

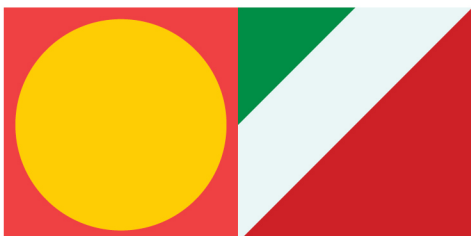


CITY SERVICES COMMITTEE MINUTES

for the meeting held

on Monday, 18 September 2023

in the Council Chambers
72 Woodville Road, Woodville SA 5011



PRESENT :**Elected Members:**

Councillor - Nicholas Le Lacheur, Councillor - Nicole Mazeika,
Councillor - Peter Ppiros, Councillor - Katriona Kinsella, Councillor - Rachele Tullio,
Councillor - Quin Tran

DATE :

Monday, 18 September 2023 | Time 07:00 PM

VENUE :

Council Chamber

In Attendance :

Chief Executive Officer - Paul Sutton	General Manager City Services - Bruce Williams
Manager Urban Projects - Craig Daniel	Senior Policy Planner - Jim Grothos
Place Leader - Vic Pisani	Executive Assistant to the GM City Services - Jodie Phillips

1. COMMITTEE OPENING

The meeting commenced at 7:02 PM

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 - Kenzie van den Nieuwelaar

Councillor - Michael McEwen

Leave of Absence

Nil

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 Monday, 25 September 2023.

2.1 CONFIRMATION OF MINUTES

Brief

Confirmation of the minutes of the previous meeting held on Monday, 21 August 2023.

Moved Councillor - Quin Tran

Seconded Councillor - Nicole Mazeika

Motion

That the minutes of the previous meeting held on Monday, 21 August 2023 be taken as read and confirmed.

Carried Unanimously

3. DEPUTATIONS

3.03 DEPUTATION - PROPOSED CODE AMENDMENT FOR FORMER SA WATER SITE

Brief

A deputation request was received from Mr Stephen Hammond on behalf of West Lakes Residents who is requesting to speak to the City Services Committee in relation to the proposed Code Amendment for the former SA Water site.

Leave of the meeting was sought to grant Mr Hammond an extension of time to complete his deputation. Leave was granted for an additional 1 minute.

Moved Councillor - Nicholas Le
Lacheur

Seconded Councillor - Rachele Tullio

Motion

- 1. That the deputation be received and noted.**
- 2. That Mr Stephen Hammond 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

‘OUR COMMUNITY MEANS THE WORLD’



10 July 2023 Council Resolution

...that a further option of rezoning the entire site to Waterfront Development Zone be included in the report.

The Council Planners have not included this option in the Report!

Advice from the Planning Minister's Department stated this Zone fits into the original Code Amendment scope (P. 16 of the Report).

There is no reason why this option should have been excluded from their Report

Report's Executive Summary

...the revised Code Amendment now addresses all the relevant concerns raised by both Council and the community.... (P. 9 of the Report)

The Council Planners have not addressed all the relevant concerns raised by the community.

On what basis did they believe they could possibly make such a statement?

The community still have concerns with this Concept Plan

Biodiversity Study

The Peer Review:

- Recommended a Spring and Nocturnal survey is conducted (P. 39 of Report)
(Not recommended by Council Planners to you)
- Recommended the Pinery is fully captured in Open Space (P. 39 of the Report)
(Open Space captures less than half of the Pinery)
- *A number of project constraints would have impacted on the ability to detect species within the site* (P. 109 of Appendix 2)

(Council Planners

City of Charles Sturt

(Council Planners not removing buildings from this zone)

No Need For Lochside Dve Access



Stantec provided advice that a Northern Access Road can be constructed into the site (this is their diagram).

Council Planners are ignoring this advice, WHY?

The cost to the Developer!

DANGEROUS RETAINER WALL PLAN

‘Any potential future retaining walls...’ (P. 41 of the Report)

‘Any future retaining walls...’ (P. 41 of the Report)

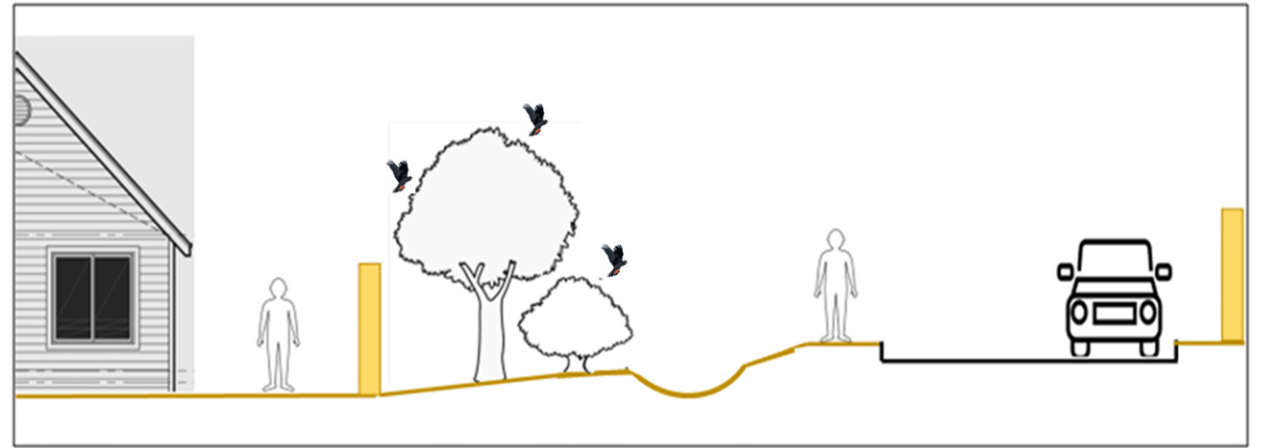
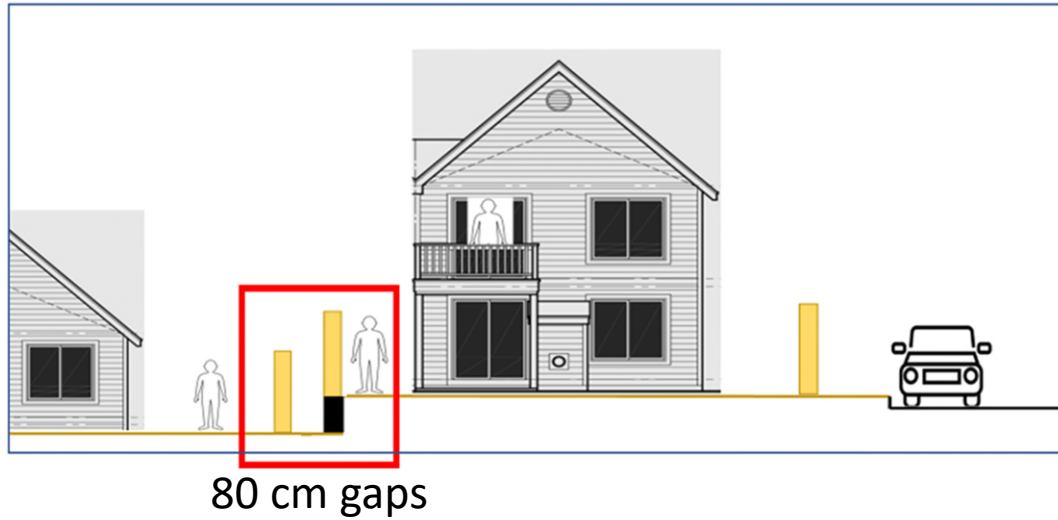
‘Potentia and Council will use best endeavours to minimise retaining wall heights around the boundaries of the site.’ (P. 45 of the Report)

THE DEVELOPER STILL INTENDS TO USE DANGEROUS RETAINER WALLS

WHY?

IT’S THE CHEAPEST OPTION!

Alternative Storm-Water Easement



Boundary Retainer Walls replaced with Eco-friendly Water-swale Buffer Zones

(Recommended by the Bio-diversity Study Peer Review)

Buffer Zones In West Lakes



Maramba Reserve



The Pinery at the 'West'



No Name Buffer - Reserve



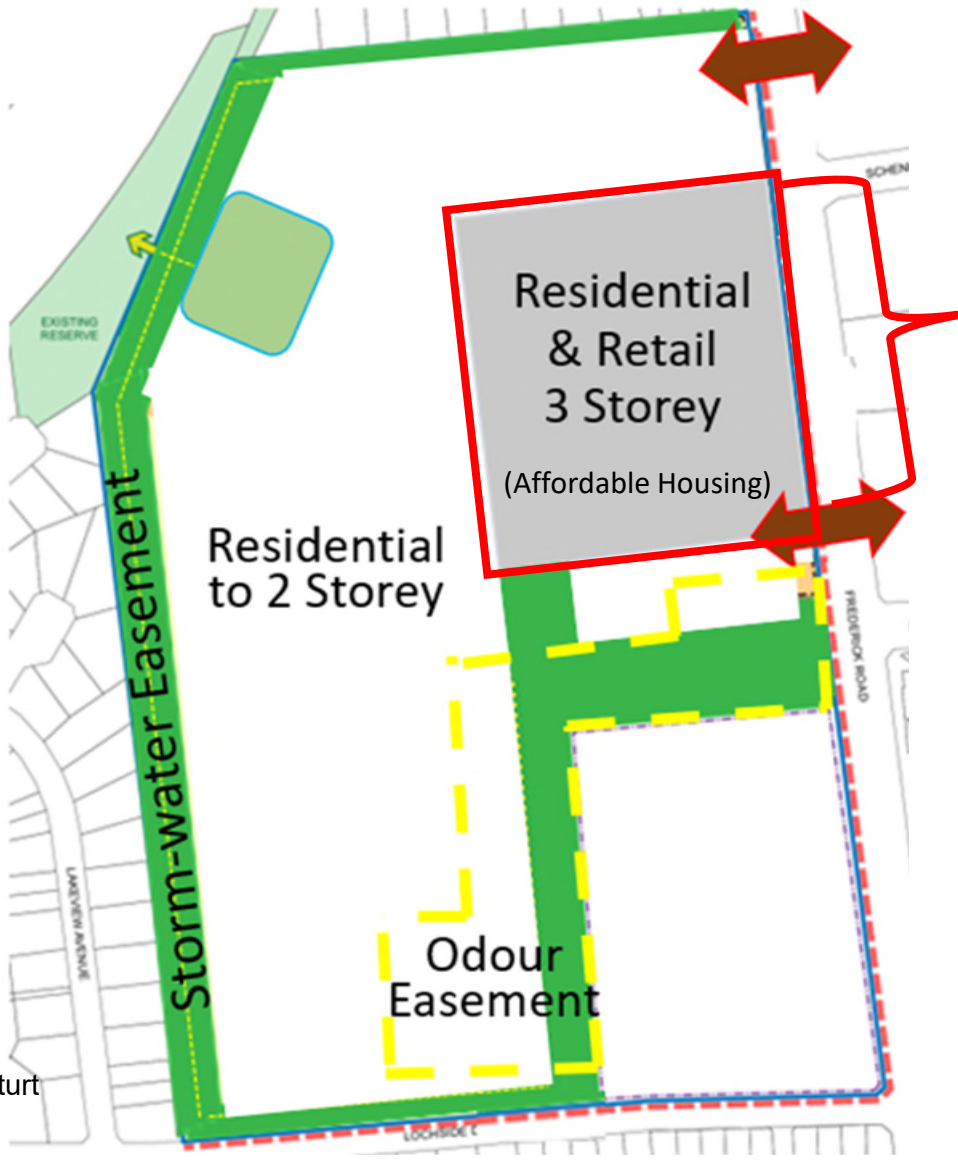
Flamingo Grove Reserve
City of Charles Sturt



No Name Buffer - Reserve



Waterfront Neighbourhood Zone (& Mixed-Use sub-zone)



Affordable Housing In This Area:
Smaller blocks up to 3 Storey's

Council Planners aren't telling you about the
Community Plan, WHY?

Because the Developer wants to make as
much profit as they can!

THE COMMUNITY DOES NOT WANT THIS REVISED CODE-AMENDMENT



Community Concept Plan Option

- Waterfront Neighbourhood Zone & Mixed-Use sub-zone up to 3 Storeys:
Sub-zone for Affordable Housing & Retail Premises
- Storm-water Easement (Water-swale):
Habitat for Cockatoos & other fauna
Prevention of the Dangerous 'Retainer Wall Plan'
- Odour Easement:
Removes raw sewage smell from residents
- No traffic access to Lochside Drive:
A Northern Access satisfies traffic movement
- A Further Biodiversity study:
Spring & Nocturnal



CITY SERVICES COMMITTEE PRESENTATION – 18 SEPTEMBER 2023

Thankyou for the opportunity to speak to you this evening.

The revised Concept Plan is before you to recommend to Council, here are some issues with it:

Powerpoint Council on July 10th resolved *that a further option of rezoning the entire site to Waterfront Development Zone is prepared and presented.*

There is only 1 Option prepared, Council Planners did not comply with the Council Resolution. Just discussing what they consider are the negatives of the Community Concept Plan, is not compliance with Council Resolution.

As the Community plan fits into the original scope of what the Planning Minister is prepared to accept, there is no reason why it shouldn't have been prepared and included in this Report.

Isn't it your responsibility to ensure they produce this option?

Powerpoint The Executive Summary of the Report prepared for you states in part that *the revised Code Amendment now addresses all the relevant concerns raised by both Council and the community.... (P. 9 of the Report)*

The Council Planners have not addressed all the relevant concerns raised. On what basis did they believe they could possibly make such a statement? The community still has concerns.

The Report highlights results of the Bio-diversity Study.

We can't believe it was conducted in Winter when animals are in hibernation and flora have not yet begun to flower.

Powerpoint The Study's Peer Review also identified this point and recommended that a study needs to be conducted in Spring and during the hours of darkness. We note Council Planners haven't recommended these to take place. Although they did write it could be conducted later at Council's expense.

Is it a surprise that the Peer Review also stated: a number of project constraints would have impacted on the ability to detect species within the site. These constraints were placed on it by Council Planners.

Council wanted a proper bio-diversity study, one where all the animals can be identified and one where the Developer has to pay for. Yet, once again, the Council Planners want to reduce any possible cost for this Developer.

The main recommendation was for the Pinery to be fully captured in Open Space. Whilst additional Open Space has been placed around it, it is still not fully captured.

What was the point of having this study if the Recommendations aren't being actioned?

Powerpoint We note that buildings are **still planned** where raw sewage smell can reach them.

How do you stop raw sewage smell getting into a building without a height easement?

Yet another example of Council Planners allowing the Developer to have as much building yield as they want. Would you buy here knowing there could be raw sewage smell?

The access from Lochside Drive remains. Even the State Treasurer stated that keeping this access means there is an issue with the size of the development and Planners needed to do better.

Powerpoint Have you seen this diagram? It's something the Council Planners really don't want you to see. It's from Stantec, the traffic management consultants. They stated the Lochside Drive access can easily be replaced with a two-way Northern Access.

Council Planners will tell you that it's the Dept. Infrastructure & Transport's preferred option to keep the Lochside Drive access. But this advice, from March 2023, is redundant now, as building yields (and resultant traffic) is lower and a Northern Access is even more suitable. But importantly, DIT in their same advice stated they are prepared to further consider a Northern Access. Why aren't Council Planners telling you this?

HOLD UP Here is their email advice, they did not state the Lochside Drive access has to remain.

Why is a Northern Access being ignored? The dangerous Retainer Wall plan still exists.

Powerpoint Council Planners have maintained there is no requirement for Retainer Walls quoting a Capping Validation Plan (P. 41 of the Report). But the truth has finally come out and there are 3 references to Retainer Walls within the Report.

This was the Developer's plan from day 1 because it is the cheapest option.

Powerpoint A boundary storm-water easement (buffer reserves) around the site is a much better option and achieves multiple outcomes. In some parts the dangerous gap between Retainer Walls is 80cms.

The Bio-diversity Study Peer Review recommended this option (P. 111 & 112 Appendix 2).

Powerpoint Council Planners state they don't recommend these, but they are all through West Lakes.

Council Planners were critical of an entire Waterfront Neighbourhood Zone because you can't build affordable housing in it.

Powerpoint This is the Community Concept Plan, it has always had a Mixed-use sub-zone in it allowing for retail and Affordable Housing up to 3 Storey's. Whilst this diagram is indicative, it is almost 25% of the site, more than enough to satisfy the required 15%.

Council Planners are only telling you that the larger blocks won't sustain Affordable Housing, they are not telling you that the Community Plan allows up to 25% Affordable Housing on smaller blocks.

Will anyone follow-up on any of these Community concerns?

Powerpoint THE COMMUNITY DOES DO NOT WANT THIS REVISED CODE-AMENDMENT.

Lets see if the Community really does mean the world to you.

Powerpoint You should note that a Community Petition signed by almost 1,500 people share these concerns and it has been handed to Stephen Mullighan MP for tabling in Parliament.

Stephen Hammond

SA Water Code Amendment Community Resident's Group (SWCACRG)

3.04 DEPUTATION - PROPOSED CODE AMENDMENT FOR FORMER SA WATER SITE**Description****Brief**

A deputation request was received from Mr Will Ellis of Potentia Environment who is requesting to speak to the City Services Committee in relation to the proposed Code Amendment for the former SA Water site.

Leave of the meeting was sought to grant Mr Ellis an extension of time to complete his deputation. Leave was granted for an additional 1 minute.

Moved Councillor - Nicole Mazeika

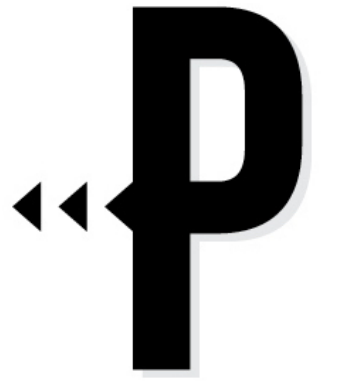
Seconded Councillor - Katriona Kinsella

Motion

- 1. That the deputation be received and noted.**
- 2. That Mr Will Ellis of Potentia Environment 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

Leave of the meeting was sought in accordance with the Code of Practice for Meeting Procedures to hear a third deputation. Leave was granted.



Code Amendment Presentation to Elected Members

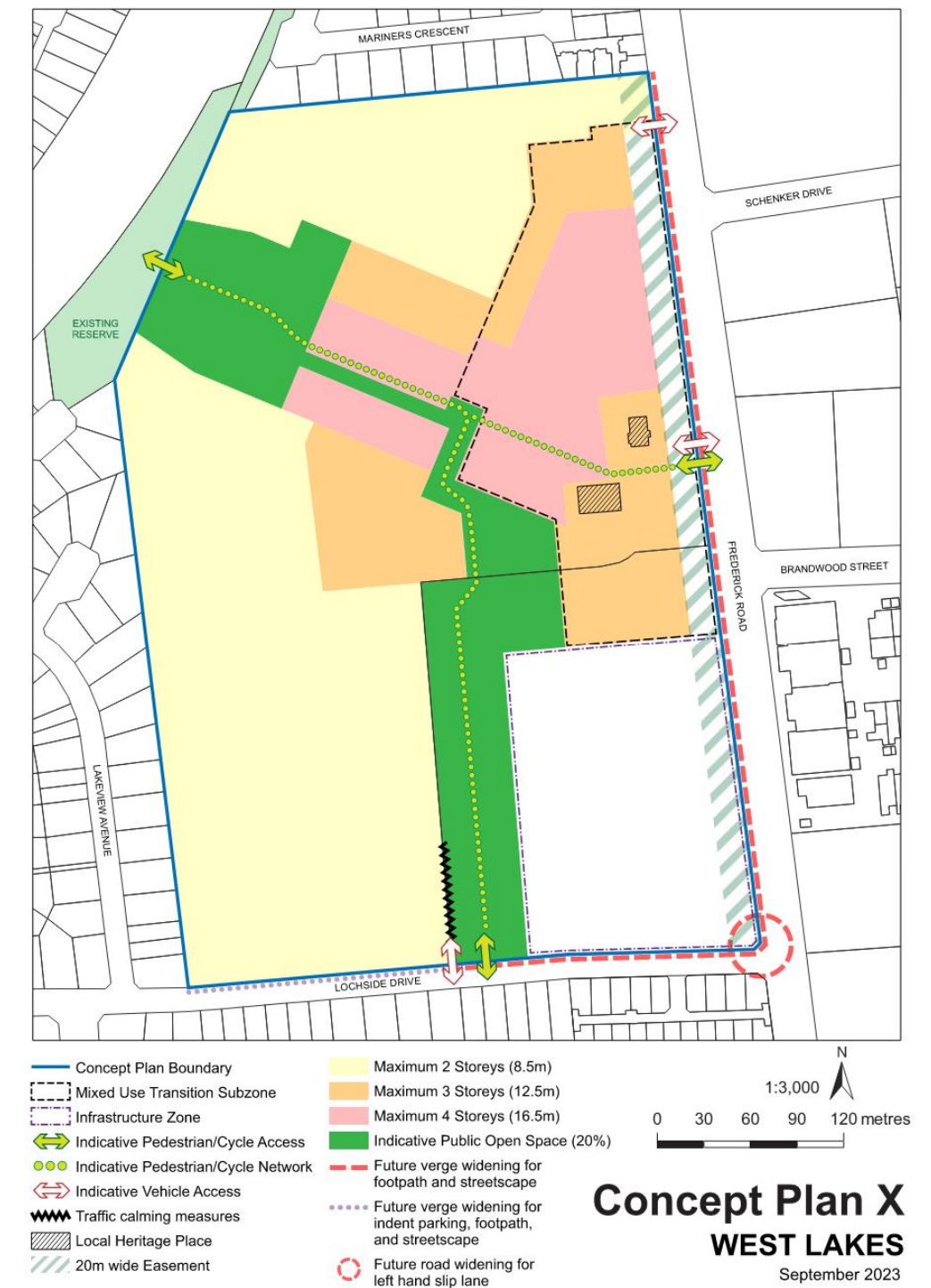


September 2023

Vision

Our vision is to create a community:

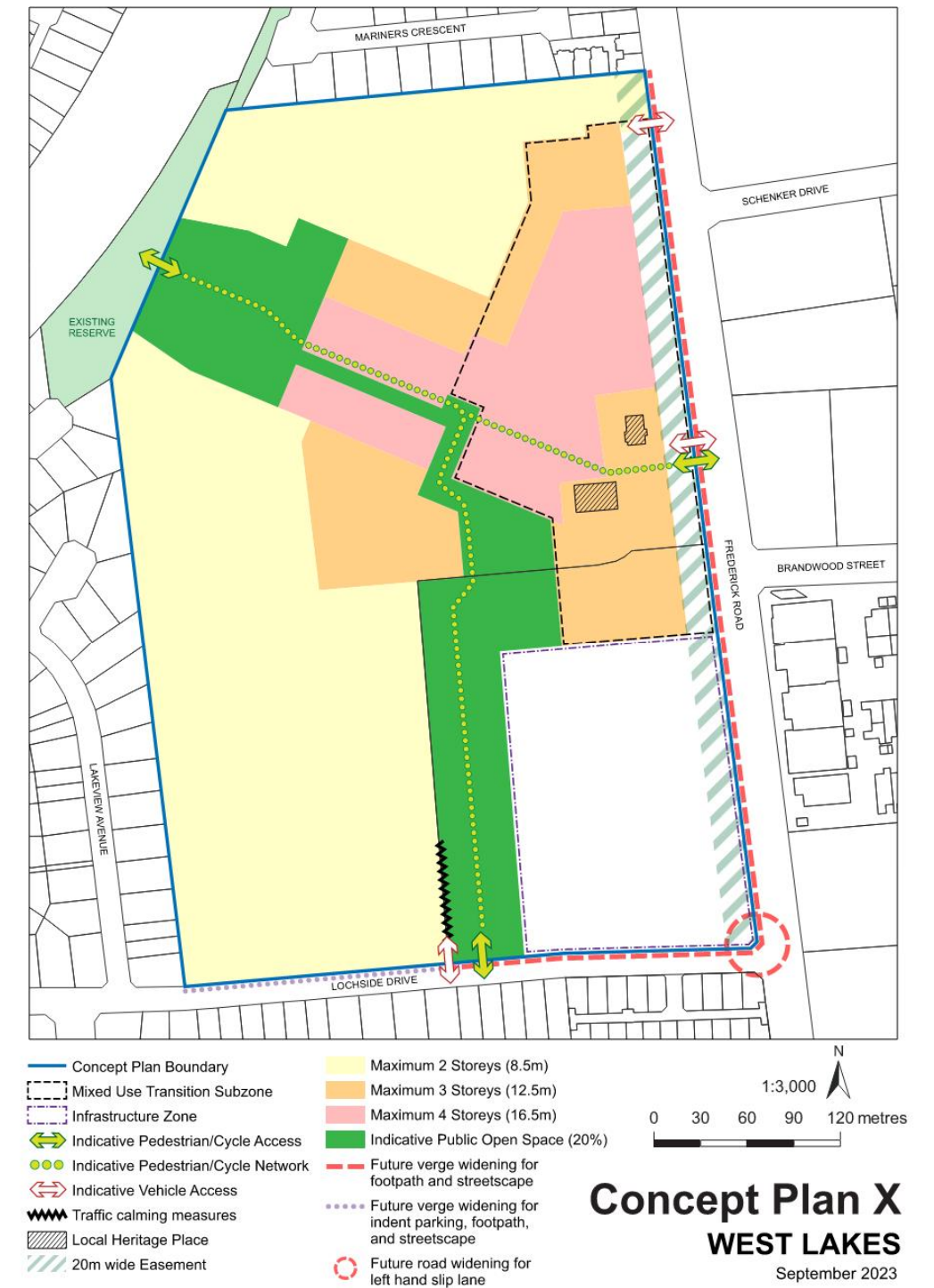
- 01 **Connected** –Fosters a strong sense of belonging where individuals and families can thrive.
- 02 **Diverse** – Provides a range of housing options for all budgets and stages of life. A place where our parents, kids and grandkids can live.
- 03 **Accessible & Inclusive** –Homes, communal and open spaces designed to cater to people of all ages and abilities.
- 04 **Green** – Inclusion of well-designed publicly accessible open space that links directly to the waterfront at Mariners Reserve providing opportunities for relaxation, exercise and social interaction.



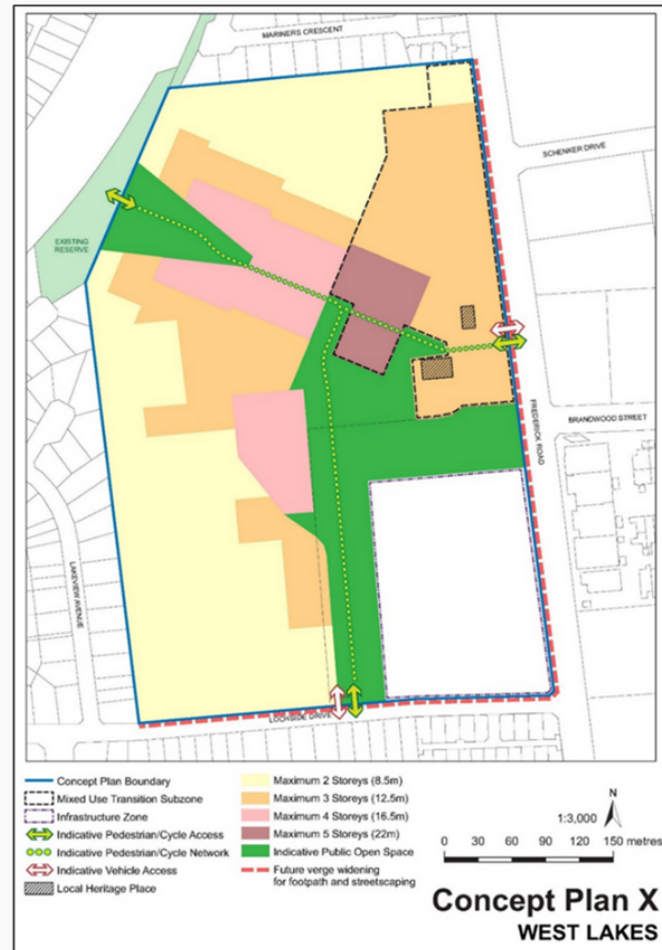
Vision

Our vision is to create a community:

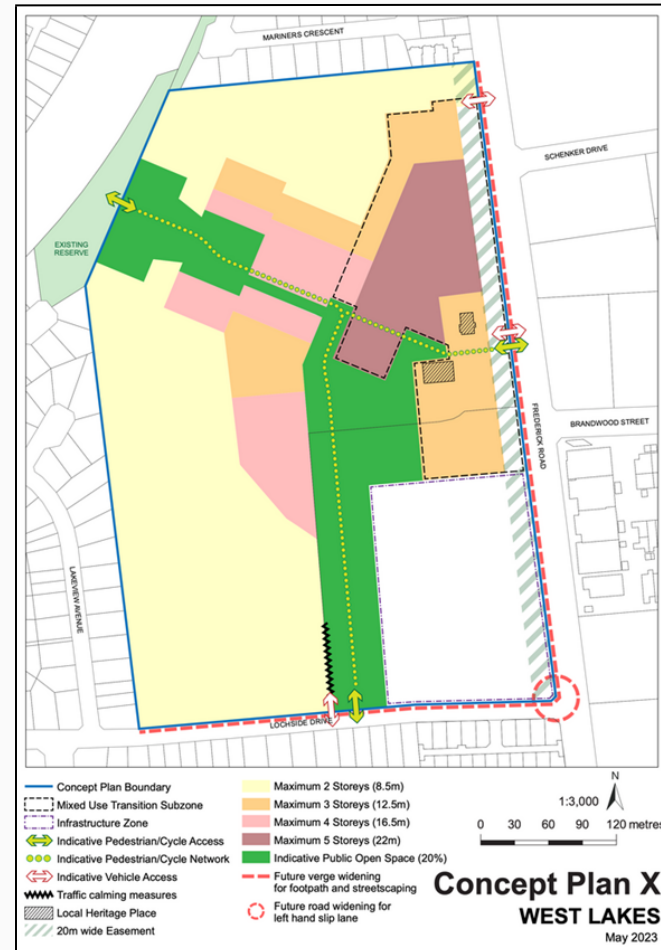
- 05 **Smart** – Seek opportunities to include smart technologies for energy management, communication and security to enhance the overall living experience and provide greater convenience to residents.
- 06 **Convenient** – A vibrant mix of residential, retail and commercial spaces where new and existing residents have walkable access to shopping, dining and services.
- 07 **Heritage** – Retention and refurbishment of existing heritage buildings for future community engagement.



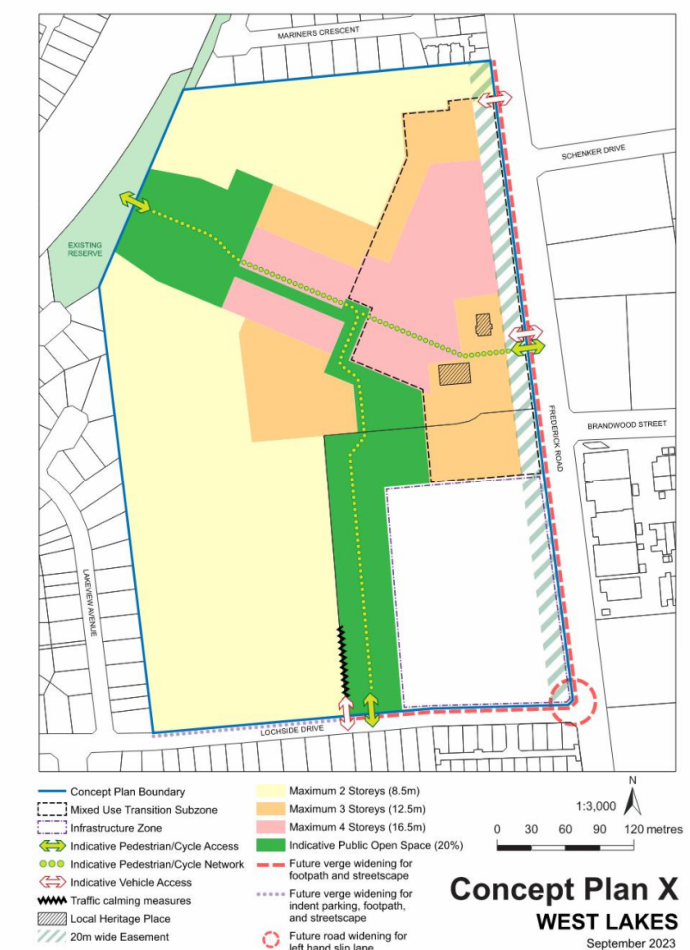
Draft Concept Plan



Draft Concept Plan – During Consultation



Draft Amended Concept Plan – Post Consultation



Final Draft Amended Concept Plan

- Reduced height and density
- Reduced traffic volumes
- Lochside Drive intersection upgrade & indent parking

In Closing



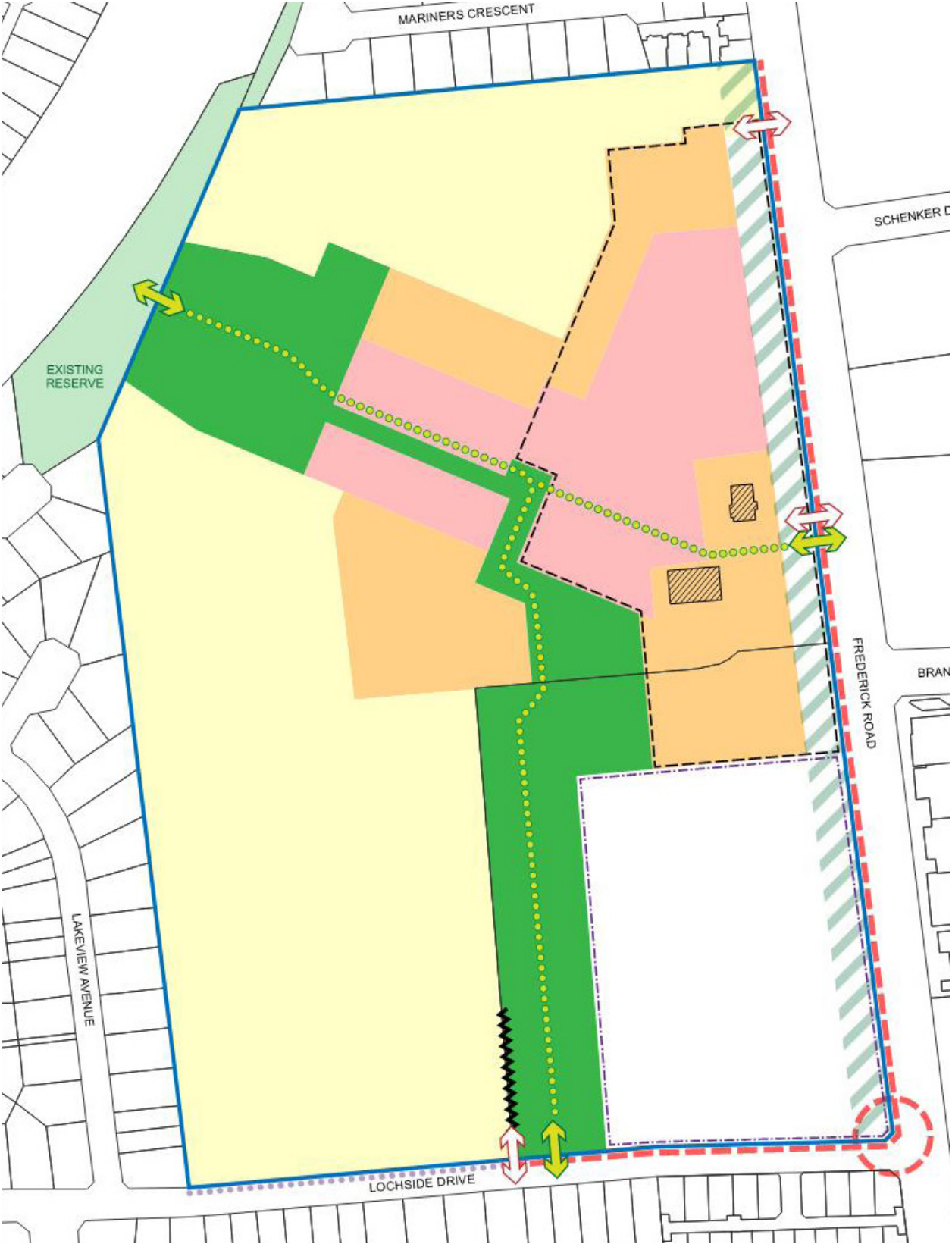
Code Amendment Presentation to Elected Members



Master Plan - Open Space
(Draft Concept Amended Post Consultation)



Open Space Final Amended Concept Plan







Opportunity to retain trees
(subject to further detailed investigations)

Existing Palms to be salvaged for reuse



Existing Phoenix palms for salvage & reuse



Opportunity to retain individual specimens



Groves of existing trees retained in open space

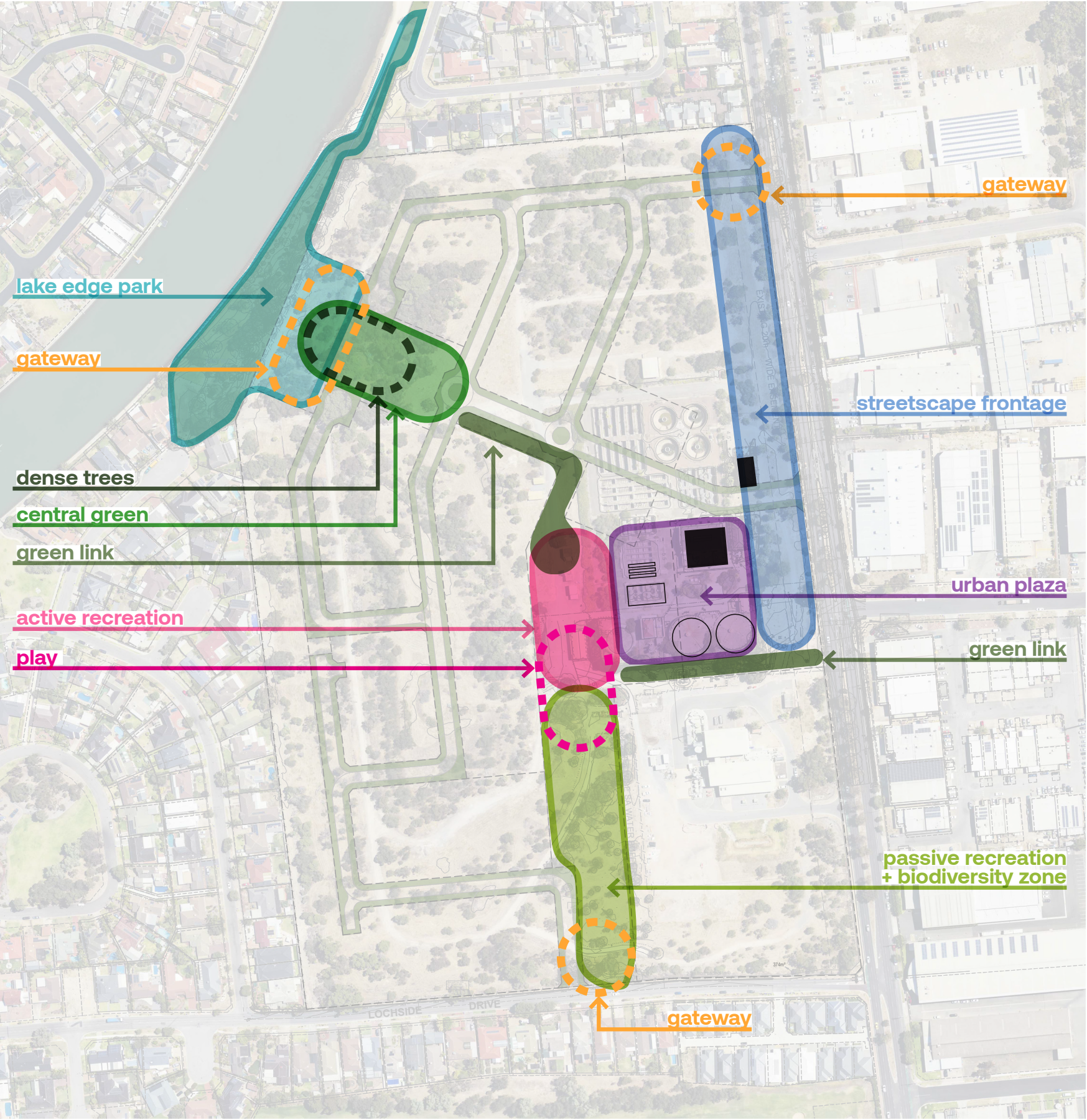


Existing larger specimens scattered across site



Example of smaller scale understorey of poor quality and condition, with isolated specimen trees





Passive recreation + biodiversity zone



Urban plaza



Hotel / events



Active recreation



Heritage Retention & Interpretation



Water Sensitive Urban Design







Potentia Westlakes



3.05 DEPUTATION - PROPOSED CODE AMENDMENT FOR FORMER SA WATER SITE**Description****Brief**

A deputation request was received from Mr Nick Pearson of Swanbury Penglase who is requesting to speak to the City Services Committee in relation to the proposed Code Amendment for the former SA Water site.

Leave of the meeting was sought to grant Mr Pearson an extension of time to complete his deputation. Leave was granted for an additional 1 minute.

Moved Councillor - Quin Tran

Seconded Councillor - Rachele Tullio

Motion

1. That the deputation be received and noted.
2. That Mr Nick Pearson of Swanbury Penglase 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

4. BUSINESS

4.23 PRESENTATION - WEST LAKES RESIDENTIAL AND MIXED USE DRAFT CODE AMENDMENT – (PRIVATELY FUNDED) - FOR COUNCILS CONSIDERATION AND RECOMMENDATION TO THE MINISTER FOR PLANNING

Brief

On 10 July 2023, Council resolved, *"That a further report be presented to City Services Committee, including a revised Code Amendment and Concept Plan that seeks to address the key Council concerns as identified in the body of this report, including but not limited to a reduction in maximum built form from 5 storeys to 4 storeys, reduction in dwelling yield, any relevant recommendations that may arise from the Flora and Fauna Biodiversity Study and that a further option of rezoning the entire site to Waterfront Development Zone be included in the report"*.

The purpose of this report is to present a revised Engagement Report detailing further proposed amendments to the draft Code Amendment / Concept Plan for consideration and if approved, be forwarded to the Minister for Planning for a decision.

Moved Councillor - Nicole Mazeika

Seconded Councillor - Katriona Kinsella

Motion

1. That the approval package for the West Lakes Residential and Mixed Use Draft Code Amendment (Privately Funded), contained in Appendix 1 and Appendix 2 of this report, be recommended.
2. That the Chief Executive Officer be granted delegated authority to negotiate with the Proponent, to finalise and execute an Infrastructure Agreement.
3. That subject to the Proponent's execution of a finalised Infrastructure Agreement, the endorsed Code Amendment contained in Appendix 1 and 2 of this report, be submitted to the Minister for Planning for consideration and seek its publication by the Department of Planning and Land Use Services on the SA Planning Portal in accordance with Sections 73(7) and (8) of the Planning, Development and Infrastructure Act 2016.
4. That the report be placed on the Council Agenda for the meeting of the 25th September 2023 for Council's consideration.

Carried Unanimously

4.24 HERITAGE CONSERVATION GRANT APPLICATIONS**Brief**

Council has received a Heritage Conservation Grant application for consideration.

Moved Councillor - Katriona Kinsella

Seconded Councillor - Nicholas Le Lacheur

Motion

1. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr B Hemsley, for conservation work to a Representative Building located at 46 Jetty Street, Grange as outlined in the application referred to in Appendix 1, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

Carried Unanimously

4.25 COUNCIL ASSESSMENT PANEL - JUNE 2023 QUARTERLY REPORT**Brief**

To consider the Council Assessment Panel's report on its activities for the June 2023 Quarter.

Moved Councillor - Rachele Tullio

Seconded Councillor - Quin Tran

Motion

1. That the report be received and noted.

Carried Unanimously

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

The purpose of this report is to recommend 1 event seeking support from the Events and Festivals Sponsorship fund. The event has been assessed by a panel of staff members against a set of social, cultural, economic, environment and leadership criteria and details of the event has been provided within the report.

Moved Councillor - Quin Tran

Seconded Councillor - Katriona Kinsella

Motion

1. That Shapeshifter Brewing Company be provided with a 3 year funding agreement for \$7,500 per year to support the West Fest event held at Shapeshifter Brewing, Findon, Bowden Brewing in Bowden and Big Shed Brewing in Royal Park, with the 2023/24 financial year event to be held on the 15 October 2023.

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 8:53 PM.