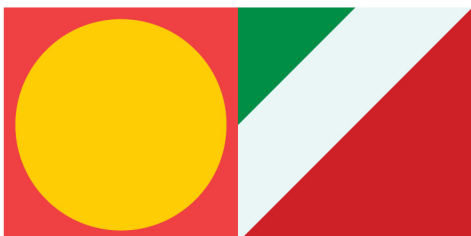




CITY SERVICES COMMITTEE MINUTES

for the meeting held
on Monday, 15 August 2022

CC2/3



PRESENT :**Elected Members:**

Mayor - Angela Evans, Councillor - Gerard Ferrao, Councillor - Kenzie van den Nieuwelaar , Councillor - Paul Alexandrides

DATE :

Monday, 15 August 2022 | Time 06:00 PM

VENUE :

CC2/3

In Attendance :

| | |
|--|--|
| Executive Assistant to the GM City Services - Leah Davey | General Manager City Services - Bruce Williams |
| Senior Policy Planner - Jim Gronthos | Manager Urban Projects - Craig Daniel |

1. COMMITTEE OPENING

1.1 ACKNOWLEDGEMENT

Niina Marni is Kurna for 'Welcome'. The City of Charles Sturt acknowledges and pays respect to the traditional custodians of the land, the Kurna people of the Adelaide plains. We pay our respect to Elders past, present and emerging. We respect their spiritual beliefs and connections to land which are of continuing importance to the Kurna people of today. We acknowledge the contributions and important role that Aboriginal people continue to play within our local community in Charles Sturt. We also respect the culture of Aboriginal people visiting from other areas of South Australia and Australia.

1.2 APOLOGIES AND LEAVE OF ABSENCE

APOLOGIES

Councillor - Matt Mitchell
Councillor - Charlotte Watson
Councillor - Sarah McGrath

LEAVE OF ABSENCE

Councillor - Helen Hibeljic

2. CONFIRMATION OF MINUTES

Note: The Committee does not have the power to make final decisions, it considers reports and makes recommendations (which are included as the minutes of this meeting) to full Council. The power to make the final decision rests with Council. Council may alter a recommendation made by the committee as part of this process. These minutes will be considered by the Council at its meeting on 22 August 2022.

2.1 CONFIRMATION OF MINUTES

Brief

Confirmation of the minutes of the previous meeting held on Monday, 18 July 2022.

Moved Councillor - Kenzie van den Nieuwelaar

Seconded Mayor - Angela Evans

Motion

That the minutes of the previous meeting held on Monday, 18 July 2022 be taken as read and confirmed.

Carried Unanimously

3. DEPUTATIONS

3.01 DEPUTATION - WEST LAKES RESIDENTIAL AND MIXED USE CODE AMENDMENT

Brief

A deputation request was received from Mr Stephen Hammond on behalf of a group of West Lakes residents representing the West Lakes Community Group affected by the proposed code amendment, who would like to provide a brief overview of the Community Group and to be accepted as the point of contact between the Council and the residents.

Moved Councillor - Gerard Ferrao

Seconded Mayor - Angela Evans

Motion

1. That the deputation be received and noted.
2. That Mr Stephen Hammond and Paul Chalubek be thanked for their presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

Carried Unanimously

Port Adelaide Wastewater Treatment Plant Expressions of Interest

Community Reference Group

Meeting 1 Minutes - Monday 2 November 2015

1. Welcome and Introduction

SA Water:

| | |
|--------------|-------------------------------|
| Aaron Pearce | Project Manager |
| Sally Silz | Facilitator |
| Matt Bonnett | Stakeholder Engagement Team |
| Dainis Skabe | Environmental Management Team |

In Attendance:

| | |
|------------------|------------------|
| Paul Sperling | Kym Withey |
| Ian Bond | Paul Battistella |
| Brenton Maidment | Gary Dohnt |
| Alan Westwood | Paul Chalubek |
| David Penman | Steve Hammond |
| Mick Curry | Norm Dixon |
| Jeanette Ramsey | Ian Ramsey |
| Mandy Miller | Mike Wooten |
| Rob Surplice | |

Apology:

| | |
|-------------|--------------------|
| Tricia Cole | Jenni Cooper Jones |
|-------------|--------------------|

Sally Silz welcomed the group and outlined the purpose of the meeting was to:

- Establish a Terms of Reference
- Provide information about the existing Port Adelaide Wastewater Treatment Plant (PAWWTP)
- Gather feedback from the group about the current site (positive, negative, and interesting)
- Outline the Expression of Interest (EOI) process
- Collate 'criteria for success'
- Gather information from the group to develop the amenity assessment criteria for the Select Request for Proposal process

Attendees were asked to introduce themselves and explain their connection to the site.

2. Terms of Reference

Sally tabled a draft Terms of Reference to the group and briefly presented the key points of the document. The group accepted the document in principle, committing to submitting any changes by Friday 6 November to Sally.

*Post meeting note – Terms of Reference have been accepted without change

3. Site information and group feedback about the current PAWWTP site

Sally provided a brief history of the site, augmented by a member of the group who used to work at the site. The group then turned their focus to recording their feedback about the current site:

Positive

| | |
|--|-----------------------|
| Bushland/trees and birdlife on site x 18 | Privacy x 5 |
| Open Feel x 5 | Buffer from Industry |
| Buffer from housing x2 | Views |
| A big back yard | Quiet x 2 |
| Neighbourhood feel | One neighbour |
| Lack of traffic x2 | Relaxing/peaceful x 2 |
| Golf Course | |

Negative

| | |
|-------------------------------------|--|
| Lack of care/upkeep /maintenance x3 | Fencing x4 |
| Smell/odour x 3 | Visual appearance from Frederik Road |
| Entrance to Lochside Drive x2 | Traffic management in Lochside Drive x 2 |
| Fire hazard x3 | EPA Audit required |
| Underutilised Government Land | Light industrial- Devalue properties |
| Current tanks to be removed | Public consultation for development plan amendment |

Interesting

| | |
|---|--|
| Sport and social clubs meeting areas x2 | Needs recreation space – e.g. paths for walking x2 |
| Child minding | Aviary |
| Solar Panels | |

Further information about the site was then discussed, including the Port Adelaide Relift Pump Scheme (PARPS) and the impacts from historic activities.

A commitment was made to the group to present at the next meeting in more detail about the impacts from historic activities along with the findings from investigations commissioned for the site. An update via email or letter will be provided prior to the next meeting about the odour abatement process for the PARPS, after the specialist advice has been provided.

4. Expressions of Interest Process

Sally Silz then presented to the group the EOI process outlining the timeframes detailed below.

- EOI Released to the market – late October 2015
- EOI Closes – Mid December 2015
- EOI Evaluation- Mid December 2015 – Mid February 2016

Then if there are appropriate submissions the process will progress to a Selective Request for Proposal (SRFP). The timeframes for this process are as follows:

- SRFP released - March 2016
- SRFP Closed - April 2016
- Resolution - Mid 2016

Sally explained that SA Water would like to work with this group to develop amenity assessment criteria to be used in the SRFP process. These criteria will be used as part of the broader assessment criteria used to select a successful proponent.

Sally proposed that the information provided in the group feedback session, and the criteria for success process would be used by a procurement evaluation team to form some amenity assessment criteria for consideration the group.

This criteria would then be presented to the group for refinement and ranking to determine the exact criteria used in the SRFP process. This proposal was supported by the group. The group acknowledged that the amenity assessment criteria must be developed and endorsed by the group prior to the release of the SRFP.

*Post meeting note – a request has been made by a member of the group to have the EOI and SRFP process explained in more detail at the next meeting.

5. Criteria for success

Sally then asked participants to rank their 'top 3' criteria for success. The 'top 3' criteria are outcomes from the process that would indicate the project has been a success. Some discussion was held by the group about this topic, and then individuals completed their cards. The results can be viewed in the attached table, table 1 – 'Top 3' Criteria for Success

Sally reiterated the information will be collated to create possible amenity assessment criteria for the Select Request for Proposal process. This process will be undertaken with the procurement evaluation team and possible criteria will be presented to the group at the next meeting.

6. Meeting Close

Table 1 – 'Top 3' Criteria for Success

| 1 | 2 | 3 |
|---|--|--|
| Commercial Viability | Management of site contamination | Does not detract from surrounding amenity |
| Preserve the existing amenity (Trees) create a Buffer Zone/improve the visual environment | Ensure traffic issues are carefully managed | No extra housing |
| Public space/park | Plenty of trees and shrubs | Walking and seating areas |
| Green buffer for privacy and wildlife | Peacefulness | View of trees and skies |
| Green Buffer | Non industrial | |
| Buffer Zone | Land Value | Timeline (inconvenience time) |
| Space/Green | Time frame - years/months | Updating/Consultation |
| Landscaping | Green Buffer | Access on surrounding areas |
| Community facility | Buffer Zone | Odour control |
| Buffer Zone | Development fits with neighbourhood | Doesn't reduce property value from - Traffic (size and type) - high rises |
| | | Enhance existing entrances to surrounding roads and beauty in general -no access/entrance or service roads off of Lochside Drive |
| Environmental Flora/Fauna Buffer | Visual Height Restrictions | |
| No Noise/Quiet | Rural 'view' | Thoroughfares/rural |
| Timing and plan for the site when the developer has been chosen | Maintaining buffer zones and nature (large trees and prime forest) | Maintain existing noise levels at the site, roads and lighting need to be considered |
| Establish a buffer zone of trees etc. The appearance of nature/birdlife | maintain peace and quiet no noise | Privacy maintain lifestyle |
| Significant and sufficient buffer zone between any form of development and residential boundaries | Maintenance of the buffer zone and possible access for residents | noise, access roads, traffic as a result of development |
| Landscaped buffer/easement of 30-40m along Lochside Drive/Lakeview Avenue | No entrance to land/lot from Lochside Drive | Full disclosure/transparency on land contamination |

Port Adelaide Wastewater Treatment Plant Expressions of Interest

Community reference Group

Terms of Reference

Introduction

SA Water is holding an Expressions of Interest (EOI) and Select Request for Proposal (SRFP) process for the site formerly known as the Port Adelaide Wastewater Treatment (WWTP) site located on Frederik Road, West Lakes. The intent of this process is to find a suitable development for the site.

This site covers approximately 15 Hectares of land and is boarded by residential development to the North, West and South of the site. To the East of the site, on the other side of Frederik Road, there is an industrial area. For many there has been a long history with this site and it is important to acknowledge that when West Lakes was developed in the 1970s there were extensive earthworks to reclaim low-lying land and create waterways. In early 2000 it became apparent that contaminated material from the WWTP may have been distributed on surface soils across some areas of the West Lakes development. As a result extensive works were undertaken by the Environmental Protection Agency (EPA) and the Department of Human Services (DHS) with local residents.

The PAWWTP EOI Reference Group is being formed with representatives from SA Water's project team, local residents and a representative of Rotarians who use a building on site.

Purpose of the Reference Group

- To create a forum for discussion and exchange of information relating to the Port Adelaide WWTP EOI and SRFP process.
- To provide opportunity for both SA Water and representatives of the community to work together to strive to agree to **amenity assessment criteria** for the SRFP process.
- To act as a two-way communication link between the project team and the community.

The Reference Group will operate within a consultative framework. SA Water will be represented on the Reference Group by the Project Manager.

Key Activities of the Advisory Group

- Meet as required to develop and agree amenity assessment criteria for the SRFP by end February 2016 to enable the release of the document to select proponents in March 2016.
- Identify, communicate, represent and consider the broad range of needs and interests of the local community affected by the project; and
- To provide advice to the project team on how best to disseminate information via existing community networks.



Government
of South Australia



SA Water

Membership

- Aaron Pearce (SA Water Project Manager)
- Paul Sperling
- Kym Withey
- Tricia Cole
- Paul Battistella
- Brenton Maidment
- Gary Dohnt
- Alan Westwood
- Jenni Cooper Jones
- David Penman
- Steve Hammond
- Mick Curry
- Norm Dixon
- Jeanette Ramsey
- Ian Ramsey
- Paul Chalubek
- Mike Wooten
- Mandy Miller
- Rob Surplice
- Ian Bond

Meeting Times / Length of Meetings

Meetings will be held on an as needed basis, although generally they will generally be held on either a Monday or Tuesday, starting at 6pm at 100 Military Road, West Lakes.

Conflict Resolution

The Reference Group is not a decision making group, however if a vote is required in order to seek the opinion of the group on a particular issue then the majority vote will be taken as the group's position.

It is acknowledged that parties will at times differ in their views and may agree to disagree. While every attempt will be made to reach a common ground agreement, this may not always be possible. In such cases, individual member views will be documented subject to the approval of the relevant member(s).

Where a resolution cannot be reached despite the efforts of all parties, members may decide on their own independent course of action.

As a member of the Reference Group, the following will apply:

- Attend meetings and provide apologies in advance where attendance is not possible.
- Assist SA Water's project team by providing comment and feedback on managing community impacts and providing insight and advice into community perspectives on the project.
- Respect the ideas and comments of all members and provide an atmosphere where all members feel comfortable to participate.
- Conduct their ongoing relationship with fellow group members and the project team with courtesy and sensitivity.
- Communicate in a manner that is non-confrontational and collaborative in approach.
- Contribute in a positive way to finding solutions to issues or concerns.

Minutes

- All minutes of meetings of the Reference Group will be made available to the group (via email or letter). Prior to being passed by the members, minutes will be treated as draft.
- Draft minutes will also be distributed to registered residents who have expressed interest but are unable to participate at the meetings.
- Draft minutes will be ratified at the following meeting and then distributed as agreed
- Decisions are to be clearly recorded in the minutes.
- Individuals within the reference group will not be recorded against the outcomes and decisions, unless specifically request to be named in the minutes.
- Plans, and concepts etc. will be treated as draft by all members until agreement is obtained or SA Water are required to make a decision.

CITY SERVICES COMMITTEE – 15 AUGUST 2022

Thankyou for the opportunity to speak to you this evening. My name is Stephen Hammond and I live at Lakeview Avenue, West Lakes. I would like to read from a prepared document that I will provide to you after this presentation.

I along with Jeanette Ramsey, Garry Dohnt and Paul Chalubek represent a community group of West Lakes residents affected by the proposed Code Amendment at 100 Lochside Drive, West Lakes, the former SA Water Treatment Plant.

We have been involved in several meetings and communications with SA Water over the past 6 – 7 years, discussing and determining what the community would like to see as part of this proposed development and obviously we are keen to keep that discussion going with the Council and the successful developer.

The community was extremely disappointed and was let-down when SA Water decided not to include any of the agreed 'Amenity Assessment Criteria' into any contractual arrangements with the eventual site owner (Potentia West Lakes Ltd).

The community had strong expectations in relation to:

- Existing Buffer-zones,
- Maintenance of the site,
- Traffic Management, and
- EPA Standards (Noise and Air Pollution).

Since the announcement of the successful tender for this land the community group has had one initial meeting of approximately 20 residents and as a result of a letterbox drop and door-knock in the area have approximately 100 residents who have now voiced their support for the group going forward.

I would ask that the Committee accepts that the four of us represent the community group and that you consider myself as the contact person for the group.

We would like you to know that we are not opposed to the development and in fact we want to work with Council and the Developer to achieve a vibrant new community space that increases existing community appeal, maintains existing green buffer zones, and recognises our aboriginal culture and historic sites.

Tonight, we just want to advise you of the existence of our community group and share some broad issues that have been identified for your consideration. These issues have been identified as a result of the developer's initial Concept Plan previously presented to Council.

The community group's expectations are that:

- Building heights are limited in height to fit in with the existing neighbourhood.
- Increased traffic does not enter existing neighbourhood streets (e.g. Lochside Drive / Mariners Crescent).
- Buffer-zones are maintained to adjacent residential properties.
- A Heritage Impact Assessment is undertaken of the existing site.
- Sufficient Open-Space and Urban Tree Canopy assessments are made and implemented.

A cultural and historic walking trail could be implemented along the Western boundary of the development site that links with the existing Port Adelaide / Enfield Council Kaurna Walking Trail and Cultural Centre currently under construction.

Regarding the community engagement process you will be scheduling; we will be seeking to further expand on these resident's expectations for you during that process.

We now have access to additional development plans that became available on 11 August 2022. Our initial reading has identified several anomalies and inaccuracies that we want to fully review and assess.

We would also ask that any further development plans for the site are made available to our group prior to any community engagement and for you to make available the timeline for this process as soon as possible to assist us in being fully prepared. (If there are documents larger than A3 could printed versions please be provided).

We also ask that any Council verbal approvals / dispensations relating to this development are provided to us prior to the commencement of any community engagement. It is only fair that the community know what has already been planned and approved.

We intend having wider community meetings within the next few weeks.

In concluding, we are not opposed to the development, we just want to work together to achieve the best possible outcome.

Are there any questions of us?

Stephen Hammond, Jeanette Ramsey, Garry Dohnt and Paul Chalubek.

Stephen Hammond

47 Lakeview Avenue, West Lakes, SA, 5021

sljh5021@gmail.com

0432 626 105

ANOMALIES / INACCURACIES IN THE DEVELOPER'S DOCUMENTATION:

- OPEN SPACE ASSESSMENT
- DWELLING NUMBERS
- SITE GROUND HEIGHTS
- TRAFFIC ASSESSMENT
- CROSS SECTION SITE DIAGRAMS
- ARBORIST REPORT
- ENVIRONMENTAL NOISE ASSESSMENT
- EPA LAND REMEDIATION ISSUE
- OTHER INFRASTRUCTURE

- OPEN SPACE ASSESSMENT

The Open Space percentage for the development site (100 Frederick Road) is recorded on different documents between 17.9% to 20%.

A correct figure of Open Space is required.

The Developer has stated they intend to purchase further land off SA Water around the existing Pump Station (101 Frederick Road) to make a 50m buffer zone.

It appears that the Open Space figure includes this land not yet purchased from SA Water.

If Open Space includes the SA Water land the developer hopes to buy it is:

- 17.9% (from just the residential development area)
- 15.5% (from the total development area)

If Open Space only applies to land the developer actually owns it is substantially less.

The site area of 100 Frederick Road, the land the developer actually owns and the area of Reserves is identified in Attachment L, JB&SQ, Appendix C – Proposed site coverage plan:

Development site area: 15.2 hectares

Reserves: 0.89 hectares

If Open Space is calculated from these figures it is:

- 5.85% (from the total development area)

Accepting that the developer had plans for 20% Open Space area, the figure of 5.85% is substantially reduced.

To understand Open Spaces we need to understand:

- Can Open Space for the development be calculated from land the developer does not yet own?
- Is Open Space calculated on the total development site or just the residential development area?

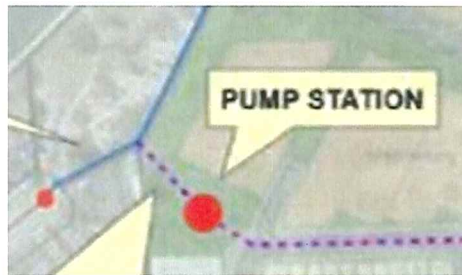
It is also noteworthy that within the proposed buffer zone land they hope to purchase are two large concrete tanks that the developer considers could be re-purposed as 'Landscape Elements' and a 'Screen'.



(NOVO Aspect Studios – 1, Urban Context and 4, Opportunities)

We do not understand how two large concrete tanks of about 1.35 hectares can be considered as 'Open Space'? If they are not considered as Open Space it further reduces the overall percentage even more.

We further understand that the construction of a new pump station for waste water services seems to be planned for the site (FMG Preliminary Infrastructure Assessment P. 10). This location for this will possibly be part of Open Space land. Again, this would reduce the overall percentage.



A site plan with what appears to be Open Space exists that is different to other Open Space site plans.



(JB&SQ Appendix C – Proposed site coverage plan)

This plan indicates linear green zones marked as 'Accessible'. Are these in fact Open Spaces or 'Voids' between allotments separated by retaining walls?

If they are Open Spaces they should be marked as such and the percentage adjusted.

1. We would appreciate Council's advice on:

- What is the total Open Space for the development site (100 Frederick Rd)?
- Can Open Space for the development be calculated from land the developer does not own?
- Is Open Space calculated on the total development site or just the residential development area?
- Can the inclusion of concrete tank structures and the planned pump station be regarded as Open Space?
- Are the 'Accessible' marked areas Open Spaces or voids using retaining walls to separate allotments?

- DWELLING NUMBERS

Different numbers of dwellings are recorded in the Developer's documentation for the site:

- 560 dwellings (recorded twice)
(Local Context & Demand Drivers, 2.2 Concept Plan assumptions, P. 5 & P. 10 twice)
- 570 dwellings (recorded 6 times)
(5. Traffic Impact Assessment, P. 10, Preliminary Infrastructure Assessment – P. 4, P. 6, P. 8, P. 9, P. 10 twice)

The numbers of dwellings is important to know to determine the number of residents and vehicles. Only a report that accurately identifies this important information should be considered by Council.

2. We would appreciate having the correct numbers of dwellings planned for the site.

- SITE GROUND HEIGHTS

Different ground heights of the site above sea level will determine how tall the buildings will eventually be over the surrounding neighbourhood.

There are contradictory figures of the ground height in Sections of the Developer's documentation:

- 5 metres (NOVO Aspect Studios – Site Context, Affected Area)
- 5 metres (Preliminary Infrastructure Assessment – P. 14 of 24)
- 5.5 metres (Preliminary Infrastructure Assessment – P. 5 of 24)
- 5.5 metres (Preliminary Infrastructure Assessment – P. 16 of 24)

3. We would appreciate knowing what the actual ground height is.

- TRAFFIC ASSESSMENT

The Traffic Impact Assessment recorded traffic numbers and potential traffic.

The Traffic Report did not take into account the traffic island at the intersection of Frederick Rd / Lochside Dve that restricts traffic movement and will create a bottleneck.

It also didn't identify the vehicles that are always parked on the Southern side of the Eastern end of Lochside Drive that restrict traffic movement.

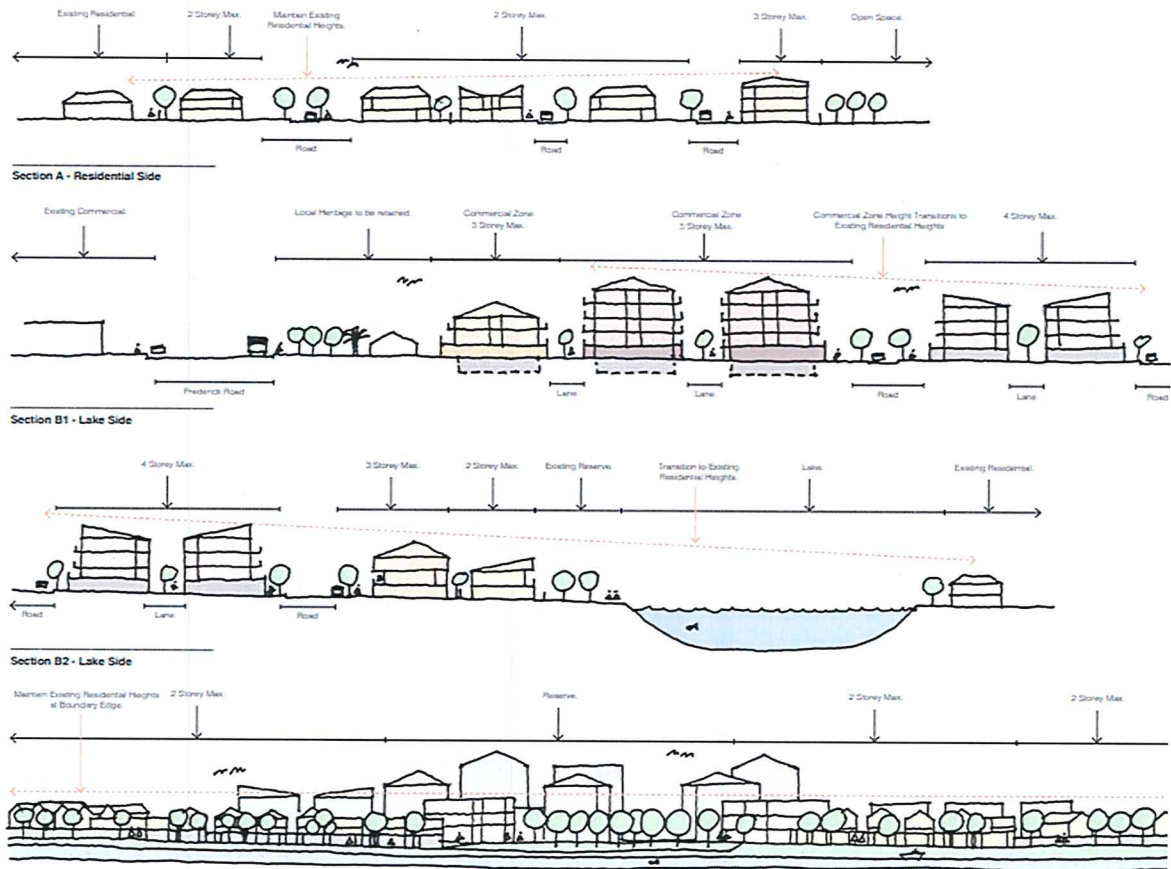
The Traffic Report also did not consider the potential vehicles that will be parked on the Northern side of the Western end of Lochside Drive where 12 allotments are intended.

Only a Traffic Impact Report that considers the full traffic management issues should be considered by Council.

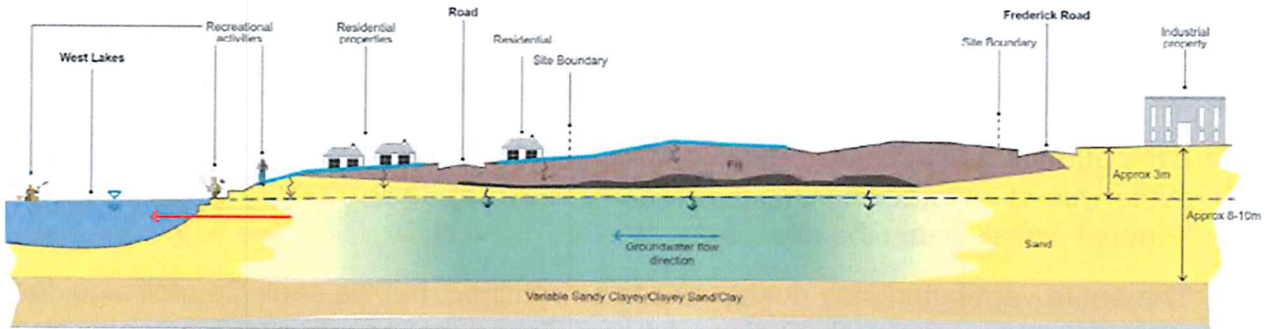
4. We would appreciate a Traffic Impact Report that identifies all the traffic management issues as a result of the planned development.

- CROSS SECTION SITE DIAGRAMS

There are four Cross Section diagrams of the site that don't correspond with other information within the Developer's documentation or a previous independent SA Water document with a Cross-Section diagram of the site.



(NOVO Aspect Studios – 2, Site Context – Sections)



(SA Water Cross Section diagram)

The Developer's four Cross Section diagrams appear to show buildings on flat ground when in fact the ground level is significantly higher in the middle of the site (between 5m – 5.5 metres).

Whilst the diagrams might be indicative they should be accurate to reflect the actual heights that are planned.

The diagrams also depict 1, 2 and 3 storey buildings to be of very similar heights. Multiple storey buildings should be drawn accurately to show the increased heights.

The 'red dotted' line in the diagrams indicate the transition to the different building heights. However the line is not touching the lower buildings indicating the 'transition' degree is less than it actually is. The transition lines should be accurately drawn so as to not mislead readers.

These diagrams lessen the impact of the higher form buildings.

Only accurate diagrams should be presented and used by Council.

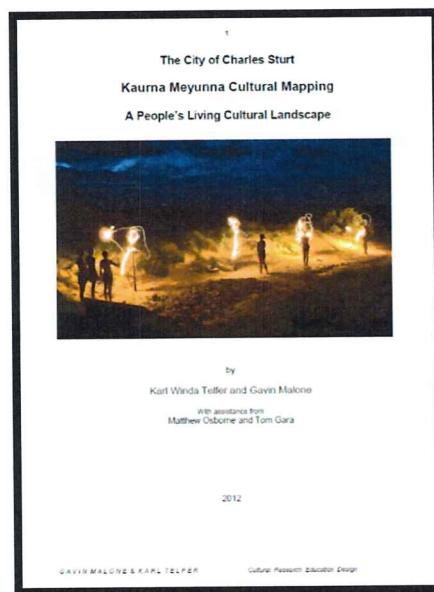
5. We would appreciate having accurate Cross Section plans that can be reviewed.

- ARBORIST REPORT

The Arborist Report ^{did not identify if} identified there are potentially Special Value Trees in the site ^{but did} not assess them. (Attachment K – Arborman Preliminary Tree Investigation, P 6)

It is important to know the number and location of these Special Value trees in an attempt to protect them from being cut down.

It is noteworthy that the Council publication below, identified Remnant Vegetation in and around the development site. This type of vegetation is regarded as Special Value Trees.



If the authors had access to the SA Water site in 2012 they would have recorded the same type of vegetation within their report. This vegetation, includes the likely remnant 'Pinery Forrest' within the site.

The entire vegetation may not be able to be retained, but we seek Council's guidance on what should be protected. Only an Arborist Report that covers all the potential tress that should be protected should be considered by Council.

6. We would appreciate an Arborist Report that also identifies the Special Value trees.

- ENVIRONMENTAL NOISE ASSESSMENT

The Resonate Noise Assessment Report is dated 15 July 2022. The report references a Concept Plan with buildings reaching 5 storeys.

The report states these building heights will 'further shield Western parts of the site' from any traffic noise (Resonate Noise Impact Report P. 14 of 25).

It is noted however, that the most recent Concept Plan only has building heights of up to 5 ⁴ storeys. The Concept Plan that was used for the Noise Assessment is now obsolete.

These reduced building heights will therefore allow more noise to emanate to the site than what was originally assessed.

The Report states a 'Reserve' Buffer will be around the Waste Water Treatment Plant (Resonate Noise Impact Report P. 3 of 25).

This seems at odds with other Developer's documents that do not mention an encompassing buffer zone.

The Report indicates that noise mitigation measures should be used for residential areas to the North-East of the site (Resonate Noise Impact Report P. 13 of 25) however the Developer has not indicated what these will be.

The Report appears to have solely focused on assessing traffic noise from Frederick Road.

Existing residents want to know what the expected noise impact will be from the completed development with over 1,200 people and potentially 2,000 vehicles.

It is also noted that the existing SA Water Pump Station had noise testing performed in 2018, 4 years ago.

Can we be certain that an increase of noise from that site has not occurred in the last 4 years?

7. We seek Council's guidance on:

- a) Is the Noise Assessment Report still accurate based on smaller buildings now planned at the site?
- b) Is there a 'Reserve' Buffer planned to encompass the site?
- c) What noise mitigation measures are intended to be implemented for residents in the North-Eastern corner of the site?
- d) Should a Noise Assessment Report assess human, traffic and other mechanical noises associated for the development, not just Frederick Road traffic?
- e) Has there been an increase in noise from the existing SA Water Pump Site since 2018?

- EPA LAND REMEDIATION ISSUE

Review of Site Contamination Audit Statement documentation identified that 'No active remediation is considered to be required for the site based on low density residential and other mixed land use' (Site Contamination Audit Statement – EPA Ref: 62593 - P. 16).

Based on that understanding, the Auditor concluded that there is no actual or potential risk to human or environmental receptors for the site for the proposed land use. (Site Contamination Audit Statement – EPA Ref: 62593 - P. 16).

However, the development also includes medium density residential land use.

8. We seek Council's guidance on whether the EPA Audit Statement needs to be reviewed based on this additional land use seemingly unknown to the auditor?

- OTHER INFRASTRUCTURE

In regards to Stormwater (Existing Site Conditions and Council Requirements), the Developer has twice recorded that Council has provided 'verbal approval / dispensation for some matters but formal written notice' has yet to be provided (FMG Preliminary Infrastructure Assessment P. 10,).

It is also noted that there are numerous 'Actions' that were outstanding as a result of a meeting on 5 April 2022 between the developer and Council representatives (FMG Preliminary Infrastructure Assessment Appendix G). These Actions critically relate to Stormwater and Water Quality.

It is noted that Council has provided approval for stormwater to be directly pumped into West Lakes.

Also in relation to water supply, SA Water emailed the developer on 18 March 2022 (FMG Preliminary Infrastructure Assessment Appendix C) stating they 'couldn't see any flow test data associated with the subject site'.

In relation to gas supply, it is noted that on 16 March 2022, the developer emailed a representative of 'Australian Gas Infrastructure Group' requesting consideration of the Concept Plan of up to 600 residential outcomes.

The response advised the supply shouldn't be an issue but they were awaiting a 'Capacity Report'.

No capacity report was identified in the developer's documentation.

In relation to power supply, an email was sent to the developer from SA Power Networks on 11 May 2022 (FMG Preliminary Infrastructure Assessment Appendix F).

Part of the email stated:

'The development can be serviced from the existing electrical infrastructure however no assessment has been made on the capacity of the Network or its suitability to carry the additional load'

'The existing SA Power Networks infrastructure onsite may be unsuitable for this development due to operational limitations and location'.

We are uncertain if further documentation has been provided that demonstrates an assessment has been conducted or the onsite infrastructure is now suitable.

9. We seek Council's approval to obtain the following:

- a) Any Council verbal approvals / dispensations relating to this development.
- b) All outcomes from 'Actions' (meeting on 5 April 2022).
- c) The assessment relating to pumping stormwater directly into West Lakes.
- d) The water supply flow test data results for the site.
- e) The Capacity Report in relation to gas supply for the development.
- f) An electrical assessment report that demonstrates the suitability of the onsite infrastructure for the site.

SUMMARY OF QUESTIONS

We request answers to the following questions prior to the commencement of any community engagement process to enable adequate review and assessment:

1. We would appreciate Council's advice on:
 - a) What is the total Open Space for the development site (100 Frederick Rd)?
 - b) Can Open Space for the development be calculated from land the developer does not own?
 - c) Is Open Space calculated on the total development site or just the residential development area?
 - d) Can the inclusion of concrete tank structures and the planned pump station be regarded as Open Space?
 - e) Are the 'Accessible' marked areas Open Spaces or voids using retaining walls to separate allotments?
2. We would appreciate having the correct numbers of dwellings planned for the site.
3. We would appreciate knowing what the actual ground height is.
4. We would appreciate a Traffic Impact Report that identifies all the traffic management issues as a result of the planned development.
5. We would appreciate having accurate Cross Section plans that can be reviewed.
6. We would appreciate an Arborist Report that also identifies the Special Value trees.
7. We seek Council's guidance on:
 - a) Is the Noise Assessment Report still accurate based on smaller buildings now planned at the site?
 - b) Is there a 'Reserve' Buffer planned to encompass the site?
 - c) What noise mitigation measures are intended to be implemented for residents in the North-Eastern corner of the site?
 - d) Should a Noise Assessment Report assess human, traffic and other mechanical noises associated for the development, not just Frederick Road traffic?
 - e) Has there been an increase in noise from the existing SA Water Pump Site since 2018?
8. We seek Council's guidance on whether the EPA Audit Statement needs to be reviewed based on this additional land use seemingly unknown to the auditor?
9. We seek Council's approval to obtain the following:
 - a) Any Council verbal approvals / dispensations relating to this development.
 - b) All outcomes from 'Actions' (meeting on 5 April 2022).
 - c) The assessment relating to pumping stormwater directly into West Lakes.
 - d) The water supply flow test data results for the site.
 - e) The Capacity Report in relation to gas supply for the development.
 - f) An electrical assessment report that demonstrates the suitability of the onsite infrastructure for the site.

3.02 DEPUTATION - KIDMAN PARK RESIDENTIAL AND MIXED USE DRAFT CODE AMENDMENT**Brief**

A deputation request was received from Mr Matt Cowdrey Oam MP on behalf of Constituents of Colton, who wants to speak on behalf of the constituents of Colton, with regards to the revised proposal for the Kidman Park Residential and Mixed Use Draft Code Amendment.

Moved Councillor - Kenzie van den Nieuwelaar

Seconded Mayor - Angela Evans

Motion

1. That the deputation be received and noted.
2. That Mr Matt Cowdrey Oam MP be thanked for his presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

Carried Unanimously

City Services Committee Meeting 15/8/22 – Kidman Park Code Amendment

The following feedback was provided to me by members of the community:

Leigh from Kidman Park:

Hi Matt, I'm against anything over 2 stories
Cheers Leigh

Julie from Kidman Park:

Good Afternoon Matt

I local resident do not want 3 or 4 stories apartment building, due to the increase of cars and traffic. The area doesn't have the infrastructure to support the amount of traffic.

The Lack of Green space is another concerns.

Charles Stuart has the original proposal that the site was to be only 235 two stories home which the area is cry out for.

I am still working on the petition for the site

Kind Regards

Julie Pastro

Serin from Fulham Gardens

Good afternoon, and thankyou for providing the updated proposal. It is definitely an improvement but doesn't go far enough. The buildings alongside Findon Rd should be no higher than 2 levels, as should the buildings along the river to the south. Open space needs to feel like open space, not a tiny path surrounded by towering walls. The council has spent lots of money making Pooch Park and it's surrounds a lovely place to be (with or without your dog/s), but it will be ruined by having a big wall of units towering over and observing it. The housing appears to be quite high density and will no doubt have insufficient car parking space allocated, which will result in residents and their visitors parking in the car park area beside Pooch Park. This car park is already very well utilised and the extra patronage will make it difficult for others to be able to utilise the public open space. Traffic along Findon Rd and at the intersection of Findon and Valetta Rd is already heavy and will be greatly worsened by adding many more residents to a very small area that is not well serviced by public transport. Buildings of 4 levels are not appropriate in this area, which is surrounded by family residences of 1 and 2 levels, and open space to be enjoyed by all members of the public. Buildings of 3 levels should be kept well back from the open areas and only be a small percentage of the development.

In summary, I would suggest a strip of maximum 2 level building height be added down the eastern side (along Findon Rd) and along the south eastern edge (along the river) and that it is inappropriate to have any buildings above 3 levels in the development.

David and Conny from Flinders Park:

Dear Matt,

The revised proposal has certainly addressed some of the concerns that have been expressed. However we are still of the view that even 4 storey construction fronting the Linear Park is unprecedented, and undesirable. The 4 storey zone in the SE corner, and at least some of that fronting the public open space area would be much better constrained to 3 storey.

Matt from Kidman Park:

Hi Matt,

I appreciate you reaching out so proactively.

I certainly think the revised plan is a significant improvement on what was provided previously. I still believe that 4 stories is excessive, and 3 stories (maximum) would be preferred, particularly on the river-front. I do think that having the higher buildings on Findon road is definitely an improvement though.

Please don't hesitate to reach out if I can provide further clarification.

Gavin from Fulham Gardens:

Hi Matt

Thanks again for following up.

With regards to the updated plans, it appears the 5-story limit has essentially been replaced with a 4-story limit. Whilst this may be considered 'a win' it remains far removed from the original proposal both in building height and I would assume total occupancy. Perhaps this was the desired outcome from the developers all along?? (Negotiation 101- start beyond your desired point and 'negotiate' your way back to it).

Unless I am reading this incorrectly, I do not support the adapted proposal on the same grounds presented by myself and other residents at the council meeting. The original proposal was fair and reasonable for all parties.

Barbara from Lockleys:

Hi Matt

Thanks for this info.

Living as I do over the river in Lockleys, my principal concern was with the SE corner of the proposed devt. ie the 5 story building right on Findon Rd and overlooking the Linear Park. I see that this corner has been reduced from 5 to 4 stories and built back a little further from the Park.

I still believe that high rise (over 2 stories within a short distance from the park) should not be allowed along the Linear Park if it is to retain any amenity for the public as a green space away from the built environment. The park is quite narrow in places and buildings crowding in devalue the Linear Park space,.

Further I still think that 4 stories on that corner of the devt is an anomaly with the surrounding suburbs and not warranted given that Findon Road is not a major arterial road with good public transport.

Geoff from Kidman Park:

Hi Matt

Thankyou for the Revised concept plan.

I was chatting with a NBN Service Technician who was surveying and "load testing" the NBN underground and Aerial service cables that services the homes in Kooralla Grove and surrounding Area with the proposed New Zoning Area...The NBN Capacity will be an extension to this current Service.

He clearly indicated (from his testing results) that the current NBN Service speeds will be substantially effected by the proposed New Zoning plan (for not only my property but all properties in the Kooralla Grove Area).

It seems, this is another issue that potentially will need to be addressed Matt.

Steve from Lockleys:

Hi Matt, its not the original proposal they put forward. I still think its too much, but its better. Make me wonder what is Pierson st going to look like?

Thanks again for all your hard work.

Cheers Steve Busuttil.

Jenny from Kidman Park:

Thank you for the update & your response to our concerns.

This plan is certainly an improvement. Traffic at the intersections of Hartley, Findon & Valetta remains a problem that should be addressed before construction of development.

John from Kidman Park:

I think from the Lockleys Public meeting that you chaired, there was a lot of discussion by many on traffic management and my view in relation to the revised plan is as follows

1. The In/Out concept on Findon Rd is a much safer option however the additional in/out access from the property on the corner of Valletta and Findon Rd makes little sense to me. It appears to be about 40-50 metres from the lights at the intersection and will compound an undoubted traffic bottleneck with that intersection and Hartley Rd.
2. There is now 3 additional outlets on Valletta Rd in the excluded NE cnr – the original plan had one. Why is that significant change proposed?
3. The reduction from 5 levels to 4 on the Eastern alignment assists to a small extent on ingress and egress numbers entering and leaving the subdivision. Commercial development like a restaurant/café in the vicinity say near the Bridge will require further thought however.

Not a lot to further offer by me because we are not directly involved but I feel motorists will “find a way” regardless (eg using our Street – Margaret st Kidman Park to avoid the bottleneck at peak times at the Frogmore Rd/Valletta Rd intersection) to which the appropriate powers and legislators would be oblivious. My comment in Clause 2 supports those thoughts.

The “micro” view is the proposal being considered. The “macro” view is the issues surrounding – Hartley Rd intersection, the impact of the new Nazareth school and the Pierson Street development does not rate a mention – simply because its in another Council zone and the unknown impact of the left in/left out openings.

Chris and Andy from Kidman Park:

Thank you very much for keeping residents informed. We can see that the council has listened to and acted on some of our concerns and appreciate that. The issue still remains the number of dwellings on the site and their access to Valetta and Findon Roads and the traffic congestion that will occur especially during school drop off and collection times. The intersection from Hartley Road to Findon Road and Valetta Road needs action taken before the development commences not at a later stage. This intersection is currently a problem especially between 8am and 9.30am and from 3.30pm for several hours so with the extra amount of traffic due to the large number of new housing and residents it will be a bit of a disaster unless addressed early. We feel certain there could be a creative engineer that could come up with a suitable solution to this. Thank you very much once again for keeping us informed.

Chun from Flinders Park:

The all turning intersection on Findon road should be closed and only walk through allowed there.

Ron from Lockleys:

Thank you for sending this information.

Pleasing to see some changes made.

Is there feedback that further reductions are preferred? If so, I would support that.

The issue for me is the impact on Findon Rd/Rowells Rd of this development and the one proposed for the old Westpac site in Pierson St. Lockleys. Traffic will be horrendous once both completed.

Susan from Kidman Park:

I think the revised plan is better behind my house, 2 storey rather than 3.

I still worry about the walking access through Artarki Avenue, because of the parking issues it will generate. There is only one road out for all in an emergency situation.

David from Kidman Park:

Yes a short time for further comment, adding suspicion to the revised document which I and possibly others don't support the revised proposal at all

- They are still way off their original proposal of two level premises quota.
- The overall plan does not give enough detail to make a positive comment re road size: access for larger vehicle both emergency and general service trucks, as well as residential street parking, (noting garages in a high percentage of these dwellings will become storage space, and not for vehicles)
- Land allowed for future traffic lanes Valetta / Findon Hartley roads???
- Council still banging on about public transport ???
- Don't trust theoretical traffic assessments

4. BUSINESS**4.18 WEST LAKES RESIDENTIAL AND MIXED USE DRAFT CODE AMENDMENT (PRIVATELY FUNDED) - FOR CONSULTATION****Brief**

Council previously agreed to initiate the West Lakes Residential and Mixed Use Draft Code Amendment (Privately Funded), which was subsequently agreed to by the Minister for Planning in February 2022. Following the completion of investigations, a draft Code Amendment has been prepared to seek endorsement for the purposes of undertaking statutory consultation.

Moved Councillor - Gerard Ferrao

Seconded Mayor - Angela Evans

Motion

- 1. That the West Lakes Residential and Mixed Use Draft Code Amendment (Privately Funded), contained in Appendix 1, be endorsed for the purposes of undertaking statutory consultation.**
- 2. That the West Lakes Residential and Mixed Use Draft Code Amendment (Privately Funded), Engagement Plan contained in Appendix 2, be endorsed and implemented.**
- 3. That a further report, detailing the results of the public consultation process, including formal submissions, be submitted for the Committee's consideration.**

Carried Unanimously

4.19 ALBERT PARK MIXED USE DRAFT CODE AMENDMENT (PART-PRIVATELY FUNDED) - FOR RECOMMENDATION TO THE MINISTER FOR PLANNING**Brief**

The Albert Park Mixed Use Draft Code Amendment (Part-Privately Funded) was released for public and agency consultation between Monday, 21 March 2022 to Monday, 23 May 2022. A total of thirty three (33) written submissions were received. A further ten (10) verbal submissions were made at the Public Meeting held on 20 June 2022.

Moved Councillor - Kenzie van den Nieuwelaar

Seconded Mayor - Angela Evans

Motion

That the approval package (including submissions from residents) consisting of the draft letter to the Minister and Engagement Report for the Albert Park Mixed Use Draft Code Amendment (Part-Privately Funded), contained in Appendices 1 and 2 of this report, be approved and submitted to the Minister for Planning for consideration in accordance with Section 73 (7) of the *Planning, Development and Infrastructure Act, 2016*.

Carried Unanimously

4.20 KIDMAN PARK RESIDENTIAL AND MIXED USE DRAFT CODE AMENDMENT (PRIVATELY FUNDED) - FOR RECOMMENDATION TO THE MINISTER FOR PLANNING**Brief**

The Kidman Park Residential and Mixed Use Draft Code Amendment (Privately Funded), was released for public and agency consultation between 12 April 2022 to 14 June 2022. A total of 100 written submissions were received during this period.

Moved Mayor - Angela Evans

Seconded Councillor - Gerard Ferrao

Motion

That the approval package consisting of the draft letter to and Engagement Report for the Kidman Park Residential and Mixed Use Draft Code Amendment (Privately Funded), contained in Appendices 1 and 2 of this report, be endorsed and submitted to the Minister for Planning for a decision in accordance with Section 73 (7) of the *Planning, Development and Infrastructure Act, 2016*.

Carried Unanimously

***Note:** This motion was subsequently amended by Council, please refer to Reports of Committees - Part 1 Item 2.2.2 - 4.20 of the Council meeting on 22 August 2022.*

4.21 RELEASE OF THE STATE PLANNING COMMISSION'S MISCELLANEOUS TECHNICAL ENHANCEMENT CODE AMENDMENT FOR CONSULTATION

Brief

The South Australian Planning and Design Code (Code) was implemented by the Government on 19 March 2021. The Code has effectively replaced all Development Plans across the State as the single planning policy rule book for the assessment of development. Since its implementation staff have been reviewing the policies and have identified some issues that warrant further consideration/amendments to be brought to the attention to the Minister for Planning over time.

The Miscellaneous Technical Enhancement Code Amendment was released for consultation by the State Planning Commission (the Commission) on 25 July 2022 and closes on 23 September 2022. The Code Amendment proposes a series of technical amendments which aim to enhance the general performance and operation of the Planning and Design Code (the Code). The Miscellaneous Technical Enhancement Code Amendment is primarily focused on addressing technical and operational elements within the Code, as opposed to changing policy intent or outcomes.

In addition to reviewing the Commission's Code Amendment, the consultation provides a further avenue to re-iterate previously identified and newly identified policy issues for further consideration.

Moved Councillor - Kenzie van den Nieuwelaar

Seconded Councillor - Gerard Ferrao

Motion

- 1. That the report be received and noted.**
- 2. That a further report be presented back to the Committee detailing the nature of the State Planning Commissions Miscellaneous Technical Enhancement Code Amendment with an accompanying draft submission for consideration.**

Carried Unanimously

4.22 EVENTS AND FESTIVALS SPONSORSHIP - RECOMMENDATIONS FOR FUNDING**Brief**

The purpose of this report is to recommend four events for funding support through the Events and Festivals Sponsorship Program. The events have been assessed against the program's social, cultural, economic, environment and leadership criteria and details of each event have been provided within the report.

Moved Mayor - Angela Evans

Seconded Councillor - Kenzie van den Nieuwelaar

Motion

1. That the Telugu Association of SA be funded \$1,700 to support Deepavali Celebrations at the Woodville Town Hall on the 5th November 2022.
2. That the Bulgarians Educational and Friendly Society be funded \$4,000 to support the Zdravei Bulgarian Festival 2023 to be held on the 12th February 2023.
3. That the Charles Sturt Memorial Museum Trust be funded \$5,000 to support Summer at the Grange on the 27th November 2022.
4. That the Feast Queer Arts & Cultural Festival be funded \$7,500 to support Pride at Plant 4 on the 13th November 2022.

Carried Unanimously

4.23 COUNCIL ASSESSMENT PANEL - JUNE 2022 QUARTERLY REPORT**Brief**

To consider the Council Assessment Panel's report on its activities for the June 2022 Quarter.

Moved Councillor - Kenzie van den Nieuwelaar

Seconded Councillor - Paul Alexandrides

Motion

That the report be received and noted.

Carried Unanimously

4.24 HERITAGE CONSERVATION GRANT APPLICATIONS

Brief

Council has received six (6) Heritage Conservation Grant applications for consideration.

Moved Councillor - Paul
Alexandrides

Seconded Mayor - Angela Evans

Motion

32 Aroona Road, West Croydon

1. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicants, P A Nicolitsi and G Nicolitsi for conservation work to a Local Heritage Place located at 32 Aroona Road, West Croydon as outlined in the application referred to in Attachment 1, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

29a Bertie Street, West Hindmarsh

2. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr D Tosato for conservation work to a Representative Building located at 29a Bertie Street, West Hindmarsh as outlined in the application referred to in Attachment 2, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

17 Burke Street, West Croydon

3. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr M G Hogan for conservation work to a Representative Building located at 17 Burke Street, West Croydon as outlined in the application referred to in Attachment 3, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

192 Port Road, Hindmarsh

4. That Council approves a grant allocation of up to a maximum of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Ms K Paparella for conservation work subject to a second quote being provided, to a Local Heritage Place located at 192 Port Road, Hindmarsh as outlined in the application referred to in Attachment 4, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

150 Marlborough Street, Henley Beach

5. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicants, Mr b Patton and Ms S Kneebone for conservation work to a Representative Building located at 150 Marlborough Street, Henley Beach as outlined in the application referred to in Attachment 5, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

28 Henley Beach Road, Henley Beach

6. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr Edginton for conservation work to a Representative Building located at 28 Henley Beach Road, Henley Beach as outlined in

the application referred to in Attachment 6, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

Carried Unanimously

5. MOTIONS ON NOTICE

Nil.

6. QUESTIONS ON NOTICE

Nil.

7. MOTIONS WITHOUT NOTICE

[As previously identified and agreed by the Presiding Member]

Nil

8. QUESTIONS WITHOUT NOTICE

Nil.

9. BUSINESS - PART II - CONFIDENTIAL ITEMS

Nil.

10. MEETING CLOSURE

The meeting concluded at 7:26pm.