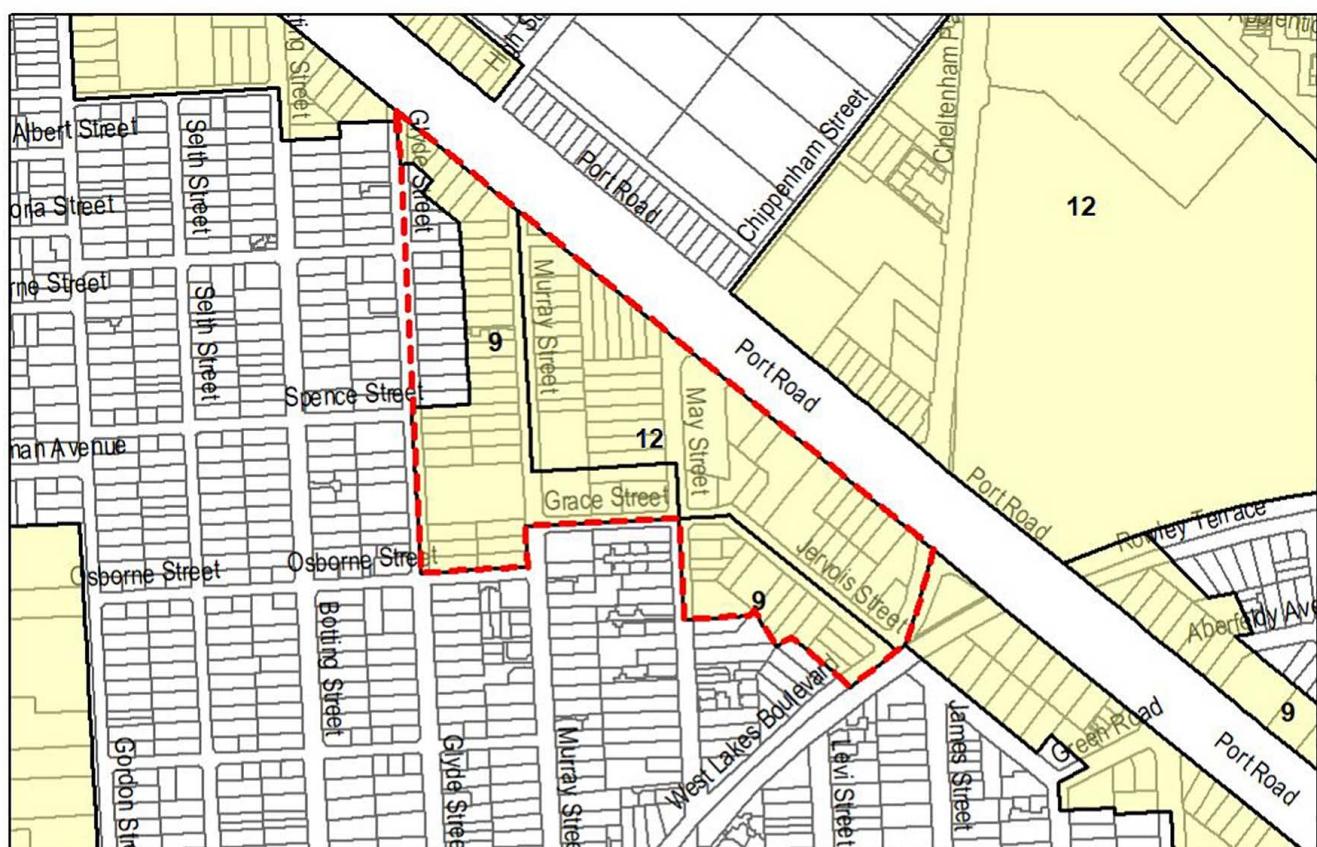
ALBERT PARK

Attachment 7 – Amended Overlays

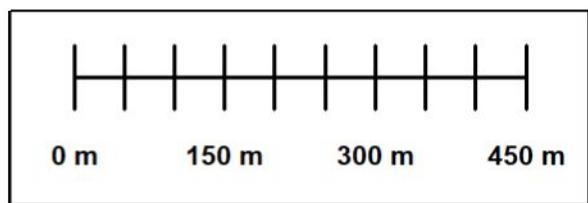
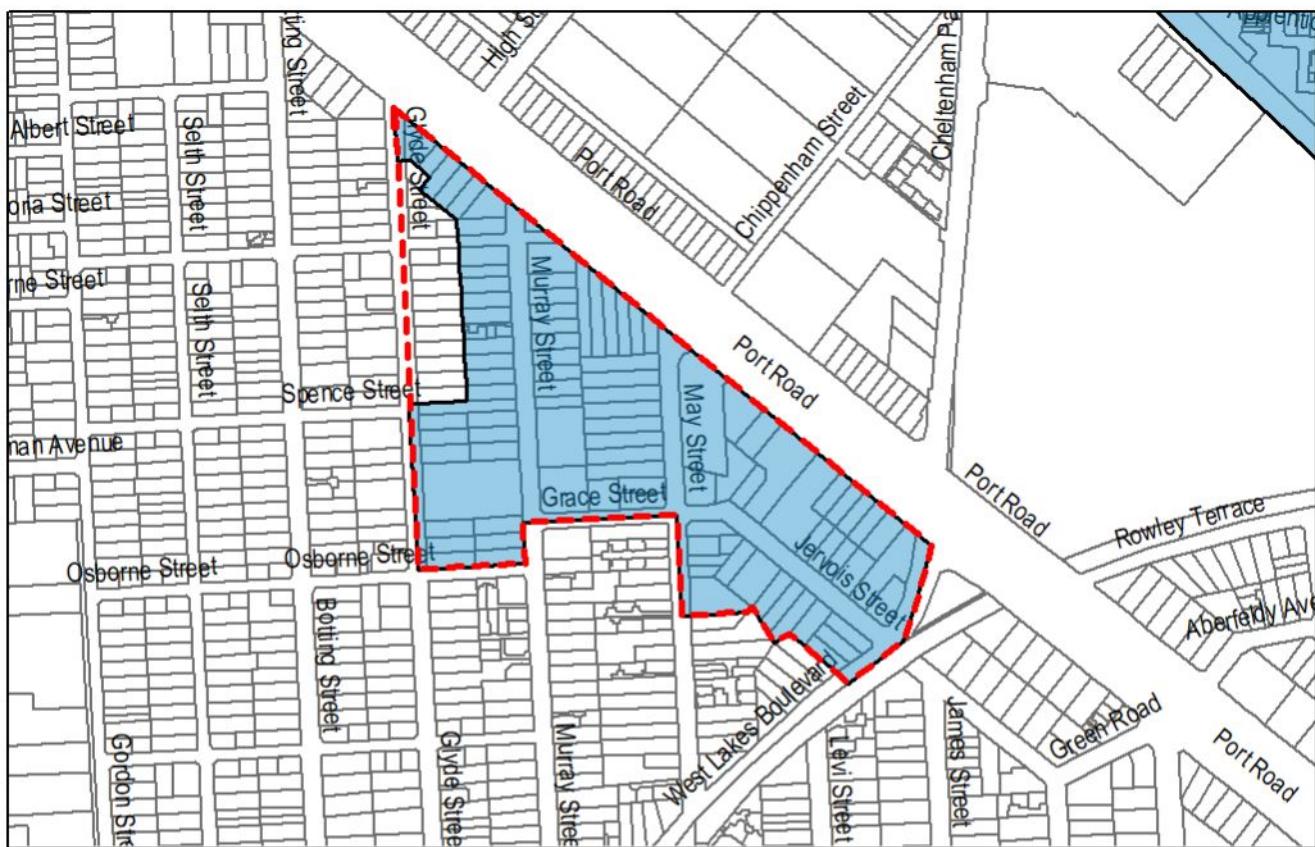
Maximum Building Height (Levels) (TNV)



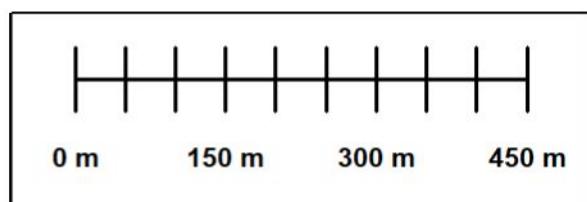
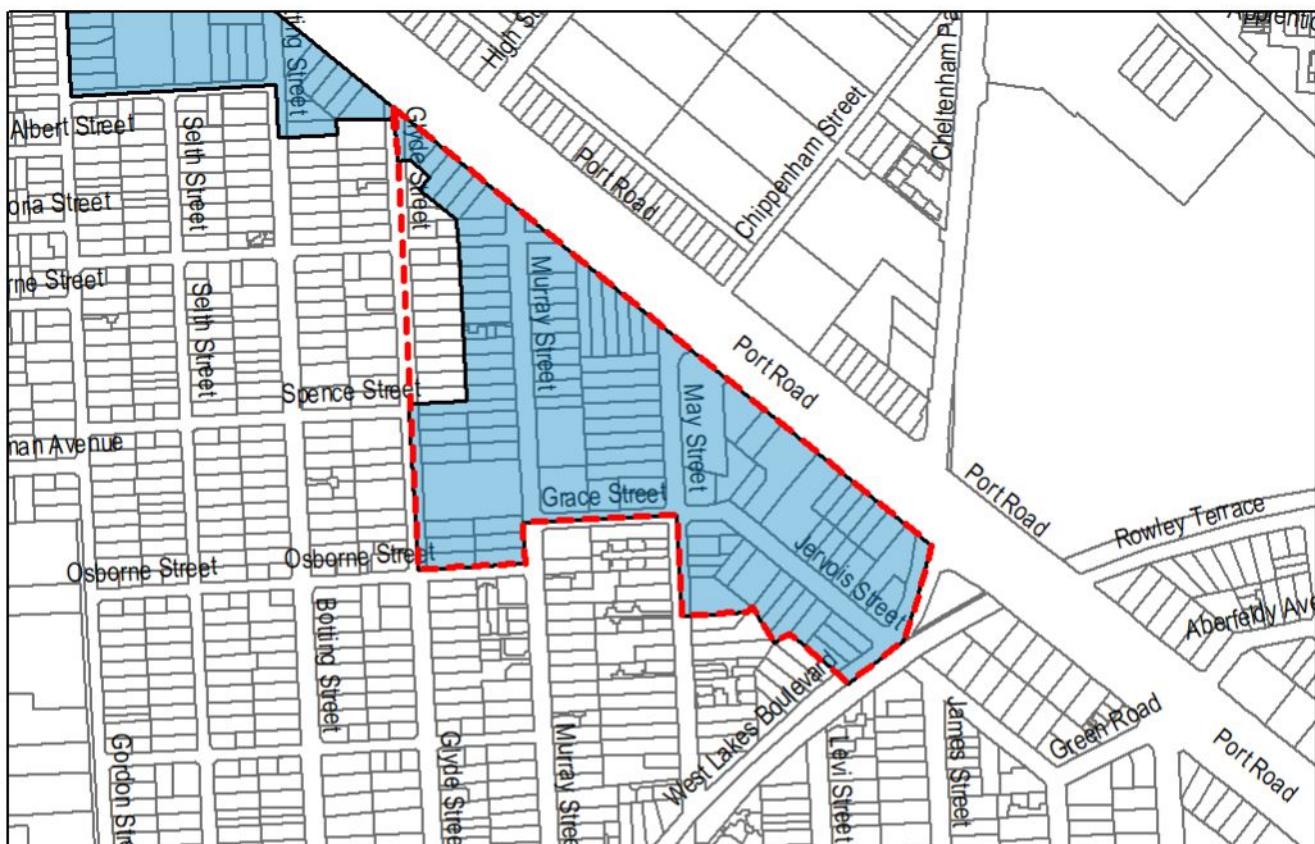
Maximum Building Heights (Metres) (TNV)



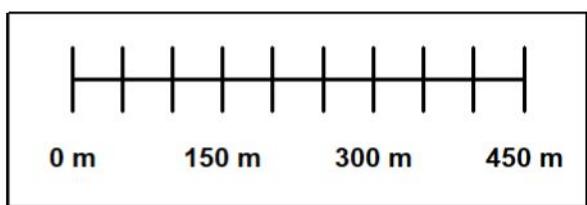
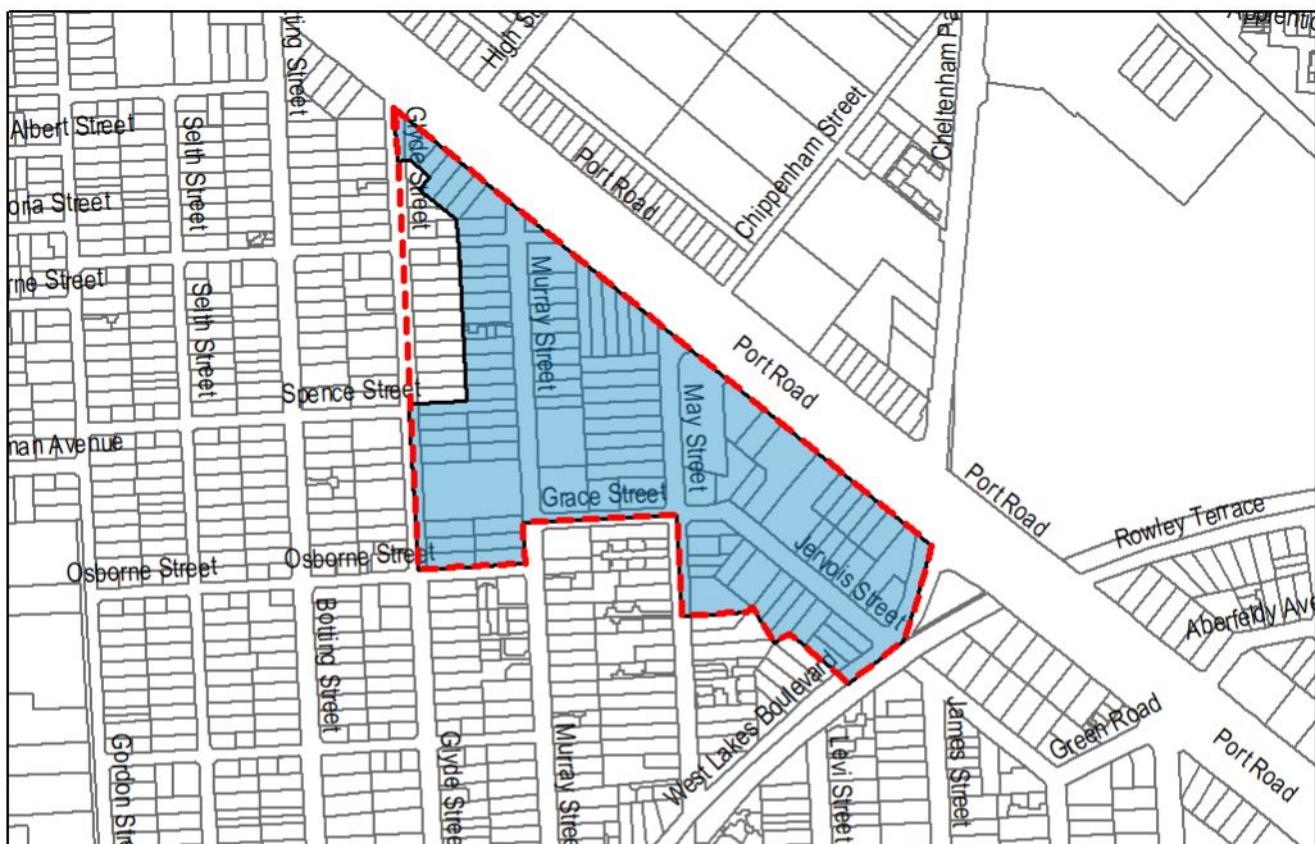
Affordable Housing Overlay



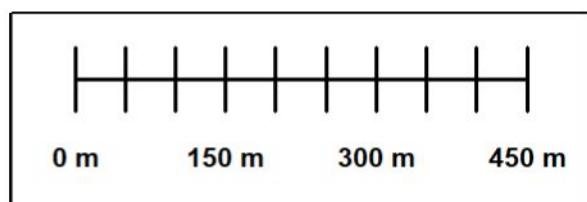
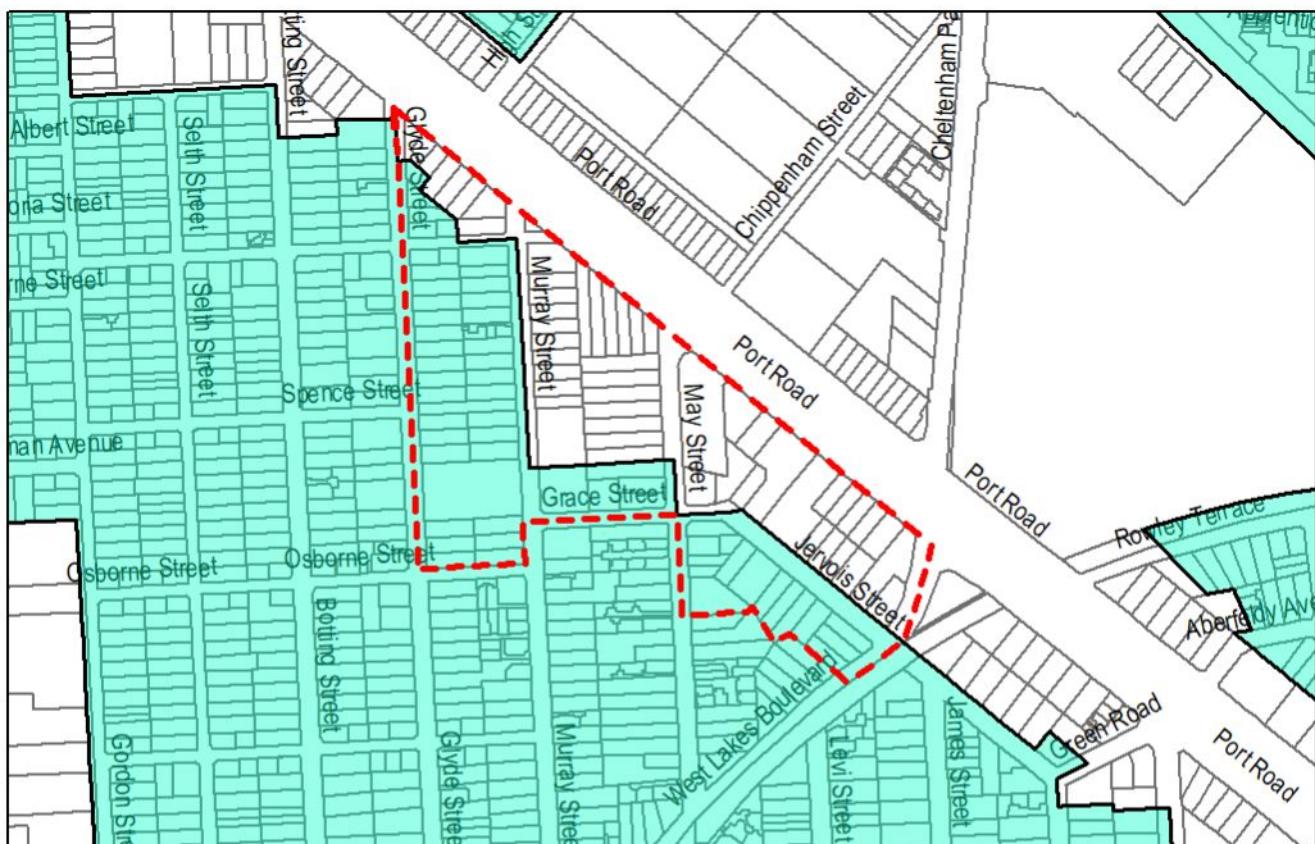
Interface Management Overlay



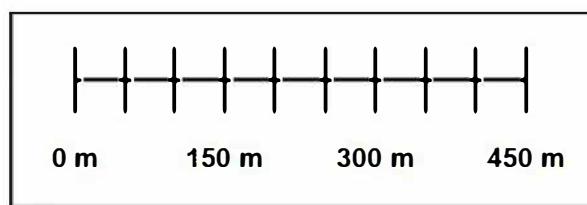
Noise and Air Emissions Overlay



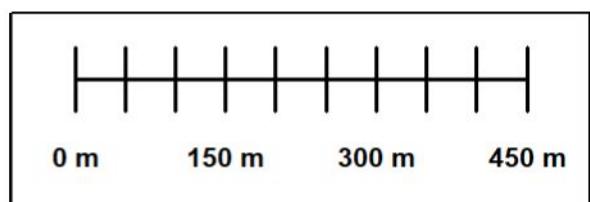
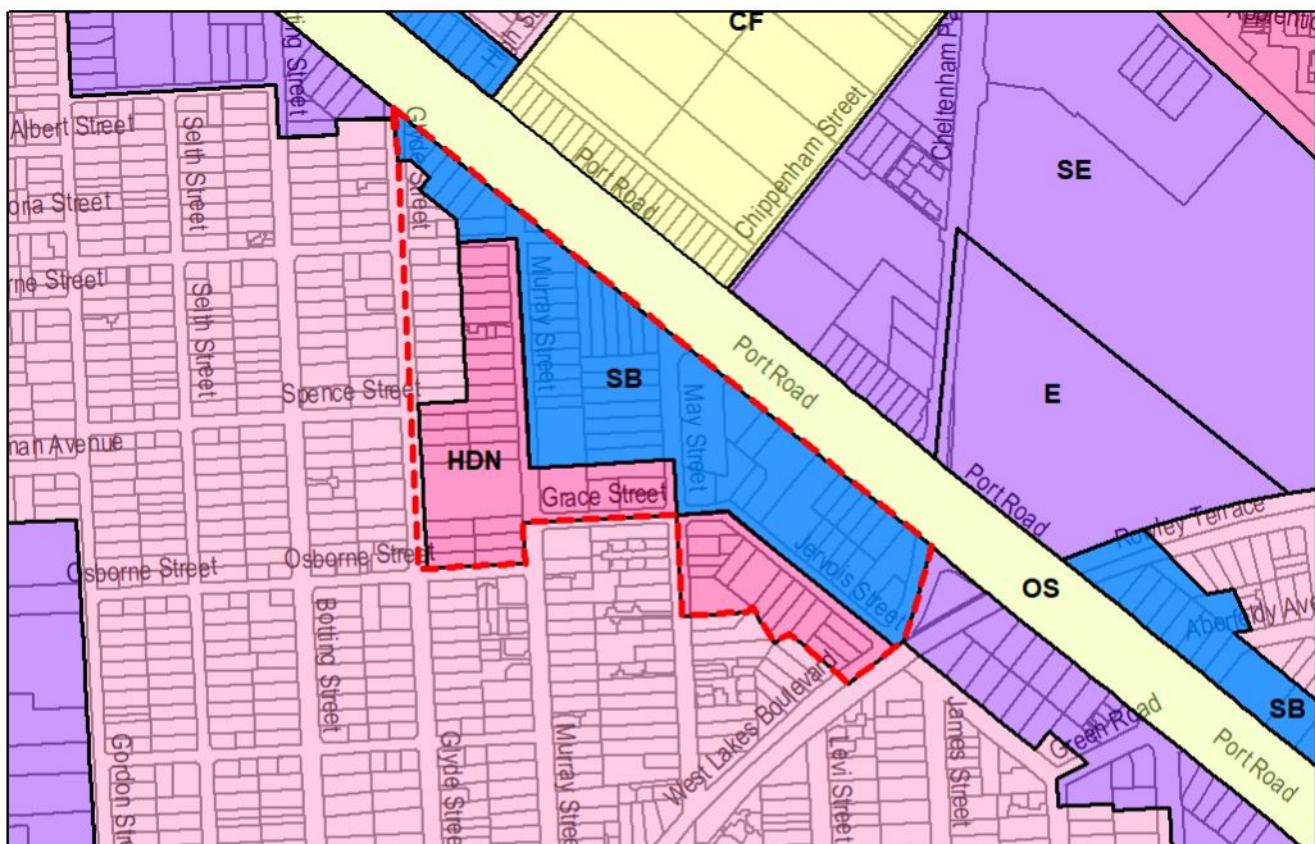
Stormwater Management Overlay



Urban Tree Cover Canopy Overlay



Zoning



Attachment 7 – Amended Instructions

Code Amendment Writing and Mapping Drafting Instructions

Designated Entity Name: City of Charles Sturt

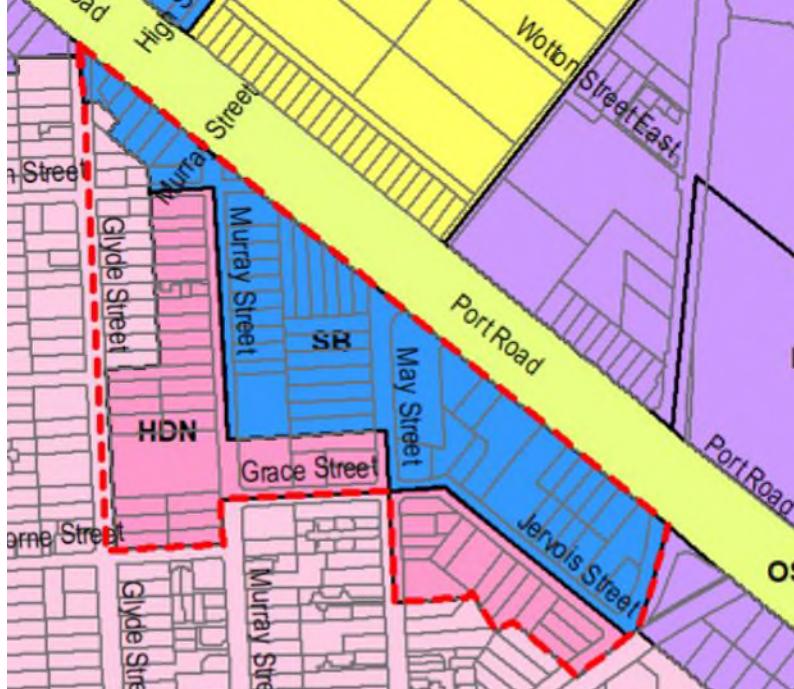
Code Amendment Name: Albert Park Mixed Use Code Amendment (partly privately funded)

Stage: [Final Approval]

Date of Drafting Amendment: [21 July 2022]

Reminder: Scope of Code Amendments must be consistent with the approved Proposal to Initiate and all Conditions

CODE PARTS	SPATIAL APPLICATION - PART 2 & 5	SPATIAL APPLICATION OF PART 2	SPATIAL APPLICATION OF PART 3	PART 6, 10, 11, 12	POLICY PART 2*
	Zone Mapping + Designated Areas	Sub Zone Mapping	Overlay Mapping	Technical and Numeric Variations (TNVs), Significant Trees, Local Heritage Places, Concept Plans	Zone Policy (with Classification Tables), Sub Zone Policy, Overlay Policy + Referrals (spatially based)
Typical Code Amendment Instructions (examples)	Select Instruction: APPLY an existing or new zone (a rezoning) REPLACE a zone to correct a misapplication of a zone APPLY a spatial representation of a Designated Area(s) (update in line with legislation, as required)	Select Instruction: APPLY an existing or new sub zone REPLACE a sub zone to correct a misapplication of a sub zone REMOVE an existing sub zone (or part thereof)	Select Instruction: APPLY an existing or new overlay(s) REPLACE an overlay to correct a misapplication of the overlay REMOVE an existing overlay(s) (or part thereof)	Select Instruction: AMEND TNVs (changes in metrics and/or additional TNVs) AMEND Significant Trees listing (add, remove, update) AMEND Local heritage places listing (add, remove, update) AMEND Concept plan(s) (add, remove, update)	Select Instruction: CREATE new policies to address gaps or strengthen policy AMEND existing policy to address error(s) in a zone REMOVE superfluous or redundant policy RENAME a zone/sub zone CREATE a new zone/sub zone
AREA 1:	Name Proposed Suburban Business Zone 				
Summary	Rezone the land from Employment Zone and Strategic Employment Zone (part) to Suburban Business Zone	Nil	Nil	Nil	Nil

Proposed Code Amendment(s) Instructions	<i>Rezone the area detailed in Summary and as per provided mapping.</i>	<i>Nil</i>	<i>Apply Affordable Housing, Noise and Air Emissions and Interface Management Overlay to entire area</i>	<i>Apply Maximum Building Height (Levels) of 3 levels to the extent of the proposed Suburban Business Zone east of Murray Street.</i> <i>Apply Maximum Building Height (Levels) of 2 levels to the extent of the proposed Suburban Business Zone west of Murray Street.</i> <i>Amend Maximum Building Height (metres) TNV to 9m to the extent of the proposed Suburban Business Zone west of Murray Street</i> <i>Amend Concept Plans by adding proposed Concept Plan.</i>	<i>Nil</i>
AREA 2:	Name Proposed Housing Diversity zone 				
Summary	<i>Rezone the land from Strategic Employment Zone and General Neighbourhood Zone (part) to Housing Diversity Zone</i>	<i>Nil</i>	<i>Nil</i>	<i>Nil</i>	<i>Nil</i>
Proposed Code Amendment(s) Instructions	<i>Rezone the area detailed in Summary and as per provided mapping.</i>	<i>Nil</i>	<i>Apply Affordable Housing, Noise and Air Emissions and Interface Management Overlay to entire area</i> <i>Apply those parts of the Stormwater Management and Urban tree Canopy Overlays to those parts of the proposed Housing Diversity Zone currently not covered by the Overlay</i>	<i>Apply Maximum Building Height (metres) TNV to 9m by extending to those parts of the proposed Housing Diversity Zone within the affected area not currently covered by the TNV.</i> <i>Amend Maximum Building Height (metres) TNV to 9m to those parts of the proposed Housing Diversity Zone within the affected area currently covered by the TNV.</i>	<i>Nil</i>

				<p>Apply Maximum Building Height (levels) to 2 levels to the extent of the proposed Housing Diversity Zone.</p> <p>Amend Concept Plans by adding proposed Concept Plan.</p>	
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*Note: due to the wide reaching application of Zone, Sub Zone and Overlay Policies, these policies should typically only be amended through Code Amendments initiated by the State Planning Commission, or with the support of the State Planning Commission. Private proponents should consult with the Department before proposing any drafting instructions to amend Zone, Sub Zone or Overlay policies.