

Engagement Report by the City of Charles Sturt

City of Charles Sturt Kidman Park Residential and Mixed Use Code Amendment (Part-Privately Funded)

August 2022

Project lead

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1. Purpose

This report has been prepared by Ekistics Planning and Design on behalf of the City of Charles Sturt (the Designated Entity) for consideration by the Minister for Planning (the Minister) in adopting the Kidman Park Residential and Mixed Use Code Amendment (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 approximately 12.6 ha of land bound by Findon Road, Valetta Road, the River Torrens (*Karrawirra Parri*) to the south and housing to the west (see Figure 1).

The Code Amendment proposes rezoning the Affected Area from its current Strategic Employment Zone to the Urban Renewal Neighbourhood Zone that will facilitate mixed use development in the form of medium density residential and/or commercial development.



Figure 1: Affected Area

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 (eight (8) weeks), 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 enable future medium density¹ 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 *Planning Development and Infrastructure Act, 2016* (PDI Act 2016).

4. Engagement activities

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

- A copy of the draft Code Amendment, investigations, Engagement Plan and information brochure included in 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.
- 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.

¹ Part 8 of the Planning and Design Code defines '*medium net residential density*' as meaning less than 35 to 70 dwellings unit per hectare.

- Invitation to prepare submissions online or via post.
- A written notice (approximately 678 letters) to all 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 policy.
- Letters to relevant Government agencies/departments, adjoining Councils, and Members of Parliament.
- Information brochure prepared outlining what is proposed in the draft Code Amendment, the proposed policy amendments, how interested persons can comment.
- The draft Code Amendment published through the City of Charles Sturt social media platforms.
- Two public information 'drop in' information sessions held on Thursday the 5 May 2022 between 4pm to 6pm and Saturday 14 May 2022 between 10am and 12 noon during the consultation process (refer to **Figure 2**).
- A Public Meeting held on the 20 June 2022 at the culmination of the consultation process to hear any verbal submissions.
- Attendance by Council staff to a public meeting held by Matt Cowdrey OAM MP on 10 June 2022 to discuss the proposed Code Amendment with his constituents.
- A survey emailed to all persons that provided a written submission to seek feedback on the consultation process.

To assist interested parties in obtaining further information on the draft Code Amendment, all documentation and correspondence (including the name and direct contact details for the appointed Council representative and links to the Code Amendment Page on the PlanSA Website) was provided.

A copy of the engagement material is contained within **Attachment 1**.





Figure 2 – Public Information Sessions

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. The engagement approach and outcomes are summarised below.

- A pre-formal Code Amendment engagement mail out to land owners and occupiers within the Affected Area and adjacent to the Affected Area including properties in the City of West Torrens (adjacent to the Affected Area on the south side of the river) was undertaken in late October 2021 to outline Council's intention to initiate the Code Amendment investigations, and the opportunity to review and make comment on a draft Code Amendment when prepared and endorsed by Council for the purposes of statutory consultation.
- A dedicated Charles Sturt YourSay project page for the Code Amendment process prepared with information.
- A two-month consultation process.
- Approximately 678 letters mailed out to all 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 policy.
- The following statistics were obtained from Council's dedicated YourSay page for the Code Amendment during the consultation process:
 - 1,408 views;
 - 796 visits;
 - 603 unique visitors;
 - 29 online submissions;
 - 35 followers (following the project);
 - 43% of visits lasted at least 1 active minute;
 - 20% of visits performed at least 2 actions;
 - Visitors spent a total of 1 day, 2 hours and 7 minutes on the project page.

- In the lead up to, and during the consultation period the City of Charles Sturt sent four (4) campaigns to 'YourSay' Charles Sturt recipients which in total went to 2,514 recipients with a click-through rate of 16%:
- There were 2,136 downloads of documents from the 'YourSay' page including 184 downloads of the Concept Plan, 180 of the area Affected Area map, 174 of the code amendment process flowchart, and 157 downloads of the information brochure.
- SA Planning Portal Information:
 - URL: https://plan.sa.gov.au/have_your_say/code_amendments/public_feedback_on_initiated_code_amendment?aid=Kidman_Park_Residential_and_Mixed_Use_Code_Amendment
 - 127 Page views between 12 April 2022 until 14 June 2022;
 - 66 unique page views;
 - Average time spent on page 5 minutes, 24 seconds;
 - Bounce rate: 52.38%;
 - 53 submissions received via the PlanSA portal during the consultation period;
- Public information ; drop in' session held on Thursday 5 May 2022 and attended by 10 persons.
- Public information 'drop in' session held on Saturday 14 May 2022 and attended by 9 persons.
- Attendance by Council staff to a public meeting held by Matt Cowdrey OAM MP on 10 June 2022 to discuss the proposed Code Amendment with his constituents attended by over 60 persons.
- A Public Meeting held on the 20 June 2022 at the culmination of the consultation process to hear any verbal submissions. Eight (8) verbal submissions made to Council's City Services Committee.
- 12 telephone / email enquiries.
- 100 written submissions received (99 submissions via on line and one (1) letter).
- All written submissions made publicly available for viewing on Council's 'YourSay' website and a hard copy at Council's Civic Centre.

Community Information Sessions

There were two (2) Community Information 'drop in' sessions undertaken during the consultation period. These were conducted in Kidman Park on the land affected by the proposed rezoning and were held on Thursday 5 May 2022 between 4pm to 6pm and on Saturday 14 May 2022 between 10am and 12pm. The session on the 5 May 2022 was attended by ten (10) people while the session on 14 May 2022 was also attended by a further nine (9) people.

Many participants at the Community Information Sessions spoke about the following topics:

- *Concern about overall traffic management, including Findon Road/Valetta Road network capacities and required upgrades;*
- *Existing vegetation on site, expressing a preference that existing trees located along the western boundary of the Affected Area be retained;*
- *Proposed building heights. General sentiment that up to two (2) storeys would be preferable and raised concern with 3-5 storey elements of the Concept Plan.*
- *Stormwater management- raised concerns that Valetta Road stormwater network was nearing capacity and how this would be addressed with future development over the Affected Area.*
- *Off-street and on-street car parking. Concern raised that medium density form of development envisaged by the Code Amendment would result in overflow of on-street carparking into surrounding street networks due to a lack of on-site car parking provision.*

6. Submissions Received

The City of Charles Sturt sent letters to all property owners/occupiers adjacent to and immediately surrounding the Affected Area (approximately 678 letters). Of those who received a direct mailout (letter) approximately 3% lodged a written submission* (refer to **Figure 4**) below.



*41 submissions did not include their address details

Figure 4 – Submissions received from direct mailout

As visually depicted in **Figure 6** on the following page, six (6) submissions were supportive, 40 were supportive with concerns, 46 were opposed and eight (8) were neutral.

A copy of the map depicting the spatial location of the mail out for the consultation process is shown in **Figure 5** on the following page:



Figure 5: Spatial location of consultation mail-out

Overall, 100 written submissions were received (one received one day after the formal public consultation period closed) via the PlanSA Portal, City of Charles Sturt 'YourSay' website and by mail and e-mail. The online submission forms are in a 'free form' format, allowing respondents to provide feedback in their own words.

The submissions have been sorted into general sentiment as follows:

- In opposition;
- In support;
- Support with concerns; or
- Neutral.

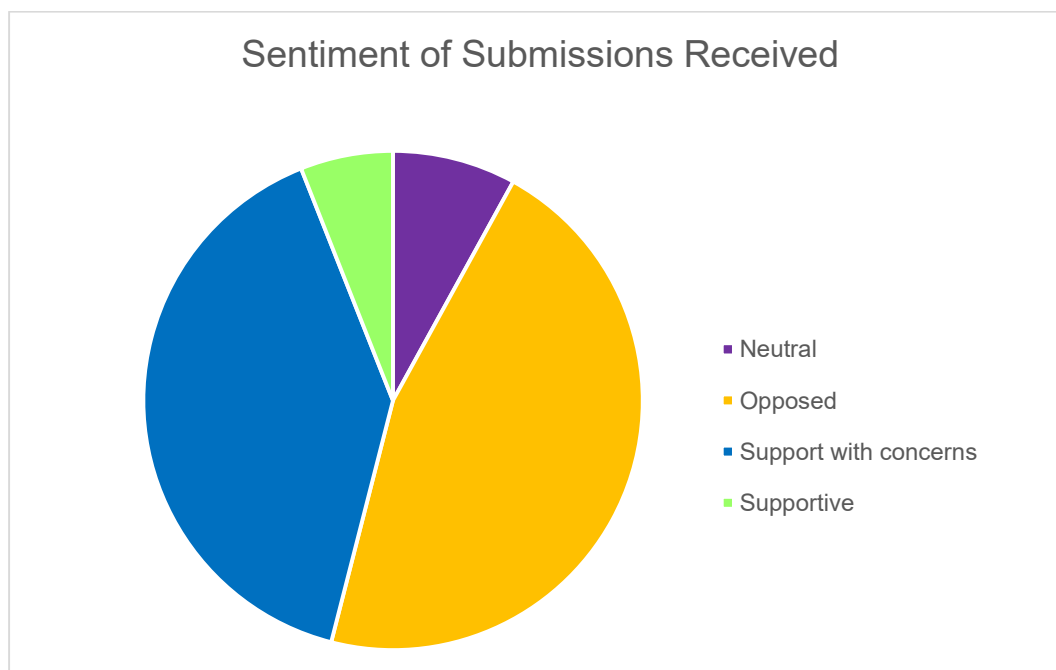


Figure 6 – Sentiment of submissions received.

Figure 7 below depicts the stakeholder categories who made submissions during the consultation period. The most amount of submissions were from members of public (88) followed by Agencies (4). Three (3) submissions were made by adjoining Council's and service providers respectively with one (1) submission received from the land owner (Fairland Pty Ltd) and one (1) submission received from a Member of Parliament, Matt Cowdrey OAM MP – Member for Colton.

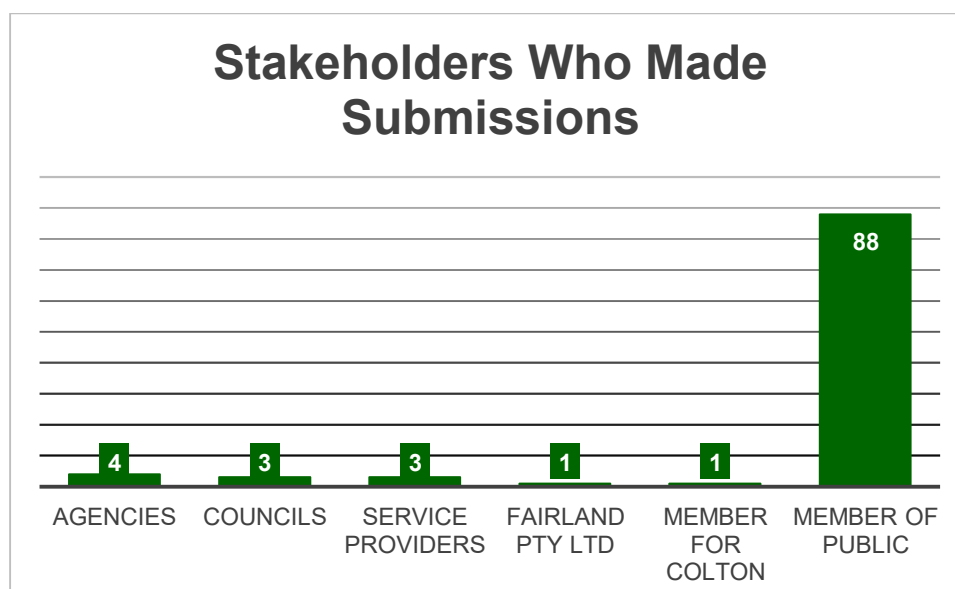


Figure 7 – Stakeholders that provided submissions

Figure 8 on the following page depicts the location of submissions received². It should be noted that not all submissions from members of the public provided their address, with the figure below therefore showing only those submissions who provided their address details. Where submissions provided only a road name and not a street number, their location has been indicated by the mid-section of the street.

² Noting there were 41 submissions that did not include their address details

This figure shows that the closest submissions from members of the public to the Affected Area were located in Artarki Avenue immediate to the west. Submissions were also made from members of the public residing opposite the Affected Area on Findon Road and Valetta Road. Most submissions however were located from the broader locality including clusters from Camino Drive and Margaret Street in Kidman Park, Michael Street in Lockleys and Mercurio Drive and Kanbara Street in Flinders Park.

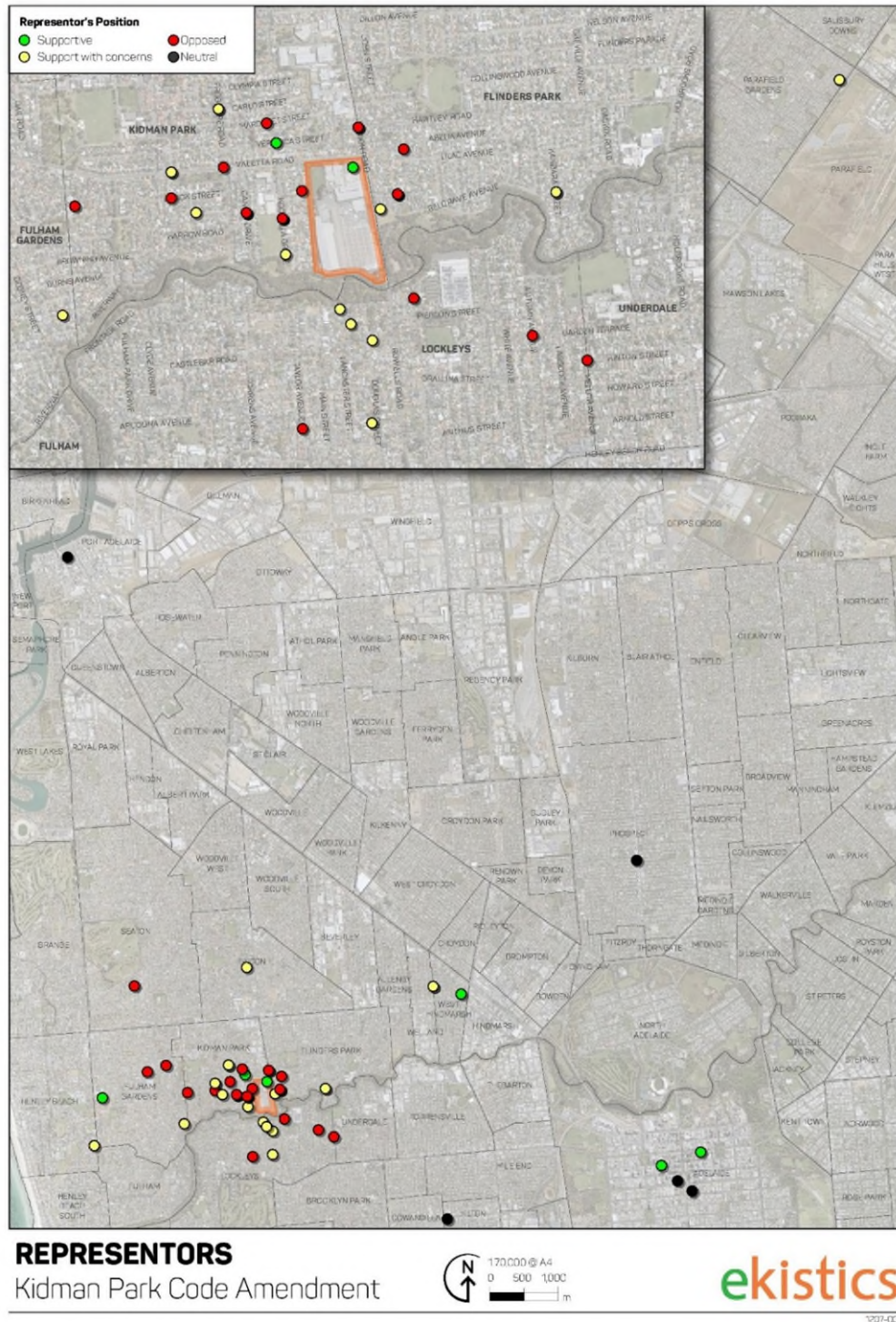


Figure 8 – Spatial Location of Submissions Received

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 submissions received (written submissions during the consultation timeframe and verbal submissions received at the Public Meeting on 20 June 2022) are provided in **Attachment 3**.

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

- Increase in local traffic (specifically Valetta Road and Findon Road);
- Concern with visual appearance of higher built form of 3, 4 and 5 storeys;
- Concern over density and total number of anticipated dwellings- however most were generally supportive of changing the policy framework to enable residential land uses; and
- Loss of existing vegetation including potentially Regulated trees.

Each of these themes are discussed under the relevant headings below.

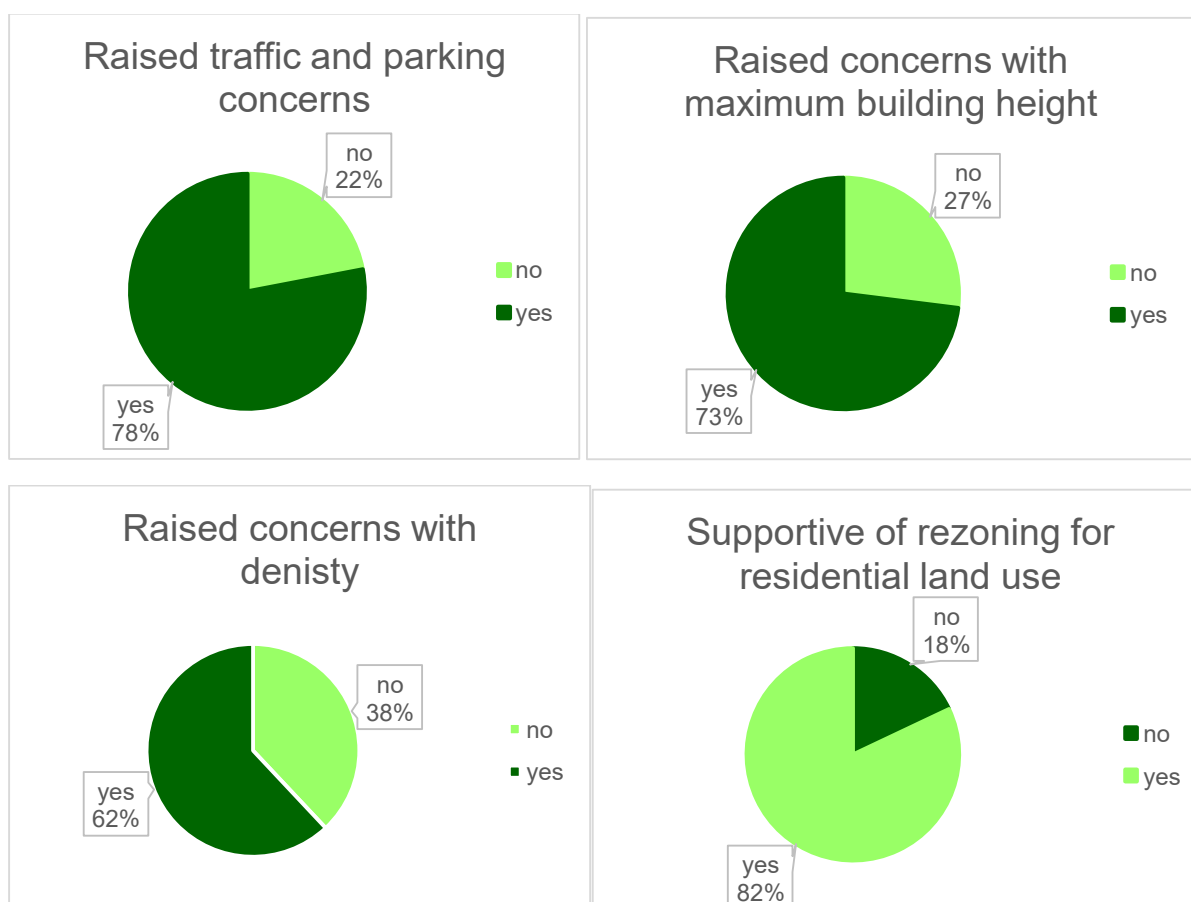


Figure 9 – Key Submission Themes

6.1.1 Traffic

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 east of Findon Road and this will be exacerbated by development over the Affected Area.

Submissions also 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 sought that new streets should be wide enough for parking on both sides and cater for emergency vehicles to access. Other submissions

sought that garages should be wide enough for the parking of vehicles and storage of household items instead of parking on the street.

A large proportion of submissions raised concerns that development of the new Nazareth Senior School on Findon Road to the north had not been taken into consideration in the traffic analysis. Concern was also raised that the traffic analysis did not take into consideration the development of the separate Lockleys (Westpac Mortgage Centre) Code Amendment area, Adele Street development nor future development of the South Australian Institute of Sports complex on Valetta Road.

Some submissions considered that Valetta, Hartley, Findon, Grange and Henley Beach Roads are already congested and at capacity.

Similarly, concern was raised that turning right out of the Kooralla Grove/Valetta Road intersection is already problematic and would be exacerbated by development over the Affected Area and on this basis did not support the location of a new vehicle access to Valetta Road. Some suggested new roundabouts to Valetta Road to address access concerns.

Further, concern was also raised in some submissions indicating current difficulties to turn right out of Beltana Street onto Findon Road. The proposed northern-most left-in left-out access point to the Affected Area was raised as a concern due to its proximity to the Beltana Street/Findon Road intersection.

Most submissions supported the proposed upgrading of the intersection of Valetta Road and Findon Road, however several submissions recommend that Harley Road and Findon Road intersection should be upgraded at the same time.

Other submissions suggested that Findon Road/Rowells Road should be upgraded to two (2) lanes in each direction.

One (1) submission sought that Artarki Avenue be made a local through road to the Affected Area, rather than just a pedestrian link. Another submission supported the connectivity of the street network, in particular accessibility through the Affected Area to bus stop 209 on Findon Road. Alternatively other submissions raised concerns about the pedestrian access to Artarki Avenue due to the potential for new residents to use Artarki Avenue to park their vehicles and utilise the link to walk to their homes.

In relation to pedestrian access, some submissions raised concerns that the pedestrian refuge on Findon Road was not safe and they would prefer the stairs to access the underpass be amended to a ramp to better cater for cyclists. Similarly, concern was raised that the single lane bridge on Findon Road is antiquated and will not cope with increased traffic flows.

One (1) submission raised concerns that increased traffic movements will result in greater traffic congestion along Henley Beach Road, (especially at Holbrooks, Marion and the South Road intersections).

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) to five (5) levels and the visual appearance of higher built form in this location. One (1) submission sought that maximum building height be limited to single storey along the western boundary of the Affected Area. Other submissions were of the view that up to three (3) storey built form would be appropriate over the Affected Area.

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. Concerns were raised that if higher built form is approved it will become a precedent for this form of development in the balance of Kidman Park.

One (1) submission sought that the 'Mixed-Use Transition Subzone' be a maximum of two (2) building levels on the perimeter of Valetta Road, with higher structures being sleeved behind two storey built form.

Alternatively, 27 percent of submissions raised no issue with the transition in building heights across the Affected Area and viewed the concept plan and associated Technical Numeric Variations (TNV's) as an appropriate step to reassure existing residents development will not be overbearing in their back yards. Some submissions also supported higher development being internal to the Affected Area and to the south overlooking the River Torrens.

Other submissions supported 3-4 storey built form on the southern corner opposite Pooch Park.

6.1.3 Densities

Of those submissions that raised concerns regarding densities, common themes were as follows:

- Would prefer that the Affected Area be located within the 'General Neighbourhood Zone' similar to the remainder of Kidman Park.
- Concern medium to higher density dwelling typologies will assist with the spread of diseases such as the COVID-19 pandemic.
- Concern higher density forms of development leading to greater social problems.
- Would prefer an anticipated yield in the order of 240 dwellings not 400 dwellings.
- Concern that high density living is usually complimented by strong public transport infrastructure (e.g. rail/tram/bus/road). Findon Road only supports one bus line which will result in a reliance on car transportation.

6.1.4 Biodiversity, Vegetation and Regulated and Significant Trees

Of those submissions that related to the natural environment, key comments included:

- Preference for water/creek features along with parklands integrated into the future development over the Affected Area.
- Retention of existing trees along the western boundary of the Affected Area which currently contain birdlife.
- Protection of the linear park from domestic animals, noise and pollution.

6.2. Agency & Service Providers Submissions Received

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

6.2.1 APA Group

APA Group (gas energy providers) did not have any objection to the proposed rezoning. APA Group advised that their records indicated minimal gas infrastructure adjoining the Affected Area that would be impacted by future development.

6.2.2 Epic Energy

Epic energy (electricity energy providers) advised that they do not have any infrastructure within close proximity to the Affected Area and therefore had no objection.

6.2.3 City of Prospect

The City of Prospect advised that they considered the proposal and had no comment to make.

6.2.4 City of Port Adelaide Enfield

The City of Port Adelaide Enfield advised that given the Affected Area's distance from their Council area they had no objection to the Code Amendment.

6.2.5 Civil Aviation Safety Authority (CASA)

The Civil Aviation Safety Authority (CASA) advised that they were not aware of any regulated or certified civil aerodromes for which there would be an Obstacle Limitation Surface that would require protection in the vicinity of the Affected Area. CASA is also not aware of an unregulated aerodrome such as an aeroplane landing area (ALA) being within 2.5 km of the Affected Area.

6.2.6 SA Water

SA Water currently provides water and sewerage services to the Affected Area.

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.

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.

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.

6.2.7 – Environment Protection Authority (EPA)

The site contamination report identifies multiple potentially contaminating activities ('PCAs') have occurred onsite including:

- Storage of more than 500 litres or more of a liquid listed substance, associated with seven underground fuel tanks;
- Importation of fill materials;
- Motor vehicle repair or maintenance, and
- Use of the site as a laboratory.

Area 1 is subject to a Section 83A notification to the EPA due to the presence of petroleum hydrocarbons and chlorinated hydrocarbons in groundwater at the site. The site contamination report details intrusive assessments of soil, soil vapour and groundwater undertaken at the site. The report further identifies site contamination or indications of site contamination within Area 1, including:

- Chlorinated hydrocarbons in soil vapour above screening criteria for both a residential and commercial / industrial land use;
- Asbestos fragments in soil, and
- Variable fill inclusions such as glass, ash and brick.

The EPA noted that a site contamination audit for Area 1 was commenced on 30 November 2021. The purpose of the audit is to:

- Determine the nature and extent of any site contamination present or remaining on or below the surface of the site;
- Determine the suitability of the site for a sensitive use or another use or range of uses, and
- Determine what remediation is or remains necessary for a specified use or range of uses.

The completion of the audit will provide certainty that the site can be made suitable for the proposed sensitive land uses.

If the audit has not been completed prior to development application ('DA') being lodged for land division and/or more sensitive land uses, the site contamination assessment scheme (enacted via the *Planning Development and Infrastructure Act 2016*, *Planning Development and Infrastructure (General) Regulations 2017*, the Planning and Design Code and *Practice Direction 14: Site Contamination Assessment 2021*) will apply.

Site contamination investigations undertaken for Areas 2 and 3 are currently limited to desktop investigations. Areas 2 and 3 are not included in the site contamination audit that commenced on 30 November 2021.

Additional site contamination investigations (likely detailed site investigations) will need to be undertaken to understand whether site contamination exists, and if so to determine the nature and extent of site contamination and to inform decisions regarding the need for remediation, to give certainty that the site can be made suitable for the proposed residential land uses.

The required additional investigations can be submitted with future land division or change of land use DAs and considered according to the site contamination assessment scheme.

Any intensification of urban development should include stormwater drainage systems that are designed to maximise the interception, retention and removal of waterborne physical, chemical and biological pollutants prior to their discharge to stormwater systems or receiving waters and including culverts and creeks. This Code Amendment proposes to apply the 'Stormwater Management Overlay' to the entire Affected Area. The intent of the 'Stormwater Management Overlay' is to achieve development that incorporates Water Sensitive Urban Design (WSUD) techniques to capture and re-use stormwater. The EPA supports the application of this Overlay.

6.2.8 – City of West Torrens

Traffic

The City of West Torrens requested that further investigation be undertaken to identify if there will be any capacity related issues arising in the future with the projected increased traffic on Rowells Road. It was suggested that this will help the Department for Infrastructure & Transport (DIT) with considering and planning for future road upgrades on Rowells Road (if necessary). This should be similar to the assessment approach CIRQA has taken for the other critical intersections adjacent to and north of the Affected Area.

It is requested that a footbridge across to Michael Reserve be investigated to improve walking and cycling connectivity and safety. Residents have highlighted the vulnerability of cyclists and pedestrians when using the pedestrian refuge on Findon Road, north of the River Torrens.

Concept Plan

The inclusion of a building height Technical and Numeric Variation shown on the concept plan is welcomed. The heights proposed enable the reader to understand how there may be increased heights to help attain the goals of the 30-Year Plan in strategic locations.

Interface with River Torrens Linear Park

Future Code Amendments adjacent the River Torrens and/or the 'Open Space Zone' would benefit from providing imagery as viewed from the 'Open Space Zone' and across from West Torrens linear track to demonstrate potential visual impact.

The site's desirable location is acknowledged, which is in part due to the proximity of the River Torrens Linear Park and shared path. Future use of the Affected Area should not detrimentally impact this important

open space but complement the pathway, the natural environment and maximise its value as open space. The open space and interface with the development should show high regard for both biodiversity and the greater community, including commuters to and from the City who use the path.

6.2.9 – Department for Environment and Water (DEW)

DEW Support the Code Amendment approach, particularly the opportunities to strengthen connections and linkages between the site and the River Torrens Linear Park, increase accessible public open space in areas where there is low provision and reduce the urban heat island effect through increased tree canopy.

DEW support the application of the 'Urban Tree Canopy Overlay' over the Affected Area. The Code Amendment indicates that most existing trees 'could possibly be integrated with future development if desired (and dependent on the detailed design of the future development)' and Green Adelaide would welcome the opportunity to provide further comment at the development application stage of the process.

DEW Consider that the Code Amendment and existing Code policies should adequately cover stormwater management from a quantity and quality perspective. DEW acknowledge that proposal includes adequate detention to mitigate the risk of negatively impacting the public drainage network. We support that future detention basins are shown on the Kidman Park Concept Plan. DEW don't support the ongoing direct discharge of stormwater into the River Torrens but recognise that future development at this site will consider the integration of on-site stormwater detention and water quality improvement through the implementation of water sensitive urban design (WSUD) principles, such as raingardens and landscaping, so as to ensure the quality of water prior to discharge.

DEW also support the application of the 'Stormwater Management Overlay' which WSUD techniques to capture and re-use stormwater.

DEW Consider that this Code Amendment presents an opportunity to increase biodiversity along the River Torrens, with this come multiple benefits including enhancing the liveability of our city and restoring native flora and fauna.

6.2.10 – Department for Infrastructure and Transport

The Department for Infrastructure and Transport (DIT) supports the proposed Code Amendment and made the following comments:

- The potential upgrade to the Findon Road/Valetta Road intersection and other access treatments recommended by CIRQA are supported. Allowance should be made in the final site design to enable the provision of a left turn lane from Findon Road into Valetta Road. The introduction of a 'Future Road Widening Overlay' over a portion of the site to achieve this is supported. It will be necessary to consider how this Overlay will be applied as the trigger for referral relates to requirements under the Metropolitan Adelaide Road Widening Plan (MARWP). As the subject location is not currently affected by MARWP, it may be necessary for this widening to be contained within the 'Future Local Road Widening Overlay'.
- With respect to the future upgrading of the Findon Road/Valetta Road intersection as part of the future development, there will need to be appropriate agreements in place prior to authorisation of the Code Amendment to ensure that the developer will fund these works and to identify the required timing for these works.
- It is advised that any final access arrangements or potential infrastructure upgrades will require further traffic assessment and acceptance at the Land Division/Land Use application stage(s). Notwithstanding this, it is recommended that a minor adjustment be made to the Concept Plan identifying the proposed northern and southern intersections on Findon Road being limited to left turn in and left turn out only as per the CIRQA report.
- The implementation of further access treatments or infrastructure upgrades may be further considered in the future, as this development progresses (together with other operational considerations relevant at that time).
- Developments should be situated and designed to encourage the use of public transport through providing a safe and walkable streetscape environment through natural surveillance, and pedestrian linkages. Road reserves should be of a width, design and alignment that can accommodate bus routes where required. The proposed street and pedestrian network should be designed to integrate

with the existing public transport network with consideration given to road width and roundabout design which are appropriate to support the safe movement of public transport vehicles.

- Pedestrian linkages should be designed to create an efficient pedestrian network which integrates with the existing public transport network. Pedestrian linkages should also consider the provision of potential future services within the development area.

Whilst it is acknowledged that DIT seeks that an appropriate agreement be in place prior to authorisation of the Code Amendment to ensure that the developer will fund intersection upgrade works at the Valetta Road/Findon Road intersection, it is anticipated these works will form part of a future bonding agreement as part of a land division application over Lot 301 Findon Road.

Engagement Report by the City of Charles Sturt

City of Charles Sturt Kidman Park Residential and Mixed Use Code Amendment (Part-Privately Funded)

August 2022

6.3. Response and recommendations

The following table 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 Code Amendment resulting from the feedback received.

Submission No.	Theme	Summary of Comments Received through written submissions during the consultation timeframe	Response by the City of Charles Sturt	Proposed Change(s) to the Code Amendment
3, 4, 7, 9, 12, 13, 14, 18, 22, 24, 25, 28, 31, 32, 33, 34, 35, 39, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 63, 68, 69, 70, 71, 72, 75, 76, 77, 79, 80, 81, 83, 84, 85, 86, 87, 88, 90, 91, 92, 93, 94, 95, 96, 97, 99	Maximum Building Height	<p>6.3.1 Do not support up to five (5) storey and 22m built form, particularly at the southern end adjacent Linear Park.</p> <p>6.3.2 Consider proposed height would be similar to that of the 'West' development and not supportive of this.</p> <p>6.3.3 Would prefer building heights of 1-2 storey not above three (3) storey.</p> <p>6.3.4 Would only support a maximum of 2 storey built form.</p> <p>6.3.5 Consider that the amount of area designated as 3 storey maximum building height should be reduced.</p> <p>6.3.6 Would like single storey building height along western boundary adjoining Kooralla Grove.</p> <p>6.3.7 Transition in heights across the Affected Area seem appropriate to reassure existing residents the development will not be overbearing.</p> <p>6.3.8 Support range of building heights and dwelling mix so good mix of apartments and detached dwellings.</p> <p>6.3.9 Concept Plan provides potential to provide suitable locations for increased densities and vibrant mixed use precincts such as ground level cafes.</p> <p>6.3.10 Would only support one (1) taller building for aged care, the rest should be maximum two (2) storey built form.</p> <p>6.3.11 Would support 3-4 storey built form on corner opposite Pooch Park and remainder two (2) storey built form.</p> <p>6.3.12 Concern if higher built form approved it will become a precedent for this form of development in Kidman Park.</p> <p>6.3.13 Would prefer that the Mixed-Use Transition Subzone be a maximum of two (2) building levels to the perimeter of Valetta Road.</p> <p>6.3.14 Along the Mixed-Use Transition Subzone any higher structures over two (2) building level should be inwards sleeved behind two storey built form.</p>	<p>6.3.1 The Kidman Park Concept Plan has been revised (refer to Figure 10) in Section 7 to remove the 5 storey maximum building height and locate three (3) storey built form adjoining Findon Road and the indicative area of public open space adjoining the River Torrens, transitioning up to four (4) storey built form more centrally within the Affected Area.</p> <p>6.3.2 Noted.</p> <p>6.3.3 Noted. Revised Kidman Park Concept Plan designates a greater portion of the Affected Area along the western edge to maximum building height of two (2) level (9m) building height, which is also envisaged within the adjacent General Neighbourhood Zone to the west.</p> <p>6.3.4 Refer to comments for 6.3.3 above.</p> <p>6.3.5 Noted. Amount of Affected Area designated as 3 level (12.5m) building height has been reduced with amount of 2 level (9m) building height increased.</p> <p>6.3.6 Noted. Two storey-built form is permissible within the adjacent General Neighbourhood Zone to the west.</p> <p>6.3.7 Agreed and noted.</p> <p>6.3.8 Noted, mix of building heights retained in revised Kidman Park Concept Plan.</p> <p>6.3.9 Agreed and noted.</p> <p>6.3.10 Noted.</p> <p>6.3.11 Refer to comments for 6.3.3 above</p> <p>6.3.12 Noted.</p> <p>6.3.13 Noted.</p> <p>6.3.14 Noted.</p>	Revised Kidman Park Concept Plan prepared (refer to Figure 10) in Section 7 of Engagement Report.
3, 4, 7, 10, 12, 18, 23, 32, 44, 48, 50, 53, 55, 56, 57, 58, 59, 60, 61,	Visual Appearance of Built Form	<p>6.3.15 Consider higher built form will be an 'eye sore' similar to the 'West' development.</p> <p>6.3.16 Consider higher built form out of character with the area.</p>	<p>6.3.15 The visual appearance of built form will be considered during detailed design as part of future development applications. The Planning and Design Code contains numerous provisions in the General Development Section – Design in Urban Areas, with the Desired Outcome (DO1) seeking that</p>	Revised Kidman Park Concept Plan prepared (refer to Figure 10) in Section 7 of Engagement Report.

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63, 66, 69, 75, 78, 79, 86, 99		<p>6.3.17 <i>Consider higher built form encroaches and intrudes onto established residential properties.</i></p> <p>6.3.18 <i>Would prefer traditional single storey dwellings.</i></p> <p>6.3.19 <i>Consider that higher built form will be out of place and disrupt the aesthetic of the area, in particular the Linear Park nature/walking and bike track.</i></p> <p>6.3.20 <i>Consider that apartment blocks soon become outdated and tired looking.</i></p> <p>6.3.21 <i>Consider that these style of developments belong in suburbs like Mawson Lakes, not Kidman Park.</i></p>	<p>development is <i>contextual, durable, inclusive and sustainable</i>.</p> <p>6.3.16 Whilst development above two (2) storey building height will not be the same as development located within the General Neighbourhood Zone which surrounds the Affected Area it does not necessarily follow that higher built form will be out of character with the General Neighbourhood Zone. Performance Outcome PO 2.2 of the Urban Renewal Neighbourhood Zone seeks that “<i>Buildings on an allotment at the interface with a different neighbourhood-type zone are sited and designed to provide an orderly transition to the built form scale envisaged in that zone to mitigate impacts on adjacent residential uses.</i>” Similarly, General Development Policies, Design in Urban Areas PO 12.1 for Medium Rise development seeks that “<i>Buildings positively contribute to the character of the local area by responding to local context.</i>”</p> <p>6.3.17 The Concept Plan has been revised to locate the maximum four (4) level (16.5m) building height centrally within the Affected Area. The Urban Renewal Neighbourhood Zone PO 6.1 and PO 7.1 provide side and rear setback provisions that seek to provide separation between buildings to minimise visual impact, provide access to natural light and ventilation and provide open space recreational opportunities.</p> <p>6.3.18 Acknowledged. It should be noted that two storey-built form is permissible within the adjacent General Neighbourhood Zone to the west.</p> <p>6.3.19 Refer to response 6.3.1, 6.3.16 and 6.3.17 above.</p> <p>6.3.20 Refer to response 6.3.15</p> <p>6.3.21 Noted.</p>	
3, 14, 61, 69, 95, 97	Public Transport	<p>6.3.22 <i>Do not consider there is sufficient public transport within the locality to cater for density proposed.</i></p> <p>6.3.23 <i>Consider lack of public transport along Findon Road, particulalry the southern end of the Affected Area.</i></p> <p>6.3.24 <i>Consider that Henley Beach Road and Grange Road,are the closest high frequency public transport corridors (approximately one kilometre away).</i></p>	<p>6.3.22 The Traffic Investigations undertaken by CIRQA as part of the draft Code Amendment identified that “<i>bus services operate along Findon Road, Valetta Road and Hartley Road. Bus routes operating within immediate proximity to the Affected Area include:</i></p> <ul style="list-style-type: none"> • <i>Route 110, 112 – West Lakes to City;</i> • <i>Route 286, 287 – Henley Beach to City;</i> • <i>Route 288 – West Lakes Centre Interchange to City;</i> • <i>Route 652,– Alberton to St Michael's College Primary Campus; and</i> • <i>Route J7, J8 – West Lakes Centre Interchange to Marion Centre Interchange.</i> <p><i>The above bus routes provide easily accessible and convenient access between the Affected Area and the Adelaide CBD as well as key retail centres (i.e. Henley Beach, Westfield West Lakes, Westfield Marion). It is also noted that the above routes provide access to other bus</i></p>	No Change to the Code Amendment.

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			<p><i>stops and interchanges that increases the connectivity of the Affected Area beyond the destinations listed above."</i></p> <p>CIRQA considered that the accessibility to/from various 'alternative' transport modes (to private motor vehicle) will appropriately support the proposed density.</p> <p>6.3.23 Refer to response 6.3.22 above</p> <p>6.3.24 Refer to response 6.3.22 above</p>	
3, 4, 7, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 31, 33, 34, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 79, 80, 81, 83, 84, 85, 86, 87, 88, 90, 91, 93, 95, 96, 97, 98	Traffic and access	<p>6.3.25 <i>Concern with local road networks being used as a 'cut through' to avoid major arterial/collector roads – for example using Mercurio Drive.</i></p> <p>6.3.26 <i>Concern that traffic analysis does not consider Nazareth Senior College development to the north on Findon Road.</i></p> <p>6.3.27 <i>Concern that existing traffic can be very heavy, particularly during school drop off with Lockleys North Primary School and Underdale High School close by.</i></p> <p>6.3.28 <i>Concern that traffic analysis does not take into consideration development of Lockleys Code Amendment area, Adele Street development nor future development of Sports Institute on Valetta Road. Would like to see an independent traffic survey undertaken.</i></p> <p>6.3.29 <i>Congestion already evident along Valetta, Hartley, Findon, Grange and Henley Beach Roads.</i></p> <p>6.3.30 <i>It can be difficult to enter Valetta road during peak hour from any surrounding side streets.</i></p> <p>6.3.31 <i>Concern traffic congestion within the locality will become like the corner of Holbrooks and Hartley Roads where two schools are opposite each other and at times the traffic banks back to the football oval on Hartley Road.</i></p> <p>6.3.32 <i>Concern development over the Affected Area at density proposed will exacerbate existing congestion issues in road network.</i></p> <p>6.3.33 <i>Turning right out of the Kooralla Grove/Valetta Road intersection is already problematic and would be exacerbated by development over the Affected Area.</i></p> <p>6.3.34 <i>Do not support location of new vehicle access to Valetta Road.</i></p> <p>6.3.35 <i>Suggestion for new roundabouts to Valetta Road to address access concerns.</i></p> <p>6.3.36 <i>Support the upgrading of the intersection of Valetta Road and Findon Road.</i></p> <p>6.3.37 <i>Recommend that Hartley Road and Findon Road intersection be upgraded at the same time. Concern almost impossible to turn right out of Hartley Road to Findon Road currently during peak times.</i></p> <p>6.3.38 <i>Concern that the southern access point proposed will create further congestion with the Pierson St intersection and further cluster development proposed close to that intersection.</i></p> <p>6.3.39 <i>Would prefer that pedestrian access only at the northern end of the area be 'swapped' with the final street at the end to clear further congesting heading towards Valetta Road/Findon Road intersection.</i></p>	<p>6.3.25 The Traffic Investigations undertaken by CIRQA as part of the draft Code Amendment considered the potential for 'cut-through' movements (refer to section 5.7 of the CIRQA investigation). The investigations found that: <i>"There will likely be a proportion of movements associated with the site that are distributed via Beltana Street and Gerard Road. This has been considered in the above modelling and it is considered that the potential distribution of movements to these roads would result in daily traffic volumes still within their respective capacities (noting that the current volumes on these roads are in the order of 570 vpd for Beltana Road and 430 vpd for Gerard Road).</i></p> <p><i>Notably, even if all movements distributed to Hartley Road from the development of the Affected Area utilised Beltana Road and Gerard Road, the increase would only be in the order of 150 vpd and total volumes would remain well within the typical level associated with local roads. In reality, the distribution to these roads would be less than this. Furthermore, the assessment does not consider the potential for previous Metcash staff (from the site's southern car park) to utilise such a cut-through and, therefore, the increase would be even less."</i></p> <p>6.3.26 CIRQA has confirmed that their original modelling of a 'base scenario' included a 0.71% per annum growth rate (refer to Section 5 of the CIRQA traffic investigations) and extrapolated to a 2036 future scenario. CIRQA have advised that this growth rate is sufficient to factor in both the Nazareth Senior College development and the Adele Avenue development.</p> <p>CIRQA also undertook traffic investigation modelling for the Lockleys (Westpac Mortgage Centre) Code Amendment. These investigations found that <i>"the redevelopment of the site for residential use would therefore result in a reduction in the level of traffic generated to and from the site (and an overall positive impact). Volumes are forecast to reduce on both sections of Pierson Street (as well as the broader road network)."</i></p> <p>CIRQA also reiterated the positive benefit of removing semi-trailer and B-Double movements from the Affected Area. Semi-trailer and B-Double vehicles have a significant impact on the capacity of the road network given their overall length</p>	<p>No change to the Code Amendment.</p> <p>In response to submissions received in relation to concerns raised with respect to traffic and access, Stantec has been engaged to undertake a peer review of Cirqa's original investigations and findings (refer to Attachment 7). These independent investigations have generally concurred with the original findings and recommendations provided by Cirqa. Whilst the Stantec traffic modelling and forecast traffic volumes were slightly different to the CIRQA investigations, Stantec advised that this was not a critical difference. Stantec concurred with CIRQA's analysis of the capacity of the existing road network to accommodate projected future traffic movements.</p>

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		<p>6.3.40 Concern that increased traffic movements will result in Henley Beach Rd, especially at Holbrooks and Marion and also South Rd intersection will create a greater bottleneck than they are now.</p> <p>6.3.41 Would prefer that Artarki Avenue be made a local through road to Affected Area not pedestrian link.</p> <p>6.3.42 Support the added connectivity of the street network and bus stop 209 on Findon Road will be more accessible for residents to the west of the Affected Area.</p> <p>6.3.43 Suggestion that Findon Road/Rowells Road be two (2) lanes in each direction.</p> <p>6.3.44 Concern raised over the difficulty cyclists have crossing Findon Road to access Linear Park. Existing pedestrian refuge on Findon Road not considered safe and very difficult to get down the stairs to the underpass on the western side of Findon Road.</p> <p>6.3.45 Concern raised over the proposed northern most vehicle access point from Findon Road due to its proximity to the Beltana Street intersection.</p> <p>6.3.46 Concern raised over difficulty turning right from Beltana Street to Findon Road.</p> <p>6.3.47 Would like to see street widths in the Affected Area being able to accommodate the parking of vehicles on either side and sufficient size to allow for emergency vehicles to access.</p> <p>6.3.48 Consider that residents don't want the same issues that the residents of 'West' - stage 1 development have...parked cars being swiped because of narrowness of the streets.</p> <p>6.3.49 Concern that traffic impacts will be further exacerbated with South Australian Institute of Sports (SASI) relocates and is ultimately developed.</p> <p>6.3.50 Concerned that additional traffic and residences will add to existing parking problems at the Findon and Fulham Gardens Shopping Centres.</p> <p>6.3.51 Do not support proposed all movement access location on Findon Road opposite 331 Findon Road due to concern about ability to turn right from their property. Currently experience issues exiting their property in peak hour. Would prefer this is a dead-end street like Mercuro Drive.</p> <p>6.3.52 Do not support the concept plan that shows pedestrian access to Artarki Avenue. Concern that new residents would use Artarki Avenue to park their vehicles and then use the link to walk to their homes.</p> <p>6.3.53 Current trend of dividing one allotment into two has created inadequate on-site parking with more cars parking on the street. Do not support further density which exacerbates parking issues.</p> <p>6.3.54 Garages should be wide enough to allow vehicles to park in them instead of on the street.</p> <p>6.3.55 Concern the single lane bridge on Findon Road is antiquated and will not cope with increased traffic flows.</p> <p>6.3.56 A second pedestrian underpass at the Findon Road bridge over Karrawirra Parri should be considered. There is currently no safe crossing on the south side of the Findon Road bridge.</p> <p>6.3.57 Would like to see all internal roads 40km/hr.</p>	<p>(equivalent to approximately 4 passenger vehicles) as well as their slower acceleration and stopping times.</p> <p>When the above factors are combined, CIRQA has confirmed their original modelling for development over the Affected Area is correct. The CIRQA report has been peer reviewed by Stantec (refer to Attachment 7) who advise that: "The output of the SIDRA Intersection Models indicated that all three intersections (Findon/Valetta, Findon/Hartley and Findon/Grange) will operate above capacity during both the AM and PM peak hours in both the base and future scenarios. However, the report prepared by CIRQA indicates that this was largely contributed to by general traffic at the intersection, rather than the traffic associated with the change in land use. Stantec generally agrees with this conclusion."</p> <p>It is noted the SIDRA intersection models could produce more accuracy if a base scenario had been prepared and calibrated and validated to reflect what was observed on-site. Notwithstanding, in acknowledging the difficulty in model calibration / validation and that DIT is supportive of the rezoning, the <u>proposal is still considered appropriate</u>.</p> <p>The proposed site access road onto Findon Road has been assessed and the results generally indicating that the local access will operate at a Level of Service of D or better during the AM and PM peak hours, <u>which appears reasonable</u>."</p> <p>6.3.27 Refer to response for 6.3.26</p> <p>6.3.28 Refer to response for 6.3.26</p> <p>6.3.29 Refer to response for 6.3.26</p> <p>6.3.30 The Traffic Investigations undertaken by CIRQA as part of the draft Code Amendment (refer to Section 5.5 of CIRQA Investigations) modelled the impact of anticipated future development over the Affected Area and any impact to Valetta Road. The CIRQA report outlined that "forecast that the redevelopment of the Affected Area would be associated with approximately 450 daily traffic movements on Valetta Road to/from the west of the site. Such an increase would have minimal impact on conditions associated with Valetta Road. Furthermore, this forecast doesn't take into account the previous distribution of traffic associated with the Metcash site and the actual increase would be lower."</p> <p>6.3.31 Refer to response for 6.3.26</p> <p>6.3.32 Refer to response for 6.3.26</p> <p>6.3.33 Noted. Refer to response for 6.3.30</p>	

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			<p>6.3.34 Noted. Refer to response for 6.3.30</p> <p>6.3.35 Noted. Refer to response for 6.3.26 and 6.3.30</p> <p>6.3.36 Agreed and noted.</p> <p>6.3.37 Refer to response for 6.3.26 and 6.3.30. CIRQA SIDRA intersection modelling software identified that the proposal would slightly improve conditions in respect to the Findon Road/Hartley Road intersection. The Stantec peer review concurred with this modelling. While the intersection is over capacity and an upgrade would be desirable, it is considered that this is associated with existing volumes and not the specifically the proposal. This modelling has been peer reviewed by DIT and Stantec who both support these findings.</p> <p>DIT has further advised that the implementation of further access treatments or infrastructure upgrades may be further considered in the future, as this development progresses (together with other operational considerations relevant at that time).</p> <p>6.3.38 Refer to response for 6.3.26. The CIRQA traffic investigations report prepared for the draft Code Amendment also considered the southern access point in Section 3.2. CIRQA found that: <i>“The southern access point has also been identified as left-in/left-out (given its proximity to the bridge over the River Torrens restricts available cross section for a right turn lane on Findon Road). If the southern access was located further north, there may be potential for right-in and/or right-out movements to be accommodated.”</i></p> <p>6.3.39 Noted. CIRQA has recommended the pedestrian link on Findon Road in order to accommodate an additional pedestrian refuge in the vicinity of the existing bus stops and opposite dog park/reserve,</p> <p>6.3.40 Refer to response for 6.3.26</p> <p>6.3.41 Noted. A traffic connecting through the Affected Area to Artarki Avenue has not been proposed in order to discourage through traffic into the local road network. The pedestrian/cycling linkage is proposed to encourage permeability.</p> <p>6.3.42 Agreed and noted.</p> <p>6.3.43 Refer to response for 6.3.26</p> <p>6.3.44 Noted. Findon Road is under the care and control of the Commissioner of Highways via the Department of Infrastructure (DIT) and Transport. DIT’s submission does not mention cyclists access crossing Findon Road to access Linear Park.</p>	

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			<p>6.3.45 Refer to response for 6.3.26. Council will review access point locations during the land division application stage to minimise the impact on the existing road network and to also maximise the development opportunity of land on the east side of Findon Road. Council's traffic officers concur with the CIRQA report that the traffic projections the northern access point are unlikely to make a notable impact on the ability to make right turns out of Beltana Street.</p> <p>6.3.46 Refer to response for 6.3.26</p> <p>6.3.47 Noted. This will be assessed in future land division applications. The Planning and Design Code in General Development Policies, Land Division PO 3.4 seeks that <i>“road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.”</i></p> <p>6.3.48 Noted. The width of street and on-street parking provisions will form part of a future land division application.</p> <p>6.3.49 The future redevelopment of the South Australian Sports Institute (SASI) located to the west of the Affected Area at 27 Valetta Road is not currently proposed. Any such future development of this land parcel would require its own traffic impact assessment (as part of a future development application) at the time of such a redevelopment.</p> <p>6.3.50 The rezoning is to include a Mixed Use Subzone to encourage small scale supportive shops and services to facilitate a walkable neighbourhood.</p> <p>The Planning and Design Code specifies car parking rates based on the gross leasable floor area (GLFA) of any commercial land use (depending on the type of land use) as outlined in Table 1 and Table 2 of the Transport, Access and Parking General Development Policies. It is assumed that the Findon and Fulham Gardens Shopping Centres have provided sufficient carparking to cater for the respective centre's GLFA. Any future development over the Affected Area will also applied the parking rate specified by the Code and will be assessed by the relevant authority via future development application(s).</p> <p>6.3.51 Refer to response for 6.3.26</p> <p>6.3.52 The Planning and Design Code in General Development Policies, Transport and Access, Table 1 specifies on-site parking requirements for residential development. These policies have been formulated by PlanSA to ensure sufficient on-site parking for the type of development proposed. On-site parking provision will be assessed by the relevant authority during future development applications. The Minister's agreement on the Code Amendment initiation made it clear that the scope of the Code cannot amend existing Code policies such as off-street car parking ratios.</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>6.3.53 Refer to response for 6.3.52</p> <p>6.3.54 The Planning and Design Code in General Development Policies, Design in Urban Areas outlines a minimum width for residential car parking spaces (DTS/DPF 23.1 and DTS/DPF 23.2) this is in addition to <i>Australian Standard AS/NZS 2890.1:2004</i> and will be assessed by the relevant authority during future development application(s). Council has in the past advocated for improved garage widths to the Minister and will continue to advocate for improved provision in the Government's Code.</p> <p>6.3.55 Refer to response for 6.3.26</p> <p>6.3.56 Noted. Advice from Council's traffic engineers is that given the proximity to the existing Findon Road river crossing (located immediately adjacent the south-east corner of the site) and the Canino Drive footbridge (approximately 350m west) an additional crossing to Michael Reserve is difficult to justify. There is no allowance in Council's current Asset Management Plan/LTFP for additional footbridges in this location. Through the detailed design process of any future redevelopment of the Affected Area, Council can investigate to strengthen connections to the existing facilities rather than add additional infrastructure.</p> <p>6.3.57 Noted. The allocated 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 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 over time.</p>	
3, 4, 10, 12, 14, 16, 18, 19, 24, 29, 34, 39, 40, 41, 43, 44, 47, 48, 50, 52, 54, 55, 56, 58, 59, 60, 62, 63, 65, 66, 69, 70, 71, 73, 74, 75, 77, 78, 79, 85, 86, 87, 88,	Density	<p>6.3.58 <i>Do not support the density proposed</i></p> <p>6.3.59 <i>Would prefer density similar to the rest of Kidman Park or of courtyard blocks like other infill developments.</i></p> <p>6.3.60 <i>Concern that density proposed will create social problems in locality as where large numbers of people congregate-trouble sooner or later follows.</i></p> <p>6.3.61 <i>Concern that COVID-19 pandemic highlightd problems associated with medium to high density living and ease with which diseases can spread.</i></p> <p>6.3.62 <i>Would prefer density in the order of 250 dwellings rather than 400 dwellings over the Affected Area.</i></p> <p>6.3.63 <i>Concern will impact quality of living of existing residents.</i></p>	<p>6.3.58 Noted. Part 8 of the Planning and Design Code – <i>Administrative Terms and Definitions</i> outlines that <i>Net residential density is calculated by dividing the total number of dwellings by the area of residential land that they occupy (excluding other land uses, roads, public open space and services) and expressed as dwelling units per hectare (du/ha).</i></p> <p><i>Medium net residential density means 35 to 70 dwelling units per hectare. High net residential density means greater than 70 dwelling units per hectare. The revised concept has a net residential density of aprox. 38 dwelling units per hectare</i></p>	Revised Kidman Park Concept Plan prepared (refer to Figure 10) in Section 7 of Engagement Report., which has amended the proposed built form and thereby reducing the originally proposed yield slightly.

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89, 90, 94, 95, 97, 99		<p>6.3.64 <i>Concerned that high density development will become the 'slums of tomorrow.'</i></p> <p>6.3.65 <i>Concern that high density forms of development 'doesn't look like Australian living anymore, no backyards, no open spaces within the homes.'</i></p> <p>6.3.66 <i>This type of density would not be supported in the eastern suburbs.</i></p> <p>6.3.67 <i>High density living is usually complimented by strong public transport infrastructure eg rail/tram/bus/road (for example West Lakes, St Cair or Parradise Interchange). Findon Road only supports one bus line so the reliance of car transportation.</i></p> <p>6.3.68 <i>Consider that high density living should be located adjoining a significant place of interest such as a shopping centre e.g. West Lakes or Tea Tree Plaza.</i></p> <p>6.3.69 <i>Consider that density of living in the western suburbs is nearing capacity.</i></p> <p>6.3.70 <i>Consider that Adelaide has one of the highest standards of living not just in Australia but in the world. We achieve this by finding the balance between the big city and the big town feel. We have a city that is under populated and houses issues already. We don't need high density living in the suburbs.</i></p> <p>6.3.71 <i>Consider that the minimum allotment size should be 600m² over the Affected Area.</i></p> <p>6.3.72 <i>Concern that commuting from the site to town is not widely feasible (minimum 1.5-hour walk or 35-minute cycle). Unlike density uplift on Henley Beach Road closer to town or in Brompton, increased density on the site based on non-use of vehicles is illogical.</i></p> <p>6.3.73 <i>Would like to see a reduction in the overall number of homes proposed.</i></p>	<p>which put it at the lower end on medium net residential density.</p> <p>6.3.59 Noted. The Code Amendment which was initiated by Council and endorsed by the Minister was to <i>"investigate policy amendments to encourage low to medium density residential, mixed use and commercial development to make better use of the site's proximity to public transport, the River Torrens (Karrawirra Parri) Linear Park, the Adelaide CBD and western beaches."</i></p> <p>6.3.60 The Design in Urban Areas General Development Policies of the Planning and Design Code encourages passive surveillance of the public realm and crime prevention through environmental design (CPTED) techniques. The South Australian Police recognise that <i>"proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life"</i>³</p> <p>6.3.61 Noted.</p> <p>6.3.62 The Urban Renewal Neighbourhood Zone in Performance Outcome PO 8.1 seeks that <i>"Allotments/sites created for residential purposes accommodate a diverse range of medium density housing."</i> Part 8 of the Code defines <i>'medium net residential density'</i> as <i>'35 to 70 dwellings per hectare'</i>. Net residential densities will be assessed by the relevant authority during future land division applications, however it is anticipated that the Affected Area will accommodate in the order of 390 dwelling units which achieves approx. 38 dwelling units per hectare. This is at the lower end of medium net residential density.</p> <p>6.3.63 The Urban Renewal Neighbourhood Zone contains a number of Performance Outcomes to ensure taller built form is sited away from adjoining neighbourhood-type zones.</p> <p><i>PO 2.1 Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.</i></p> <p><i>PO 2.2 Buildings on an allotment at the interface with a different neighbourhood-type zone are sited and designed to provide an orderly transition to the built form scale envisaged in that zone to mitigate impacts on adjacent residential uses.</i></p> <p><i>PO 8.2 High density residential development located on sites of a suitable size and dimension to achieve a high standard of amenity for occupants and neighbours.</i></p>	

³ South Australian Police, 2022, Preventing Crime brochure

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			<p>6.3.64 Refer to response for 6.3.15</p> <p>6.3.65 General Development Policies, Design in Urban Areas of the Code in Performance Outcomes PO 21.1 and 21.2 seek that dwellings are provided with suitable sized areas of usable private open space in accordance with Table 1 which sets out the minimum provision of private open space for differing forms of residential development (to be assessed as part of future development applications).</p> <p>6.3.66 Noted.</p> <p>6.3.67 The Affected Area is serviced by public transport and located on a 'Go Zone' high frequency bus stop. Refer to response for 6.3.22.</p> <p>6.3.68 The Code Amendment seeks to introduce the Mixed Use Transition Subzone in order to facilitate local shops and supportive commercial business to create services within walkable neighbourhood for future residents.</p> <p>6.3.69 The <i>June 2021 Attorney- General's Department Land Supply Report for Greater Adelaide – Part 2: Urban Infill</i> identified that the projected population growth from 2020 to 2030 in Adelaide's west at a medium growth scenario is 21,700 or high growth scenario if 33,700 which equates to a dwelling need requirement of 10,600 medium growth scenario or 15,700 in a high growth scenario.</p> <p>The investigations in the Code Amendment required the consideration of the capacity of existing infrastructure in the locality. The investigations found that there was sufficient capacity in existing infrastructure (with minor augmentation in some instances) to cater for the anticipated dwelling units over the Affected Area.</p> <p>6.3.70 Refer to response for 6.3.69</p> <p>6.3.71 The objective of the Code Amendment, as endorsed by the Minister was to investigate low to medium density residential development with complimentary supportive land uses.</p> <p>The existing General Neighbourhood Zone already enables the creation of allotments less than 600m² with Zone DTS/DPF2.1 envisaging detached, semi-detached and group dwellings having an allotment size of 300m² with a 9m frontage with and row dwellings have a minimum allotment size of 250m² with a 7m (average) frontage width.</p> <p>6.3.72 Refer to response for 6.3.22 and Deep End investigations report Section 2.4 that outlines the catchment area has a relatively high local workforce, therefore not all new residents would be commuting to the CBD for work/studies.</p> <p>6.3.73 Noted. Refer to response for 6.3.58 and 6.3.62</p>	
3, 4, 10, 12, 13, 14, 17, 27, 34, 40,	Residential land use	6.3.74 <i>Generally supportive of change in land use for residential</i>	6.3.74 Agreed and Noted.	No Change.

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41, 44, 45, 46, 57, 58, 59, 61, 66, 69, 70, 72, 77, 79, 80, 81, 83, 84, 85, 86, 92, 96				
83, 84, 91, 92	Housing Affordability	<p>6.3.75 <i>There are 16,000 people in SA waiting for social housing. If large developments such as the proposed one do not include social housing, where will it be located? As well as the required 15% of affordable housing, we urge the inclusion of a sizeable proportion of dwellings made available as social housing.</i></p> <p>6.3.76 <i>Acknowledge the importance and value of low cost/high density housing in the suburbs.</i></p> <p>6.3.77 <i>Consider the ability to increase building height will seek to provide an opportunity to cater for unique housing outcomes which address the critical issue of housing affordability within key infill development locations.</i></p>	<p>6.3.75 Agreed. The Code Amendment seeks to apply the Affordable Housing Overlay which has the following desired outcomes: <i>“DO1 Affordable housing is integrated with residential and mixed use development</i> <i>DO2 Affordable housing caters for a variety of household structures”</i></p> <p>6.3.76 Agreed and noted.</p> <p>6.3.77 Agreed and noted.</p>	No Change.
5, 63, 97	Land Uses	<p>6.3.78 <i>Would like to see a mix of retail and parklands along with a restaurant open later into the night rather than cafes which shut early.</i></p> <p>6.3.79 <i>Like to see a live music venue or modern pub-style venue.</i></p> <p>6.3.80 <i>Happy to see mixed use with some commercial café etc. included.</i></p> <p>6.3.81 <i>Do not want an urban hub with cafes etc.</i></p>	<p>6.3.78 Performance Outcome PO 1.1 of the Mixed Use Transition Subzone seeks “<i>redevelopment and transition of the area towards mixed development including, residential, supported by a mix of compatible uses including ...compatible businesses servicing the local community that do not produce objectionable emissions.</i>” The associated DTS/DPF1.1 envisages land uses such as entertainment venue, licenced premises, hotel, consulting room and shop within the Subzone.</p> <p>6.3.79 Refer to response for 6.3.78</p> <p>6.3.80 Refer to response for 6.3.78</p> <p>6.3.81 Noted. The objective of the initiation of the Code Amendment was to investigate mixed land use opportunities. All neighbourhood-type zones within the Code envisage a range of complementary land uses (such as small-scale shops, consulting rooms and offices) to support the residential land uses.</p>	No change.
3, 75, 85, 86	Zoning	<p>6.3.82 <i>Do not support the Urban Renewal Neighbourhood Zone would prefer the General Neighbourhood Zone which applies to the rest of Kidman Park.</i></p> <p>6.3.83 <i>Urban Renewal Neighbourhood Zone should be applied to housing trust homes in order to revitalised rundown and poor areas.</i></p>	<p>6.3.82 Noted. The objective of the Code Amendment, which as endorsed by the Minister was to investigate a policy framework to encourage low to medium density residential development and supportive facilities to encourage a walkable neighbourhood. As outlined in the investigations, the Urban Renewal Neighbourhood Zone was chosen because it could deliver on this objective and provided a more flexible array of supportive land uses, especially with the Mixed Use Transition Subzone which could accommodate the existing light industrial premises which are to remain at 5-7 Valetta Road.</p> <p>6.3.83 The September 2019 <i>State Planning Commission People and Neighbourhoods Policy Discussion Paper</i> outlines that the intent of the ‘Urban Renewal Neighbourhood Zone’ is to</p>	No Change

Submission No.	Theme	Summary of Comments Received through written submissions during the consultation timeframe	Response by the City of Charles Sturt	Proposed Change(s) to the Code Amendment
			<p>'cater for the renewal of sites with medium and high-density housing in precincts where the housing stock is being replaced as it no longer meets market and community needs. This Code Amendment seeks to remove a former industrial use (which no longer meets the needs of the community) and renew the Affected Area with more appropriate medium density residential housing and supportive land uses. The use of the Urban Renewal Neighbourhood Zone is therefore considered highly applicable in this context.</p> <p>The revitalisation of existing housing trust homes is outside of the scope of this Code Amendment.</p>	
5, 9, 10, 14, 40, 42, 43, 50, 63, 69, 70, 71, 72, 79, 80, 81, 83, 84, 85, 86, 91, 94, 96, 97	Natural Environment	<p>6.3.84 <i>Would like to see some water/creek feature along with parklands integrated into development over the Affected Area.</i></p> <p>6.3.85 <i>Would like to see trees retained along western boundary with Kooralla Grove as these are home to many birds.</i></p> <p>6.3.86 <i>Would like to see the strand of trees along the western boundary incorporated into a 'buffer zone.'</i></p> <p>6.3.87 <i>Removal of large established trees should be avoided.</i></p> <p>6.3.88 <i>We have seen disorientated koalas on Valetta Road that use the free land behind our home as a refuge to get back to the River Torrens.</i></p> <p>6.3.89 <i>Concerned that five storey apartment block on south-east corner would require the removal of Significant Trees.</i></p> <p>6.3.90 <i>Concern who will maintain the Significant and Regulated trees which will be retained?</i></p>	<p>6.3.84 The Concept Plan comprises an indicative area of public open space. The final composition and details of the public open space will form part of a future land division application.</p> <p>6.3.85 The Code Amendment identifies the existing Regulated and Significant Tree Overlay over the entire Affected Area. The Desired Outcome of the Overlay seeks the "<i>conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.</i>" The assessment of tree health and the potential for development adjoining Regulated and Significant Trees will form part of future development application(s). The removal of Regulated and Significant Trees does not form part of this Code Amendment.</p> <p>The Code Amendment contains a Concept Plan that indicatively shows provision of new public open space (12.5% as legislated) which provides further space within the Affected Area for future tree planting along with future road layout where street tree planting can be provided.</p> <p>The Code Amendment will apply the Urban Tree Canopy Overlay over the entire Affected Area. The desired outcome of this overlay is that "<i>residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.</i>"</p> <p>6.3.86 Refer to response for 6.3.85</p> <p>6.3.87 Refer to response for 6.3.85</p> <p>6.3.88 Noted.</p> <p>6.3.89 Refer to response for 6.3.85</p> <p>6.3.90 In most cases Regulated and Significant Tree located entirely on an owner's land will be the owner's responsibility⁴.</p>	No Change
7, 10, 15, 24, 25, 48, 53, 57, 58, 59, 60, 61,	Linear Park	6.3.91 <i>Concern that public amenities along Linear Park will be under strain by the amount of dwellings anticipated over the Affected Area.</i>	6.3.91 Noted. The consideration of improvements to existing amenities along the Linear Park is outside of the scope of this Code Amendment process.	Amended Concept Plan to reduce maximum building height from a maximum of five (5) building levels to a maximum of three (3) building

⁴ Legal Services Commission of South Australia, April 2018, Trees and the Law Handbook

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68, 69, 76, 79, 83, 84, 85, 88, 92, 93, 94, 95, 97, 99		<p>6.3.92 <i>Would be good to see public amenities improved, currently only a simple playground at the end of Kooralla Grove with outdoor gym (Blamey Reserve).</i></p> <p>6.3.93 <i>West Torrens Council made considerable improvements on their side of the river and now more favourable side of Linear Park.</i></p> <p>6.3.94 <i>Concern that Linear Park has a lot of native floral and fauna that will be effected by domestic animals, noise and pollution resulting from development over the Affected Area.</i></p> <p>6.3.95 <i>Would like to see a bridge from Michael's reserve to the northern side of the river to provide easy access for community to the Affected Area.</i></p> <p>6.3.96 <i>Hold dear the Linear Trail and constant user. Building mass proposed will decrease serenity and ambiance.</i></p> <p>6.3.97 <i>Consider proposal will destroy what is left of the River Torrens Linear Park.</i></p> <p>6.3.98 <i>Concern that proposal will diminish the idea of having a linear park which gives a back to nature feel.</i></p> <p>6.3.99 <i>Would like the path along the Torrens all the way to the city improved to make it smoother, safer, and more cycle friendly to encourage alternative transport means.</i></p> <p>6.3.100 <i>Concern that a 5 storey building would abut the Torrens Linear Park. The presence of such a tall building looming over that park at this point where it is not very wide will detract from Linear Park users' ability to use this valued space to connect with nature. Much has been made of the value of proximity to the Park in this proposal. It seems counter-productive to damage the amenity of the park in this location.</i></p> <p>6.3.101 <i>Concerned that allowing buildings of more than 2 storeys on the Linear Park is to set a dangerous precedent for other developments seeking to maximise investments in properties with a river view. No other developments greater than 2 storey along any other sections of Linear Park.</i></p> <p>6.3.102 <i>Concern that the proposal of cafes etc on the rivers edge would absolutely ruin the natural beauty and serenity that the river currently offers.</i></p> <p>6.3.103 <i>Would prefer a larger setback to built form adjacent Linear Park.</i></p> <p>6.3.104 <i>The Park immediately adjacent to the proposed development is home to disturbance sensitive bird species such as Rufous Night Heron and Australasian Grebes, as well as secretive bird species such as Australian Reed-Warbler and Little Grassbirds. Koalas and Rakali are also sighted in this area. The presence of these and other species increases the importance of appropriate buffer-zones between large developments such as proposed, and the Linear Park.</i></p> <p>6.3.105 <i>Consider that the Concept Plan will unlock the river frontage and provide broader community access to high quality public open space internal to the site adjoining the River Torrens/Karrawirra Parri.</i></p>	<p>6.3.92 The Concept Plan provides for new indicative public open space adjoining the existing Linear Park Trail. The detail of any facilities or public amenities in future public open space will form part of the detailed design during future land division application(s) and is outside the scope of this Code Amendment.</p> <p>6.3.93 Noted.</p> <p>6.3.94 The Concept Plan indicates the provision for public open space adjoining the Linear Park which will act as an expansion of public open space from any future development. It is also noted that the former use of the Affected Area had commercial machines, semi-trailers and B-doubles which also created noise. Any future residential development over the Affected Area would likely improve (reduce) off-site noise</p> <p>6.3.95 Noted. This is outside the scope of the Code Amendment, which is a rezoning process.</p> <p>6.3.96 Revised Concept Plan has reduced the building height adjoining the River Torrens from a maximum of five (5) building levels to a maximum of three (3) building levels transitioning to a maximum of four (4) building levels. The proposed future development is setback from the existing Linear Park with proposed new public open space between.</p> <p>6.3.97 Noted. The Code Amendment does not involve a rezoning to the Linear Park only the land within the Affected Area which currently comprises large warehouses fronting Linear Park within the Strategic Employment Zone. The Code Amendment Concept Plan provides for indicative new public open space adjoining the Linear Park which will provide for increase amenity within the Linear Park and a greater biodiversity corridor.</p> <p>6.3.98 Refer to response for 6.3.94</p> <p>6.3.99 Noted. Civil improvement works to the existing Linear Park are beyond the scope of this Code Amendment which is a rezoning process.</p> <p>6.3.100 Refer to response for 6.3.96</p> <p>6.3.101 Refer to response for 6.3.96</p> <p>6.3.102 The objective of the Code Amendment initiation was to facilitate a policy framework that encouraged opportunities for mixed use development. Future developments facilitated by the Code Amendment provide the opportunity for 'end of journey' facilities for uses along the Linear Park.</p> <p>6.3.103 The Concept plan shows a similar setback from the Linear Park than the existing office and warehouse buildings currently sited over the Affected Area.</p> <p>6.3.104 Refer to response for 6.3.94</p>	levels transitioning to a maximum of four (4) building levels adjoining the Linear Park.

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			6.3.105 Agreed and noted.	
12, 13, 14, 18, 27, 30, 33, 40, 42, 46, 50, 53, 80, 81, 86, 96, 99	Public Open Space	<p>6.3.106 Consider that the concept plans lacks 'green space' for amount of apartment living proposed.</p> <p>6.3.107 Pleased to see emphasis on public open space fronting the Torrens, already loved area of public green space and adding to it rather than creating seperate internal public open space supported.</p> <p>6.3.108 Would like to see the envisaged public open space at an early stage in the development.</p> <p>6.3.109 Would like to see inclusion of a basketball ring/netball ring/ permanent table tennis facilities. Area is well serviced by playgrounds however teenage population has little in the area.</p> <p>6.3.110 Consider that there is no community benefit in the open space proposed that it is only there to help sell apartments.</p> <p>6.3.111 Should reduce the amount of public open space.</p> <p>6.3.112 Suggest row of trees along the western boundary be used as public open space.</p>	<p>6.3.106 The draft Code Amendment through the proposed Concept Plan seeks the provision of public open space. Section 198 (1)(c) of the <i>Planning, Development and Infrastructure Act 2016</i> outlines that "where an application for a development authorisation provides for the division of land into more than 20 allotments, and 1 or more allotments is less than 1 hectare in area the Council may require up to 12.5% in area of the relevant area to be vested in Council to be held as open space." Section 198(4)(a) of the Act state that "an area not exceeding the prescribed percentage of the total area of the site of the development be kept as open space." As such the Act prescribes Council cannot seek more than 12.5% of the Affected Area for public open space. The final details of which will form part of future land division applications, with the Concept Plan showing an indicative location.</p> <p>6.3.107 Agreed and noted.</p> <p>6.3.108 Noted. The stages of a future development over the Affected Area is outside the scope of the Code Amendment process.</p> <p>6.3.109 Noted. Refer to response for 6.3.92</p> <p>6.3.110 Noted. The site is currently privately held industrial land uses located within the Strategic Employment Zone. The Code Amendment process provides a mechanism by which the land if rezoned and developed will result in additional area of 12.5% of the Affected Area to be allocated as public open space for which does not currently exist.</p> <p>6.3.111 The Code Amendment process is one of few avenues by which Council's can acquire more public open space for its City. In this case the legislated amount of 12.5% of the Affected Area will be sought.</p> <p>6.3.112 Refer to response 6.3.85</p>	No Change
46, 50, 52, 57, 58, 63, 70, 72, 80, 81, 85, 87, 94, 95, 96, 99	Noise	<p>6.3.113 Concern about noise pollution from increased traffic and densities.</p> <p>6.3.114 Noise impacts to adjoining animals within linear park that reside in the trees and waterways.</p> <p>6.3.115 Concern the demolition noise for current warehouse is 6 days a week from 7am (sometime ealier). Concerned this will be for up to two years.</p>	<p>6.3.113 Refer to response 6.3.94 regarding noise from previous commerical vehicles and previous operations over the Affected Area.</p> <p>6.3.114 Refer to response 6.3.94</p> <p>6.3.115 Under the <i>Local Nuisance and Litter Control Act 2016</i> Construction noise should be limited between the hours of 7am and 7pm Monday to Saturday (unless an exemption has been granted by the relevant authority). Please contact Council if construction noise is experienced beyond these hours.</p>	No Change.
93	Crime Prevention	6.3.116 Concerned that laneway that is being extended from Kooralla Grove will only invite and provide easy access for those undertaking illegal activities and drugs. We already see this along the river track and are concerned that by providing this laneway, will increase this activity on our doorsteps.	6.3.116 Refer to response for 6.3.60	No Change.
48	Site Contamination	6.3.117 Would like further details on the remediation plan.	6.3.117 A Site Contamination Audit has commenced over the 'Metcash' portion of the Affected Area. Any audit conditions will be listed on the full Site Contamination Audit Statement	No Change.

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			<p>(SCAS) once the audit has been finalised. The SCAS is listed on the Certificate of Titles over the Audit Area and publicly available via the Environment Protection Authority (EPA).</p> <p>The environmental investigations formed part of the draft Code Amendment which was made publicly available through the consultation process.</p> <p>The EPA submission received during the consultation period advises the requirement of additional investigations can be submitted with future land division or change of land use development applications. This will be considered in accordance with Practice Direction 14. The <i>Planning, Development and Infrastructure Act 2016</i> and associated regulations as sufficient rigor to address site contamination of the development stages.</p>	
16, 48, 53, 83, 84, 90, 95, 99	Environmental Impacts	<p>6.3.118 <i>Concerned about the environmental impacts by the scope of the project during and after construction.</i></p> <p>6.3.119 <i>Consider that proposed number of dwellings and number of apartments/storey's can only increase waste, pollution, noise and service demands. Consider that there should be an environmental plan associated with these developments.</i></p> <p>6.3.120 <i>Concerned development over the Affected Area will be a 'concrete jungle' and add to climate change issues.</i></p> <p>6.3.121 <i>Concern that there is no mention in the proposal of any intent to develop the site in a climate appropriate manner. City of Charles Sturt should be proactive in this area, and not just ensure that new developments tick the boxes for reaching minimum standards.</i></p> <p>6.3.122 <i>Concern that drainage from the road system will flow directly into the River Torrens without any filtration. All pollutants from vehicles will impact on the ecology of the Torrens.</i></p>	<p>6.3.118 Noted. It is likely that the relevant authority will require future land division and dwelling applications to provide a Construction Environmental Management Plan (CEMP) prior to construction commencing.</p> <p>The stormwater investigations found that whilst the overall re-development (once rezoned) will result in a net reduction in impervious area it has been identified by Council that the existing Valetta Road network is at capacity, In order to mitigate the environmental impacts of future development, significant WSUD measures will be provided as part of future development for the treatment of stormwater runoff generated by the proposed development in order to achieve Council, EPA & Green Adelaide water quality improvement targets.</p> <p>The Concept Plan identifies the desired location of stormwater retention for the northern catchment.</p> <p>The Code Amendment will apply the Stormwater Management Overlay which has sufficient policy to address water sensitive urban design at the development assessment stage.</p> <p>6.3.119 The TMK Services investigations revealed that there is sufficient capacity within existing service infrastructure to cater for the anticipated yield. Refer to response for 6.3.118</p> <p>6.3.120 The Code Amendment seeks to apply the Urban Tree Canopy Overlay. The Desired Outcome for this Overlay seeks that DO1 “<i>residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.</i>” The Concept Plan also indicates a new area of public open space that provides the opportunity for additional tree planting. Development of future street network will also provide the opportunity for additional street trees.</p> <p>6.3.121 As outlined in the TMK stormwater investigations, Water Sensitive Urban Design (WSUD) techniques are</p>	No Change.

Submission No.	Theme	Summary of Comments Received through written submissions during the consultation timeframe	Response by the City of Charles Sturt	Proposed Change(s) to the Code Amendment
			<p>recommended for future development over the Area. The Code Amended seeks to apply the Stormwater Management Overlay. The Desired Outcome of this overlay seeks DO1” <i>development incorporates water sensitive urban design techniques to capture and re-use stormwater.</i>”</p> <p>The Building Code of Australia contains energy efficiency requirements which will be assessed by the relevant authority during future development application(s).</p> <p>Refer to response for 6.3.120. The intent of the 30 Year Plan for Greater Adelaide is to provide a more compact urban form in Metropolitan Adelaide to minimise impacts of expanding the city with regards to travel, infrastructure and food production areas.</p> <p>6.3.122 Refer to response for 6.3.121</p>	
48, 55, 56, 66, 77, 92, 94	Services	<p>6.3.123 <i>Concern that services and utilities will be disrupted.</i></p> <p>6.3.124 <i>Concern that supply pressure will be diminished through dilution.</i></p> <p>6.3.125 <i>Consier that existing infrastructure will not adequtley support increase in population living between the sea and the city.</i></p> <p>6.3.126 <i>Concern that the capacity of local public schools will not be able to accommodate population increase.</i></p> <p>6.3.127 <i>Investigations undertaken demonstrate existing capacity avaiable within the broader network for the future development.</i></p> <p>6.3.128 <i>New internal infrastrtucture can value add to sustainabilty with the Council asset structure.</i></p> <p>6.3.129 <i>Stormwater runoff into the Valetta Road side which is at full capacity, so what will the impact be with extra housing?</i></p>	<p>6.3.123 Refer to response for 6.3.118. The Code has considered infrastructure investigations which found that existing infrastructure has capacity to cater for the anticipated yield over the Affected Area (with minor augmentation).</p> <p>6.3.124 Refer to response for 6.3.118</p> <p>6.3.125 Refer to response for 6.3.119</p> <p>6.3.126 The Deep End retail, commerical and community land use investigations for the Code Amendment in Section 2 outlined that the catchment area is well serviced by both public and private schools including Kidman Park Primary School, Lockleys North Primary School, Nazareth Catholic College, Flinders Park Primary school and St Francis School.</p> <p>The Department of Education was consulted during the engagement process. No submission was received.</p> <p>6.3.127 Agreed and noted.</p> <p>6.3.128 Agreed and noted.</p> <p>6.3.129 As outlined in the TMK Stormwater investigations, and identified in the Kidman Park Concept Plan detention basins are recommended along the Valetta Road frontage to reduce the rate of flow into the existing stormwater network. The detailed design of these will form part of future land division applications. The Code Amendment seeks to apply the ‘Stormwater Management Overlay’.</p>	No change.
50, 52, 61, 63, 70, 71, 72, 85, 86, 91, 99	Privacy	<p>6.3.130 <i>Concerned about loss of privacy from upper storey developments.</i></p> <p>6.3.131 <i>Concern that there will be living areas and pools along the western boundary leaving no ‘buffer.’</i></p> <p>6.3.132 <i>Concern that five storey built form would give no privacy to any of the surrounding dwellings new and old including on the Lockley’s side.</i></p> <p>6.3.133 <i>Concern that three storey maximum building height area would overlook the existing dwellings to the west.</i></p>	<p>6.3.130 The General Development Policies, Design in Urban Areas of the Code contain provisions to ensure that development mitigates direct overlooking from upper level windows to habitable rooms and private open space of adjoining residential uses in neighbourhood-type zones. This will be assessed by the relevant authority during future development applications.</p>	Concept Plan amended to increase the portion of the affected area with maximum 2 level (9m) building height adjoining the western boundary and to remove the maximum 5 level building height.

Submission No.	Theme	Summary of Comments Received through written submissions during the consultation timeframe	Response by the City of Charles Sturt	Proposed Change(s) to the Code Amendment
		6.3.134 <i>Concern that there is no road in the Concept Plan between the two and three storey maximum building heights near Rulana Court.</i>	<p>6.3.131 The Urban Renewal Neighbourhood Zone in Performance Outcome PO 7.1 seeks that Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings to minimise visual impact (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation. <p>6.3.132 Refer to response for 6.3.130</p> <p>6.3.133 Refer to response for 6.3.130</p> <p>6.3.134 Concept Plan amended to increase the portion of the Affected Area with maximum 2 level (9m) building height adjoining the western boundary.</p>	
63, 91	Overshadowing	6.3.135 <i>Concern that backyards will be in shadow cast from two storey development adjoining them.</i>	6.3.135 The General Development Policies, Interface between land uses provisions contain Performance Outcomes PO 3.1, PO 3.2 and PO 3.3 which contain sufficient policies to minimise overshadowing and maintain access to direct winter sunlight, Overshadowing impact will be assessed by the relevant authority during future built form development applications.	No Change.
86	Setbacks	<p>6.3.136 <i>Concern that the concept plan proposed would not achieve the relevant provisions of the Planning and Design Code in relation to front, side and rear setbacks.</i></p> <p>6.3.137 <i>Concerned that proposed concept plan will not allow enough space between semi-detached, row and terrace arranged dwellings to comply with Code requirements.</i></p>	<p>6.3.136 Future built form applications will be assessed by the relevant authority. The Urban Renewal Neighbourhood Zone contains the following setback outcomes:</p> <p><i>PO 3.1 Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.</i></p> <p><i>PO 4.1 Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public streets and reinforce a streetscape character.</i></p> <p><i>PO 5.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties</i></p> <p><i>PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</i></p> <p><i>PO 6.1 Buildings are set back from side boundaries to provide:</i></p> <ul style="list-style-type: none"> (a) separation between buildings to minimise visual impact (b) access to natural light and ventilation for neighbours. <p><i>PO 7.1 Buildings are set back from rear boundaries to provide:</i></p> <ul style="list-style-type: none"> (a) separation between dwellings to minimise visual impact (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation. 	No Change.

Submission No.	Theme	Summary of Comments Received through written submissions during the consultation timeframe	Response by the City of Charles Sturt	Proposed Change(s) to the Code Amendment
			6.3.137 Refer to response 6.3.136	
39, 41, 57, 59, 63, 73, 74	Community Engagement	<p>6.3.138 Considered poor notification regarding the Code Amendment.</p> <p>6.3.139 Kidman Park has a high ethnic population whereby english is not their first language. Not everyone has a computer so a lot of resident can't search the councils website or they don't have family to help them.</p> <p>6.3.140 The local paper use to keep the community informed but this is no longer an option so more needs to be done by the council in matters like this.</p> <p>6.3.141 Concerned about the lack of detail available.</p> <p>6.3.142 Would like an extension of the time allowed for public consultation submissions</p>	<p>6.3.138 Refer to Section 4 of Engagement Summary Report that outlines extent of notification provided re Code Amendment which is over and above Council's Public Consultation Policy.</p> <p>6.3.139 Refer to response for 6.3.138</p> <p>6.3.140 Refer to response for 6.3.138</p> <p>6.3.141 Refer to response for 6.3.138</p> <p>6.3.142 Refer to response for 6.3.138</p>	No Change
3, 18, 20, 22, 29, 34, 38, 42, 53, 54, 63, 65, 66, 68, 84, 87, 97	Economics	<p>6.3.143 Consider rezoning is a cash grab by greedy developers.</p> <p>6.3.144 Concern about the devaluation of existing houses in the surrounding area as a result of development over the Affected Area in its current form.</p> <p>6.3.145 Concern Council will claim more rates from development over the Affected Area without considering the impact on existing residences.</p> <p>6.3.146 Council would loose revenue if initial plan for 250 homes was adaopted with the resultant loss of rates.</p>	<p>6.3.143 Noted.</p> <p>6.3.144 Noted.</p> <p>6.3.145 Impact of the rezoning on adjoining residential properties has been carefully and extensively considered by the Code Amendment Investigation reports.</p> <p>6.3.146 Noted.</p>	No Change
3, 18, 24, 25, 29, 53, 68, 84, 97	Council's Initiated Code Amendment vs Proponent Initiated	<p>6.3.147 Concern that Council is liaising with the developers of the land and being pressured into supporting this Code Amendment.</p> <p>6.3.148 Do not understand why Council is supporting/facilitating this form of development when they opposed the Lockleys Code Amendment.</p> <p>6.3.149 Council is not listening to the voice of its residents.</p> <p>6.3.150 Concern that Council is corrupt- what kick back are they getting?</p> <p>6.3.151 Concern that Council initited Code Amendment in this form when it contradicts Council's new Climate Change policy with additional vehicles.</p>	<p>6.3.147 The Council Initiated, Privatley Funded Code Amendment has been undertaken in strict accordance with Council's Privatley Funded Code Amendments Policy. This is a similar policy to the previous Privatley Funded Development Plan Amendment Policy under the now recinded <i>Development Act 1993</i>.</p> <p>6.3.148 Noted.</p> <p>6.3.149 Noted.</p> <p>6.3.150 Refer to response for 6.3.147</p> <p>6.3.151 Noted. The Code Amendment is directly aligned with the Government's 30 Year Plan for Greater Adelaide plicies about seeking a compact urban City. Through reducing urban sprawl it maintains important peri-urban food bowl and natural resources, whilst also enabling efficient and more economical service provision within Metropolitan Adelaide. The Code Amendment provides the opporutnity for water sensative urban design and greater urban tree canopy coverage compared to the existing industrial development.</p>	No Change

The following table 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	Written Submission No.	Summary of Comments Received through verbal submissions at the Public Meeting held 20 June 2022	Response by the City of Charles Sturt	Proposed Change to the Code Amendment
1.	Gavin Colville	24	<p>6.3.151 Thanked Matthew Cowdrey OAM MP for the work he has done.</p> <p>6.3.152 Has lived in western suburbs over 20 years and within the locality over 8 years.</p> <p>6.3.153 Concerned about the proposed Concept Plan height adjacent linear park of a maximum 5 storeys.</p> <p>6.3.154 Liner Park is seen as a unique asset and an escape. In this area the Linear Park allows you to feel immersed in nature but still be within the CBD. Concerned that this Code Amended will see suburban development encroach on leisure area of linear park.</p> <p>6.3.155 This will be the first Council is SA to put 5 storey adjacent linear park trail.</p> <p>6.3.156 Concerned with local traffic use of Valetta Hartley and Findon Road. Challenging intersection between 7.30 to 9.30 and 3pm and 5pm. The concept that more houses can accommodate these roads is queried.</p> <p>6.3.157 Consider that original proposal for single and two storey dwellings is much better than current proposal.</p> <p>6.3.158 Concerned with the increase in population over the last decade in area. Consider that the proposal will result in 18 years of population growth in four (4) years.</p> <p>6.3.159 Not against development overall just the proposal for 3-5 storey rather 2 storey maximum building height.</p>	<p>6.3.151 Noted.</p> <p>6.3.152 Noted</p> <p>6.3.153 Refer to response for 6.3.1</p> <p>6.3.154 Refer to response for 6.3.92</p> <p>6.3.155 Noted.</p> <p>6.3.156 Refer to response for 6.3.26</p> <p>6.3.157 Noted.</p> <p>6.3.158 Refer to response for 6.3.62. The objective behind this Code Amendment (which was agreed by the Minister) was to investigate low to medium density housing. The Code Amendment alignment with Government strategies, in particular the former Attorney General's Department Land Supply Report for Greater Adelaide – Part 2 – Urban Infill that anticipate a need of between 10,600 and 15,700 new dwellings over the next 10 years in the Adelaide West region.</p> <p>6.3.159 Noted.</p>	
2	David Goreham	39	<p>6.3.160 Has worked for Metropolitan Fire Service (MFS) in professional life however is not representing the MFS. Advised that any future land division application will go through fire services planning department. Has been a resident in the area for over 60 years.</p> <p>6.3.161 Concerned about on-street car parking and width of streets. In his experience in Mawson Lakes this form of development can block emergency service vehicle access (e.g. fire trucks). Concern that this type of high density development increase life risks and emergency response times are very high.</p> <p>6.3.162 Consider that 3 storey and above height totally out of context of the area. Provided an example of the Mercurio farm land that is all two storeys at the most and not over, and would consider 2 storey maximum building height more appropriate. Also provided examples of Hammond Rd, Bridgman Road 1 block into 2 only 2 storey developments not in excess of three storey.</p> <p>Development over the former Findon High School and Underdale High School and Allenby Gardens only up to 2 storey dwellings.</p> <p>6.3.163 Concern that Terrace houses with shared walls increase fire rates.</p>	<p>6.3.160 Noted. The emergency services, SAPOL and MFS were consulted during the engagement process however did not put in submissions.</p> <p>6.3.161 Refer to response for 6.3.52</p> <p>6.3.162 Refer to response for 6.3.1. The intent of the Code Amendment is for low to medium density housing in accordance with the Government's 30 Year Plan. A more compact built form is desirable within Metropolitan Adelaide to ensure the</p>	Revised Kidman Park Concept Plan prepared (refer to Figure 10) in Section 7 of Engagement Report.

			<p>6.3.164 Consider that Department for Infrastructure and Transport (DIT) and Council to come to agreement for Findon Road to be dual lane not single lane.</p> <p>6.3.165 Consider that Hartley and Valetta Roads should also be dual lane.</p> <p>6.3.166 Consider that Developments including Nazareth College and SASI when developed will also add to existing and future traffic issues.</p> <p>6.3.167 Concern about the lack of on-street parking and where car is longer than the space between driveways.</p> <p>6.3.168 Concern that this site is not a 'Transport orientated development' in that the site is not on a train or tram only bus routes.</p> <p>6.3.169 Not against the land being used for residential purposes but has concerns with current proposal. Had no issues with previous proposal for 250 dwellings and 2-3 storey maximum building heights.</p>	<p>reduction of urban sprawl, protection of environmental and food production areas and the efficient and economical provision of services. The former 'Mercurio farm' development pre-dated the current 30 Year Plan.</p> <p>6.3.163 The Building Code of Australia contains fire safety provisions which will be assessed during future development application(s).</p> <p>6.3.164 Noted. DIT was consulted and provided a submission that supported CIRQA's traffic investigations. DIT advised that <i>"the implementation of further access treatments or infrastructure upgrades may be further considered in the future, as this development progresses (together with other operational considerations relevant at that time)."</i></p> <p>6.3.165 Noted. The Traffic investigations undertaken by CIRQA found that an upgrade to the Valetta Road intersection was warranted as part of future development over the Affected Area. The investigations found that conditions at the Hartley Road intersection are anticipated to improve as a result of future development in the Affected Area.</p> <p>6.3.166 Refer to response for 6.3.26</p> <p>6.3.167 Refer to response for 6.3.54</p> <p>6.3.168 Refer to response for 6.3.22& 6.3.67</p> <p>6.3.169 The density is within the range of medium overall and is what was agreed by the Minister and Council to investigate over the Affected Area..</p>	
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3	Matt Cowdrey OAM MP Member for Colton	69	<p>6.3.170 <i>Representing the views of the community and raised concerns that vast majority of his constituents became aware of the development through his own distribution of material and not from Council.</i></p> <p>6.3.171 <i>Considers that there are two (2) Code Amendment in the locality that intrinsically linked. The Lockleys Code Amendment which is diagonally opposite over the River Torrens.</i></p> <p>6.3.172 <i>Considers it difficult to align proposal with what the developer announced earlier with one and 2 storey built form. Constituents would be very happy with original proposal from developer.</i></p> <p>6.3.173 <i>Considers that it is disappointing the adequacy of the proposal with traffic. Concerned that there is an inability to not use cars in the locality which cannot be overlooked.</i></p> <p>6.3.174 <i>Concerned that higher density built form is not located on a significant arterial road with frequent access to public transport routes. Other sites of higher density have access to rapid transport and still finding car parking issues.</i></p> <p>6.3.175 <i>Concerned that there is not adequate parking for commercial areas, and that other developments on Findon Road and have they been taken into account in this traffic analysis.</i></p> <p>6.3.176 <i>Concerned about the adequacy of process only 2 pop up session proposed many people not aware of those sessions before the Public Meeting.</i></p> <p>6.3.177 <i>Of the view that there is no development greater 2 storeys along the linear park anywhere in Adelaide.</i></p> <p>6.3.178 <i>Concerned that Council raise its concern regarding the 4 to 6 storey height limits proposed along Linear Park during the Lockley's Code Amendment consultation, in which Council considered the height to be inconsistent with the amenity of the Linear Park. The prevailing character of the Linear Park is for single or two storey development and consider that the proposed height limit will create a significant impact on this established character. Therefore, it is requested that the height limit is reduced.</i></p> <p>6.3.179 <u>Question from Committee Members</u> Q: <i>Cr Sarah; understand Nazareth opening up campus on Findon Road.</i> A: <i>My understanding senior years 11 and 12 and other land division off Adele Street.</i> <i>Other development in Lockleys have been done in tasteful way (2 storeys).</i> Q: <i>Cr Sarah: do you know how many lots?</i> A: <i>About 60 lots.</i></p> <p>6.3.180 <u>Staff comment re consultation process</u></p> <ul style="list-style-type: none"> • <i>2 month consultation process</i> • <i>Published in the Advertiser</i> • <i>letters sent to 678 property owners with information brochures</i> • <i>Planning portal and Council website</i> • <i>Your say page 1400 views and 29 online submissions – Council initiated goes beyond the requirements of State Government.</i> 	<p>6.3.170 Noted. Refer to response for 6.3.138.</p> <p>6.3.171 The CIRQA investigations considered the traffic implications of the Lockley's Code Amendment which found that traffic volumes are anticipated to decrease as a result of the rezoning over the Lockley's area.</p> <p>6.3.172 This was initial scoping exercise by the proponent and was undertaken before the Code Amendment was agreed to and initiated and before the Code Amendment investigations had been completed to determine the suitability of proposed policy against the capacity of existing infrastructure/services..</p> <p>6.3.173 Refer to response for 6.3.26</p> <p>6.3.174 Refer to response for 6.3.22</p> <p>6.3.175 Refer to response for 6.3.50 and 6.3.52.</p> <p>6.3.176 Refer to response for 6.3.138</p> <p>6.3.177 Noted. Refer to amended concept plan two storey proposed and the provision of new public open space proposed in front of any future development, therefore new development will not be along the existing location of the Linear Park and will be setback in the approximate location of existing warehousing.</p> <p>6.3.178 Refer to response for 6.3.1</p> <p>6.3.179 Noted</p> <p>6.3.180 Noted</p>	Revised Kidman Park Concept Plan prepared (refer to Figure 10) in Section 7 of Engagement Report.
4	Scott Searle, Fairland Pty Ltd	92	<p>6.3.181 <i>Thanked Council for the opportunity to speak and advised that Fairland Pty Ltd is the owner of approximately 11 hectares of land. Advised that the rezoning includes extra properties of 5 and 7 Valetta Road which will future proof the Code Amendment over the adjacent land in terms of stormwater, traffic and other services.</i></p> <p>6.3.182 • <i>Advised that the original concept had basic ideas which have since been further developed and emerged in housing diversity and for affordable outcomes.</i></p>	<p>6.3.181 Noted.</p> <p>6.3.182 Noted</p> <p>6.3.183 Noted</p>	No Change

			<ul style="list-style-type: none"> Committed to delivering 15% affordable housing outcomes. Explained that the maximum building height has been influenced by existing warehouse on the Affected Area. <p>6.3.183• Concept Plan provides for public open space of 12.5% and has been located to increase the buffer between future buildings and the Torrens.</p> <ul style="list-style-type: none"> Code Amendment will apply the urban tree canopy overlay which has targets for street tree planting. Traffic modelling undertaken has recommended upgrades to the Valetta Road/Findon Road intersection. Commitment to undertake these works. Happy to endorse peer review of this traffic modelling. Commitment to create best planning policy – calls for diversity and density in desired locations. Code Amendment Policy will designate Key assessment pathways for Council staff to be the relevant authority. <p>6.3.184 <u>Question from Committee Members</u></p> <p>Q. Cr Sarah concern that the housing typologies shown between the Statement of Support and Draft Code are “not comparing apples with apples.” Concern expressed with increase in maximum building height – why the difference?</p> <p>A. -Call on the Committee to review all the information provided -The vision for the site includes a range of diversity of housing. Does not mean only a two storey housing. Range of different dwelling housing options. This will be a multi year project and concept plan will enable flexibility in housing product depending on demand (which is known to fluctuate over time). -Preserve streetscapes through rest of the development -Higher built form is proposed adjoining the existing parks and internal to the site -Confirmed that Valetta Road is a ‘Go-zone’ with high frequency public transport.</p> <p>Q. Cr Sarah - do you believe your vision is correct based on the community feedback.</p> <p>A. How we evolved from the initial statement through the investigations. The 11 hectares along the Linear Park should have diversity of housing and not just up to 2 storey housing to delivery housing diversity. Envisage housing forms best located opposite parks to minimise impacts from other areas.</p> <p>Q. Cr Sarah- in respect to car parking how do you envisage parking to work?</p> <p>A. The carparking in 3-5 storey built form will be isolated, where the best locations that can accommodate visitor parking and on-site parking. Clear Code requirement in this regard which will be achieved. Commitment to ‘Boulevard’ effect with a wider road and indented carparking bays adjoining public open space.</p>	6.3.184 Refer to response for 6.3.1 6.3.106 and 6.3.52	
5	Adrian Stirn	97	<p>6.3.185 Advised that he has been a resident for the last 6-7 years adjacent to the Metcash site.</p> <p>6.3.186 Concerned regarding traffic impacts and congestion. Suggest that there will be an additional 600 cars in the area which would raise safety concerns within the street network.</p> <p>6.3.187 Concerned raised with the potential for cars parking in front of adjoining houses in Artarki Avenue. On this basis he does not support a walkway through at this point.</p> <p>6.3.188 Consider that there should be a separate area for car parking within the Affected Area.</p> <p>6.3.189 Consider that the Code provisions for carparking in apartments is not sufficient.</p> <p>6.3.190 Concerned regarding the devaluation of his property as a result of future development over the Affected Area.</p> <p>6.3.191 Concern over future of South Australian Sports Institute (SASI) development if there is a nearby precedent of 5 storey built form approved.</p> <p>6.3.192 Concerned that their amenity will be impacted by high rise development over the Affected Area.</p> <p>6.3.193 Noted last meeting with Matt Cowdrey that the development will not be financial for developer and obtained figures sale \$25million, average sale \$465k potential profit \$200m. Consider that – profits far out way purchase price.</p> <p>6.3.194 Advised that he would not be opposed to 238 houses with single and two storeys.</p> <p>6.3.195 Considering Australia constitution – what authority does the Government have to approved the rezoning without the consent of the people.</p>	<p>6.3.185 Noted</p> <p>6.3.186 Refer to response for 6.3.26</p> <p>6.3.187 Refer to response for 6.3.52</p> <p>6.3.188 Noted. The Code in General Development Policies, Transport Access and Parking provides rates of on-site parking required for specified land uses. This will be assessed by the relevant authority as part of future development applications.</p> <p>6.3.189 Noted. Refer to response for 6.3.52</p> <p>6.3.190 Noted. Valuation of properties is outside the scope of the Code Amendment. Further the</p>	Revised Kidman Park Concept Plan prepared (refer to Figure 10) in Section 7 of Engagement Report.

				<p>ERD Court has 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>6.3.191 The future redevelopment of the South Australian Sports Institute (SASI) located to the west of the Affected Area at 27 Valetta Road is not currently proposed. Any such future development of this land parcel would require its own traffic impact assessment (as part of a future development application) at the time of such a redevelopment.</p> <p>6.3.192 Refer to response for 6.3. 63</p> <p>6.3.193 Noted.</p> <p>6.3.194 Noted.</p> <p>6.3.195 Code Amendment Process is being undertaken in strict accordance with Part 5 Division 2 Subdivision 5, Clause 73(2)(b) of the <i>Planning Development and Infrastructure Act 2016</i> which states that a proposal to amend a designated instrument may be initiated by</p> <ul style="list-style-type: none"> (b) with the approval of the Minister, acting on the advice of the Commission— (i) the Chief Executive; or (ii) another agency or instrumentality of the Crown; or (iii) a joint planning board; or (iv) a council; or (v) a provider of essential infrastructure; or (vi) a scheme coordinator appointed under Part 13 Division 1; or (vii) in relation to the <i>Planning and Design Code</i> or a design standard—a person who has an interest in land and who is seeking to 	
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				<i>alter the way in which the Planning and Design Code or a design standard affects that land.</i>	
6	Giuliana Pastro	99	<p>6.3.196 <i>Representing the Italian Community in the area.</i></p> <p>6.3.197 <i>She has lived for over 63 years on Findon Road.</i></p> <p>6.3.198 <i>When Metcash left she was very happy.</i></p> <p>6.3.199 <i>Advised that she would support Low to medium density housing of 1 to 2 storeys.</i></p> <p>6.3.200 <i>Considered Kidman Park to be a family orientated area.</i></p> <p>6.3.201 <i>Concerned about the loss of nature in Linear Park.</i></p> <p>6.3.202 <i>Concerns about exacerbated traffic congestion on Hartley Road. Advised that there had been a previous pedestrian fatality.</i></p> <p>6.3.203 <i>Concerned about further accidents on Findon Road and Hartley Terrace. Concern that currently Findon Road is only one lane road and not made for the amount of dwellings proposed. She had to spend considerable money to create dual driveway to get out forward from her home. Considered that Findon Road should be dual lane.</i></p> <p>6.3.204 <i>The Traffic analysis should be revised to consider the single lane bridge. It should also take into consideration the development of the Nazareth senior school on Findon Road.</i></p> <p>6.3.205 <i>Affordability is desirable.</i></p> <p>6.3.206 <i>Does not consider 'Pooch Park' as green space.</i></p> <p>6.3.207 <i>Does not support 4-5 storey built form.</i></p> <p>6.3.208 <i>Advised that she has two (2) petitions going against the current version of the Code Amendment and is of the view this is not what the community needs.</i></p> <p>6.3.209 <i>Concerned that the area as not got a direct bus route to the city.</i></p> <p>6.3.210 <i>Concerned about the safety in adjoining Cul-de-sacs were currently kids playing on the streets. Concerned that cars from development over the site will park in front of their house and safety issues of increased vehicle movements.</i></p> <p>6.3.211 <i>Concern about the connections proposed to surrounding street network.</i></p> <p>6.3.212 <i>Would prefer a 'Mercurio farm' type of development over this land.</i></p> <p>6.3.213 <i>Advised that she knows we need high density but believe we have enough already in the broader area.</i></p> <p>6.3.214 <i>Consider the proposal need to look after schools and families walking to schools.</i></p> <p>6.3.215 <i>Looking for green belt in the proposal.</i></p> <p>6.3.216 <i>Concern that many residents did not receive letters.</i></p> <p>6.3.217 <i>Have many good schools but not sufficient public transport.</i></p>	<p>6.3.196 Noted.</p> <p>6.3.197 Noted.</p> <p>6.3.198 Noted.</p> <p>6.3.199 Noted. Amendments proposed to the Concept Plan following the consultation process provide an improved transition of built form the General neighbourhood Zone to the west.</p> <p>6.3.200 Noted.</p> <p>6.3.201 Refer to response for 6.3.94</p> <p>6.3.202 Refer to response for 6.3.26</p> <p>6.3.203 Refer to response for 6.3.26</p> <p>6.3.204 Refer to response for 6.3.26</p> <p>6.3.205 Agreed and noted. The Code Amendment will apply the Affordable Housing Overlay which seeks that affordable housing is integrated with residential and mixed use development and that it caters for a variety of household structures.</p> <p>6.3.206 Noted.</p> <p>6.3.207 Refer to response for 6.3.1</p> <p>6.3.208 Noted.</p> <p>6.3.209 Refer to response for 6.3.22</p> <p>6.3.210 Refer to response for 6.3.52</p> <p>6.3.211 Refer to response for 6.3.26</p> <p>6.3.212 Noted.</p> <p>6.3.213 Refer to response for 6.3.69</p> <p>6.3.214 Noted.</p> <p>6.3.215 Refer to response for 6.3.106</p> <p>6.3.216 Refer to response for 6.3.138</p> <p>6.3.217 Refer to response for 6.3.22</p>	Revised Kidman Park Concept Plan prepared (refer to Figure 10) in Section 7 of Engagement Report.
7	Mrs Makris	No Written Submission	6.3.218 <i>Mrs Makris called Council's Office on 15 June 2021. Advised she was too ill to attend the public meeting and wishes to give her comments over the phone to Council's Officer to include as a verbal submission for</i>	<p>6.3.218 Noted.</p> <p>6.3.219 Noted. Refer to response for 6.3.1</p>	Revised Kidman Park Concept Plan prepared (refer to Figure 10) in

			<p><i>consideration. Comments are as per telephone discussion between Mrs Makris and Council' Officer on 15 June 2021, 1pm:</i></p> <p><i>6.3.219 Against building heights of 3, 4 and 5 storeys.</i></p> <p><i>6.3.220 Suggests it is out of character.</i></p> <p><i>6.3.221 Raised issues of increased noise and safety issues.</i></p> <p><i>6.3.222 Purchased her property there were no neighbours against their rear fence.</i></p> <p><i>6.3.223 Experienced traffic issues with the previous Metcash land use.</i></p> <p><i>6.3.224 Prefer to see a nature corridor along the western boundary.</i></p>	<p>6.3.220 Refer to response for 6.3.16</p> <p>6.3.221 Refer to responses 6.3.113, 6.3.115 and 6.3.60</p> <p>6.3.222 Noted.</p> <p>6.3.223 Noted. Refer to response for 6.3.26</p> <p>6.3.224 Refer to response for 6.3.84 and 6.3.85</p>	Section 7 of Engagement Report.
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Engagement Report by the City of Charles Sturt

City of Charles Sturt Kidman Park Residential and Mixed Use Code Amendment (Part-Privately Funded)

August 2022

7. Post Engagement Changes to the Code Amendment

In response to the matters raised in the submissions and as outlined in the Response and Recommendations Table 6.3 above, the following changes to the Code Amendment have been made:

- Revised Kidman Park Concept Plan (refer to **Figure 10**) below. Changes include:
 - Increasing the portion of the Affected Area along the western boundary designated as maximum 2 level (9m) building height;
 - Reconfiguring the portions of the Affected Area designated as maximum 3 level (12.5m) building height;
 - Reconfiguring the portions of the Affected Area designated as maximum 4 level (16.5m) building height to be more centrally located; and
 - Removal of the maximum 5 level (22m) building height.
- Amended 'Future Road Widening Overlay' to 'Future Local Road Widening Overlay' in response to submission from the Department for Infrastructure and Transport.

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(s) will be subject to a detailed assessment against the relevant provisions of the South Australian Planning and Design Code.

The Engagement Report and Proposed Amendments are finalised for consideration by the Minister.



Figure 10- Previous and Revised Kidman Park Concept Plan

8. Engagement evaluation

To ensure the principles of the Community Engagement Charter (the Charter) are met, an evaluation of the engagement process for the Code Amendment has occurred.

8.1 Engagement reach

A total of 100 written submissions were received from six (6) different groups (as shown in Section 6 of this report).

A summary of the engagement activities, the number reached and the number that participated are detailed within Table 8.1 below.

Table 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.
Early Engagement	land owners and occupiers within the Affected Area and adjacent to the Affected Area including properties in the City of West Torrens (adjacent to the Affected Area on the south side of the river)	Approximately 678 letters mailed out	4 telephone / email enquiries received by Council staff during the early engagement process.
	Liaise with Service Authorities and relevant Government Departments	Approximately four (4) Government Departments and (EPA, DIT, DEW and SA Water) and three (3) service authorities,	Pre- engagement feedback received from 4 Government Departments and 3 service authorities.
Code Amendment Engagement	Letter inviting written submissions	Approximately 678 letters mailed out to land owners and occupiers within the Affected Area and adjacent to the Affected Area including properties in the City of West Torrens (adjacent to the Affected Area on the south side of the River Torrens).	100 written submissions received. 12 telephone / email enquiries received by Council staff during the engagement process.
	Word of mouth inviting written submissions	-	
	Community drop-in sessions	19 people attended over two (2) drop in sessions	
	Public Meeting	-	8 verbal submissions made to Council's City Services Committee.

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 Code Amendment as the consultation process commenced prior to the recent State Elections held on Saturday 19 March 2022.

8.3 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 following the conclusion of the consultation period. Surveys were either emailed (where submissions had provided an email address) or sent via mail for those who did not have an email contact address.

The engagement objectives were available in hard copy at each event, emailed to those that lodged a submission and available from Council Website/SA Planning Portal.

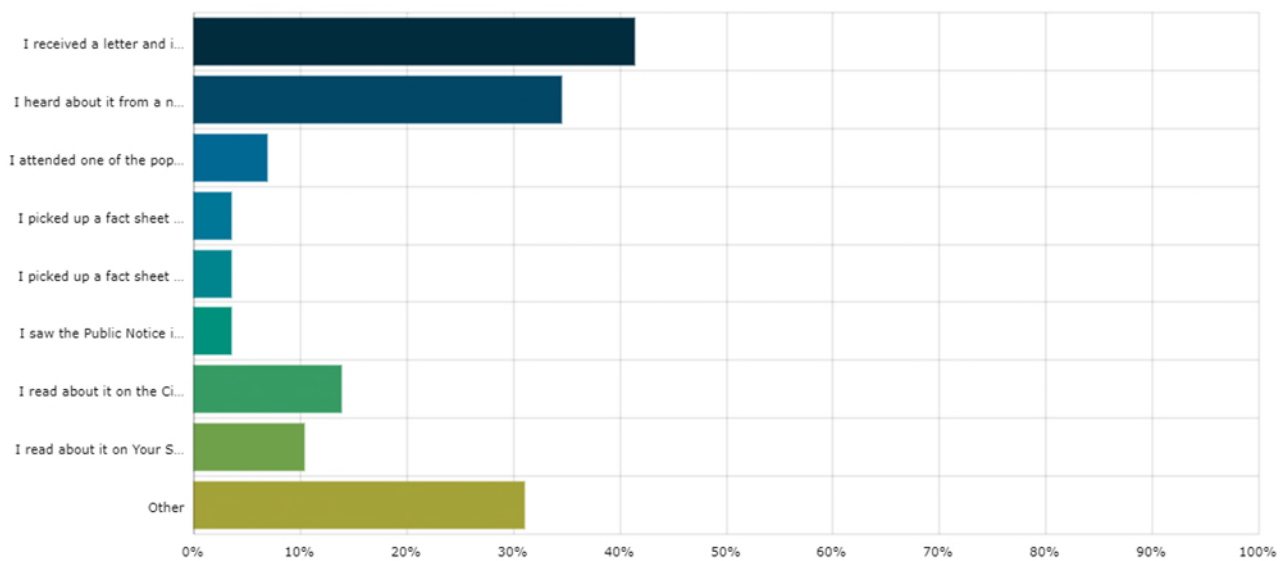
The engagement evaluation was completed by Jim Gronthos the Project Lead at the City of Charles Sturt (the Designated Entity).

8.4 Engagement evaluation results

A total of 29 community evaluation surveys were received. Of those who responded to the survey:

- 79.31% of respondents indicated they were local residents;
- 20.69% of respondents identified they were an adjoining Council;
- 96.55% of respondents identified that they lodged a written submission; and
- 13.79% of respondents identified that they provided a verbal submission at the public hearing.

Figure 11 of the following page identifies how respondents found out about the Code Amendment., with majority of respondents indicating that they received a letter and information pack in their letterbox, closely followed by hearing about it from a neighbour or a friend.



Answer choices	Percent	Count
I received a letter and information pack in my letterbox	41.38%	12
I heard about it from a neighbour or friend (word of mouth)	34.48%	10
I attended one of the pop-up information stands at the Metcash site (5 May and 14 May 2022)	6.90%	2
I picked up a fact sheet at my local library	3.45%	1
I picked up a fact sheet from the Civic Centre at Woodville	3.45%	1
I saw the Public Notice in The Advertiser	3.45%	1
I read about it on the City of Charles Sturt website	13.79%	4
I read about it on Your Say Charles Sturt community engagement site	10.34%	3
Other	31.03%	9

Figure 11- How submissions found out about Code Amendment

The below sections reflect data captured in the post consultation evaluation survey. Questions 1-3 of the survey were presented in a tick box fashion to gain information about who completed the survey (Local Resident, Local Business Owner or other), if they had provided a written or verbal submission and how they found out about the draft Code Amendment. Question 4 of the survey was presented as a Likert scale with respondents being able to choose from 'strongly agree,' 'agree,' 'neither agree or disagree,' 'disagree' or 'strongly disagree.'

The following is a summary of the evaluation of the engagement against the five principles of the Community Engagement Character.

8.4.1 Engagement is genuine

This charter Principle seek to measure 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:*

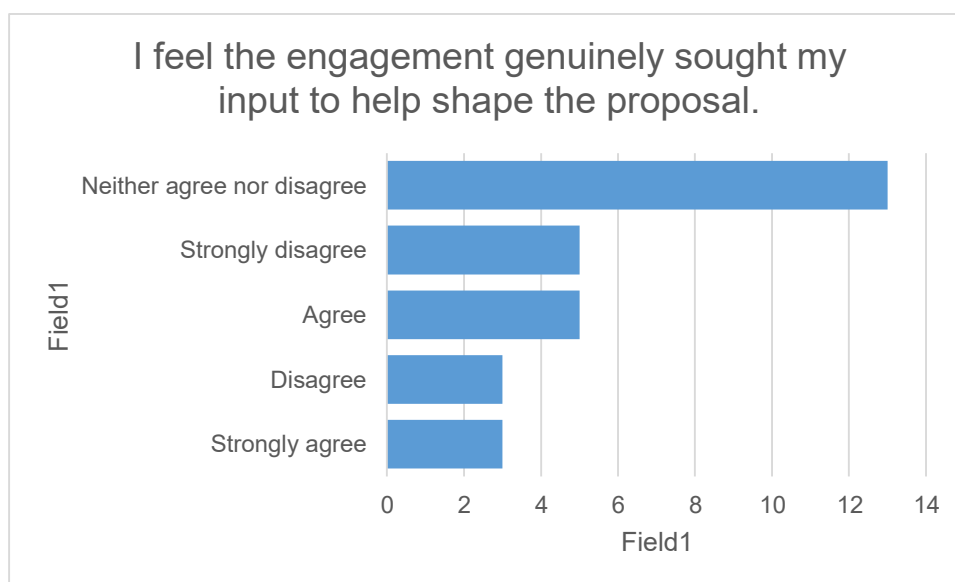


Figure 12 – Engagement is Genuine Reponses

Survey respondents provided a wide range of answers to this question, with the majority of respondents (13 or 44% neither agreeing nor disagreeing. Six (6) respondents or 21% either disagreed or strongly disagreed that engagement genuinely sought input to help shape the proposal. Given this feedback it is considered that the engagement approach met the Principle of having faith and confidence in the engagement process.

8.4.2 Engagement is inclusive and respectful

This charter principle seeks to measure to what extent affected and interested people had the opportunity to participate and be heard.

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

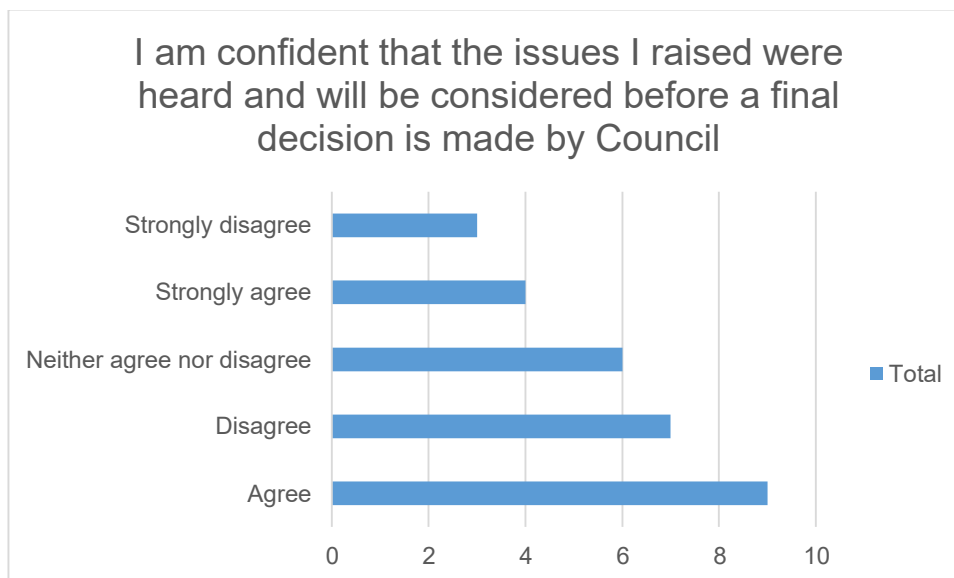


Figure 13 – Inclusive and Respectful Responses

A range of responses were received in relation to if respondents considered that the issues they raised were heard and will be considered before a final decision is made by Council, with 44% of respondents either agreeing or strongly agreeing that they felt heard. Conversely 24% of respondents disagreed or strongly disagreed that they felt heard.

Question: "I was given adequate opportunity to be heard"

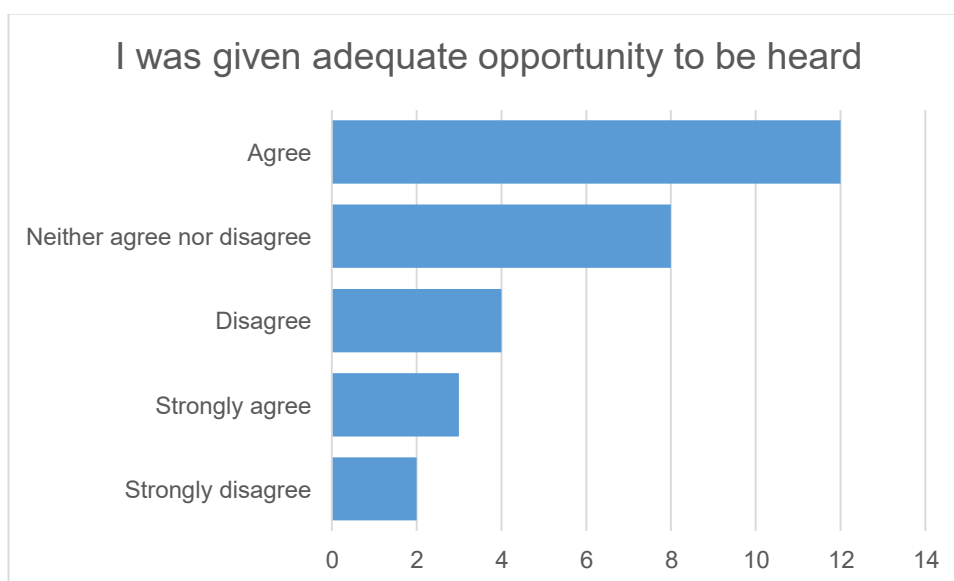


Figure 14 – Opportunity to be Heard Responses

Respondents clearly indicated that they were given adequate opportunity to be heard, with **Figure 14** above outlining that 51% either agreeing or strongly agreeing with this question.

8.4.3 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 was given sufficient information so that I could make an informed view”*

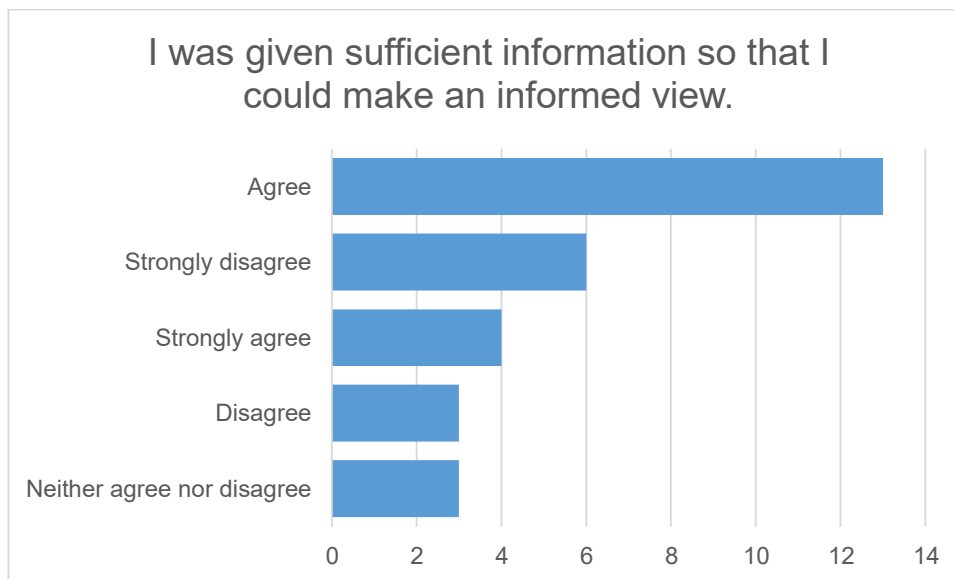


Figure 15 – Information to make Informed View Responses

Responses for this question indicated that 65% of respondents either agreed or strongly agreed that they were given sufficient information to make an informed view. This result indicates that the engagement was effective in providing people clear information about the change and how it would affect them, satisfying the Charter Principle.

Question: *“I found the information easy to understand”*

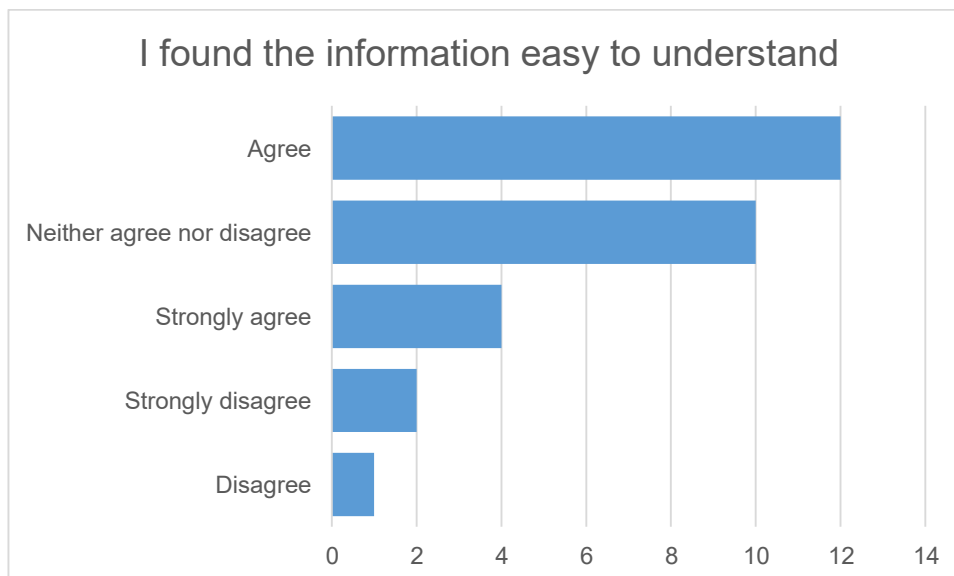


Figure 16 – Information East to Understand Responses

Similarly, 55% of respondents either agreed or strongly agreed that the information was easy to understand. As such it is considered that the information provided for the engagement was fit for purpose.

Question: *“I felt I had sufficient time to provide my feedback (12 April to 14 June 2022).”*

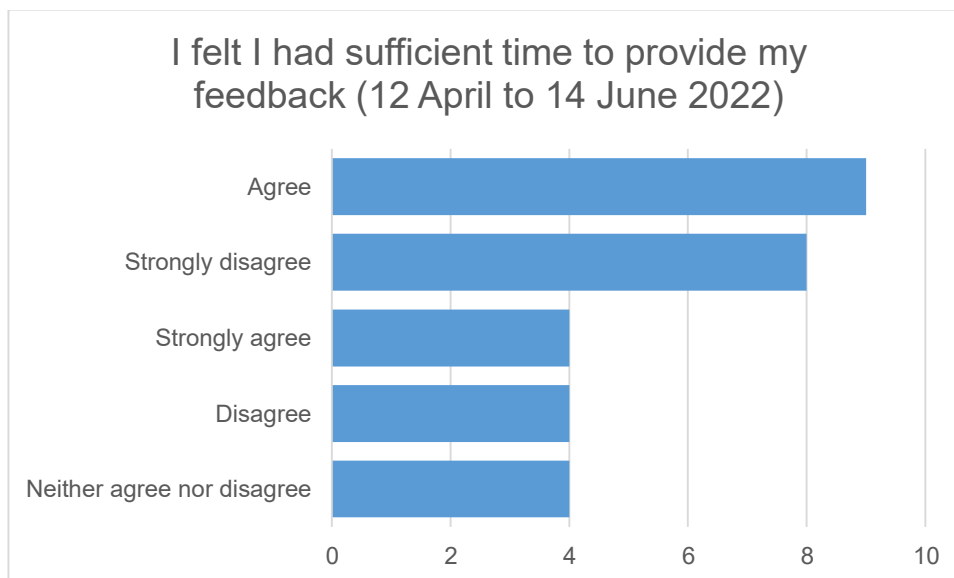


Figure 17 – Sufficient time Responses

Respondents provided a range of answers regarding if they had sufficient time to provide a response during the engagement period as identified in **Figure 16** above. The response sample provided is therefore unable to ascertain a clear sentiment to the engagement timeframe.

8.4.4 Engagement is informed and transparent

This charter principle seeks to measure whether all relevant information was made available and people could access it. It also seeks to determine to what extent people understood how their views were considered, the reasons for the outcomes and the final decision that was made.

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

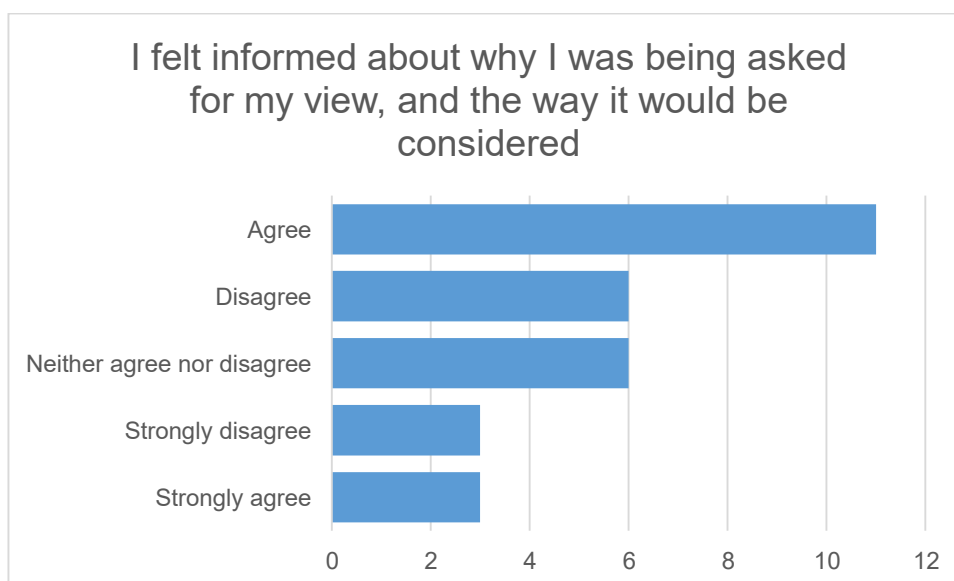


Figure 18 – Extent to which I Felt Informed Responses

Approximately half of the respondents either agreed or strongly agreed that they felt informed about why they were being asked for their view. 32% of respondents either disagreed or strongly disagreed with this

question. Whilst the results appear that the majority of respondents understood how their views were considered, it is recommended that future engagement provide greater clarity to the purpose of the engagement and extent to which feedback can alter the outcome (i.e. clearly articulate what aspects of the Code Amendment can be altered as a result of engagement). Whilst this was included in the Engagement Plan it is recommended that this be expanded in future Code Amendment within the letters mailed out and the information brochure.

8.7 Results of the Engagement Entity's evaluation

The engagement was evaluated by Jim Gronthos the Project Lead at the City of Charles Sturt (Designated Entity). The results of this evaluation are shown in **Table 8.2** below.

Table 8.2 Community Engagement Evaluation

	Evaluation statement	Response options
1	The engagement reached those identified as the community of interest (Principle 2)	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement <p>The targeted stakeholders were reached, noting that responses from six (6) stakeholder groups were received during the engagement, including 88 from members of the public.</p> <p>The community information sessions received 19 attendees over the two (2) sessions. The community information sessions were run on a Thursday evening and Saturday morning over a two hour period held on the Affected Area. Most of the attendees arrived within the first hour of these sessions.</p> <p>It is recommended that the duration of future community information sessions be reduced to 1.5 hours. The somewhat limited number of attendees may be a result of inclement weather conditions on both days (raining and cold).</p> <p>Some attendees of the community drop-in sessions advised that they were walking past but did not know about the event. It is recommended that placing a banner or sign on the Affected Area advising of the community information session as well as a letter box drop occur in the future.</p> <p>While overall numbers were lower than anticipated for the community information sessions the engagement successfully reached the intended community groups and therefore complied with Principle 2 of the Community Engagement Charter.</p>
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"> Reviewed but no system for making recommendations <p>Engagement was monitored during the process. However, there was no means of formally</p>

	Evaluation statement	Response options
		<p>recommending changes to the engagement process. For this to occur Council would need to resolve to delegate to staff the ability to amend the endorsed community engagement approach,</p> <p>At the community information session attendees were able to obtain hard copies of the fact sheet and frequently asked questions as well as a hard copy of the submission form and key investigation documents.</p>
3	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> Engaged when there was opportunity for input into first draft <p>Early engagement commenced with the land owners of the Affected Area (i.e. the most affected) when there was opportunity for input for scoping. Early engagement was also undertaken with adjacent land owners/occupiers (including those within the City of West Torrens on the opposite side of the Linear Trail) via mail-out after Initiation of the Code Amendment and before consultation of the draft Code Amendment. to advise that the process had begun, what will be investigated and that they will have an opportunity to review a draft Code Amendment when it is released for statutory consultation.</p> <p>Engagement commenced with other stakeholders, including State Agencies and adjacent land owners following the completion of the relevant technical investigations. The engagement was undertaken on an 'inform' and 'consult' basis. This is considered reasonable in the context of the engagement. Investigations underpinning the Code Amendment were made available to the public consistent with Principle 3.</p>
4	Engagement contributed to the substance of the final plan	<ul style="list-style-type: none"> In a moderate way <p>Changes were made to the Concept Plan to reduce maximum building heights along the southern (river) frontage and western edge of the Affected Area. These changes were in response to concerns raised in submissions for the visual appearance of built form, especially when viewed from within the Karrawirra Parri (River Torrens) and to properties to the west located in the General Neighbourhood Zone. The proposed amendments seek to further improve the transition of built form.</p> <p>The Road Widening Overlay was also amended in response to Department for Infrastructure and Transport's submission that it be amended to the 'Local Road Widening Overlay.'</p>

	Evaluation statement	Response options
		<p>Concern raised over the traffic investigations led to further clarification from the traffic consultant (CIRQA) being provided and an independent peer review of the investigation findings (Stantec) to ensure the accuracy of modelling and that any impacts arising from the rezoning can be appropriately managed.</p>
5	Engagement included the provision of feedback to community about outcomes of their participation	<ul style="list-style-type: none"> Formally (report or public forum) <p>The Engagement Report was made formally available on Council's website on the Thursday prior to Council's City Services Committee meeting for viewing, along with the ability to attend (as gallery audience only) the City Services Committee meeting where the Engagement Report and final Draft Code Amendment were discussed.</p> <p>Following the conclusion of the process (i.e. a decision on the Code Amendment, contact will be made with the relevant parties to confirm the outcomes of the Code Amendment).</p>
6	Identify key strength of the Charter and Guide	<p>The charter enables flexibility to have a 'fit for purpose' engagement plan prepared.</p> <p>Another strength is the opportunity to measure, report and review the performance and effectiveness of public engagement.</p>
7	Identify key challenge of the charter and Guide	<p>It is of note that the MP for Colton (Mr Matt Cowdrey OAM) initiated a separate consultation process that was unrelated to the formal engagement. Mr Cowdrey's also held his own public meeting in which Council officers were invited to attend.</p> <p>What can be determined is that the formal engagement process undertaken by the Designated Entity together with Mr Cowdrey's own consultation provided the community with sufficient opportunity to participate in the engagement.</p>

8.8 Applying the Charter Principles in practice

The Charter Principles were applied to the engagement as outlined in **Table 8.3**.

Table 8.3 Alignment of engagement activities against the Charter Principles

Charter Principle	How the engagement approach/ activities met the principle
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.

9. Conclusion

9.1 Summary

The proposed Code Amendment seeks to change the zoning applied to the Affected Area at 436-450 Findon Road and 5-7 Valetta Road, Kidman Park from the 'Strategic Employment Zone' to the 'Urban Renewal Neighbourhood Zone' with a 'Mixed Use Subzone' in the north-eastern quadrant along with associated changes to Overlays and Technical and Numerical Variations (TNV's).

As part of the process for amending a Designated Instrument, community engagement has been undertaken in accordance with the *Planning, Development and Infrastructure Act 2016* and the Community Engagement Charter and a review of the effectiveness of the engagement has occurred.

The effectiveness of the engagement was measured via a post-engagement survey sent to all community members who participated in the engagement; and an evaluation undertaken by the City of Charles Sturt project lead.

On balance, the review indicates that the engagement process was comprehensive, robust and engaged a range of stakeholders. Each step of the process was designed to ensure that information about the Code Amendment was readily available, accessible and easily understood by a wide audience, and this was largely reflected in the survey results.

The content of submissions that were received indicated that the authors had been able to obtain the necessary information on the Code Amendment and critically understand it to a sufficient degree to enable them to form a view and write a comprehensive submission.

It has therefore been determined that the engagement was undertaken in accordance with the principles of the Community Engagement Charter.

9.2 Response to Submissions

The issues raised in the submissions have been reviewed and considered in relation to the zone selection and scope of the Code Amendment. Responses have been provided where possible, however it is noted that some concerns cannot be fully addressed at Code Amendment stage as they ultimately relate to the future development of the land, which is yet to be determined.

The key matters raised in the submissions related to traffic and car parking impacts, the proposed maximum building height TNVs and potential impact on surrounding land in terms of overshadowing and overlooking, as well as the impact on the biodiversity, ecology and serenity of the *Karrawirra Parri* (River Torrens).

Following careful review of the draft Engagement Report as well as the various written submissions, the Designated Entity has formed the view that policy amendments were required to the draft Code Amendment as follows:

- Amendment to the Kidman Park Concept Plan (refer to Figure 10) to
 - Increasing the portion of the Affected Area along the western boundary designated as maximum 2 level (9m) building height;
 - Reconfiguring the portions of the Affected Area designated as maximum 3 level (12.5m) building height;
 - Reconfiguring the portions of the Affected Area designated as maximum 4 level (16.5m) building height to be more centrally located; and
 - Removal of the maximum 5 level (22m) building height.

- Amended the 'Future Road Widening Overlay' to the 'Future Local Road Widening Overlay.'

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.

10. Attachments

Attachment 1	Engagement Material
Attachment 2	Copy of the Council Endorsed Engagement Plan
Attachment 3	Copy of Submissions Received
Attachment 4	Summary of Verbal Submissions Received
Attachment 5	Survey Responses
Attachment 6	CIRQA Advice
Attachment 7	Stantec Peer Review
Attachment 8	Amended Concept Plan
Attachment 9	Amended Overlays
Attachment 10	Revised Indicative Sections
Attachment 11	Code Amendment Instructions

Attachment 1 – Engagement Material

Kidman Park Residential and Mixed Use Draft Code Amendment – 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 Kidman Park Residential and Mixed Use Code Amendment (Privately Funded).

The Affected Area (area investigated for the proposed rezoning) comprises around 12.6 ha of land bound by Findon Road, Valetta Road, the River Torrens (Karrawirra Parri) to the south and housing to the west (see Figure 1).

The Code Amendment proposes rezoning the Affected Area from its current Strategic Employment Zone to the Urban Renewal Neighbourhood Zone 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 Government 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 support the proposed zone and policy changes.

What is a 'privately funded' Code Amendment?

A 'privately funded' Code Amendment is funded by private entities (the proponent). In this case, around 11.9ha of the Affected Area is owned by the proponent (Fairland Pty Ltd), who is funding the Code Amendment costs.

The proponent 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. The Minister for Planning agreed to initiate the rezoning process on 14 October 2021.

Findings of the Investigations

A summary of the proposed policy is described below, however more detail can be viewed in the draft Code Amendment and attachments.

Proposed Zone

Investigations propose to rezone the Affected Area from Strategic Employment Zone to Urban Renewal Neighbourhood Zone, with a Mixed-Use Transition Subzone in the north-east portion of the Affected Area (adjacent Valetta Road and Findon Road).

A Concept Plan is proposed to assist in guiding the assessment of future development. The Concept Plan shows the desired maximum building heights, vehicle access points, pedestrian and cycling links, future public open space, stormwater detention areas and the location of future road widening (see Figure 2).



Figure 2: Proposed Concept Plan



Kidman Park Residential and Mixed Use Draft Code Amendment – Information Brochure

Traffic Investigations

Modelling has predicted that future development of the Affected Area will generate in the order of 295am and 333pm peak hour trips on the access points and external road network. The rezoning and future redevelopment of the Affected Area is forecast to result in additional movements being distributed to the surrounding road network (approximately 52am and 87pm peak hour additional daily movements from the Affected Area). However, the number and size of commercial vehicle movements is expected to reduce.

Initial modelling of the Valetta Road/Findon Road intersection has indicated that in the future the intersection will be over capacity by 2036 vehicles (regardless of the proposed rezoning and redevelopment of the Affected Area). The analysis indicates that an upgrade is required to retain similar present conditions as part of any future redevelopment of the Affected Area.

The Code Amendment proposes a Future Road Widening Overlay policy to address the need for land in a future development proposal to enable upgrades as proposed in the Code Amendment investigations.

Environmental Assessment

For many years the Affected Area has included commercial and industrial uses with potentially contaminating activities (PCAs). Development of more sensitive land uses (eg residential and public open space) will require comprehensive investigations and possibly site remediation. Should the Code Amendment proposal 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 are proposed to the north and south with the north requiring on-site detention. Investigations indicate that detention volume could be managed by various methods such as detention basins, oversized pipes, or a combination of these to be determined at the development application stage.

Existing land use rights

Notwithstanding the proposed rezoning process, existing land use rights will enable current activities to continue within the Affected Area.

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 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.

Pop-Up Information Stands will be held at the Metcash Site, Findon Road and members of the project team will be present. Drop-in anytime within the times specified below.

- Thursday 5 May 2022 between 4.00pm and 6.00pm; and
- Saturday 14 May 2022 between 10.00am and 12noon.

How can I have my say on the Code Amendment?

Written submissions must be received by Council no later than 5.00pm, Tuesday 14 June 2022.

Written submissions can be provided via one of the following:

- Online via the SA Planning Portal at 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 'Kidman Park Residential and Mixed Use Draft 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 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 – Kidman Park Residential and Mixed Use Draft Code Amendment

Thank you for participating in the community engagement process regarding the Kidman Park Residential and Mixed Use Draft Code Amendment. As a participant in this process, we invite you to complete this evaluation survey. **Please complete 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 Kidman Park Residential and 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 attended one of the pop-up information stands at the Metcash site (5 May and 14 May 2022)
- ☐ 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 (12 April to 14 June 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 2 – Copy of the Council endorsed Engagement Plan

The City of Charles Sturt

Engagement Plan

Findon Road, Kidman Park Mixed Use Residential and Commercial Draft Code Amendment

Engagement plan

March 2022

Contact details

Name: Jim Gronthos

Position: Senior Policy Planner

Email: jgronthos@charlessturt.sa.gov.au

Phone: 8408 1111

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1. Background information

The Affected Area for the proposed rezoning includes land located in the suburb of Kidman Park bordered by Findon Road, Valetta Road and the River Torrens (Karrawirra Parri) Linear Park (**see Figure 1 – Affected Area below**).

The Affected Area is currently zoned Strategic Employment Zone under the South Australian Planning and Design Code.

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. This, along with the area's proximity to transport options, and other services provides the opportunity to consider mixed use outcomes and a higher density residential development. As such, it is proposed that the subject land be investigated for rezoning under the South Australian Planning and Design Code to facilitate a mixed-use environment, which allows for higher residential densities and commercial opportunities.



Figure 1 – Draft Code Amendment 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 processes can be viewed on the SA Planning Portal website at https://plan.sa.gov.au/have_your_say/code_amendments. The current stage of this Code Amendment Process is at the Initiated Stage as shown below (refer to Figure 2 – current step highlighted in RED).

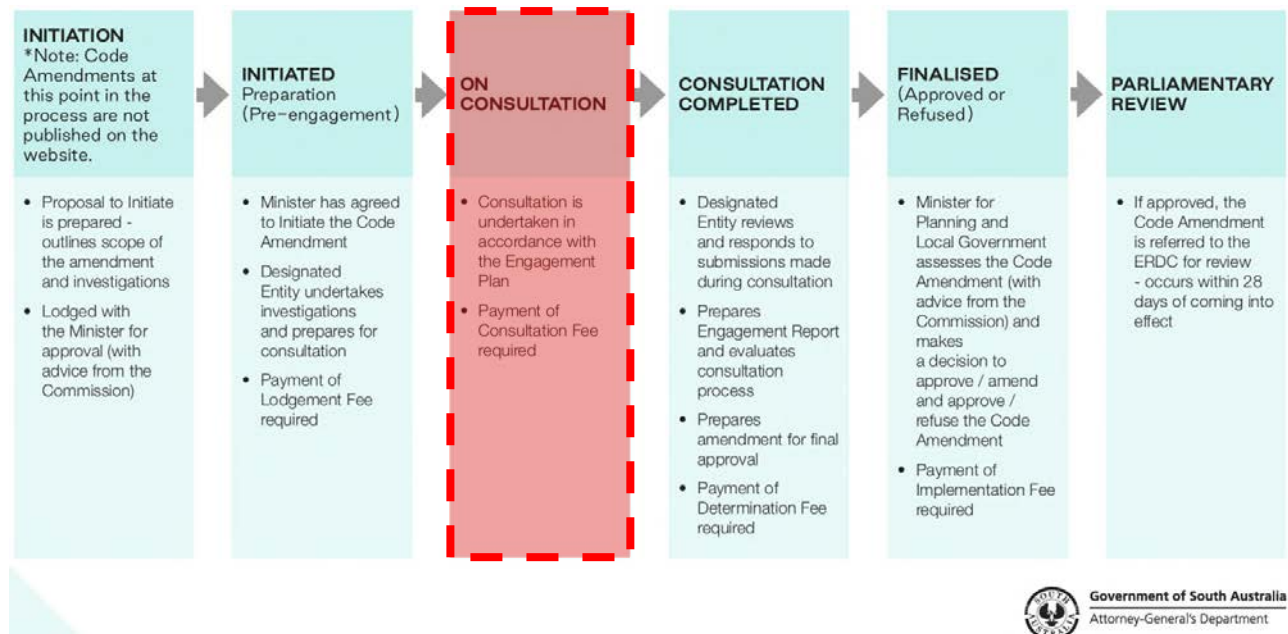


Figure 2 – Code Amendment Steps

3. Engagement purpose

The purpose of the engagement process is to inform and consult on the proposed rezoning of the Affected Area to enable the facilitate future development of the Affected Area for residential development and non-residential commercial type land uses.

4. Engagement objectives

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

- To ensure our Charles Sturt community has easy access to the 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 change on the scale of built form in the area. To give opportunities for stakeholder engagement to inform the amendment.
- To gain input from community and 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.
- The process builds positive relationships between Council and the community, and positions Charles Sturt as an organisation that is providing sound management decisions.
- Information is provided to the Charles Sturt community of the decision and reasoning for the decision.
- 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 Kidman Park and Flinders 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 8, with a summary of this analysis provided in **Table 1** below outlining the following agencies, State and Federal Members of Parliament, and interested parties that Council will consult with during the consultation stage of the draft Code Amendment:

Inform and Consult	<p>State Planning Commission Planning and Land Use Services Attorney-General's Department Local Government Association Land owners and occupiers within and adjacent to the Affected Area Department for Infrastructure and Transport (DIT) – Transport Assessment Department for Infrastructure and Transport (DIT) – Public Transport Services State Emergency Services South Australian Police (SAPOL) SA Ambulance Service South Australian Metropolitan Fire Service Department for Water and Environment Green Adelaide Department for State Development Environment Protection Authority Department for Education SA Housing Authority Office for Recreation, Sport and Racing Australian Civil Aviation Safety Authority (CASA) Adelaide Airport Limited Department of the Premier and Cabinet - Aboriginal Affairs and Reconciliation SA Health (Department for Health and Wellbeing) Electranet Pty Ltd Epic Energy SA Power Networks APA Group SA Water NBN Telstra Optus Vodafone State Member for Colton State Member for West Torrens State Member for Cheltenham Federal Member for Hindmarsh City of West Torrens City of Prospect City of Port Adelaide City of Adelaide</p>	<ul style="list-style-type: none"> • Direct correspondence (e-mail / letters) • Website • Hard copies of the draft Code Amendment in Council's Civic Centre and five Libraries • Notice in the Advertiser • Information Brochure • Invitation to attend two information drop-in sessions.
Inform and Consult	General Public	<ul style="list-style-type: none"> • Website • Hard copies of the draft Code Amendment in

		<p>Council's Civic Centre and five Libraries</p> <ul style="list-style-type: none"> • Notice in the Advertiser • Information Brochure • Invitation to attend two information drop-in sessions.
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Table 1 - Stakeholder Analysis Summary

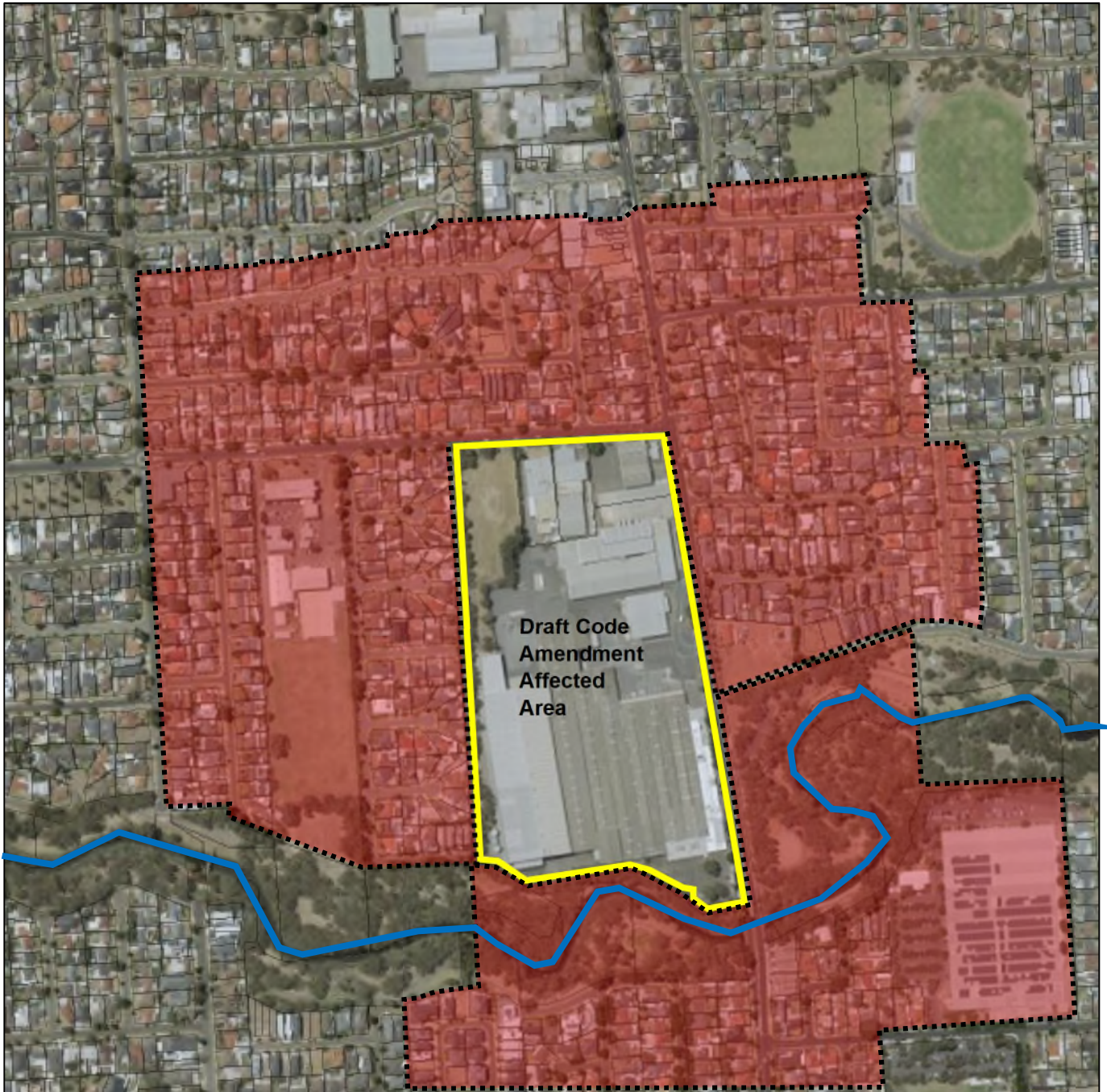



Figure 3 - Indicative location of adjacent land owners/ occupiers directly notified - 

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 to the Urban Renewal Neighbourhood Zone in order to facilitate mixed used development in the form of residential and commercial land uses. The draft Code Amendment also proposes a Mixed-Use Transition Subzone within the Urban Renewal Neighbourhood Zone to facilitate future commercial land uses on the corner of Valetta Road and Findon Road but also acknowledge the existing non-residential land uses currently located on 5 and 7 Valetta Road, Kidman Park.
- 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 the River Torrens Linear Park) 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
<i>To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.</i>	<i>To obtain public feedback on analysis, alternatives and/or decisions.</i>

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
Landowners and occupiers within and adjacent to the Affected Area	High	<ul style="list-style-type: none">How the Zone change will affect the general locality.How the Zone change will affect the nature of traffic in the locality.	<p>That they will be kept informed, listened to, their written submissions are acknowledged in the Code Amendment engagement process.</p> <p>Direct stakeholders to the SA Planning Portal and Council's Your Say website to provide up to date information on the status of the draft Code Amendment process.</p> <p>Acknowledgment to all written submissions received.</p> <p>Feedback provided to persons who provided written submissions following the conclusion of the Code Amendment engagement process (post Public Meeting and review of written submissions) to advise:</p> <ul style="list-style-type: none">on the date of Council's Committee meeting to consider a final draft Code Amendment.on any policy amendments proposed to the draft Code Amendment.on the next steps in the Code Amendment process following a decision of Council.Invitation to fill out a survey to all written submissions received after Engagement process to seek feedback on the process.	Inform and Consult
Department for Infrastructure and Transport (DIT) – Transport Assessment	High	<ul style="list-style-type: none">Affected Area adjacent to a DIT controlled road/intersections.		
Department for Water and Environment and Green Adelaide	High	<ul style="list-style-type: none">Proximity of land to the River Torrens located within the Open Space Zone.Potential for stormwater and vegetation management.		
Local Government Association	Medium	<ul style="list-style-type: none">Mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the <i>PDI Act</i>.		
Environment Protection Authority	High	<ul style="list-style-type: none">The Code Amendment seeks to accommodate a more sensitive land use over the Affected Area.		
City of West Torrens	High	<ul style="list-style-type: none">Affected Area directly adjacent to the local government boudnary with the City of West Torrens.How the Zone change will affect the nature of traffic in the locality.		
Civil Aviation Safety Authority (CASA	High	<ul style="list-style-type: none">How the proposed building heights may affect airport operations.		
Adelaide Airport Limited	High	<ul style="list-style-type: none">How the proposed building heights may affect airport building operations.		
State Planning Commission	Medium	<ul style="list-style-type: none">Identified as a required direct consultation.		
Attorney General’s Department	Medium			
Department for Transport and Infrastructure (DIT) – Public Transport Services	Medium			
State Emergency Services	Medium			
SA Metropolitan Fire Service	Medium			
South Australian Police (SAPOL)	Medium			
SA Ambulance Service	Medium			
South Australian Metropolitan Fire Service	Medium			
Department for State Development	Medium			
Department for Education	Medium			
SA Health (Department for Health and Wellbeing)	Medium			
Department of the Premier and Cabinet - Aboriginal Affairs and Reconciliation	Medium			

Office for Recreation, Sport and Racing	Medium			
Utility Providers	Medium			
State and Federal MP's in the locality	Medium			
Other neighbouring Council's	Low			
General Public	Low	<ul style="list-style-type: none"> • Keep informed in the overall process of the Code Amendment; • To provide feedback on the Code Amendment. 		

Table 2 - Stakeholder and Community Mapping

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 written submissions received Inform and amend where appropriate the policy within the draft Code Amendment. 	<ul style="list-style-type: none"> Land owners and occupiers within and adjacent to the Affected Area Department for Infrastructure and Transport (DIT) – Transport Assessment Local Government Association State Planning Commission Attorney General's Department Department of Transport and Infrastructure (DIT) – Public Transport Services Environment Protection Authority Department for Water and Environment Green Adelaide 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 SA Health (Department for Health and Wellbeing) Office for Recreation, Sport and Racing Civil Aviation Safety Authority (CASA) Adelaide Airport Limited Department of the Premier and Cabinet - Aboriginal affairs and reconciliation Utility Providers State and Federal MP's in the locality City of West Torrens Other neighbouring Councils 	Inform and Consult	<ul style="list-style-type: none"> Direct correspondence (letters / e-mails) Website information Notice in the Advertiser Hard copies for viewing at Council's Civic Centre and Libraries Invitation to attend two information drop-in sessions Public Meeting to hear any verbal submissions after the consultation process Survey to all written submissions received after Engagement process to seek feedback on the process. 	<p>Eight (8) week consultation process.</p> <p>Tuesday 12 April 2022 to Tuesday 14 June 2022</p> <p>Public Meeting Monday 20 June 2022</p>	City of Charles Sturt	<ul style="list-style-type: none"> Letters / e-mails SA Planning Portal – Have Your Say City of Charles Sturt Website – YourSay City of Charles Sturt Social Media Pages Information Brochure Civic Centre and libraries 	<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.
		<ul style="list-style-type: none"> General community 	Inform and Consult	<ul style="list-style-type: none"> Website information Notice in the Advertiser Hard copies for viewing at Council's Civic Centre and Libraries Invitation to attend two information drop-in sessions Public Meeting to hear any verbal submissions after the consultation process. Survey to all written submissions received after Engagement process to seek feedback on the process. 	<p>Eight (8) week consultation process.</p> <p>Tuesday 12 April 2022 to Tuesday 14 June 2022</p> <p>Public Meeting Monday 20 June 2022</p>	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 libraries 	<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.

Table 3 – The Engagement Approach

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 and pre-statutory consultation	<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. Following the initiation of the Code Amendment through the agreement from the Minister for Planning, a mail-out (approximately 700 letters) was undertaken to land owners and occupiers within and adjacent to the Affected Area in October 2021. This pre-consultation process was undertaken to advise of Council's intention to initiate a Code Amendment and investigations, the steps in the Code Amendment process, and when there will be an opportunity to review and make comment on a draft Code Amendment once prepared and endorsed by Council, for the purposes of statutory 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 Civic Centre and libraries. Invitation to prepare written submissions online or via post. A written notice to all property owners / occupiers within the affected area and other property owners immediately surrounding the affected area, MPs, Agency's, adjoining Council's, 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. Invitation to attend two information drop-in sessions. A Public Meeting to be held after the consultation process to hear any verbal submissions.
5.	Consider Written Submissions	<ul style="list-style-type: none"> Acknowledge written submissions received. Review and consider written submissions received. Copy of written submissions received made publically available on Council's YourSay website. Survey to all written submissions received after engagement process to seek feedback on the process.
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 written submissions. The Engagement Report and Code Amendment Report to be made publically 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.
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 written submissions.

Table 4 – Community Engagement Plan

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 5** 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 enagement 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 mesuared at the conclusion of the engagement process and reported on in the Engagement Report.

Table 5 - 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		

Table 6 - Evaluation

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 written submission provide a written acknowledgement.
The general public will be made aware of the outcomes via information made available on the SA Planning Portal and Council's Your Say website.	The City of Charles Sturt.	Following a review of the written submissions received and a decision has been made by Council on a final draft Code Amendment and the Code Amendment steps thereafter.
All stakeholders who provided a written submission will be directly notified in writing by letter and / or e-mail.	The City of Charles Sturt.	Following a review of the written submissions received and a decision has been made by Council on a final draft Code Amendment and the Code Amendment steps thereafter.

Table 7 – Closing the loop and reporting back

Attachment 3 - Copy of Submissions Received

Kidman Park Residential and Mixed Use Draft Code Amendment

Written Submissions Received

Tuesday 12 April - Tuesday 14 June 2022

Submission 1

Archived: Monday, 11 April 2022 1:05:20 PM

From: [Cooper, Daniel](#)

Sent: Friday, 8 April 2022 9:32:14 AM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Code Amendment - APA Response

Importance: Normal

Sensitivity: None

Good morning Jim,

In response to the proposed Code Amendment for the Kidman Park Residential and Mixed Use Draft APA would like to advise APA does not have any objection to the proposal. Our records indicated minimal gas infrastructure within the identified area that would be impacted by the development of the area. Please be advised that I can be contacted during the design phase should the proposed redevelopment progress to provide APA requirements for works near gas infrastructure.

Regards,



Daniel Cooper

Third Party Works Officer

Integrity Engineering SA/NT/Mildura

P 08 8159 1739

M 0459 874 436

E Daniel.cooper@apa.com.au

W apa.com.au

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

Sent: Thursday, 7 April 2022 11:14 AM

To: Liew, Chris <Chris.Liew@apa.com.au>

Subject: [EXT]: Consultation by the City of Charles Sturt on the Kidman Park Residential and Mixed Use Code Amendment

Dear Mr Liew,

The City of Charles Sturt will be releasing the Kidman Park Residential and Mixed Use Draft Code Amendment for consultation on Tuesday 12 April 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

Submission 2

Archived: Monday, 11 April 2022 1:13:05 PM

From: [Adrian Tero](#)

Sent: Fri, 8 Apr 2022 07:00:50

To: [Jim Gronthos](#)

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

Importance: Normal

Sensitivity: None

Attachments:

[~WRD0000.jpg](#);

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: Thursday, 7 April 2022 11:08 AM

To: Adrian Tero <Adrian.Tero@epic.com.au>

Subject: Consultation by the City of Charles Sturt on the Kidman Park Residential and 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 Mr Tero,

The City of Charles Sturt will be releasing the Kidman Park Residential and Mixed Use Draft Code Amendment for consultation on Tuesday 12 April 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

Submission 3

Archived: Tuesday, 12 April 2022 10:56:17 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 12 April 2022 10:43:16 AM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Peter

Last Name

Sgardelis

Email Address

[REDACTED]

Postal Address

Mercurio Drive, Flinders Park

Phone Number**Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**

I am completely against this development. This is nothing more than an attempted cash grab by greedy developers, and it seems the Charles Sturt Council now also? Urban Renewal Policy is generally for areas that already have housing trust homes, in order to revitalise run down and poor areas. Kidman Park (bordering Lockleys) is a lovely area with quality homes on mixed traditional size blocks and courtyard blocks. Urban Renewal Policy has no place in this area! In addition, the proposed development will be an eye sore. Up to 5 levels in this area is ridiculous. We do not have the public transport or infrastructure to facilitate this kind of development. For example, I live on Mercurio drive. I have raised with the council the amount of non local traffic that comes through my street to access Narareth - does the council care? Hell NO. Halloween and Christmas lights in Mercurio will be a nightmare etc. There will no doubt be more traffic and pollution along Linear Park and all local streets (eg already congested Valetta, Hartley, Findon, Grange, Henley Beach). So adding an entire new high density Estate is going to be detrimental to all locals and the public in general. Can't these greedy developers be happy with courtyard blocks like the rest of the developers that have built and are building in the area? Why should this developer get special treatment? I am Pro development and re-use of the site, but I think it has to be the same type as what is currently present. I do not understand why the council is supporting / facilitating consideration of this application when you should be opposing it, as it goes against the general zoning in the Kidman Park area? Unfortunately, to stop this development (highly unlikely) the little people will have to go up against developers with pockets full of cash and I assume potentially corrupt council officials like Jim Gronthos, who I can only assume is getting some sort of kick backs to support this unreasonable application and developer? I would be more than willing to sign any petition that does not support this development. Please put me in touch or pass on my details to any group(s) formed that do not support this application and zoning change.

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/676

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Charles Sturt.

Submission 4

Archived: Wednesday, 13 April 2022 9:09:13 AM
From: [PlanSA Submissions](#)
Sent: Wednesday, 13 April 2022 9:06:59 AM
To: [Jim Gronthos](#)
Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Jon

Family name: Bouras

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: The proposed high density nature and building heights (3 levels +) within this site (and especially along Findon Road), are extremely out of character for the area and do not consider the impact on local and surrounding homes and traffic management. I am in favor of this site being developed for new housing and potential commercial (shops) however i strongly disagree with the building heights and density levels being proposed.

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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 email: jgronthos@charlessturt.sa.gov.au

Submission 5

Archived: Thursday, 14 April 2022 7:27:20 AM

From: noreply@charlessturt.sa.gov.au

Sent: Wednesday, 13 April 2022 6:35:16 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Kuba

Last Name

Pich

Email Address

[REDACTED]

Postal Address

Veronica Street Kidman Park

Phone Number**Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**

Would like to see a mix of retail and parklands, some water/creek features with a restaurant - something that stays open later into the night rather than cafes which shut early and offers live music, drinks - great spot for a modern pub-style venue which is an improvement on the Rat and Parrot.

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/676

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Submission 6

Archived: Wednesday, 20 April 2022 11:34:51 AM

From: [Rick Chenoweth](#)

Sent: Wednesday, 20 April 2022 11:28:14 AM

To: [Jim Gronthos](#)

Cc: [Scott McLuskey](#)

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

Importance: Normal

Sensitivity: None

Attachments:

[~WRD0000.jpg](#);

Hi Jim

Thank you for the opportunity to make comment on your (privately funded) proposed Code Amendment. City of Prospect has considered the proposal and has no comment to make.

Regards

Rick Chenoweth

Senior Policy Planner

T 08 8269 5355

Payinthe - 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: Thursday, 7 April 2022 11:28 AM

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

Subject: Consultation by the City of Charles Sturt on the Kidman Park Residential and 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 Kidman Park Residential and Mixed Use Draft Code Amendment for consultation on Tuesday 12 April 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 Tuesday 14 June 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 'Kidman Park Residential and 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 7

Archived: Tuesday, 26 April 2022 9:18:22 AM

From: [Matt Purdy](#)

Sent: Saturday, 23 April 2022 7:51:07 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

To whom it may concern,

I am writing in relation to the 'Kidman Park Residential and Mixed Use Code Amendment'.

While in principle, I support the proposal, I do bring a few concerns/comments, which I believe need to be taken into consideration.

- As a nearby resident, I need to use the Kooralla Grove/Valetta Road intersection on a daily basis. Turning out of Kooralla Grove onto Valetta road is already very problematic, taking quite a few minutes during peak hour traffic. The proposed addition of a new 'vehicle access location' from the proposed development onto Valetta Road will make this problem even more significant. Valetta Road is simply not equipped to handle such an increase in traffic.

This issue has become quite personal for me, as my wife was unfortunately part of a significant vehicle accident at the intersection of Kooralla Grove/Valetta Road in October 2021, which was caused by another driver failing to give way when turning out of Kooralla Grove onto Valetta Road. While unfortunate, it's not surprising, as the traffic along this stretch in both directions can be very busy at times. With such a large number of houses being added into this small space, and an additional road being joined onto Valetta Road nearby to Kooralla Grove, I anticipate that this problem will only become significantly worse. I believe that additional roundabouts, or similar need to be added to Valetta road to manage this traffic flow and speed more effectively.

I do however applaud the suggestion of upgrading the intersection of Valetta Road and Findon Road, and would recommend that Hartley Road and Findon Road intersection also be upgraded at the same time.

- The maximum building height of 22m for some of the proposed housing seems excessive, and not at all in keeping with nearby surrounding housing.
- The addition of so many houses in the area will put a greater strain on public amenities in the area, particularly along Linear Park. Currently this stretch of Linear Park (between Findon Road and Kooralla Grove) is somewhat disappointing. There is a simple playground at the end of Kooralla Grove with outdoor gym (Blamey Reserve), however with such a significant number of houses being added, and presumably a large number of families being added to the area, it would be good to see some of these surrounding public amenities improved considerably. On the other side of the River Torrens, the West Torrens Council have made significant improvements, and it is now a much more favourable side of Linear Park. It would be good to see Charles Sturt Council improve this, in collaboration with the developers of this subdivision.

Should you have any questions, or need clarification, please feel free to make contact.

Please note that I don't wish to be heard at the public meeting, but am happy for this written submission to be made public.

Kind regards,

Matt Purdy

Submission 8

Archived: Thursday, 28 April 2022 9:21:06 AM

From: [Michael Kobas](#)

Sent: Thursday, 28 April 2022 9:16:09 AM

To: [Jim Gronthos](#)

Cc: [maggie.hine](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - submission

Importance: Normal

Sensitivity: None

Dear Jim

Re: Kidman Park Residential and Mixed Use Draft Code Amendment

I refer to the abovenamed Code Amendment that has been released for public consultation.

Upon review, the Code Amendment's intent for an Urban Renewal Neighbourhood Zone is noted, along with the technical investigations in support of new residential/mixed uses. The potential for increased public open space near the River Torrens is also acknowledged.

Noting the affected site's distance from the City of Port Adelaide Enfield, Council has no objection to the Code Amendment.

On behalf of the City of Port Adelaide Enfield, thank you for the opportunity to make a submission. If you have any further questions or would like to discuss this further, please contact me on the details below.

Yours sincerely

Michael Kobas

Urban Planner

163 St Vincent Street Port Adelaide SA 5015

PO Box 110 Port Adelaide SA 5015

T: 08 8405 6002

E: michael.kobas@cityofpae.sa.gov.au

Please submit large files via my [Dropbox](#)

www.cityofpae.sa.gov.au



Submission 9

Archived: Wednesday, 4 May 2022 8:07:13 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 3 May 2022 5:25:13 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Jaimee

Last Name

Harding

Email Address

[REDACTED]

Postal Address

■ Leerama Court Kidman Park

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

1. Maximum 1 level building height to the west where the blue zoned area is that backs onto the houses towards Kooralla Grove. Keep residents happy by not building too high.
2. Artarki Avenue be made a local through road to the new area.
3. Keep the trees as a nature strip and walkway or public area with a nature playground along the western Kooralla Grove section. These trees are homes for so many birds that the locals feed and enjoy listening to.

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

Upload any documents that support your submission

- [F879BB38-4E5F-484E-8FCA-8DD018FC2EFD.jpeg](#)
- [8BE7AA2B-20EF-4AA1-8A6D-6F45ABBB75B7.jpeg](#)

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Submission 10

Archived: Wednesday, 11 May 2022 8:26:10 AM

From: [PlanSA Submissions](#)

Sent: Friday, 6 May 2022 9:23:14 AM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: steve

Family name: buzz

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I believe that this area is prime for development. However I would like you to consider the environmental impact that the amount dwellings being built. Linear park has a lot of native floral and fauna that will be effected by domestic animals, noise and pollution just to name a few. The height of these apartments is also of concern. I believe that a maximum of three levels is ample. I would also like to see more area allotted for traditional housing (single dwelling). I also think that the increase in the amount of people living in such a small area will create social problem as well as a strain on local resources. The recent pandemic has also highlighted the problems associated with medium to high density living and the ease with which these disease can spread.

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Attachment 5: No file uploaded

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

Submission 11

Archived: Wednesday, 11 May 2022 9:10:53 AM

From: [Airspace Protection](#)

Mail received time: Sun, 8 May 2022 23:38:54

Sent: Monday, 9 May 2022 9:08:54 AM

To: [Jim Gronthos](#)

Subject: CASA Response - Consultation by the City of Charles Sturt on the Kidman Park Residential and Mixed Use Code Amendment [SEC=OFFICIAL]

Importance: Normal

Sensitivity: None

Attachments:

~WRD2611.jpg; Kidman Park Mixed Use Draft Code Amendment Information Brochure - March 2022.PDF;

OFFICIAL

Dear Mr Gronthos

Thank you for your email below requesting comment from the Civil Aviation Safety Authority (CASA) on the proposed Kidman Park Residential and Mixed-Use Draft Code Amendment, as required under the Planning, Development and Infrastructure Act 2016 (the Act).

CASA has reviewed the document provided and did not find any aviation related references.

CASA is not aware of any regulated or certified civil aerodromes for which there would be an Obstacle Limitation Surface that would require protection in the vicinity of the proposed Kidman Park Residential and Mixed-Use facilities, City of Charles Sturt. CASA is also not aware of an unregulated aerodrome such as an aeroplane landing area (ALA) being within 2.5 km of this proposed facility. Enquiries regarding whether an ALA is in close proximity to the development site should be directed to the applicable department within council. Should there be an unregulated aerodrome within 2.5 km of the proposed facility, Civil Aviation Advisory Publication (CAAP) 92-1(1) Guidelines For Aeroplane Landing Areas provided recommendations for enabling the safe take-off and landing of aircraft. A copy of the CAAP can be downloaded from the following link:

<https://www.casa.gov.au/files/921pdf>.

I trust this information is of assistance.

Yours sincerely

Bec Day

[Rebecca Day](#)

Aerodrome Specialist – Developments

Air Navigation, Airspace and Aerodromes Branch

Civil Aviation Safety Authority

p: 03 9518 2781

Level 13, 720 Bourke Street, DOCKLANDS VIC 3008

GPO Box 2005 CANBERRA ACT 2601

www.casa.gov.au



Submission 12

Archived: Wednesday, 11 May 2022 9:23:39 AM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 9 May 2022 4:57:14 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Jessica

Last Name

Mercurio

Email Address

[REDACTED]

Postal Address

mercurio drive, flinders park

Phone Number**Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**

I support the development of the land at the old Metcash site to residential. However I oppose the proposal to develop 4 and 5 story apartments at the site. And the amount of land available to 3 story buildings is too great. The surrounding homes are majority single story and the build up in this small area will be out of place and disrupt the aesthetic of the area. This area by the river is scenic and peaceful- the addition of high rise buildings to the area will impact the nature/walking and bike track in a negative way.

The addition of this many additional people/cars will add to the already congested Findon Rd and surrounding back streets.

The proposed plan lacks sufficient green space to allow for such dense apartment living. Our area is beautiful in its layout and incorporation of parks and nature. I don't feel like this will be an positive addition in its current form.

I ask that it be revised to make more of an effort to fit with the surrounding areas, revise the density and the height of the proposed buildings and incorporate more green space and family friendly areas.

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/676

Submission 13

Archived: Wednesday, 11 May 2022 10:05:59 AM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 9 May 2022 7:54:19 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft 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

█ Cator Street, West Hindmarsh

Phone Number

█

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I support the proposed Kidman Park Residential and Mixed Use code amendment.

The proposed heights seem appropriate, with maximum two-storey homes adjoining the existing neighbourhood to the west of the site an appropriate step to reassure existing residents the development will not be overbearing their back yards. The higher development internal to the development and to the south overlooking the Torrens is also acceptable in my view given it will not be overbearing of existing residents.

I am pleased to see the emphasis on public open space fronting the Torrens; this is an already loved area of public green space and adding to it rather than creating a separate internal public space is good - Also pleased to see the concept plan intends to integrate the path network with the existing shared use path. Making the open space accessible to the public at an early stage in the development would be a positive gesture if it is possible to do. It may also be an opportunity to reach out to a school or community group to assist with planting/commission of artwork etc.

The added connectivity of the street network will also be of benefit to the neighbourhood, BUS STOP 209 Findon Road will be more accessible in particular for residents of the development and to the west of the site.

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/676

Submission 14

Archived: Friday, 13 May 2022 4:04:02 PM

From: [REDACTED]

Sent: Friday, 13 May 2022 2:12:33 PM

To: [Jim Gronthos](#)

Subject: Submission re Kidman Park Residential and Mixed Use Site

Importance: Normal

Sensitivity: None

Hello Jim.

We met recently at the Metcash Pop-up Information Stand Thursday 5th May where you explained the details of the plan and answered our queries.

We appreciate the time you spent with us.

We would like to make a submission regarding the proposed development.

1. The 5 level/22 metre height building be reduced to 4 level/16.5 metre height.

We feel that the 5 level building is out of keeping with the area.

2. The road traffic plans should also give due consideration to the Hartley Road intersection with Findon Road as well as the Valetta Road intersection with Findon Road.

These 2 junctions are closely linked and have heavy usage in busy times.

Kind regards

Barry and Anne O'Shea

Sent from my Galaxy

Sent from my Galaxy

Archived: Wednesday, 25 May 2022 1:49:20 PM

From: [REDACTED]

Sent: Wed, 25 May 2022 12:52:06

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use site

Importance: Normal

Sensitivity: None

Dear Jim

Just a query on the site development.

Is it proposed to keep the significant line of large trees on the Western side of the site?

They are significant size trees and I trust they will be protected under the Council laws.

Kind regards

Barry O'Shea

Sent from my Galaxy

Archived: Tuesday, 14 June 2022 10:34:45 AM

From: [PlanSA Submissions](#)

Sent: Saturday, 11 June 2022 11:36:31 AM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Barry and Anne

Family name: O'Shea

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: We are not opposed to the development. We object to any buildings higher than 3-storeys due to the following concerns: High density living. Original plan showed 240 dwellings NOW 400 dwellings Increased traffic on local roads Parking Issues Noise Pollution Does not fit with local area Loss of many trees and lack of open space Pedestrian hazards Minimal public transport along Findon Road Metcash development combined with Nazareth School and other businesses on Findon Road means Findon Road/Rowells Road will need to be changed to two lanes in each direction

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Attachment 5: No file uploaded

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

Submission 15

Archived: Tuesday, 17 May 2022 9:44:58 AM

From: [Duerden, Alex \(DIT\)](#)

Sent: Monday, 16 May 2022 5:23:39 PM

To: [Jim Gronthos csu@wtcc.sa.gov.au](mailto:Jim.Gronthos@csu.wtcc.sa.gov.au)

Subject: Suggestion for shared use (ped / cyclist) bridge over the River Torrens at Michael Reserve providing a connection to the proposed housing development at Metcash and safer access to Linear Park

Importance: Normal

Sensitivity: None

UNOFFICIAL

Hi

My issue is accessing the Linear Path to head east from Lockleys on the western side of Rowells Road. It's difficult for a cyclist to cross Findon Road to access Linear Park. My issue is related to safety, not time.

I cycle to and from my house (■ Douglas Street, Lockleys) to the CBD each day to get to and from work. I cycle from Douglas Street to Michael's Reserve then cross the River Torrens via the Findon Road bridge then use the pedestrian refuge on the northern side of the bridge to cross Findon Road to access the Linear path. I do this because it is very difficult to get down the stairs, with a bike, on the western side of Findon Road to access the Linear Path. My daughter 12 year old daughter cycles to Nazareth high school (Holbrooks Road) along the same route as well.

Cyclists and pedestrians are still vulnerable when using the pedestrian refuge on Findon Road, north of the River Torrens. A few weeks ago, both the handrails were missing so I assume a car collected them and they were replaced with new ones. Lucky it wasn't at a time

There is a PAC and traffic lights on Findon Road, south of the River Torrens; however, each of these options as a cyclists involves interacting in some way with the busy traffic on Findon Road. At the traffic lights at Rowells Road and Pierson Street, cars filter across peds and cyclists, making it very risky.

Essentially myself and my daughter (and probably anyone else in the area of Lockleys where I live) would like to access, as cyclists, the linear path underpass that goes under Findon Road. Would it be possible to provide a bridge from Michael Reserve to the northern side of the river? Now might be the perfect opportunity with the housing development about to start at the old Metcash site. This would provide easy access for the people in the new development to access Michael Reserve and would align with what the Developer has assigned as "community space" on the northern side of the river in the new development on page 78 of this document:

[Kidman Park Residential and Mixed Use Code Amendment - for consultation \(plan.sa.gov.au\)](#)

Note there is a foot bridge over the Torrens further west, at the end of Torrens Avenue, but this would add about 1.5km to the journey which is a lot for a cyclist.

I look forward to hearing back from you on this topic.

Regards

Alex Duerden

■ Douglas Street, Lockleys

Submission 16

Archived: Monday, 23 May 2022 2:14:34 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 23 May 2022 12:43:12 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Jay

Last Name

Marmo

Email Address

[REDACTED]

Postal Address

■ Swann Avenue, Flinders Park

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

As a nearby resident, I am concerned regarding the significant environmental impacts posed by the scope of this project during and after its construction. The draft code Amendment places no limit on the number of new dwellings that may be placed on the site, potentially over 400. It recognizes some increase in traffic posed by the development, but is silent on the current construction of a new Nazareth campus just 500 m to the North for up to 800 students. As such, the minor traffic impacts noted appear a gross underestimate.

The combination of these two developments along an already busy Findon road will create long lines of idling traffic near the intersection of Findon and Valletta Roads during peak hours, as well as along Hartley Road. It is already nearly impossible to turn North from Hartley onto Findon Road during peak hours.

Even making Findon road a full 4 lane road, as is hinted in the material provided, will not improve things near these intersections and will only increase the noise and traffic pollution nearby residents will have to endure.

The council owes it to the current rate payers to require a realistic, fully funded plan for mitigating the impacts of the increased traffic caused by all the additional development along Findon Rd.

This amendment should not be approved in it's current form due to these shortcomings.

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/

Submission 17

Archived: Thursday, 26 May 2022 11:24:14 AM

From: [REDACTED]

Sent: Thursday, 26 May 2022 11:17:54 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Jim

Thank you for the opportunity to comment on the Code Amendment for Kidman Park.

In the main, I support the Code Amendment.

However, I do have significant concern in relation to the northern most vehicle access/exit from Findon Road to the new land division due to its proximity to the Beltana Street access/exit on the eastern side of Findon Road.

A few years ago the Department of Transport installed bike lanes and line marked traffic islands on the stretch of Findon Road from the River to Valetta Road (with the bike lanes extending further north and south). The effect of that was to channel vehicles to 'one-lane' on the southern approach to the Valetta Road intersection with Findon Road, creating difficulty (and safety issues) for motorists undertaking a right hand manoeuvre onto Findon Road from Beltana Street. Prior to that work being undertaken, the traffic coming from a southerly direction would split into two 'lanes' (notwithstanding it was a one lane road) with most traffic keeping to the left to avoid being caught behind vehicles queueing to turn right onto Hartley Road. This enabled an easy and safe right hand turn from Beltana Street onto Findon Road. The other effect of this change to Findon Road resulted in what would seem to be more locals avoiding the right turn manoeuvre from Beltana Street onto Findon Road and using the local street network as an alternative to the main roads (although this is anecdotal).

We feel that having an exit / entry to the new land division in such close proximity to Beltana Street will exacerbate the situation and create an increased safety risk for motorists turning right onto Findon Road from Beltana Street. We would therefore appreciate your consideration of either moving or doing away with this vehicle entry/exit point.

In addition to the above, we have general concerns about the increased volume of traffic likely generated from a combination of the new land division, the new school being built further north on Findon Road and the other facilities on Findon Road which will increase congestion at the Valetta / Hartley intersections and believe that the traffic modelling for the new land division should take into account the impacts of the land division on that intersection and whether it is time to consider coordinated signalised intersections for Hartley Road / Valetta Road.

I will be away all of June and into July and consequently wont be seeking to make a deputation. However, I would appreciate you taking these concerns into account when considering the consultation responses.

Regards

Jan and Chris Cornish

Submission 18

Archived: Tuesday, 31 May 2022 9:44:12 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sunday, 29 May 2022 3:43:13 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Marissa

Last Name

Panazzolo

Email Address

[REDACTED]

Postal Address

████ Valetta Road Kidman Park

Phone Number

██████████

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Very disappointed and quite angry about what is proposed to redevelop this land.

It is on this basis that I wish to express my view and I sincerely hope that Council takes this on board. First and foremost, I am opposed to the zones offering any construction above 2 levels. If this is attempting to create something similar to West at West Lakes, then I am NOT in support at all of what Council is proposing. West to be frank, looks terrible (it is predicted by many to look like a ghetto in the next few years), because the townhouses and apartment blocks all look like cheap boxes and if this is the same concept that will be applied, I see the value of houses in the area decreasing and that affects me and my family who also have properties in the area.

I am also of the view that this proposal to cram into an area multiple residences, particularly multi-storey residences, will greatly increase the amount of traffic when it is already very congested during peak traffic times and school drop off/pickup times along Rowells, Findon and the Valetta Road and Hartley Road intersections. Add to this the new Nazareth College 11-12 campus opening mid 2023 and this will be much worse.

What I find hypocritical by Council in even allowing such a proposal is that it this re-zoning of the land seems to contradict Council's new Climate Change policy, that is with all the additional vehicles. Furthermore, there does not seem to be enough green space to support Council's stance on being green, again in conflict with the Climate policy. What is also not apparent on the proposal is the width of the streets. It is hoped that the streets are going to be wide enough for two cars to pass each other even if there are parked cars on either side of the street. What is a concern with many new developments in the City Of Charles Sturt is the streets are so narrow that if there are cars parked on either side it is difficult sometimes for one car to pass through. A clear example of this is St. Clair.

Unfortunately, rumours have suggested that up 850 residences are proposed so this is a huge concern and it simply feels like Council is attempting to create an

opportunity to claim more council rates, without considering the impacts.

For the reasons stated above I sincerely hope that the Councillors consider all responses and do not approve any development above 2 storeys. This land, if it proceeds to be developed should be in line with what was done on the other side of Rowells road similar to the housing in Mercurio Drive, where stylish homes can be built and they are of a reasonable land size i.e. no less than 350 square metres. This would reflect the neighbourhood and the current environment and increase the value of the area.

Again, I sincerely hope that Council listens to local residents and considers the impact on the aesthetics of the area, the environment, the infrastructure, and the value of properties.

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/676

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Submission 19

From: [Telstra](#)

Sent: Monday, 30 May 2022 10:17:35 AM

To: [Jim Gronthos](#)

Subject: Kidmark Park redevelopment

Importance: Normal

Sensitivity: None

Archived: Tuesday, 31 May 2022 12:19:06 PM

My concern about about the development of the Metcash site is about the huge amount of traffic entering and leaving Findon road Findon road already carries a steady stream of traffic, I feel a major bottleneck could occur with motorists taking risks getting in and out of the new development. Margaret Wendelborn ■ Canino Drive Kidman Park 5025

Sent from my iPad

Archived: Tuesday, 14 June 2022 12:24:51 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 15:29:53

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Margaret

Family name: Wendelborn

Organisation:

Email address: 

Phone number: 

Comments: I object as a close resident of the proposed Kidman Park Code Amendment plan I feel that the density of it is overwhelming. At peak times the traffic trying to access Findon Road would cause immense difficulties especially as Findon Road has a steady flow of traffic already.

Attachment: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Submission 20

Archived: Wednesday, 1 June 2022 8:42:59 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 31 May 2022 11:09:16 AM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Dennis

Last Name

Hartnett

Email Address

[REDACTED]

Postal Address

■ Kooralla Grove Kidman Park 5025

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Firstly let me say that i have been at my address for 51 years. In recent time there has been greater traffic flow and I believe that with the following changes in the area this will grow substantially.

1. Proposed new Kidman Park Residential Development. 2, New Developments taking place on Findon Road between Valletta Road and Grange Road. 3, Likely hood of a development on the Institute of Sport site-Valletta Road. It is believed that the Institute will be vacating the premises in the near future. 4. Older houses being demolished with 2 new residences if possible replacing the one that was there. Additional traffic and residents will add to parking problems at the Findon and Fulham Gardens Shopping centres.

Currently the Kidman Park area still has a typical suburb feel about it.

I cannot see any reason for building 3 ,4 and 5 story buildings as i believe that where large numbers of people congregate trouble sooner or later follows.

Sometimes such building proposals can be fueled by greed by concerns with a vested interest.

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

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Submission 21

Archived: Thursday, 2 June 2022 10:21:16 AM

From: [REDACTED]

Sent: Wed, 1 Jun 2022 15:29:08

To: [City of Charles Sturt](#)

Subject: FW: Kidman Park Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Resent this as was rejected by the email that was listed on the letter sent to me.

Sent to this email after discussion with your personnel.

If you need to discuss this, I can be contacted on [REDACTED]

Thanks

Chun

From: [REDACTED]

Sent: Wednesday, 1 June 2022 1:15 PM

To: 'igronthos@charlessturt.sa.gov.au' <igronthos@charlessturt.sa.gov.au>

Subject: Kidman Park Mixed Use Draft Code Amendment

Re the proposed development at the old Metcash site on Findon road, on the proposed concept plan figure 2 it shows a street access onto Findon road in front of my property at 331 Findon road Flinders park. This should be a dead end street like Mercurio Drive. It is difficult to get out of my driveway now during peak hour traffic to drop the kids and pick them up. With this development proposed you are adding 250 plus new residences and 250 plus new cars during peak hour times to Findon road.

Thanks

Chun



Virus-free. www.avq.com

Submission 22

Archived: Thursday, 2 June 2022 2:00:29 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 2 June 2022 11:40:13 AM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Mari

Last Name

Van der Spuy

Email Address

[REDACTED]

Postal Address

■ Canino Drive, Kidman Park, 5025

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Use the West Lakes development as a guide for how a residential development in a middle class area should look. 1 apartment building for aged care, the rest should be max 2 storey height. Adding in more apartments will increase traffic considerably and reduce the house price across Kidman Park. Keep to the family feel of this neighbourhood.

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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Submission 23

Archived: Thursday, 2 June 2022 3:54:00 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 2 June 2022 3:16:12 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Bruce

Last Name

Amos

Organisation (if relevant)

Nil

Email Address

[REDACTED]

Postal Address

[REDACTED] Garden Tce

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

This proposed development is out of all character with the adjacent urban area. It presents a significant negative impact on the existing road infrastructure in terms of the additional traffic and its intrusion into the natural skyline, in terms of what is considered normal for this suburban area and is not in keeping with current developments.

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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Submission 24

Archived: Monday, 6 June 2022 9:38:23 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 3 June 2022 1:12:18 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Gavin

Last Name

Colville

Email Address

[REDACTED]

Postal Address

█ Lee Street, FULHAM GARDENS SA 5024

Phone Number

█

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Personally I am furious that this proposal has been initiated by Charles Sturt Council. What happened to the original plan that was being promoted by the developer approximately 12 months ago? I use and hold dear the linear trail and I have no doubt that mass development will do but one thing- decrease the serenity and ambience of the area. Not to mention significantly increased traffic on both Findon Rd and Valetta Rd, in particular the hazardous intersections of these two roads, as well as Findon Rd and Hartley Tce. I encourage you to visit these locations bt 3pm and 4.30pm.

For all Charles Sturt Counsellors, I ask- why do you continue to neglect the voice of your current residents? How can a reduced quality of living- yes that is how we feel, be a desired outcome of your role.

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/676

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Submission 25

Archived: Monday, 6 June 2022 10:19:45 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 3 June 2022 5:24:12 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Lynton

Last Name

Pearce

Organisation (if relevant)

NA

Email Address

[REDACTED]

Postal Address

[REDACTED] Azalea Drive, Lockleys

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Based on the submission of Charles Sturt with regards to their opposed position of the Pierson St, Lockleys code amendment, I am absolutely flabbergasted by the complete 180 degree turn about buy council. During the public consultation for the Lockleys code amendment, I was told by Jim Gronthos that council wanted to keep control of the Kidman Pk code amendment by applying separate to the developer so as to design a subdivision that would be sim pathetic to the area. Initial suggestion would have been single and two story homes throughout with the exception of o 3 to 4 story opposite the dog park as a combination of caffe/ shops with apartments above. Now council is wanting to fill the site with dozens of multi hi rise 4 and 5 stories hi through out. Charles Sturt also invited myself and another Lockleys neighbor Karl Martin to come to your council meeting on deputation to share how opposed Lockleys residents were with the Lockleys code amendment. It should be noted that after our own public meeting which included all council members for West Torrens, CEO, mayor, councilors, MP's Tom Koutsantonis and Matt Cowdrey and nearly 1000 members of the public, all of whom were asked if they were opposed to development. Unanimous decision was no but when asked about the code amendment being applied for with plan SA, again unanimous response, No to the current code amendment being applied for. There has also been a petition with near 700 signatures presented to the house of Assembly pleading for the planning Minister to reject the code amendment for Lockleys. It seems to me Charles Sturt Council are more interested in revenues from the excessive multi hi rise apartments than they are interested in giving the people want they want and destroying what is left of the River Torrens Linear Park. Once these hi rise apartments encroach the River it will be too late, once it's gone it's gone!

The question then is what is to come of our beautiful city if we allow inappropriate development to continue anywhere especially on a heritage list park like we have here now, where does it stop?

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

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Submission 26

Archived: Monday, 6 June 2022 10:29:57 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 4 June 2022 2:05:12 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Kelly

Last Name

Valenzisi

Email Address

[REDACTED]

Postal Address

■ Artarki Ave Kidman Park

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I am writing to advise that the decision to allow pedestrian access into Artarki Ave from the new development "Metcash Site" should be revised as with multiple story buildings and high density living arrangements we are concerned there will not be enough parking within the zone. Leaving Artarki ave separate from the new re-zone forces residents to park within there limits. we are concerned by opening a pedestrian access might force residents to park within our street and walk across to the new zone which will impact Artarki Ave. We are a small street with a great community vibe, we wouldn't want issues of yellow lines and permit allocation Infront of our homes due to a new development which can impact parking in the future. We are concerned of this proposal and all the street parking within the new zone and the impact on the siding areas

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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Submission 27

Archived: Monday, 6 June 2022 10:40:40 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sunday, 5 June 2022 8:44:12 AM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Stephanie

Last Name

Kipirtoglou

Email Address

[REDACTED]

Postal Address

█ nikou crt Fulham gardens 5024

Phone Number

█

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Happy for it to be rezoned as long as infrastructure ie roads are made wide so parking is able to be achieved to not impact traffic flow.

And adequate parks and recreation is balanced in the space. Not all for public housing.

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/676

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Submission 28

Archived: Monday, 6 June 2022 10:47:12 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sunday, 5 June 2022 10:11:20 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Lisa

Last Name

Blackwell

Email Address

[REDACTED]

Postal Address

■ Borthwick Street Henley Beach SA

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Concerned about the height of the proposed development, particularly the 4 & 5 level buildings. I feel these are too high and would not fit with the look of the existing area

Also, I can see that an intersection upgrade is proposed for Valletta and Findon roads. But what is the proposed traffic treatment for the additional vehicle access points? Will these contribute to congestion of this intersection?

I welcome the use of green space in the design

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/676

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Submission 29

Archived: Monday, 6 June 2022 1:16:17 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 6 June 2022 11:20:13 AM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Jo-Anne

Last Name

Galea

Organisation (if relevant)

One Rail Australia

Email Address

[REDACTED]

Postal Address

[REDACTED] Stokes Crescent, Kidman Park, SA, 5025, AUSTRALIA

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I do not support this proposal or any other future low/mixed density housing projects. Over the past few years, Kidman Park has seen many high-density/mixed developments that have created many problems with insufficient parking. Hi-density developments will become the "slums of tomorrow".

In my neighborhood, there are two-story homes being squashed into small blocks with inadequate parking with more and more cars being parked on the street. Why can't you be more like the shire that looks after Lockleys and Glenelg? It's time to get a backbone and stop yourselves being pressured by greedy developers and do what is best for the people you're supposed to be representing.

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/676

Submission 30

Archived: Thursday, 9 June 2022 7:09:30 AM

From: [PlanSA Submissions](#)

Sent: Wednesday, 8 June 2022 10:57:52 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Alisha

Family name: Williams

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I would like to request that within the public open space, consideration be given to the inclusion of a basketball ring/netball ring/permanent table tennis etc. Refurbishment has occurred to playgrounds in the area however the teenage population has been forgotten. Given the density of the proposed rezoning, the number of young people in the area will obviously increase. We do not need more playgrounds - we need diverse entertainment for older children/teens. A basketball ring has been developed in Adelaide that retracts at a certain hour if noise is a consideration.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Submission 31

Archived: Thursday, 9 June 2022 2:31:36 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 9 June 2022 2:28:16 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Graeme

Last Name

Williams

Email Address

[REDACTED]

Postal Address

David Ave Findon

Phone Number**Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**

Buildings should be no higher than 3 stories as neither Findon Road nor Valetta Road will be able to handle the increase in traffic otherwise. Streets should be wide enough to allow for parking on both sides and still allow for emergency vehicles access. Garages must be wide enough to allow vehicles to park in them instead of on the street.

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/676

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Submission 32

Archived: Thursday, 9 June 2022 3:38:42 PM

From: [PlanSA Submissions](#)

Sent: Thursday, 9 June 2022 3:04:42 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Christine

Family name: Burford

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am concerned that a development of four-five storeys will spoil the amenity of the area. From the proposal it appear there will be some 227 allotments which must add to traffic issues in the area. This might lead to further development of this type in Kidman Park.

Attachment: No file uploaded

Attachment 2: No file uploaded

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Submission 33

Archived: Tuesday, 14 June 2022 9:14:58 AM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 9 June 2022 7:15:14 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Therese

Last Name

Dunlop

Email Address

[REDACTED]

Postal Address

Unit [REDACTED] number [REDACTED] Motley Ave

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Most of the development should be single storey and 2 storey with a small number of three story dwellings. This is in keeping with a residential suburb and sympathetic with the linear park precinct.

Already Findon Road/Rowell road is very busy. The current plan will make this road exceptionally congested as most residents will use cars for transport because of limited efficient public transport close by.

I would favour more open space incorporated into the design.

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/676

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Submission 34

Archived: Tuesday, 14 June 2022 9:26:48 AM

From: [Jill Purdy](#)

Sent: Friday, 10 June 2022 7:37:21 AM

To: [Jim Gronthos](#)

Subject: Fwd: Metcash development site

Importance: Normal

Sensitivity: None

Sent from my iPhone

Begin forwarded message:

From: Jill Purdy <[REDACTED]>
Date: 10 June 2022 at 7:06:33 am ACST
To: council@charlessturt.sa.gov.au
Subject: Metcash development site

☐To whom it may concern,

I would like to express my great concern at the new development of the Metcash site. While I am not opposed to its development, or even the fact that I realise it will be high density living, I am appalled to find some buildings will be up to 5 stories, thereby making it an incredibly dense number of people living in a small zone. The infrastructure of roads in that area simply cannot safely cope with such a high number of people and extra traffic. Already traffic is congested in the area and in peak hour cars look to avoid the main roads by taking side streets. It is dangerous to attempt to turn right onto Findon road at peak hour. Extra traffic, even with lights, will make the embankment of traffic unmanageable. This has been the case on the corner of Holbrooks and Hartley road where two schools are opposite each other and at times the traffic banks back to the football oval on Hartley road. And that's without the extra enormous number of cars that would be added to it from the Metcash development. On Valetta road there can be a large banking of cars in peak hour waiting to turn onto Findon road. It can be difficult to enter Valetta road during peak hour from any surrounding side streets. How the council could possibly think such high density housing in the area would be ok is beyond me!! This is simply a money making exercise, with no care for the local residence or impact on the area. The infrastructure simply cannot cope with this! It is struggling now!

You must reconsider the density level of the housing planned at the Metcash site and stop thinking about the money to be made. Rather think about the quality of the location for residence to live in. This would not happen if we lived in the eastern suburbs!!

Kind regards,
Jill & Gary Purdy

Sent from my iPhone

Submission 35

Archived: Tuesday, 14 June 2022 9:56:31 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 10 June 2022 12:31:14 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Gilda

Last Name

Melillo

Email Address

[REDACTED]

Postal Address

Findon Road

Phone Number**Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**

I believe the Sub-zone highlighted area should only be Max 2 level height on the perimeter bordering Valetta road, any higher structures should be inwards behind perimeter (2 level) buildings.

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/676

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Submission 36

9 June 2022

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

Dear Sir/Madam,

Re: Kidman Park Residential and Mixed-Use Code Amendment

I refer to the email dated 7 April 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. 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.
- 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 Kidman Park Residential and 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

Submission 37



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 652-386

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

Dear Mr Gronthos

Kidman Park Residential and Mixed Use Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the consultation version of the *Kidman Park Residential and Mixed Use Code Amendment* ('the CA').

The affected area comprises the former Metcash food distribution warehouse at 404-450 Findon Road, Kidman Park and warehouses and offices at 5-7 Valetta Road, Kidman Park.

The proposed CA will rezone the entire affected area from the Strategic Employment Zone to an Urban Renewal Neighbourhood Zone, with the north-eastern portion of the affected area being subject to the Mixed Use Transition Subzone. In addition, the following additional Planning and Design Code Overlays will be applied to the affected area:

- Affordable Housing Overlay
- Noise and Air Emissions Overlay
- Future Road Widening Overlay
- Stormwater Management Overlay, and
- Urban Tree Canopy Overlay.

The affected area is approximately 12.6 hectares in area and it is envisaged that the rezoning would facilitate low to medium density residential development and complementary mixed use commercial development. The affected area adjoins the River Torrens (Karrawirra Parri) Linear Park.

Site Contamination

The EPA has reviewed the following report, provided by the applicant to support the CA:

- *Environmental Condition – Site Contamination Study – December 2021 – J174764 – Fairland Group Pty Ltd – Cnr Findon & Valetta Roads, Kidman Park* ('the site contamination report').

The site contamination report divides the affected area into three areas:

- Area 1: 404-406 & 436-450 Findon Road, Kidman Park
- Area 2: 5 Valetta Road, Kidman Park, and
- Area 3: 7 Valetta Road, Kidman Park.

The site contamination report identifies multiple potentially contaminating activities ('PCAs') have occurred onsite including:

- Storage of more than 500 litres or more of a liquid listed substance, associated with seven underground fuel tanks
- Importation of fill materials
- Motor vehicle repair or maintenance, and
- Use of the site as a laboratory.

Area 1

Area 1 is subject to a section 83A notification to the EPA due to the presence of petroleum hydrocarbons and chlorinated hydrocarbons in groundwater at the site. The site contamination report details intrusive assessments of soil, soil vapour and groundwater undertaken at the site. The report further identifies site contamination or indications of site contamination within Area 1, including:

- Chlorinated hydrocarbons in soil vapour above screening criteria for both a residential and commercial / industrial land use
- Asbestos fragments in soil, and
- Variable fill inclusions such as glass, ash and brick.

It is noted that a site contamination audit for Area 1 was commenced on 30 November 2021. The purpose of the audit is to:

- Determine the nature and extent of any site contamination present or remaining on or below the surface of the site
- Determine the suitability of the site for a sensitive use or another use or range of uses, and
- Determine what remediation is or remains necessary for a specified use or range of uses.

The completion of the audit will provide certainty that the site can be made suitable for the proposed sensitive land uses.

If the audit has not been completed prior to development application ('DA') being lodged for land division and/or more sensitive land uses, the site contamination assessment scheme (enacted via the *Planning Development and Infrastructure Act 2016*, *Planning Development and Infrastructure (General) Regulations 2017*, the *Planning and Design Code* and *Practice Direction 14: Site Contamination Assessment 2021*) will apply.

Areas 2 and 3

Site contamination investigations undertaken for Areas 2 and 3 are currently limited to desktop investigations.

Areas 2 and 3 are not included in the site contamination audit that commenced on 30 November 2021.

Additional site contamination investigations (likely detailed site investigations) will need to be undertaken to understand whether site contamination exists, and if so to determine the nature and extent of site contamination and to inform decisions regarding the need for remediation, to give certainty that the site can be made suitable for the proposed residential land uses.

The required additional investigations can be submitted with future land division or change of land use DAs and considered according to the site contamination assessment scheme.

Stormwater management and Water Sensitive Urban Design

Any intensification of urban development should include stormwater drainage systems that are designed to maximise the interception, retention and removal of waterborne physical, chemical and biological pollutants prior to their discharge to stormwater systems or receiving waters and including culverts and creeks.

Water Sensitive Urban Design (WSUD) is a well-recognised approach to managing water in urban environments in a way that minimises impacts on the natural water cycle in an integrated, holistic manner. Through careful design, construction and maintenance, WSUD can support multiple objectives such as water quality and conservation, flood management, enhanced amenity, as well as the protection of biodiversity and ecosystem integrity.

WSUD measures, which may be applied to the proposed area include:

- erosion and sediment control during construction
- detention and use of roof water for hot water, laundry, toilets and irrigation
- detention (treatment) and use of stormwater for irrigation (e.g. on-site detention tanks, ponds, wetlands, aquifer storage and recovery)
- detention, treatment and reuse of grey water for irrigation (e.g. greywater systems, reed beds)
- retention of stormwater through infiltration (e.g. porous paving, soakage pits/trenches)
- specially designed landscaping to treat and utilise stormwater (e.g. swales, rain gardens), and
- protection of existing vegetation to minimise site disturbance and conserve habitat.

This CA proposes to apply the Stormwater Management Overlay to the entire affected area. The intent of the Stormwater Management Overlay is to achieve development that incorporates WSUD techniques to capture and re-use stormwater.

The EPA supports the application of this Overlay.

For further information on this matter, please contact Melissa Chrystal on 8204 1318 or Melissa.Chrystal@sa.gov.au.

Yours sincerely

James Cother

PRINCIPAL ADVISER, PLANNING POLICY & PROJECTS
PLANNING AND IMPACT ASSESSMENT
ENVIRONMENT PROTECTION AUTHORITY

10 June 2022

Submission 38

Archived: Tuesday, 14 June 2022 10:51:16 AM

From: [PlanSA Submissions](#)

Sent: Sat, 11 Jun 2022 13:00:06

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Aaron

Family name: Pignotti

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Current medium density housing in this and neighbouring areas is creating a huge amount of additional congestion on the roads and in the side streets. Perhaps council should be upgrading the local infrastructure before packing in more people into an area to maximise their profit margins.

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Attachment 5: No file uploaded

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

Submission 39

Archived: Tuesday, 14 June 2022 11:40:04 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 11 June 2022 2:10:17 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

David

Last Name

Goreham

Email Address

[REDACTED]

Postal Address

██████████ Frogmore Road, Kidman Park SA

Phone Number

██████████

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

1) Poor notification regarding this development, contacted council and was advised would be kept informed.

NEVER HAPPENED

2) Only found out about 10-6-2022 meeting via a letter box drop. 3 Days notice NOT GOOD ENOUGH

3) With consideration to current and no doubt future developments Traffic flows Pierson Street Lockleys

Metcash Findon

Kidman Estate / Adele Street Grange Road.

Nazareth School Development

Sport Institute Valletta Road

As well as a number of potential Significant parcels of land located on Findon Road

4) The first submission council received of approximately 230 structures of two story was accepted by a high majority of those who attended should be noted

5) Current proposal of 3 plus does not fit with existing areas buildings.

6) The overview by Fairland is a glossary of standard clauses to promote the development without substance in a number of points. It over looks issues which may need further investigation.

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/676

Submission 40

Archived: Tuesday, 14 June 2022 11:47:04 AM

From: [PlanSA Submissions](#)

Sent: Saturday, 11 June 2022 7:34:30 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Josephine

Family name: Abrantes

Organisation: Nil

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object as the high density housing proposed does not fit in with Kidman Parks character or the many family homes nearby. I am not opposed to the development, however I object to anything higher than 2 storeys due to the following concerns: high density living Much increased traffic on local roads Parking issues Increased noise pollution Pedestrian hazards Loss of trees or lack of open space

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Attachment 5: No file uploaded

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

Submission 41

Archived: Tuesday, 14 June 2022 11:54:52 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 11 June 2022 10:36:16 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Stella

Last Name

Raschella

Email Address

[REDACTED]

Postal Address

██████████ Frogmore Rd Kidman Park sa 5025

Phone Number

██████████

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I don't object to development and more housing for the area but the scale of this proposal does not fit in with the character of Kidman Park and the existing family friendly homes. The indicative plan of June 2021 with 237 homes with max 2 stories is more sustainable than the proposed 400 dwellings. High density living is usually complimented by strong public transport infrastructure eg rail/tram/bus/road. Findon Road only supports one bus line so the reliance of car transportation means a substantial increase to traffic along the Findon rd between Grange & Henley Beach Roads. Will there be turning lanes on Findon rd for residents to turn into/out of the development? Is Findon Rd really wide enough to accomodate this? Assuming most but not all households have 2 cars this could mean upto an extra 700 cars to be garaged. Will there be underground parking for residents or will it all be street parking for the residents? Where will visitors park? Or will the surrounding streets need to be used? Traditional homes offer lock up garages/car ports etc which apartment living does not offer. The congestion on Findon/Valetta rds, Findon/Pierson rds & Findon/Hartley rds is going to be a nightmare with the extra traffic. Will there be turning lanes on Findon Rd for residents to turn into/out of the development given the width of Findon Rd? This will add to the traffic congestion. Furthermore once Nazareth College opens up with teachers/students driving, the level of traffic on Findon road will only increase and cause further congestion. Will the roads within the development accommodate a Garbage/Fire Trucks adequately as we don't want the same issues that the residents of The West - stage 1 development have...parked cars being swiped because of narrowness of the streets. Does the date of the traffic survey truly represents a post covid time line? More people are travelling back into the office so Findon Road today is would potentially be busier now than at survey time. Finally, why didn't council send out letters/mail drops to residents of the effected area. Kidman Park has a high ethnic population whereby english is no their first language, retired, have lived in their homes for > 20 years plus. Not everyone has a computer so a lot of resident can't search the councils website or they don't have family to help them. The local paper use to keep the community informed but this is no longer an option so more needs to be done by the council in matters like this.

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/676

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Submission 42

Archived: Tuesday, 14 June 2022 12:02:29 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 9:22:18 AM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Roman

Family name: Washyn

Organisation: Resident

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: As a nearby resident in Artarki Street I am concerned with the significant traffic increase and the effect the latest plan will have on existing road network and infrastructure which is already near capacity. The initial proposal of 3 story maximum was only just acceptable. I see no community benefit in the small open space which is only there to help sell the apartments. This space will only receive direct sunlight in the midday. I also object to the removal of the stand of mature trees along the western boundary. They should be incorporated into the buffer zone. I would also like to see how much revenue the Council would lose if the initial plan was adopted with the resultant loss of rates etc.

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Attachment 5: No file uploaded

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

Submission 43

Archived: Tuesday, 14 June 2022 12:17:52 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 15:23:07

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer
type: Member of the public

Given name: Louise

Family name: Whitney

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

Comments: I object as a frequent user of Findon Road to this over development. High density housing in a small area is not in character with the homes nearby. Especially a five level building seems excessive The removal of trees will be detrimental to the current natural environment and the future pollution will be devastating. The removal of large established trees should be avoided.

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3: No file uploaded

Attachment
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Attachment
5: No file uploaded

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

Submission 44

Archived: Tuesday, 14 June 2022 12:30:00 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 18:03:24

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Serin

Family name: Halliday

Organisation:

Email address: 

Phone number: 

Comments: I object to the high density development that is being proposed in conjunction with changing the planning and design code for this area. This area already has traffic issues which would be further increased with a high density development. Such a development would be an eyesore along the river area, blocking both light and the flow of air, and does not fit in with the character of the area. This area is well suited for residential development in a similar vein to adjacent areas, which includes single and two level housing, with green yard space included. Anything higher than two levels is not appropriate in this environment.

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Attachment 5: No file uploaded

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

Submission 45

Archived: Tuesday, 14 June 2022 12:35:19 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 7:33:04 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Gerrit

Family name: Koldenhof

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Not in favour of four and five storey buildings. I am concerned about the increased volume of traffic, I believe this prime land close to the beach/city/airport should be normal residential dwellings. One & two storey houses.

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Attachment 5: No file uploaded

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

Submission 46

Archived: Tuesday, 14 June 2022 12:41:20 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 8:05:13 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Chun

Family name: Wong

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am not opposed to the development, however I do oppose any traffic exiting in front of my residence at [REDACTED] Findon road, as it is difficult to leave my property now during peak traffic and is dangerous now. Also the increased noise pollution from all the traffic. Should mix up the levels, reduce the open space, so there is a good mixture of people who like to live in flats and 2 story homes.

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

Submission 47

Archived: Tuesday, 14 June 2022 12:47:21 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 20:16:13

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer
type: Member of the public

Given name: Cherry

Family name: Koldenhof

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

Comments: There is too many high density housing in the proposed plan. The 5 storey building will just too big. The increase housing will cause too much traffic on findon and valetta rd. I do not like this proposal at all.

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

Submission 48

Archived: Tuesday, 14 June 2022 12:59:24 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 21:30:27

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Timothy

Family name: Pienaar

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Chief Executive Officer, City of Charles Sturt. I am a resident of Kidman Park, in close vicinity to the proposed rezoning and future development of the Metcash site. My concerns are as follows: Traffic There is already an increase in traffic at Valetta Rd/Findon Rd/Hartley Rd. The intersection at Henley Beach Rd turning right from the city into Rowells Rd is a point of congestion and will deteriorate even further. Suggestions of improved road networks in the area will take time and disruption and will still need to accommodate an increase in dwellings and residents regardless. What is the remediation plan? Has there been any consideration of improving the path along the Torrens all the way to the city to make it smoother, safer, and more cycle friendly to encourage alternative transport means? Environment The proposed number of dwellings and number of apartments/storey's can only increase waste, pollution, noise and service demands. Is there an environmental plan associated with these developments? Shouldn't we be encouraging more green space, community gardens and sports fields. What is the load placed on the Torrens and walking/cycling paths with additional people in the area, particularly if the household numbers are much greater due to apartments living. Aesthetics Buildings of 4-5 storey's high are not in keeping with the architecture of the suburbs of Kidman Park, Flinders Park, Brooklyn Park, Findon nor any of the Western Suburbs of this area. It would be an eye-sore in a suburb previously known for its market gardens and traditional family sized blocks of land. Surely it must be attractive to have a decent block of land, and not create a high density environment where everyone is living on top of each other. Apartment blocks soon become outdated and tired looking. Services How will we ensure our utilities are not disrupted? Is supply pressure is not diminished to the residents through dilution Why do we need to go to high density living?

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

Submission 49

Archived: Tuesday, 14 June 2022 1:37:00 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 09:53:03

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: GLEN

Family name: KIDMAN

Organisation:

Email address: [REDACTED]u

Phone number: [REDACTED]

Comments: Dear sir / madam After attending a recent community meeting last Fri I offer the following I believe the height restrictions should be those in the June 21 paperwork ie not the higher storey proposal now being sought The higher levels are not in keeping with the Linear Park I don't believe there was a traffic report that considers the implication of all developments in the immediate area eg New Nazareth school , State sports center future development , other infill housing etc There is a single lane bridge plus antiquated roads and intersections which will possibly not cope with increased traffic flows long after the developers have departed Thanks Glen

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

Submission 50

Archived: Tuesday, 14 June 2022 2:00:55 PM
From: [PlanSA Submissions](#)
Sent: Mon, 13 Jun 2022 11:24:45
To: [Jim Gronthos](#)
Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Iggy

Family name: Marcinkowski

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: - For context, my back fence is ~30.5m of the proposed development boundary. - Under the current proposal, this will see a number of two storey dwellings on my boundary which will result in noise pollution from an increased number of people (all backyards will likely face the existing fence line / my boundary) and potential loss of privacy from the upper storey's. Current building practices show that dwellings consume the majority of the site which could see living areas and pools directly on the fence line, leaving no buffer, an increase in noise and reduced wellbeing. - Propose the current row of mature trees remain to shield current residents in the area from the new development. This row of trees could be used for open space. Retaining the trees will help retain the vibrant bird life and provide privacy. - The increased density, (3 - 5 storey) buildings is not fitting with the area and will bring more vehicle movements, creating issues with traffic on Findon, Valetta and Harley roads all currently congested in peak times. A revision of traffic studies is suggested to reassess the impacts of multiple developments combined - Kidman Park, Lockleys, Nazareth High and the future development of the Sport Institute site.

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sent to

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

Submission 51

Archived: Tuesday, 14 June 2022 2:06:25 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 11:36:01

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: John

Family name: Fisher

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Further consideration is required on 1. Traffic Flow - Valetta Rd intersection AND Hartley Rd (which is within 100 metres and already a problem spot). The street accesses on to Findon Rd (3) will create further congestion with the Pierson St intersection and further cluster development proposed close to that intersection. 2. The pedestrian access only at the Northern end of the subdivision should be "swapped" with the final street at the end to clear further congestion heading towards Valetta Rd traffic lights. 3. Commuters from the subdivision will not turn left and head North along Findon Rd when going to the Fulham Gardens or West Lakes Shopping Centres or the Beach - they will use either the new Street on Valetta or more likely Artarki Ave ---->Kooralla Grove with higher traffic levels in that area. 4. Cluster housing in the new subdivision will create much higher on street parking with more 2 car families. 5. Maximum height of apartments should be 4 levels to have some compatibility to the area.

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

Archived: Tuesday, 14 June 2022 4:27:55 PM

From: [Colton EO](#)

Sent: Tuesday, 14 June 2022 10:28:50 AM

To: [Jim Gronthos](#)

Cc: [John Fisher](#)

Subject: RE: Kidman Park Code Amendment

Importance: Normal

Sensitivity: None

Good morning Mr Gronthos,

I write to ensure that the below submission from Mr John Fisher has appropriately been received.

Thanks and kind regards,

Matt Cowdrey OAM MP

Member for Colton | Shadow Treasurer

P: (08) 8353 1111 | E: colton@parliament.sa.gov.au

W: www.mattcowdrey.com.au | F: www.facebook.com/MattCowdreyColton

2A/130 Valetta Road, Fulham Gardens SA 5024



From: John Fisher <[REDACTED]>

Sent: Monday, 13 June 2022 12:06 PM

To: igronthos@charlessturt.sa.gov.au

Cc: Colton EO <Colton@parliament.sa.gov.au>

Subject: Kidman Park Code Amendment

Following my attendance at the Community Meeting at the Lockleys Football Club on 10/6/2022, I submit the following comments

Further consideration should be given to:

1. Traffic Flow - Valetta Rd intersection AND Hartley Rd (which is within 100 metres and already a problem spot). The street accesses on to Findon Rd (3) will create further congestion with the Pierson St intersection and further cluster development proposed close to that intersection. I'm not sure enough thought has been given to considering the JOINT IMPACT of both developments in terms of the congestion it will probably create.
2. The pedestrian access only at the Northern end of the subdivision should be "swapped" with the final street at the end to clear further congestion heading towards Valetta Rd traffic lights (while also being aware of ingress and egress requirements for the future development of the parcel on the cnr of Valetta and Findon Rds as yet unknown) .
3. It is almost certain that commuters from the subdivision will not turn left and head North along Findon Rd when going to the Fulham Gardens or West Lakes Shopping Centres or the Beach - they will use either the new Street on Valetta or more likely Artarki Ave ---->Kooralla Grove with higher traffic levels in that area.

We have already found in our Street (Margaret St) that commuters travelling down Frogmore Rd are avoiding the roundabout congestion at peak times and travelling down Margaret St as a "short cut" to the lights at Valetta/Findon Rd.

This will be no different.

4. Cluster housing in the new subdivision will create much higher on street parking with more 2 car families.

5. Maximum height of apartments should be 4 levels to have some compatibility to the area. I personally would have liked to have seen a North- South Buffer Zone along the strip adjacent to existing residential housing but at the very least a required tree planting screening program to give privacy to those residents.

Please note I have already lodged similar documentation on the Government Planning site.

John Fisher

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Submission 52

Archived: Tuesday, 14 June 2022 2:13:07 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 12:46:12

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Ann

Family name: Hofen

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I strongly support that this plan is amended for the following reasons. Findon/Rowells Rd is a single lane road with a single lane bridge. It is not a transport corridor and does not have close bus or trains to the city. There is no major shopping centre with carpark capacity to hold all the extra spaces that would be needed e.g. Findon Shopping Centre/Fulham Gardens Shopping Centre. There are already a great deal of cars which use Holbrooks Rd, Garden Tce, Pierson St, Rowells Rd as a shortcut. This will increase traffic volume and I would be greatly concerned with regard to pedestrians safety, Garden Tce has too much traffic already, the bus drivers must find it extremely stressful to navigate in peak hours. It is the same on Hartley Rd in peak hours, hard to turn left onto Findon/Rowells Rd and impossible to turn right. Henley Beach Rd, especially at Holbrooks and Marion and also South Rd intersection will create a greater bottleneck than they are now. The proposed development is not sympathetic with the Lockleys and Kidman Park suburbs which are mainly single story dwellings with easy access to a peaceful and quiet Linear Park. We have plenty of trees and open spaces providing a calm habitat for native animals. I cannot imagine where residents are supposed to park their cars. If each household only has 1-2 cars, there will not be enough parking. How will emergency services vehicles and garbage collection trucks have enough room to manoeuvre? The 5 story residences would give no privacy to any of the surrounding dwellings, new and old and even though we are not so close. I wouldn't be surprised if the residents could see into our own backyard. I also am concerned with other issues such as noise, rubbish and social issues which high density living can bring. The previous plan which was published in June 2021 was much more appealing with regard to number of allotments and keeping building heights at a reasonable level.

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

Submission 53

Archived: Tuesday, 14 June 2022 2:19:56 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 14:37:48

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: KAREN

Family name: HOWARD

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: 1. I can not believe the way the council can go from approving a desirable outcome for the metcash site to wanting to turn it into another monstrosity like at West Lakes. High rise in the suburbs of 3 to 5 stories promotes a blight on the landscape. Previous submission was palatable. 2. Increases traffic to the areas with no regard for the community, hope they will not need to acquire peoples homes in the vicinity for widening roads and causing further nuisance in the future. 3. Increased cars on the streets in the area as I am sure there will little off road parking. 4. Concrete jungle with minimal green space, adding to climate change issues. 5. Good for the council, developers for their coffers - funny about that. 6. Will the area be maintained and kept clean and tidy due to high people numbers. 7. Diminishes the idea of having a linear park which gives a back to nature feel. 8. High density building encroaches and intrudes on to established residents in the area.

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

Submission 54

Archived: Tuesday, 14 June 2022 2:26:48 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 15:33:42

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Christine

Family name: Zantvoort

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object to high density housing proposed The current infrastructure is inadequate for such a development. Findon Road is already very busy and will get worse with year 11 and 12 students attending the new Nazareth college once completed. The traffic will not flow safely and the noise and air pollution caused would be a health concern for all local residents The initial proposal by the developers would be acceptable but the new proposal is just a money grab with no consideration for the people living in the area. With new developments usually the roads made are narrow and curve to allow maximum housing but no consideration is made regarding parking and as with many recently established developments people cannot park in front of their own houses let alone have space for visitors

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

Submission 55

Archived: Tuesday, 14 June 2022 2:32:00 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 16:43:57

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Leanne

Family name: Potter

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I strongly object to the high-density housing proposed for Kidman Park. (Kidman Park Residential and Mixed Use Amendment). The density of living in the western suburbs is nearing capacity. The existing infrastructure will not adequately support such an increase in the number of people living between the sea and the city. Already the main roads into the city are congested in the mornings and afternoons during peak hour. On some days it takes 6 sets of lights to cross over South Road when heading east on Grange Road with the 'tail' of cars backing up close to the East Terrace/Holbrooks Road intersection. This will obviously be further negatively impacted by the increase in the number of families in the new development. I would assume that some upgrading of roads will need to be undertaken, however this would only be a bandaid measure if more developments are proposed in the future. We need to stop this NOW and not set a precedent. Additionally, the bridge on Rowells Road is currently a single lane each way. Existing traffic can be very heavy, particularly during school drop off with Lockleys North PS and Underdale High School close by. Furthermore, the question needs to be raised about the capacity of local public schools? Are there sufficient places at the surrounding schools? Being a teacher, I find it difficult to fathom how the schools could increase in size and staffing - knowing that there is a staff shortage at present. I also strongly object to the height of buildings in the new proposal. ALL housing should be limited to 3 stories in height. This area is mainly single storey or two storey houses. The 5 level proposal will be unsightly, contribute to pedestrian and vehicle congestion and foreshadow the section of river on the southern side. If this proposal is approved there will obviously be other developers who will want to follow suit. This would be detrimental to the quality of living in the Western Suburbs.

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

Submission 56

Archived: Tuesday, 14 June 2022 2:40:19 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 16:45:22

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: TREVOR

Family name: POTTER

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I strongly object to the high-density housing proposed for Kidman Park. (Kidman Park Residential and Mixed Use Amendment). The density of living in the western suburbs is nearing capacity. The existing infrastructure will not adequately support such an increase in the number of people living between the sea and the city. Already the main roads into the city are congested in the mornings and afternoons during peak hour. On some days it takes 6 sets of lights to cross over South Road when heading east on Grange Road with the 'tail' of cars backing up close to the East Terrace/Holbrooks Road intersection. This will obviously be further negatively impacted by the increase in the number of families in the new development. I would assume that some upgrading of roads will need to be undertaken, however this would only be a bandaid measure if more developments are proposed in the future. We need to stop this NOW and not set a precedent. Additionally, the bridge on Rowells Road is currently a single lane each way. Existing traffic can be very heavy, particularly during school drop off with Lockleys North PS and Underdale High School close by. Furthermore, the question needs to be raised about the capacity of local public schools? Are there sufficient places at the surrounding schools? Being a teacher, I find it difficult to fathom how the schools could increase in size and staffing - knowing that there is a staff shortage at present. I also strongly object to the height of buildings in the new proposal. ALL housing should be limited to 3 stories in height. This area is mainly single storey or two storey houses. The 5 level proposal will be unsightly, contribute to pedestrian and vehicle congestion and foreshadow the section of river on the southern side. If this proposal is approved there will obviously be other developers who will want to follow suit. This would be detrimental to the quality of living in the Western Suburbs.

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

Submission 57

Archived: Tuesday, 14 June 2022 2:54:20 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 18:04:13

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Anna

Family name: Markou

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am a local resident near the area relating to the Kidman Park Code amendment. While I do support development of the area for residential housing of max 2 storeys, I object to the high-density housing proposed by the developer which gives rise to the Code amendment. I object as follows: 1. The proposal for apartment style buildings of up to 5 levels does not fit with the character and amenity of the area 2. The proposal will result in increased traffic on local roads, especially Findon Road and Valetta Road. The traffic will create congestion especially during peak hours in the morning, late afternoon and at school pick up times due to the local schools near the area (ie Lockleys North Primary School). The development of the Nazareth Catholic College Site on Findon Road with further exacerbate the traffic issue. 3. The proposal will create parking issue, especially where families have multiple vehicles to park. In consider that there will not be enough off street parking to deal with such an issue. 4. The proposal will detract from the natural amenity of Linear park and there is a risk that high-density parking will result in increased litter and damage to the park areas. 5. The proposal will create increase noise pollution as a result of high-density living, this will affect the animals that reside in the trees and water ways. Furthermore, I refer to the Adelaide Now newspaper site on 14 May 2021 where Mr Searle of Fairland was quoted as saying he did not think the site is ultimately needed to contain apartments or other styles of higher-density development. It is my view that this quote was misleading as the proposal to initiate the Code amendment was dated 27 July, which is not long after the newspaper article. It is my view the community has not been properly made aware of the proposal that includes up to 5 level apartment style buildings due to the inaccurate quotes in the Adelaide Now newspaper. Therefore the consultation is insufficient.

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

Submission 58

Archived: Tuesday, 14 June 2022 3:00:22 PM

From: [PlanSA Submissions](#)

Sent: Monday, 13 June 2022 6:07:37 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Theo

Family name: Mylonas

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am a local resident. While I do support development of the area for residential housing of max 2 storeys, I object to the high-density housing proposed by the developer which gives rise to the Code amendment. I object as follows: 1. The proposal for apartment style buildings of up to 5 levels does not fit with the character and amenity of the area 2. The proposal will result in increased traffic on local roads, especially Findon Road and Valetta Road. The traffic will create congestion especially during peak hours in the morning, late afternoon and at school pick up times due to the local schools near the area (ie Lockleys North Primary School). The development of the Nazareth Catholic College Site on Findon Road with further exacerbate the traffic issue. 3. The proposal will create parking issues, especially where families have multiple vehicles to park. 4. The proposal will detract from the natural amenity of Linear park and there is a risk that high-density parking will result in increased litter and damage to the park areas. 5. The proposal will create increase noise pollution as a result of high-density living, this will affect the animals that reside in the trees and water ways.

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

email:

Submission 59

Archived: Tuesday, 14 June 2022 3:05:28 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 18:11:37

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Vicki

Family name: Markou

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am a local resident near the area relating to the Kidman Park Code amendment. While I do support development of the area for residential housing of max 2 storeys, I object to the high-density housing proposed by the developer which gives rise to the Code amendment. I object as follows: 1. The proposal for apartment style buildings of up to 5 levels does not fit with the character and amenity of the area. 2. The proposal will result in increased traffic on local roads, especially Findon Road and Valetta Road. The traffic will create congestion especially during peak hours in the morning, late afternoon and at school pick up times due to the local schools near the area (ie Lockleys North Primary School). The development of the Nazareth Catholic College Site on Findon Road will further exacerbate the traffic issue. 3. The proposal will create parking issues, especially where families have multiple vehicles to park. I consider that there will not be enough off street parking to deal with such an issue. 4. The proposal will detract from the natural amenity of Linear park and there is a risk that high-density parking will result in increased litter and damage to the park areas. 5. The proposal will create increase noise pollution as a result of high-density living, this will affect the animals that reside in the trees and water ways.

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

Archived: Tuesday, 14 June 2022 3:10:33 PM

From: [PlanSA Submissions](#)

Sent: Monday, 13 June 2022 6:14:39 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Vicki

Family name: Markou

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am a local resident near the area relating to the Kidman Park Code amendment. While I do support development of the area for residential housing of max 2 storeys, I object to the high-density housing proposed by the developer which gives rise to the Code amendment. I object as follows: 1. The proposal for apartment style buildings of up to 5 levels does not fit with the character and amenity of the area 2. The proposal will result in increased traffic on local roads, especially Findon Road and Valetta Road. The traffic will create congestion especially during peak hours in the morning, late afternoon and at school pick up times due to the local schools near the area (ie Lockleys North Primary School). The development of the Nazareth Catholic College Site on Findon Road with further exacerbate the traffic issue. 3. The proposal will create parking issues, especially where families have multiple vehicles to park. I consider that there will not be enough off street parking to deal with such an issue. 4. The proposal will detract from the natural amenity of Linear park and there is a risk that high-density parking will result in increased litter and damage to the park areas. 5. The proposal will create increase noise pollution as a result of high-density living, this will affect the animals that reside in the trees and water ways. Furthermore, I refer to the Adelaide Now newspaper site on 14 May 2021 where Mr Searle of Fairland was quoted as saying he did not think the site is ultimately needed to contain apartments or other styles of higher-density development. It is my view that this quote was misleading as the proposal to initiate the Code amendment was dated 27 July 2021, which is not long after the newspaper article. It is my view the community has not been properly made aware of the proposal that includes up to 5 level apartment style buildings due to the inaccurate quotes in the Adelaide Now newspaper. Therefore the consultation is insufficient.

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

Submission 60

Archived: Tuesday, 14 June 2022 3:19:58 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 18:49:11

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Warren

Family name: Hofen

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I strongly object to the high density development proposal at Kidman Park, as it is out of character and does not fit with the existing area. What i would be ok with is 2 story dwellings on the western boundry as on the plan and the rest of the site a maximum of 3 storeys as this would keep population to an acceptable level and minimise traffic and parking on local roads. I totally oppose the 5 storey appartment building on the south eastern corner as it will be an eyesore on Findon rd and on our beautiful linear park. It also would create a precedent for similar buildings along Findon rd.

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

Submission 61

Archived: Tuesday, 14 June 2022 3:25:30 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 19:24:57

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Barbara

Family name: Biggins

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: While generally supporting the need and desirability of providing additional housing in this area, I do not support the need for housing of more than 2 storeys. In particular I am opposed to buildings of 5 storeys at the southern end of the area, adjacent to the Linear Park. My reasons are these: a) access to transport: this area is not on a major arterial road, and is not well served by frequent public transport especially at the southern end. Several of the cited services run once an hour. b) traffic congestion: the proposal does not take adequate account of the certain increase in traffic flows which will increase congestion in the area. There is heavy traffic entering this area from Henley Beach Rd and also from Pierson Street in Lockleys. c) local amenity; buildings of 5 storeys are a complete anomaly in this area on the interface between Lockleys and Kidman/Flinders Park. There are no buildings of more than 2 storeys for considerable distances around. A 5 storey building will look out of place and be likely to have line of sight into houses on the Lockleys side of the river. d) the planned 5 storey building would abut the Torrens Linear Park. The presence of such a tall building looming over that park at this point where it is not very wide will detract from Linear Park users' ability to use this valued space to connect with nature. Much has been made of the value of proximity to the Park in this proposal. It seems counter-productive to damage the amenity of the park in this location. e) no valid reasons have been supplied for varying the height policy that applies to the proposed zone. And to allow buildings of more than 2 storeys on the Linear Park is to set a dangerous precedent for other developers seeking to maximise investments in properties with a river view. . One final point: any ingress or egress from this site should be some distance removed from the Keele Bridge to avoid any additional traffic hazards.

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

Submission 62

Archived: Tuesday, 14 June 2022 3:34:04 PM

From: [PlanSA Submissions](#)

Sent: Monday, 13 June 2022 8:00:30 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Cindy

Family name: Karlis

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: High density housing is not suited to this area. The roads just will not cope. The shopping centre car park is already full. This will over populate the area.

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

Submission 63

Archived: Tuesday, 14 June 2022 3:39:44 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 13 June 2022 9:14:17 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Adriana

Last Name

Bonaccurso

Email Address

[REDACTED]

Postal Address

■ Arlington Terrace West Hindmarsh

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I don't think a development of up to 5 stories is appropriate for the area. A development of single and double story homes + apartments would ensure new buildings were in keeping with the surrounding area. Happy to see mixed use with some commercial cafe etc included.

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/676

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Submission 64

Archived: Tuesday, 14 June 2022 3:46:28 PM

From: [PlanSA Submissions](#)

Sent: Monday, 13 June 2022 9:26:10 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Nicole

Family name: Chen

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: My husband and I do not support the proposal and are concerned about the lack of detail available. We are concerned about the increased traffic flow. The current state of traffic on Valetta, Findon/Rowells, Hartley Road is already congested, and introducing another 400 - 600 homes in the area would require a significant upgrade to the roadways. Our daughters attend Lockleys North Primary School and most mornings it is difficult for me to perform a right-hand turn onto Valetta Road. Some days I must turn left and perform a u-turn at the Valetta/Frogmore Road roundabout due to all the congestion on the road. Another point to make regarding road congestion is they have also commenced building Nazareth High Schools' third campus on Findon Road which when completed will also increase the traffic congestion in the area significantly. The noise that has already commenced at the site is 6 days a week commencing from 7am (sometimes earlier) and will continue for how long exactly??? two years+??? Has there been any research into the effect this new housing development will have on already existing homes in the area? will the value drop particularly if they are proposing affordable housing? Our property boundary backs onto the land that will be built upon and potentially we will have two-storey houses behind us. How far will these houses be set back? as it will mean that the back half of our lawn will be in shade for the first half of the day. What are the rules regarding windows/balconies? and will the two-storey properties be able to see into our backyard? The three, four and five-storey houses will not be able to blend into the already existing environment and this sort of development was also proposed for the Westpac site but did not get through so I don't know why it would even be considered for this site which is in close proximity? We have seen disorientated koalas on Valetta Road that use the free land behind our home as a refuge to get back to the River Torrens.

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

Archived: Tuesday, 14 June 2022 4:38:31 PM
From: [Colton EO](#)
Sent: Tuesday, 14 June 2022 10:31:34 AM
To: [Jim Gronthos](#)
Cc: [REDACTED]
Subject: FW: Charles Sturt Proposal - Resident Feedback
Importance: Normal
Sensitivity: None

Good morning Mr Gronthos,

I write to ensure that the below submission from Nicole and Sheng Chen has appropriately been received.

Thanks and kind regards,

Matt Cowdrey OAM MP

Member for Colton | Shadow Treasurer

P: (08) 8353 1111 | E: colton@parliament.sa.gov.au

W: www.mattcowdrey.com.au | F: www.facebook.com/MattCowdreyColton

2A/130 Valetta Road, Fulham Gardens SA 5024



From: Nicole Chen [REDACTED]
Sent: Monday, 13 June 2022 3:16 PM
To: Colton EO <Colton@parliament.sa.gov.au>
Subject: Charles Sturt Proposal - Resident Feedback

Dear Matt

My husband and I wanted to submit our feedback on the Kidman Park Code Amendment that you sent us earlier in May. We live at 3 Rulana Ct, Kidman Park. My mobile number is 0434 293 234.

We do not support the proposal and are concerned about the lack of detail available as part of the consultation process.

As stated in your feedback form we are also concerned about the increased traffic flow. The current state of traffic on Valetta, Findon/Rowells, Hartley Road is already congested, and introducing another 400 - 600 homes in the area would require a significant upgrade to the roadways. Our daughters attend Lockleys North Primary School and most mornings it is difficult for me to perform a right-hand turn onto Valetta Road. Some days I must turn left and perform a u-turn at the Valetta/Frogmore Road roundabout due to all the congestion on the road.

Another point to make regarding road congestion is they have also commenced building Nazareth High Schools' third campus on Findon Road which when completed will also increase the traffic congestion in the area significantly.

The noise that has already commenced at the site is 6 days a week commencing from 7am (sometimes earlier) and will continue for how long exactly??? two years+???

Has there been any investigation into the effect this new housing development will have on already existing homes in the

area? particularly if they are proposing affordable housing?

Our property boundary backs onto the land that will be built upon and potentially we will have two-storey houses behind us. How far will these houses be set back? as it will mean that the back half of our lawn will be in shade for the first half of the day. What are the rules regarding windows/balconies? and will the two-storey properties be able to see into our backyard?

The three, four and five storey houses will not be able to blend into the already existing environment and this sort of development was also proposed for the Westpac site but did not get through so I don't know why it would even be considered for this site which is in close proximity.

Please do not hesitate to contact me if you have any questions.

Thank you

Nicole & Sheng (Ray) Chen

The information in this e-mail may be confidential and/or legally privileged. If you are not the intended recipient, access to it is unauthorised and any disclosure, copying, distribution or action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

Submission 65

Archived: Tuesday, 14 June 2022 3:53:23 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 08:05:45

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Craig

Family name: Dunling

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Hi, Adelaide has one of the highest standards of living not just in Australia but in the world. We achieve this by finding the balance between the big city and the big town feel. We have a city that is under populated and houses issues already. We don't need high density living in the suburbs we need better rules to ensure fair housing for all. High density housing in places like this don't solve the housing crisis they enrich developers and that's all Say no don't fold to the pressure to allow others to make money at the behest of the community

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

Submission 66

Archived: Tuesday, 14 June 2022 3:59:29 PM

From: noreply@charlessturt.sa.gov.au

Sent: Mon, 13 Jun 2022 22:45:06

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Adrian

Last Name

Marrone

Email Address

[REDACTED]

Postal Address

■ Arlington tce

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Although the development in this location is welcome the high density proposal will put further pressure on current infrastructure. These style of developments belong in suburbs like Mawson Lakes, not kidman Park. Profits for developers shouldn't take precedent over what will be a legacy to the area. These developments end up with twice the amount of vehicles on the streets as well as the surrounding roads.

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/676

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Submission 67

10 June 2022

Mr Jim Gronthos
Senior Policy Planner
Urban Projects
City of Charles Sturt

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

Dear Mr Gronthos,

Kidman Park Residential and Mixed Use Code Amendment Consultation

Thank you for the invitation to provide feedback on the proposed Kidman Park Residential and Mixed Use Code Amendment received via email on 7 April 2022. At its meeting on 7 June 2022, Council approved the following feedback be provided in response to the consultation. These comments relate to traffic, the use of a concept plan and the interface with the River Torrens Linear Park:

Traffic

1. It is requested that further investigation be undertaken to identify if there will be any capacity related issues arising in the future scenario with the increased traffic in Rowells Road. This will help DIT with considering and planning for future road upgrades on Rowells Road, if necessary. This should be similar to the assessment approach CIRQA has taken for the other critical intersections adjacent to and north of the affected area.
2. It is requested that a footbridge across to Michael Reserve be investigated to improve walking and cycling connectivity and safety. Residents have highlighted the vulnerability of cyclists and pedestrians when using the pedestrian refuge on Findon Road, north of the River Torrens.

Concept Plan

3. The inclusion of a building height Technical and Numeric Variation shown on the concept plan is welcomed. The heights proposed enable the reader to understand how there may be increased heights to help attain the goals of the 30-year plan in strategic locations.

Interface with the River Torrens Linear Park

4. Future Code Amendments adjacent the River Torrens and/or the Open Space Zone would benefit from providing imagery as viewed from the Open Space Zone and across from West Torrens linear track to demonstrate potential visual impact.
5. The site's desirable location is acknowledged, which is in part due to the proximity of the River Torrens Linear Park and shared path. Future use of the affected area should not detrimentally impact this important open space but complement the pathway, the natural environment and maximise its value as open space. The open space and interface with the development should show high regard for both biodiversity and the greater community, including commuters to and from the City who use the path.

Should you wish to discuss this letter further please contact Sue Curran, Manager Strategy and Business on 08 8416 6326 or scurran@wtcc.sa.gov.au

Yours sincerely

A handwritten signature in black ink, reading "Terry Buss". The signature is fluid and cursive, with the first name "Terry" and last name "Buss" clearly distinguishable.

Terry Buss PSM
Chief Executive Officer

Submission 68

Archived: Tuesday, 14 June 2022 4:11:11 PM

From: noreply@charlessturt.sa.gov.au

Sent: Mon, 13 Jun 2022 23:45:07

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Agency

First Name

Mary

Last Name

Perry

Email Address

[REDACTED]

Postal Address

■ Hinton Street

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

The area in question could be used for maximum 2 storey quality dwellings on medium size allotments average 600m2. This would increase the value of surrounding properties, reduce the volume of vehicle traffic and people traffic and reduce the impact on the already struggling local streets. Keeping in mind that another Nazareth school has already been approved on Findon road which is going to heavily impact the infrastructure and also the Westpac land on Pierson Street is up for development soon adding more vehicle and pedestrian load. These developers are only interested in grabbing as much cash as they can from developments and do not care for the mess they leave with current residents to deal with. The proposal of cafes etc on the rivers edge would absolutely ruin the natural beauty and serenity that the river currently offers. It was almost ruined by the previous Nazareth school being built right alongside the public walking path. I strongly disagree with the proposal of 3 storey or higher developments in this area. For this to be passed through Council, I would seriously question the motives. Is our Council going for a cash grab too or are they working for us, the rate paying residents.

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/676

Submission 69



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

CC: jgronthos@charlessturt.sa.gov.au

12 June 2022

Dear Mr Sutton,

Kidman Park Residential and Mixed-Use Code Amendment

I make this submission on behalf of the hundreds of local constituents who have contacted me directly or indirectly, or through the recently held community meeting regarding this proposal.

It is clear to me that the community of Kidman Park does not believe the proposed code amendment to be consistent with the zoning or development principles of the surrounding area and is not consistent with the 30-year Plan for Greater Adelaide.

While the community welcomes the transition of the site from commercial use to residential, the current proposed code amendment is not viewed as supportive of sensible, family-friendly development that fits the character of the surrounding area or complements the environmental asset that is Linear Park.

On two recent occasions, both during consultation organised for the Pierson Street code amendment and this most recent meeting, residents' attention was directed to the June 2021 'Indicative layout' for the site prepared by Fairland. On both occasions, the overwhelming majority of residents in attendance saw the approximately 240-dwelling proposal – majority 2-storey layout including a single 3-storey site containing a ground floor café (set back from the river and opposite Pooch Park) as broadly acceptable.

I make the following arguments on behalf of my community based on the feedback that I have received to date:

Zoning Considerations:

- The site is not in the vicinity of a transport corridor. Henley Beach Road and Grange Road, the closest high frequency public transport corridors, are approximately one kilometre away.
- The site is not proximate to a transport hub or train, like West Lakes, St Clair or Paradise interchange.
- The site is not positioned on a main or arterial road – Findon Road/Rowells Road, is a single lane suburban collector road.

- The site is not proximate to a significant place of interest, like a shopping centre, e.g. West Lakes or Tea Tree Plaza.
- An additional 400 dwellings and associated vehicles, in addition to the Nazareth Senior Campus, will increase pressure on the single lane Findon Road.
- Commuting from the site to town is not widely feasible (minimum 1.5-hour walk or 35-minute cycle). Unlike density uplift on Henley Beach Road closer to town or in Brompton, increased density on the site based on non-use of vehicles is illogical.

Recent Developments:

- While the site is slightly larger than recent developments, the proposed zoning would allow density and development that is not in-line with recent infill sites, in similar locations adjacent to the river, e.g. Main Street/Riverside and Ron Wait Court, both in Lockleys.
- The code amendment would allow development up to 5 storeys, higher than any other development facing any section of the Linear Park.

30-Year Plan for Greater Adelaide:

The proposed code change is inconsistent with the 30-year Plan for Greater Adelaide - 2017 update policies, including

- P1, P2, P5 – as per proximity arguments made above.
- P30 – no consideration of context, location or place.

Other Issues:

- The community would like to know more about the future of the trees that currently line the western boundary of this site.
- Have adequate carparking allowances been included for any commercial site (e.g. café)?
- Getting community members engaged in the consultation process was difficult, as many residents expressed that they were not worried about the proposed changes to the site based on what had been discussed publicly (e.g. previous public comments by Fairland – ‘no need for significant density on the site’ and the previous ‘indicative layout’ that was seen by community members). It was only on learning that the proposed code amendment did not reflect this position that concerns were raised.

In conclusion, the community views the proposed code amendment as inappropriate. I urge Council to seriously consider the views of residents and consider changes to the proposal.

Yours sincerely,



MATT COWDREY OAM MP
Member for Colton

Submission 70

Archived: Tuesday, 14 June 2022 4:51:30 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:31:22

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Kidman_Park_concept_plan.pdf](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Phil

Family name: Ross

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am not opposed to the development HOWEVER, I do object to the current proposal of 3, 4 and 5 storey dwellings. My major concern is highlighted on the attached proposal map. The 3 storey area would over look the existing dwellings to the west. My other concerns are: Increased traffic on roads. Parking issues. Does not fit with local council area. Loss of trees on western boundary. Increased noise pollution. High density living. I support the proposal of June 2021 with 2 storey development.

Attachment: Kidman_Park_concept_plan.pdf, type application/pdf, 3.3 MB

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Attachment 5: No file uploaded

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

stormwater detention areas and the location of future road widening (see Figure 2).



Submission 71

Archived: Tuesday, 14 June 2022 5:06:40 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:40:15

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Susan

Family name: Gillies

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object as the high-density housing proposed does not fit with Kidman Park's character or the many family homes nearby. I object to anything higher than 2storeys, due to the following concerns: high density living, increased traffic, parking issues, noise pollution, loss of trees. I live against the western border in Rulana Court and I'm very concerned about privacy issues. There is no road/barrier shown between 2 & 3 storey buildings behind us!! We do not want foot traffic through Artarki Avenue which would attract traffic, parking. The traffic is already congested on Valetta Rd with people unable to exit driveways or Kooralla Grove at peak hours. Findon/Rowells Road is single laned, with a single laned bridge and already congested. How will traffic flow be managed? High density housing here will exacerbate the problem. The 'Mixed Use Draft Code Amendment' is vastly different to the 'June 21 Plan' and I strongly object.

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

Submission 72

Archived: Tuesday, 14 June 2022 5:13:00 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:49:21

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Kidman_Park_concept_plan3.pdf](#)

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Kirsty

Family name: Ross

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am not opposed to the development however, I do object to the current proposal of 3, 4 and 5 storey dwellings. My major concern is highlighted on the attached proposal map. The 3 storey area would over look the existing dwellings to the west. My other concerns are: Increased traffic on roads. Parking issues. Does not fit with local council area. Loss of trees on western boundary. Increased noise pollution. High density living. I support the proposal of June 2021 with 2 storey development.

Attachment: Kidman_Park_concept_plan3.pdf, type application/pdf, 3.3 MB

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Attachment 5: No file uploaded

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

stormwater detention areas and the location of future road widening (see Figure 2).



Submission 73

Archived: Tuesday, 14 June 2022 5:20:15 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:52:25

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Jeff

Family name: Dunn

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: We live in Mercurio Dve, Flinders Park. Our main concern is the additional traffic generated by 400 new households, possibly 1,000 extra vehicles. Findon/Rowells Rd are already inadequate to cope with traffic volumes particularly at peak times. The Rowells Rd bridge is single lane & the Valetta & Hartley Rd intersections are extremely poorly aligned. This will only get worse with the new Yr 11/12 Nazereth site on Findon Rd. Turning right from Beltana (our only exit) onto Findon Rd is high risk & almost impossible at times due to traffic volumes. We request a reduction in the number of new households proposed & an updated, independent traffic survey to be undertaken. We also request an extension of the time allowed for local public consultation.

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

Submission 74

Archived: Tuesday, 14 June 2022 5:25:32 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:54:35

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Lisa

Family name: Dunn

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: We live in Mercurio Dve, Flinders Park. Our main concern is the additional traffic generated by 400 new households, possibly 1,000 extra vehicles. Findon/Rowells Rd are already inadequate to cope with traffic volumes particularly at peak times. The Rowells Rd bridge is single lane & the Valetta & Hartley Rd intersections are extremely poorly aligned. This will only get worse with the new Yr 11/12 Nazereth site on Findon Rd. Turning right from Beltana (our only exit) onto Findon Rd is high risk & almost impossible at times due to traffic volumes. We request a reduction in the number of new households proposed & an updated, independent traffic survey to be undertaken. We also request an extension of the time allowed for local public consultation.

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

Submission 75

Archived: Tuesday, 14 June 2022 5:30:42 PM
From: [Jatin BUDHIRAJA](#)
Sent: Tue, 14 Jun 2022 03:10:08
To: [Jim Gronthos](#)
Subject: Kidman Park Residential and Mixed Use Code Amendment'
Importance: Normal
Sensitivity: None

Hello
Council officer

RE: -406-412 and 414-450 Findon Road, Kidman Park; and 5 and 7 Valetta Road, Kidman Park.

I am a resident of Kidman Park . I have spoken about this re-zoning and development around with neighbors in my area as well.

As residents of Kidman Park, we are quite disappointed with this plan for making the above-mentioned area to a high-density neighborhood.

This doesn't look like Australian living anymore , no backyards no open spaces within the homes and will increase traffic to the Valletta and findon road.

I wish, if council would keep this re-development to general neighborhood with no high rise-apartments. Maximum to 2 levels like rest of the Kidman park.

As we can see what has happened in the new West lakes area with high rise apartment buildings and too many small lots. Every time we pass by that area it looks too congested, no car parking spaces and some of the drive ways are too small to park a medium size SUV.

I wish to be heard and please consider to keep this area like rest of the Kidman park.

Thank You

Jatin
(Resident of Kidman Park)
M. [REDACTED]

Submission 76

Archived: Tuesday, 14 June 2022 5:37:08 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 1:04:30 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: leanne

Family name: burford

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: 4-5 level housing will impact on road safety, that road is a bottle neck at the best of times, the river will lose the natural feel it has now .. strongly opposed

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

Submission 77

Archived: Tuesday, 14 June 2022 5:45:01 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 13:34:24

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Louie

Family name: Bouras

Organisation:

Email address: [REDACTED]u

Phone number: [REDACTED]

Comments: I strongly reject and disagree with the proposed code amendments for this development site. The surrounding amenities and civil infrastructure cannot support and facilitate 4 or 5 storey residential developments and therefore I believe the proposal is a major over development of the site. The proposed high-density housing does not fit within the Kidman Park character or the many family homes surrounding. I am in favor of housing development for the site however i object to naything higher than 2-storeys due to my concerns listed above.

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

Submission 78

Archived: Tuesday, 14 June 2022 5:50:02 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 14:12:01

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Panagiotis

Family name: Gonos

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Issues with the significant change in the appeal of the area. This is an area of single detached dwellings, gardens, backyards, families and the like. To change it, with such a significantly sized footprint will alter the appeal tremendously. This level of density isn't appropriate. The second is traffic. All feeder roads are single lane and will not cope with this level of increased traffic flow. Even further, Henley Beach Rd and Grange Rd are already congested, so I don't see how either the can cope. Multiple primary schools and child care centers in the area around Kidman Park, Flinders Park, Underdale and Lockleys, as well as the Nazereth campus on Findon Rd, would mean this increased flow would cause a risk to safety. not sufficient public transport to sustain such a growth in population numbers. To be clear, we don't have an issue with developing the site, but it should be done in a way sympathetic and in harmony with the location

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

Submission 79

Archived: Tuesday, 14 June 2022 5:55:05 PM
From: [PlanSA Submissions](#)
Sent: Tuesday, 14 June 2022 2:17:44 PM
To: [Jim Gronthos](#)
Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Mark

Family name: Trueman

Organisation: on behalf W T Trueman Trust

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: The proposed development provides much needed homes. However it should not provide so many homes that it damages the amenity of, and investments in existing homes. It does this by a) proposing many apartments of more than 2 stories overlooking many single story homes b) proposing apartment blocks whose height exceeds the policy set for the proposed new zone c) by adding many more people/cars than the minor boundary roads can cope with Further, it damages the amenity of the Torrens Linear Park (TLP) by d) placing a 5 story apartment block in the SE corner of the development and overlooking the TLP. Any building in this corner should be no more than 2 stories. The TLP is a much valued haven in this area and and any development over 2 stories on its banks detracts from its ability to provide respite from an urban environment. Further the erection of this apartment block appears to require e) the removal of several significant trees in the present southern carpark, and f) to remove even the buffer with TLP provided by the existing carpark, and g)adding coffee shop facilities in this tight corner which will attract passing traffic and no parking seems provided here In summary yes to a development proposal which allows buildings of not more than 2 stories.

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Attachment 5: No file uploaded

sent to

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

Submission 80

Archived: Tuesday, 14 June 2022 6:02:51 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 15:17:49

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Kidman_Park_Code_Amendment2.docx](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Wendy

Family name: Mutton

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments:

Attachment: Kidman_Park_Code_Amendment2.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.6 KB

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- High density living
- Increased traffic on local roads
- Parking issues
- Increased noise pollution
- Does not fit with local area
- Pedestrian hazards
- Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

Submission 81

Archived: Tuesday, 14 June 2022 6:08:46 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 3:20:35 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Kidman_Park_Code_Amendment3.docx](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: greg

Family name: mutton

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments:

Attachment: Kidman_Park_Code_Amendment3.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.6 KB

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Attachment 5: No file uploaded

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

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- High density living
- Increased traffic on local roads
- Parking issues
- Increased noise pollution
- Does not fit with local area
- Pedestrian hazards
- Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

Submission 82

Archived: Tuesday, 14 June 2022 6:14:38 PM

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

Sent: Tuesday, 14 June 2022 3:31:34 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

OFFICIAL

Dear Mr Gronthos

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

- We note that the proposed Code Amendment seeks to facilitate low to medium density residential development with smaller, low scale non-residential uses that provide services to support the local community, and improve the amenity of the locality (e.g. through public open space) and pedestrian linkages to the River Torrens Linear Park, while reducing hard paved surfaces. This approach is supported, particularly the opportunities to strengthen connections and linkages between the site and the River Torrens Linear Park, increase accessible public open space in areas where there is low provision and reduce the urban heat island effect through increased tree canopy.
- We support the application of the Urban Tree Canopy Overlay over the affected area. The Code Amendment indicates that most existing trees 'could possibly be integrated with future development if desired (and dependent on the detailed design of the future development)' and Green Adelaide would welcome the opportunity to provide further comment at the development application stage of the process.
- We note that the Code Amendment and existing Code policies should adequately cover stormwater management from a quantity and quality perspective. We acknowledge that proposal includes adequate detention to mitigate the risk of negatively impacting the public drainage network. We support that future detention basins are shown on the Kidman Park Concept Plan. We don't support the ongoing direct discharge of stormwater into the River Torrens but recognise that future development at this site will consider the integration of onsite stormwater detention and water quality improvement through the implementation of WSUD principles, such as raingardens and landscaping, so as to ensure the quality of water prior to discharge.

We also support the application of the Stormwater Management Overlay which incorporates water sensitive urban design (WSUD) techniques to capture and re-use stormwater. Ideally future large-scale residential re-developments should aim to deliver broadly similar water quality outcomes as small scale residential development in terms of the retention and detention of stormwater.

- As well as providing important recreational opportunities, the River Torrens also provides essential habitat and refuges for native fauna and flora. The proposed residential development which will be facilitated by this Code Amendment presents an opportunity to increase biodiversity along the River Torrens, with this come multiple benefits including enhancing the liveability of our city and restoring native flora and fauna. We welcome any opportunity to improve understanding and capacity in best practice Biodiversity Sensitive Urban Design (BSUD) in the development of new residential and non-residential uses, the local streetscapes (existing or any proposed that may be required to support the development) and public open spaces, Green Adelaide is available to provide assistance should the Council or developers want to explore how to incorporate BSUD principles in future development of the site.

Beyond the Code Amendment DEW is keen to understand how the WSUD Code policies will be applied to the future development of the site. In order to gain some insight into the practical efficacy of the Code's application DEW is interested to understand more about:

- subsequent (post-construction) information that shows the type, position and size (incl. capacity) of the built stormwater management elements (e.g. any constructed detention basins, swales, biofilters, stormwater tree inlets and infiltration, retention devices, permeable paving, and other built stormwater management assets)
- documentation to support the expected stormwater management performance. This might for example include:
 - technical report/s, and/or council documents that indicate in the council's view, the project does not detrimentally impact the performance of the (pre-development) public stormwater network, and should satisfactorily treat stormwater to minimise off-site discharges of sediment, nutrients and gross pollutants compared to pre-development levels (e.g. documentation to indicate what % load reduction in suspended solids and nutrients the system has been designed for, compared to pre-development loads). Also, ideally, subject to the council's preference, if MUSIC (Model for urban stormwater improvement conceptualization) modelling is undertaken to justify the expected water quality treatment, MUSIC modelling guidelines developed for SA conditions should be used (these being available from <https://www.watersensitivesa.com/resources/guidelines/south-australian-music-guidelines/>)
 - indication of responsibilities for ongoing maintenance of the various stormwater management assets and arrangements for ensuring the stormwater assets remain functional (including arrangements for replacement at the end of their useful life)

Would Council be open to sharing information about the future development proposals (particularly land division) with DEW?

If you have any questions in relation to 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



**SOUTH
AUSTRALIA**



Government of South Australia
 Department for Environment
 and Water

Helping South Australians conserve, sustain and prosper

We acknowledge that the lands that we live and work on are the traditional lands of South Australia's First Nations peoples. We pay respect to the traditional custodians of these ancestral lands and acknowledge their deep spiritual connection to Country.

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 83

Archived: Tuesday, 14 June 2022 6:19:40 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 3:39:09 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[2022-06-12_Response_to_Kidman_Park_planning_amendment.pdf](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Cornelia

Family name: Froehlich

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments:

Attachment: 2022-06-12_Response_to_Kidman_Park_planning_amendment.pdf, type application/pdf, 281.1 KB

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Mr Paul Sutton, CEO City of Charles Sturt

Cc: jgronthos@charlessturt.sa.gov.au, Matt Cowdry MP (Member for Colton), Tom Koutsantonis MP (Member for West Torrens)

14th June 2022

To whom it may concern,

We are writing in relation to the **Kidman Park Residential and Mixed Use Code Amendment** and the June 2021 Plan. We make this submission as local residents, and regular users of the Linear Park adjacent to the Metcash site. We are not opposed to the development as such but oppose construction higher than two storeys fronting the Linear Park, and have concerns about other impacts.

Height and set back of proposed buildings adjacent to Linear Park

The Karrawirra Parri Linear Park is a valued retreat from the city for many people, allowing peaceful relaxation and exercise in park surroundings. Currently, the majority of structures on the Metcash site are set back at least 30 to 35 m from the bike/pedestrian path. Closer to Findon Rd, where the five-storey building is proposed, the current set back is around 50 to 60 m. But the proposed five story construction would be much closer and would tower over the Linear Park. This would drastically disturb the ambiance of the park.

There is no precedent for high-rise buildings directly fronting the Linear Park anywhere in suburban Adelaide, and we strongly object to buildings taller than two storeys directly adjacent to the Linear Park. The proposed five-storey building directly adjacent to the Linear Park is completely out of character. A tall building located there would replace an existing treed carpark, which currently acts as visual buffer. At most we would agree to two-storey construction anywhere adjacent to the river precinct and would prefer a larger set back in this area.

Climate change

There is undoubtedly greatly increased awareness globally and within Australia, of climate change impacts and the need to ameliorate emissions, including through more sustainable housing, as well as to futureproof our cities against a changing climate. Although legislated requirements have yet to catch up with this priority, for long term sustainability any new housing needs to be of a high standard in energy efficiency, and with low or negative greenhouse emissions. This includes avoiding connection to fossil gas, and rather using electricity for all household services, and incorporating solar power and batteries as appropriate. There is no mention in the proposal of any intent to develop the site in a climate appropriate manner. City of Charles Sturt should be proactive in this area, and not just ensure that new developments tick the boxes for reaching minimum standards.

Biodiversity

The Linear Park is a green corridor which supports a lot of biodiversity. The State Planning Policies stipulate that developments should conserve the natural values of the landscape. This includes preservation of existing mature trees, which the current proposal does not adequately address – in fact the existing tree line along the western boundary would be swallowed up by two-storey houses.

The Park immediately adjacent to the proposed development is home to disturbance sensitive bird species such as Rufous Night Heron and Australasian Grebes, as well as secretive bird species such as Australian Reed-Warbler and Little Grassbirds. Koalas and Rakali are also sighted in this area. The presence of these and other species increases the importance of appropriate buffer-zones between large developments such as proposed, and the Linear Park. It also adds importance to the preservation of existing trees and habitat on the site.

Transport

The 30-Year Plan for Greater Adelaide proposes increasing residential densities in appropriate areas such as 'Mass Transit Routes'. This site is not proximal to a major transport corridor or hub, and faces onto single lane roads. Traffic along Findon Road is already heavy at times, and increased traffic from this development would make turning into and out of nearby streets, such as Hartley Rd, much more difficult.

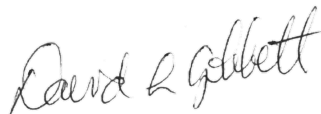
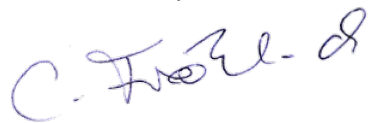
A second pedestrian underpass at the Findon Road bridge over Karrawirra Parri should be considered. There is currently no safe crossing on the south side of the Findon Road bridge. The proposed development would lead to increased pedestrian and cycle traffic on the Linear Park as well as increased road traffic on Findon Road. The pedestrian/cycle underpass on the northern side of the bridge is already busy at peak times, and to safely cross Findon Road on the southern side, a new underpass should be considered.

Social Housing

There are 16,000 people in SA waiting for social housing. If large developments such as the proposed one do not include social housing, where will it be located? As well as the required 15% of affordable housing, we urge the inclusion of a sizeable proportion of dwellings made available as social housing.

We hope Council will seriously consider these points in taking this proposal forward.

Yours sincerely,



Conny Froehlich and David Gobbett

■ Kanbara St
Flinders Park, SA 5025

Submission 84

Archived: Tuesday, 14 June 2022 6:28:14 PM

From: [David and Conny Gobbett and Froehlich](#)

Sent: Tue, 14 Jun 2022 06:13:46

To: [Jim Gronthos](#)

Cc: colton@parliament.sa.gov.au , Minister.Koutsantonis@sa.gov.au Minister.Koutsantonis@sa.gov.au

Subject: Submission re Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[2022-06-12 Response to Kidman Park planning amendment.pdf](#);

Dear all,

FYI: Please find attached a copy of our submission regarding the **Kidman Park Residential and Mixed Use Code Amendment**, which we have submitted via plan.sa.gov.au/have_your_say.

Kind regards

Conny Froehlich and David Gobbett

Mr Paul Sutton, CEO City of Charles Sturt

Cc: jgronthos@charlessturt.sa.gov.au, Matt Cowdry MP (Member for Colton), Tom Koutsantonis MP (Member for West Torrens)

14th June 2022

To whom it may concern,

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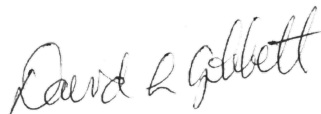
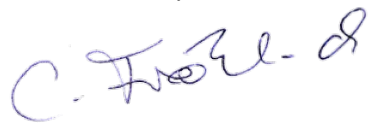
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We hope Council will seriously consider these points in taking this proposal forward.

Yours sincerely,



Conny Froehlich and David Gobbett

■ Kanbara St
Flinders Park, SA 5025

To: Paul Sutton (CEO, Charles Sturt Council), Nick Champion MP (Minister for Planning)
Cc: Tom Koutsantonis MP (Member for West Torrens), Matt Cowdrey MP (Member for Coulton)

14th June 2022

To whom it may concern,

We are writing to express our concern about a perceived conflict of interest in the role of Charles Sturt Council in proposing the **Kidman Park Residential and Mixed Use Code Amendment**.

We attended a public meeting on Friday 10th June, organised by Matt Cowdrey, at which we learnt that this proposed Code Amendment is being carried out as a Council led, but developer funded process whereby Charles Sturt Council is proposing the amendment, but Fairland Group Pty Ltd is funding the process as an interested party.

The Council's role is to serve the best interests of their residents and ratepayers. However, by working closely with the developer, we are concerned that the council has a conflict of interest in the matter of this proposed development. Rather than representing the broader and longer term interests of residents, council are surely disproportionately influenced by the wishes and demands of the developer who seek to maximise their profit from the project.

This potential conflict of interest is of great concern. A project such as this, involving possible development of hundreds of new dwellings will leave an enduring legacy and would impact many residents over their lifetimes. We urge the Charles Sturt Council and Minister for Planning to ensure that any Code Amendment process is carried out in a manner that avoids potential conflict of interest.

Yours sincerely,

The image shows two handwritten signatures in blue ink. The signature on the left is 'David Gobbett' and the signature on the right is 'Conny Froehlich'.

David Gobbett and Conny Froehlich
■ Kanbara St
Flinders Park, SA 5025

Submission 85

Archived: Wednesday, 15 June 2022 8:04:56 AM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 15:45:59

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Luke

Family name: Ross

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: In general, I do not oppose the rezoning the affected area from its current Strategic Employment Zone. However, I only support this area being rezoned as a 'General Neighbourhood Zone' in lieu of the currently proposed 'Urban Renewal Neighbourhood Zone'. My concerns with the current proposal are outlined below:

- o Oppose incorporation of 3, 4 and 5 storey dwellings - As this does not align with the immediate local council area and character of Kidman Park - As this does not align with the River Torrens/Linear Park precinct and properties which front onto this area. - Location of 3+ storey dwellings shown very close to the Western perimeter of the site, which will be overlooking existing predominantly single storey dwellings.
- o Loss of mature trees in good condition along Western perimeter, which have been noted to be either regulated or significant.
- o High density living associated with 3-5 storey dwellings increasing traffic on surrounding local roads.
- o Increased noise pollution in the general vicinity of larger scale developments.

Attachment: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Submission 86

Archived: Wednesday, 15 June 2022 8:15:25 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 14 June 2022 3:54:15 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Rachel

Last Name

Stuppos

Organisation (if relevant)

Tract Consultants

Email Address

[REDACTED]

Postal Address

[REDACTED] Parkway Circuit Parafield Gardens

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I am not opposed to the development; however, I object to anything higher than 2-storeys. I believe anything higher than this will not align with Kidman Park's current character. I only support the re-zoning of this area as 'General Neighbourhood Zone,' and not the currently proposed 'Urban Renewal Neighbourhood Zone.'

Please see below for my reasoning.

- Additionally, the Planning and Design Code requires that buildings to contribute to a low-rise suburban character for nearby areas. The new proposal will see built form higher than what is outlined. "Building height (excluding garages, carports, and outbuildings) no greater than:
 - o 2 building levels and 9m, and
 - o wall height that is no greater than 7m except in the case of a gable end." (PO4.1 and DTS/DPF 4.1)
- Allowing 3 storey buildings or higher contradicts the Planning and Design Code and therefore, will detract from the existing beautiful character of Kidman Park as well as creating a major issue of overlooking into existing properties which are predominantly single storey.
- The Code states requirements for setbacks that I do not feel confident would be achieved in this proposed design. Similarly, I do not believe the proposed design will allow enough space between semi-detached, row and terrace arranged dwellings to comply.
- As a landscape architect and planner myself, I also do not agree with the huge loss of regulated and significant trees along the western boundary of the site. These trees are in good condition and should be used within the new proposal. The Planning and Design Code states this as a performance outcome of nearby areas: "Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood" (PO1.1 and DTS/DPF 1.1) Perhaps it would be wise to retain the existing trees along this boundary line and create a path linking to the new open space area and River Torrens Linear Park. Page 19 of the 'River Torrens Linear Park

Management Plan – Hindmarsh Bridge to the River Mouth’ document notes the desire to create a link from Kidman Park Reserve and the Fulham Shopping Centre to the River Torrens Linear Trail – this could be a starting point for this.
https://www.charlessturt.sa.gov.au/__data/assets/pdf_file/0019/162046/River-Torrens-Linear-Park-Management-Plan-Hindmarsh-Bridge-to-the-River-Mouth.pdf

- The Planning and Design Code requires that “Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation” for nearby areas (PO3.1 and DTS/DPF 3.1). The proposed design is too high density to allow this to occur.
- The high-density proposal will increase traffic on surrounding local roads, in addition to increasing noise pollution in the area. The ‘River Torrens Linear Park Management Plan – Hindmarsh Bridge to the River Mouth’ document also notes a lack of biodiversity along the River Torrens Linear Park. High density living will only create a worse environment for local fauna to reside

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/676

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Submission 87

City of Charles Sturt

14-6-22

In relation to the proposed development of the former Metcash site, I voice my opposition to this proposal. Kidman Park is not a High density area. We do not want it to become a High density area. The size of this development is too large for the area concerned, I believe it to be 400 dwellings instead of the original 238 dwellings. Why? Greedy developer? 3-4-5 storey dwellings do not fit in with the character of Kidman Park where Kidman Park is a family orientated area with mostly single storey homes. There will also inherit traffic problems, particularly with the exit on Valletta Rd, such as how will I exit my street (Canino Dr) and how will residents on Valletta Rd exit their driveways? There is also major concerns regarding parking issues in side streets - noise - pollution issues. It is my ~~open~~ opinion that this development is not suitable for this area as I - reiterate Kidman Park is not a High-density area.

Regards R. Mann
Roger Mann
[REDACTED] Canino Dr
Kidman Park 5025



Submission 88

Archived: Wednesday, 15 June 2022 8:34:14 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tue, 14 Jun 2022 06:33:06

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Maria

Last Name

Zissopoulos

Email Address

[REDACTED]

Postal Address

█ Lefkas Court, Seaton, SA 5023

Phone Number

█

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I have lived in the City of Charles Sturt for 40 years and am very concerned about the proposed development of the Metcash site. The multi level, high density plan simply does not fit with the Kidman Park/Lockleys area. Findon, Rowells and Valetta Roads are already grid locked in the mornings and afternoons and it is about to become worse with the building of the Nazareth site on Findon Road. We enjoy the beautiful NATURE of the River Torrens and this will simply be destroyed having high rise and high density buildings adjacent to this beautiful area. As a rate payer, as a parent, as a local resident who frequently uses this area I plead with you not to go ahead with this plan. It will simply create havoc and change the natural resources of our beautiful council 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/676

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Submission 89

Archived: Wednesday, 15 June 2022 8:42:31 AM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 16:19:11

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Navjeet

Family name: Sohal

Organisation:

Email address:

Phone number:

Comments: Hi, We don't see the current code amendment suitable at all. Please stick to the JUNE 21 amendment with lesser number of dwellings.

Attachment: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Submission 90

Archived: Wednesday, 15 June 2022 8:47:31 AM

From: [Ian Allpress](#)

Sent: Tue, 14 Jun 2022 16:16:21

To: [Jim Gronthos](#)

Subject: Metcash site development

Importance: Normal

Sensitivity: None

Dear Sir

My husband and I attended the Community meeting regarding the redevelopment of the Metcash site. We were rather dismayed that the Developer wishes to increase the amount of housing on the site from originally June 2021 of 235 to now 350-400 taking into account now that there is a 5 storey building , 4 storey buildings etc.

Knowing now that Nazareth Catholic College 300 metres down the road is building a new Year 11 and 12 Campus for 500 to 800 students plus teaching staff of at least 150. Nazareth alone will impact on Rowells Road because many of these students will be driving to school, open Days will also add more traffic.

When Council Officers at the mneeting were asked if both Metcash Developement and Nazareth College traffic were both taken into consideration along with the exsisting problem of Hartley Rd and Rowells Rd intersection which now with buses and vehicles coming up from Holbrook and down from Henley Beach is already a nightmare, they said that they weren't sure if both areas had been added together to assess the impact on the local roads.

There will be a dedicated left hand lane put in from Findon Rd to Valetta but this if certainly not the answer to the overall problem. We believe that all roads in the area need to widened .

One other concern is the drainage from the road system on the Metcash site will flow directly into the River Torrens without any filtration. All pollutants from the vehicles will impact on the ecology of the torrens itself .

Yours faithfully

Lynette & Ian Allpress

 Brook Street Kidman Park

Submission 91

Archived: Wednesday, 15 June 2022 8:54:06 AM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 16:20:12

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Ben

Family name: Bugden

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Firstly, I acknowledge the importance and value of low cost/high density housing in the suburbs and appreciate this opportunity to voice my particular concerns. I rent a house that shares a boundary with this site and moved here partially due to the quiet and abundance of birdlife. I also enjoy the privacy this offers. I am very disheartened to see that the plan not only involves removing the green corridor of trees (which will have a huge negative environmental impact) along the boundary but also that it replaces them with two storey buildings which will undoubtedly impact my privacy and sunlight. I commute along the Torrens and the thought of any development along the river that is more than two stories is horrific. My partner however, works from home and will be massively impacted by any construction but especially along the boundary to the existing residential buildings. I would also rather the privacy that no pedestrian access to Artarki Avenue provides over than any convenience that comes from it. In conclusion, I seek four amendments to the proposed plan: 1. Maintaining the tree line along the boundary to the existing residential buildings 2. No two storey sightlines from the development facing the existing residential buildings 3. No pedestrian access to Artarki Avenue 4. A limit of two stories on any buildings along the Torrens

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Archived: Wednesday, 15 June 2022 8:54:16 AM

From: [Ben Bugden](#)

Sent: Tuesday, 14 June 2022 4:30:56 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hi Jim,

It's great to see the site being developed, however there are four main changes I'd like to see:

1. Maintain the tree line along the boundary with the existing residential buildings, as it's an important corridor for wildlife
2. Prohibit any second storey sightlines to the existing residential properties along the boundary, of which I am one
3. No pedestrian access to Artarki Ave
4. Limit of a two storey development along the Torrens

I look forward to attending the upcoming public meeting.

Kind regards,

Ben Bugden

Submission 92

Archived: Wednesday, 15 June 2022 9:00:31 AM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 4:22:41 PM


To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[220614_-_Fairland_Reposnse_to_Code_Amendment.pdf](#) 

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Scott

Family name: Searle

Organisation: Fairland Pty Ltd

Email address: scotts@fairland.com.au

Phone number: 0400116533

Comments: Please find attached letter of support by Fairland for proposed rezoning at Kidman Park.

Attachment: [220614_-_Fairland_Reposnse_to_Code_Amendment.pdf](#), type application/pdf, 244.7 KB

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

14 June 2022



City of Charles Sturt
72 Woodville Road
WOODVILLE SA 5011

Fairland Group Pty Ltd
Phone 08 8112 3133

19 Fullarton Road
Kent Town SA 5067
enquiries@fairland.com.au

ABN 13 609 132 363

fairland.com.au

Attention: Jim Gronthos – Senior Policy Planner

By Email: jgronthos@charlessturt.sa.gov.au

Dear Jim,

RE: STATEMENT OF SUPPORT- KIDMAN PARK RESIDENTIAL AND MIXED USE CODE AMENDMENT

Fairland Group Pty Ltd ('Fairland') are the owners of land at 404-450 Findon Road Kidman Park. We write in support of the proposed re-zoning (Code Amendment) of land at 404 to 450 Findon Road and 5 to 7 Valetta Road, Kidman Park (the Affected Area).

Fairland is one of the state's largest residential developers and has been in operation for over 42 years, creating 59 completed master planned communities and providing hundreds of local job opportunities within the community. Our master planned communities are thoughtfully designed to offer diversity of lifestyle and housing within safe and sustainable environments. It's about providing for a diversity of housing, local employment, open spaces and complimentary services. We pride ourselves on creating and breathing life into spaces that are as functional as they are desirable.

For decades the former Metcash site has provided warehouse and logistics services to a broad commercial base. However, over time, the impacts of heavy vehicles from this use, the decay of built form and road infrastructure, a growing residential community and a desire to remove such uses from proximity to sensitive areas such as the Karrawirra Parri (River Torrens) has meant that commercial operations at the site are not considered viable.

To this extent we acknowledge that both the State Government and the City of Charles Sturt have noted the incompatible nature of the existing use and have agreed to investigate the ability to return this land to the local neighbourhood.

In commencing this process, Fairland recognises the need to provide a unique range of planning policies in order to transition the site to a new urban framework. In creating new planning policies, the redevelopment of the land can break down long held barriers to the River Torrens and create new opportunities for open space, new tree lined street network, a diversity of housing and commercial opportunities.

It is the site's unique positioning and growing demand for a range of housing options within close proximity to open space and urban centres that sets this site apart from other infill development opportunities.

The Code Amendment proposes to rezone the land from Strategic Employment Zone to the Urban Renewal Neighbourhood Zone with a Mixed-Use Transition Subzone. The use of both the Urban Renewal Neighbourhood Zone and the identification of a transition zone will provide the land with a new policy setting which will facilitate a new and vibrant community. Fairland has reviewed the policies of both the zone and transition sub zone and consider they provide a clear and concise set of planning policies for which new development opportunities can be determined.

We also acknowledge that a wide range of investigations have been prepared to inform and identify considerations in the transition of this former industrial land into a new residential community. Such investigations such as stormwater management, urban design outcomes, site contamination, open space and transport options provide the context for which future development opportunities can be considered.

Particularly we note that existing capacity is available within the broader network for the future development and that new internal infrastructure can value add to sustainability within the Council asset structure.

From the rigorous nature of the investigations a draft concept plan for future development has been included within the Code Amendment. We understand that the Concept Plan seeks to note the investigations that have occurred and highlight the parameters for future development of the land, including potential building heights, road networks, intersection treatments and 12.5% open space distribution. The use of the concept plan is supported by Fairland as a way of clearly highlighting the expectations of future development for both future assessment of built form applications and transparency for the community.

In respect to the transition of building levels, we note that these have been prepared in light of the current building heights situated on the land and the potential to provide suitable locations for increased densities and vibrant mixed-use precincts such as ground level cafes.

Situated adjacent open space and key transport corridors, the ability to increase building height will seek to provide an opportunity to cater for unique housing outcomes which address the critical issue of housing affordability within key infill development locations.

Identifying appropriate building height transitions within the concept plan will provide clarity to future and existing communities on expectations within the development as well as provide the basis for future design assessments such as building articulation, façade treatments, overshadowing and overlooking, and car parking requirements.

Overall, Fairland has reviewed the proposed policies provided within the zone and concept plan and consider that they provide the backbone for a unique development offering for the land. In particular, Fairland support the Code Amendment for the following reasons:

- It will rejuvenate a former industrial precinct into an inviting new neighbourhood and remove heavy commercial and b-double vehicle movements;
- It will provide a diverse range of housing options which range from traditional housing, townhouses and innovate small lot housing that cater for a variety of budgets including affordable housing;
- Support appropriate transition in height to enable housing choice and affordability;
- It will unlock the river frontage and provide broader community access to high quality public open space internal to the site adjoining the River Torrens/*Karrawirra Parri*; and
- It supports walkable neighbourhoods with local shops and services to compliment the new and existing community and provide local jobs.

In conclusion we strongly support the Code Amendment as currently drafted and welcome the opportunity to speak in support of the amendment at the public meeting scheduled for the 20 June 2022.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'S Searle', with a long horizontal line extending to the right.

Scott Searle
General Manager
Fairland Group Pty Ltd

Submission 93

Archived: Wednesday, 15 June 2022 9:07:23 AM
From: [Maria Zissopoulos](#)
Sent: Tue, 14 Jun 2022 16:21:41
To: [Jim Gronthos](#)
Subject: Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

Dear Mr Gronthos and the City of Charles Sturt,

As long term residents of some 40 years, we write to you with concern for the proposed Kidman Park Residential and Mixed Use Code Amendment.

We do not support the plans that have been put in place for many reasons:

1. A multilevel, high density development does not fit with our suburb's community, capacity nor landscape. It will move away from the open spaces and beautiful community
2. The laneway that is being extended from Kooralla Grove will only invite and provide easy access for those undertaking illegal activities and drugs. We already see this along the river track and are concerned that by providing this laneway, will increase this activity on our doorsteps.
3. The high rise developments will jeopardise our beautiful natural landscape of the river side and leisure walking tracks both from an environmental perspective but highly urban buildings simply are not suitable on the edge of the river in a suburban area.
4. The traffic mayhem that will result from this development cannot be understated. Valetta Road, Findon Road, Rowells Road, Hartley Road are all a nightmare to navigate in peak hours in the morning and afternoon. By increasing the usage of these roads by the large scale and density of new residents will simply make these roads impossible to navigate.

We are sure that if this plan goes ahead, it will ruin our picturesque suburb, create traffic chaos, destroy our natural surroundings, alter the community and family feel of our beautiful suburb and council zone. Please reconsider.

Thank you,

George and Georgia Kontozis
■ Canino Drive,
Kidman Park, SA 5025

Submission 94

Archived: Wednesday, 15 June 2022 9:16:28 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tue, 14 Jun 2022 07:00:07

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Stanley

Last Name

Penglis

Email Address

[REDACTED]

Postal Address

■ Valetta Road Kidman Park

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

1. The height of the dwellings should not exceed 3 storey especially on the land adjoining the linear park on the southern side of development. This creates visual pollution to the linear walkway
2. Stormwater runoff onto the Valetta Road side which is at full capacity, so what will the impact be with extra housing.
3. Restrict the number of dwellings so as not to overly impact traffic in the region and hence noise pollution.
4. Who's responsibility will it be to maintain the significant trees which will be retained.

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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Submission 95

Archived: Wednesday, 15 June 2022 9:24:51 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tue, 14 Jun 2022 07:26:07

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

James

Last Name

Poulopoulos

Email Address

[REDACTED]

Postal Address

■ Rundle Avenue Lockleys 5032

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

At present Rowells/Findon being a single lane road already is congested add in the mix the development here as well as the Nazareth School further up the road and it will overload the road. Local roads will struggle to cope with the influx of residents in a this single/double storey development. This will be further compounded if allowed to go high rise. Lets not forget that most residences have 2 or more cars depending on kids etc.

)Estimated 600 additional cars on local roads. With the new Nazareth College on Findon Rd and proposed apartment development on Pierson St Lockleys the traffic is going to be impossible. Findon and Valetta Rd are single lane. Driving to and from work, school drops, sports training dropp offs are ALL going to take a lot longer. This will affect people who live from Henley Beach to Torrensville. Pretty much the whole Western Suburbs. This will also affect safety of kids riding their bikes. Added noise and air pollution.

2)Over flow of parking in the neighbouring streets as there will not be enough parking for residents or visitors to these apartments.

3)Devalue of local properties. Having a condensed 5 storey development will affect the look of the area and devalue surrounding houses.

They want to put cafes along the river side of development. We don't want an urban hub, we want trees and nature to look at along the river.

Also this will create more competition to existing eateries and cafes in the area.

4)No local transport infrastructure such as trains or buses, meaning more people driving.

5)Linear Park natural beauty will be taken away as trees will be removed along the river and reduce the serenity of walking along the river.

I strongly oppose the changes to this development.

Findon Road and surrounding roads need to be upgraded regardless of this change to cope with additional traffic from all the developments along findon road currently being undertaken. I hope council has made provision to allow for the upgrade of the road to 4 lanes due to the increased infil both residential and

commercial that is taking place.

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/676

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Submission 96

Archived: Wednesday, 15 June 2022 9:41:39 AM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 5:02:52 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[img20220614_16530119.pdf](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: See attached documents

Family name: mutton

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: see attached objections from 6 home owners in Lockleys

Attachment: [img20220614_16530119.pdf](#), type application/pdf, 125.3 KB

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Attachment 5: No file uploaded

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

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- o High density living
- o Increased traffic on local roads
- o Parking issues
- o Increased noise pollution
- o Does not fit with local area
- o Pedestrian hazards
- o Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

MICHAEL BIALOBRZESKI
[REDACTED] MICHAEL ST.
LOCKLEYS
SA 5032

Michael Bialobrzewski

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- o High density living
- o Increased traffic on local roads
- o Parking issues
- o Increased noise pollution
- o Does not fit with local area
- o Pedestrian hazards
- o Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

Ben Holton

Michael Street
Lockley SA 5032



Olivia Dawes
Michael Street
Lockleys SA 5032

PAT CRISCI
PETER ST LOCKLEYS
Pat Crisci

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- High density living
- Increased traffic on local roads
- Parking issues
- Increased noise pollution
- Does not fit with local area
- Pedestrian hazards
- Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

DAVID MCPHERSON



MICHAEL ST

LOCKLEYS SA 5032.

A handwritten signature in black ink, appearing to be 'D. McPherson'.

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

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ELAINE & REX WATSON

■ MICHAEL STREET,
LOCKLEYS 5032



14/6/22


Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

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SONIA CRISU  peter street, Lockleys.

BETTE RALSTON  MATT ST LOCKLEYS
B. Ralston

IRENE PACILLO  MATT ST Lockleys 

Submission 97

Archived: Wednesday, 15 June 2022 9:50:37 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 14 June 2022 5:20:14 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Adrian

Last Name

Stirn

Email Address

[REDACTED]

Postal Address

Artarki Avenue

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**POINTS TO CONSIDER**

1) Estimated 600 additional cars on local roads. With the new Nazareth College on Findon Rd and proposed apartment development on Pierson St Lockleys the traffic is going to be impossible. Findon and Valetta Rd are single lane. Driving to and from work, school drops, sports training drop offs are ALL going to take a lot longer. This will affect people who live from Henley Beach to Torrensville. Pretty much the whole Western Suburbs. This will also affect safety of kids riding their bikes. Added noise and air pollution. THE TRAFFIC ENGINEER NEEDS TO COME FOR A WEEK AND SEE HOW BAD THE TRAFFIC IS ALREADY ON VALETTA, FINDON AND HARTLEY ROAD ALREADY TO MAKE A REASONABLE ASSESSMENT.

2) Over flow of parking in the neighbouring streets as there will not be enough parking for residents or visitors to these apartments. There should be a 300 space carpark in development as every adult has a car and will only have one car space allocated per apartment, plus visitors.

3) Devalue of local properties. Having a condensed 5 storey development will affect the look of the area and devalue surrounding houses. We deserve compensation for any development like other councils have done for developments.

They want to put cafes along the river side of development. We don't want an urban hub, we want trees and nature to look at along the river.

Also this will create more competition to existing eateries and cafes in the area.

4) No local transport infrastructure such as trains or buses, meaning more people driving.

5) Linear Park natural beauty will be taken away as trees will be removed along the river and reduce the serenity of walking along the river.

6) This is a disaster of a development that is why other developers have onsold this development to the latest developer.

7) We the local residents should NOT have our houses devalued by a condensed development so the developer can make maximum profit. When you do a development you get council and residents approval before you purchase a property, that's what everyone else I know does. Otherwise you take the risk and

the developers problem. We will fight this all the way with the planning minister if required. We the people have the right, as the government serves us.

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/676

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

Submission 98

SUBMISSION FORM

Urban Projects



Kidman Park Residential and Mixed Use Draft Code Amendment

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

Consultation closes at 5.00pm on Tuesday 14 June 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/kidman-park-residential-and-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: MR COSMO AMATO
(Mr/Mrs/Miss/Ms/Dr) (First Name) (Surname)

Organisation (if relevant): KIDMAN PK RESIDENT

Address: FESTIVAL CRES KIDMAN PK

Suburb: KIDMAN PK State: S.A. P/Code: 5025

Email: [REDACTED]

Phone Home: [REDACTED] Mobile: [REDACTED]

Your Submission

1. Customer type? (tick one)

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

✓ ALL ROAD SPEED
TO BE 40 KPH
INSIDE DEVELOPMENT

2. Your submission on the Kidman Park Residential and Mixed Use Draft Code Amendment:

- ① INSTALL TRAFFIC LIGHTS ON CORNER OF FINDON & HARTLEY ROADS, TO BE
 - ② SYNCHRONIZE ^{WITH} EXISTING TRAFFIC LIGHTS ON CORNER OF FINDON & VALETTA ROADS.
 - ③ THIS WILL REDUCE CURRENT ACCIDENTS & LONG DELAYS.
- THANK YOU.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and some minor discoloration or faint smudges near the bottom edge.

- ☐ Yes
☒ No

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 99

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

Dear Mr J Gronthos (jgonthos@charlessturt.com.au)

I writing to Chief Executive Officer of the City Charles Sturt to object to the above planning application for the Kidman Park Residential and Mixed-Use Code Amendment following reasons:

- 1. Design** – The proposed Metcash Site has mostly high-density dwellings, and they are mostly 3 to 4 Level building height not of a design which is not keeping with the scale, character, or appearance of the area. All other dwellings on the neighbouring properties are large family friendly single or two storey dwelling. The plans presented for public consultation show a multi-level building that is totally out of keeping with local homes. It shares no common construction techniques or materials and would be nothing more than a 'budget build metal box'.
- 2. Privacy** – One of the proposed of high-density dwellings would have a bedroom window approximately 5 metres from each other. This would lead to a significant reduction in privacy of the 400 plus new residents.
- 3. Public Open Spaces** – The proposal has no design in keeping with the character of River Torrens Linear Park. Minimum Public Open Spaces will contribute to the visual amenity of the area, degradation of the riverbank, Erosion, Trash drops, and possibility of displacement of wildlife with 400 plus new residents. The removal and lack of open green space will adversely affect the local environment and ecology, and the health and well-being of residents across the whole of Flinders and Kidman Park, especially in the neighbouring wards.
- 4. Noise & Litter Pollution** – With the 400 plus new residents there will be a high noise level and people dumping garbage which will end up in the River Torrens. As a Homeowner living on Findon Road, we already get loud noise associated with Work and School Traffic between 7.30am till 6.30pm. We deal with this as “necessary” noise, and it’s only from Monday till Friday with 400 plus new residents’ cars on Findon Road the noise pollution will be horrendous.
- 5. Traffic Conditions** - The proposed development would increase congestion and safety risks to drivers, vulnerable road users and pedestrians on all roads around the perimeter of the development and along with the arterial roads that feed into the area.
- 6. Safety Issues** – Rowells and Findon Road is the main road that Ambulances Department use to deal with emergency cases to the Queen Elizabeth Hospital and surrounding area. The road is a one lane road and with 400 plus more vehicles will increase congestion and safety risks of patients and emergency workers. I also fear that the Fire Department will be put at risk as well.

7. Environmental & Pollution Issues – Rowells and Findon Road is only a one lane road and with the proposed development would increase the number of vehicles by 400 in the area. The carbon monoxide from idling cars would increase the air pollution in the area and agriculturally this would be a dominant force behind many environmental treats, including the adding to the climate change problem, the quality of the air, and the degradation of land and fresh water from the increase level of carbon monoxide

I therefore consider that the proposal is contrary to policies of the local plan and request that the planning application is refused.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Pasto', with a long horizontal stroke extending to the right.

Giuliana Pastro

Findon Road

KIDMAN PARK SA 5025

Submission 100 - Late Submission

Archived: Wednesday, 15 June 2022 5:05:13 PM
From: [Sladic, Daniel \(DIT\)](#)
Sent: Wednesday, 15 June 2022 4:35:07 PM
To: [Jim Gronthos](#)
Subject: Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

OFFICIAL

Dear Mr Jim Gronthos,

Thank you for the opportunity to provide comment on the Code Amendment at Kidman Park.

The Department for Infrastructure and Transport supports the proposed Code Amendment and makes the following comments:

- The potential upgrade to the Findon Road/Valetta Road intersection and other access treatments recommended by CIRQA are supported. Allowance should be made in the final site design to enable the provision of a left turn lane from Findon Road into Valetta Road. The introduction of a Future Road Widening Layer over a portion of the site to achieve this is supported. It will be necessary to consider how this Overlay will be applied as the trigger for referral relates to requirements under the Metropolitan Adelaide Road Widening Plan (MARWP). As the subject location is not currently affected by MARWP, it may be necessary for this widening to be contained within the Future Local Road Widening Overlay.
- With respect to the future upgrading of the Findon Road/Valetta Road intersection as part of the future development, there will need to be appropriate agreements in place prior to authorisation of the Code Amendment to ensure that the developer will fund these works and to identify the required timing for these works.
- It is advised that any final access arrangements or potential infrastructure upgrades will require further traffic assessment and acceptance at the Land Division/Land Use application stage(s). Notwithstanding this, it is recommended that a minor adjustment be made to the concept plan identifying the proposed northern and southern intersections on Findon Road being limited to left turn in and left turn out only as per the CIRQA report.
- The implementation of further access treatments or infrastructure upgrades may be further considered in the future, as this development progresses (together with other operational considerations relevant at that time).
- Developments should be situated and designed to encourage the use of public transport through providing a safe and walkable streetscape environment through natural surveillance, and pedestrian linkages. Road reserves should be of a width, design and alignment that can accommodate bus routes where required. The proposed street and pedestrian network should be designed to integrate with the existing public transport network with consideration given to road width and roundabout design which are appropriate to support the safe movement of public transport vehicles.
- Pedestrian linkages should be designed to create an efficient pedestrian network which integrates with the existing public transport network. Pedestrian linkages should also consider the provision of potential future services within the development area.

Regards,

Daniel Sladic
Project Officer - Access
Transport Network and Investment Strategy
Transport Planning and Program Development Division
Department for Infrastructure and Transport
T (08) 7109 7872 (internal 97872) • E daniel.sladic@sa.gov.au

77 Grenfell Street Adelaide SA 5000 • PO Box 1815 Adelaide SA 5001 • DX 171 • www.dit.sa.gov.au



collaboration . honesty . excellence . enjoyment . respect

We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

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Attachment 4 – Summary of Verbal Submissions Received

Attachment 4- Summary of Verbal Submissions Received from Public Meeting 20 June 2022

No.	Name	Submission No.	Agenda Page No.
1	Gavin Colville –Lee St Fulham Gardens	24	183
	<ul style="list-style-type: none"> • <i>Thanked Matthew Cowdrey MP for the work he has done.</i> • <i>Has lived in western suburbs over 20 years and within the locality over 8 years</i> • <i>Concerned about the proposed Concept Plan height adjacent linear park of a maximum 5 storeys.</i> • <i>Liner Park is seen as an unique asset and an escape. In this area the Linear Park allows you to feel immersed in nature but still be within the CBD. Concerned that this Code Amended will see suburban development encroach on leisure area of linear park.</i> • <i>This will be the first Council is SA to put 5 storey adjacent linear park trail</i> • <i>Concerned with local traffic use Valetta Hartley and Findon Road. Challenging intersection between 7.30 to 9.30 and 3pm and 5pm. The concept that more houses can accommodate these roads is queried.</i> • <i>Consider that original proposal for single and two storey dwellings this much better than current proposal.</i> • <i>Concerned with the increase in population over the last decade in area. Consider that the proposal will result in 18years of population growth in four (4) years.</i> • <i>Not against development overall just the proposal for 3-5 storey rather 2 storey maximum building height</i> 		
2	David Goreham (Frogmore Road, Kidman Park)	39	226
	<ul style="list-style-type: none"> • <i>Has worked for Metropolitan Fire Service (MFS) in professional life however is not representing the MFS. Advised that any future land division application will go through fire services planning department.</i> • <i>Has been a resident in the area for over 60 years</i> • <i>Concerned about on-street car parking and width of streets. In his experience in Mawson Lakes this form of development can block emergency service vehicle access (e.g. fire trucks). Concern that this type of high density development increase life risks and emergency response time very high.</i> • <i>6.3.162 Consider that 3 storey and above height totally out of context of the area. Provided an example of the Mercurio farm land that is all two storeys at the most and not over, and would consider 2 storey maximum building height more appropriate. Also provided examples of Hammond Rd, Bridgman Road 1 block into 2 only 2 storey developments not in excess of three storey.</i> • <i>Development over the former Findon High School and Underdale High School and Allenby Gardens only up to 2 storey dwellings.</i> • <i>Concern that Terrace houses with shared walls increase fire rates.</i> • <i>Consider that Department for Infrastructure and Transport (DIT) and Council to come to agreement for Findon Road to be dual lane not single lane.</i> 		

No.	Name	Submission No.	Agenda Page No.
	<ul style="list-style-type: none"> Consider that Hartley, Valetta road should also be dual lane. Consider that Developments including Nazareth College and SASI when developed will also add to existing and future traffic issues. Concern about the lack of on-street parking and where car is longer than the space between driveways. Concern that this site is not a 'Transport orientated development' in that the site is not on a train or tram only bus routes. Not against the land being used for residential purposes but has concerns with current proposal. Had no issues with previous proposal for 250 dwellings and 2-3 storey maximum building heights. 		
3	Matt Cowdrey OAM MP Member for Colton	69	309
	<ul style="list-style-type: none"> Representing the views of the community and raised concerns that vast majority of his constituents became aware of the development through his own distribution of material and not form Council. Considers that there are two (2) Code Amendment in the locality that intrinsically linked. The Lockleys Code Amendment which is diagonally opposite over the River Torrens. Considers it difficult to align proposal with what the developer announced earlier with one and 2 storey. Constituents would be very happy with original proposal from developer. Considers that it is disappointing the adequacy of the proposal with traffic. Concerned that there is an inability to not use cars in the locality which cannot be overlooked. Concerned that higher density built form is not located on a significant arterial road with frequent access to public transport routes. Other sites of higher density have access to rapid transport and still finding car parking issues. Concerned that there is not adequate parking for commercial areas, and that other developments on Findon Road and have they been taken into account in this traffic analysis. Concerned about the adequacy of process only 2 pop up session proposed many people not aware of those sessions before the Public Meeting. Of the view that there is no development greater 2 storeys along the linear park anywhere in Adelaide. Concerned that Council raised its concern regarding the 4 to 6 storey height limits proposed along Linear Park during the Lockley's Code Amendment consultation, in which Council considered the height to be inconsistent with the amenity of the Linear Park. The prevailing character of the Linear Park is for single or two storey development and consider that the proposed height limit will create a significant impact on this established character. Therefore, it is requested that the height limit is reduced. <p>Question from Committee Members Q: Cr Sarah; understand Nazareth opening up campus on Findon Road.</p>		

No.	Name	Submission No.	Agenda Page No.
	<p>A: <i>My understanding senior years 11 and 12 and other land division off Adele Street. Other development in Lockleys have been done in tasteful way in built form 2 storeys.</i></p> <p>Q: <i>Cr Sarah: do you know how many lots?</i></p> <p>A: <i>About 60 lots.</i></p> <p><i>Staff comment re consultation process</i></p> <ul style="list-style-type: none"> • <i>2 month consultation process</i> • <i>Advert in newspaper</i> • <i>letters 678 property owners with information brochures</i> • <i>Planning portal and Council website</i> • <i>Your say page 1400 views and 29 online submissions – Council initiated goes beyond the requirements of State Government.</i> 		
4	Scott Searle, Fairland Pty Ltd	92	373
	<ul style="list-style-type: none"> • <i>Thanked Council for the opportunity to speak and advised that Fairland Pty Ltd is the owner of approximately 11 hectares of land. Advised that the rezoning includes extra properties of 5 and 7 Valetta Road which will future proof the Code Amendment over the adjacent land in terms of stormwater, traffic and other services.</i> • <i>Advised that the original concept had basic ideas which have since been further developed and emerged in housing diversity and for affordable outcomes.</i> • <i>Committed to delivering 15% affordable housing outcomes.</i> • <i>Explained that the maximum building height has been influenced by existing warehouse on the Affected Area.</i> • <i>Concept Plan provides for public open space of 12.5% and has been located to increase the buffer between future buildings and the Torrens</i> • <i>Code Amendment will apply the urban tree canopy overlay which has targets for street tree planting.</i> • <i>Traffic modelling undertaken has recommended upgrades to the Valetta Road/Findon Road intersection. Commitment to undertake these works. Happy to endorse peer review of this traffic modelling.</i> • <i>Commitment to create best planning policy – calls for diversity and density in desired locations.</i> • <i>Code Amendment Policy will designate Key assessment pathways for Council staff to be the relevant authority.</i> <p><i>Question from Committee Members</i></p> <p>Q. <i>Cr Sarah concern that the housing typologies shown between the Statement of Support and Draft Code are “not comparing apples with apples.” Concern expressed with increase in maximum building height – why the difference?</i></p> <p>A. <i>- Call on the Committee to review all the information provided</i></p>		

No.	Name	Submission No.	Agenda Page No.
	<ul style="list-style-type: none"> - The vision for the site includes a range of diversity of housing. Does not mean only a two storey housing. Range of different dwelling housing options. This will be a multi year project and concept plan will enable flexibility in housing product depending on demand (which is known to fluctuate over time). - Preserve streetscapes through rest of the development - Higher built form is proposed adjoining the existing parks and internal to the site - Confirmed that Valetta Road is a 'Go-zone' with high frequency public transport. <p>Q. Cr Sarah - do you believe your vision is correct based on the community feedback.</p> <p>A. How we evolved from the initial statement through the investigations. The 11 hectares along the Linear Park should have diversity of housing and not just up to 2 storey housing to delivery housing diversity. Envisage housing forms best located opposite parks to minimise impacts from other areas.</p> <p>Q. Cr Sarah- in respect to car parking how do you envisage parking to work.</p> <p>A. The carparking in 3-5 storey built form will be isolated, where the best locations that can accommodate visitor parking and on-site parking. Clear Code requirement in this regard which will be achieved. Commitment to 'Boulevard' effect with a wider road and indented carparking bays adjoining public open space.</p>		
5	Adrian Stirn- Artarki Ave, Kidman Park	97	392
	<ul style="list-style-type: none"> • Advised that he has been a resident for the last 6-7 years adjacent to the Metcash site. • Concerned regarding traffic impacts and congestion. Suggest that there will be an additional 600 cars in the area which would raise safety concerns within the street network. • Concerned raised with the potential for cars parking in front of adjoining houses in Artarki Avenue. On this basis he does not support a walkway through at this point. • Consider that there should be a separate area for car parking within the Affected Area. • Consider that the Code provisions for carparking in apartments is not sufficient. • Concerned regarding the devaluation of his property as a result of future development over the Affected Area. • Concern over future of South Australian Sports Institute (SASI) development if there is a nearby precedent of 5 storey built form approved. • Concerned that their amenity will be impacted by high rise development over the Affected Area. • Noted Last meeting with Matt Cowdrey that the development will not be financial for developer and obtained figures sale \$25million, average sale \$465k potential profit \$200m. Consider that – profits far out way purchase price. • Advised that he would not be opposed to 238 houses with single and two storeys. • Considering Australia constitution – what authority does the Government have to approved the rezoning without the consent of the people. 		

No.	Name	Submission No.	Agenda Page No.
6	Giuliana Pastro – Findon Road Kidman Park	99	NA
	<ul style="list-style-type: none"> • <i>Representing the Italian Community in the area</i> • <i>She has lived for over 63 years on Findon Road</i> • <i>When Metcash left she was very happy</i> • <i>Advised that she would support Low to medium density housing of 1 to 2 storeys</i> • <i>Considered Kidman Park to be a family orientated area</i> • <i>Concerned about the loss of nature in Linear Park</i> • <i>Concerns about exacerbated traffic congestion on Hartley Road. Advised that there had been a previous pedestrian fatality</i> • <i>Concerned about further accidents on Findon Road and Hartley Terrace. Concern that currently Findon Road is only one lane road and not made for the amount of dwellings proposed. She had to spend considerable money to create dual driveway to get out forward from there home. Considered that Findon Road should be dual lane.</i> • <i>The Traffic analysis should be revised to consider the single lane bridge. It should also take into consideration the development of the Nazareth senior school on Findon Road.</i> • <i>Affordability is desirable.</i> • <i>Does not consider 'Pooch Park' as green space.</i> • <i>Does not support 4-5 storey built form.</i> • <i>Advised that she has two (2) petitions going against the current version of the Code Amendment and is of the view this is not what the community needs.</i> • <i>Concerned that the area as not got a direct bus route to the city.</i> • <i>Concerned about the safety in adjoining Cul-de-sacs were currently kids playing on the streets. Concerned that cars from development over the site will park in front of their house and safety issues of increased vehicle movements.</i> • <i>Concern about the connections proposed to surrounding street network.</i> • <i>Would prefer a 'Mercurio farm' type of development over this land.</i> • <i>Advised that she knows we need high density but believe we have enough already in the broader area.</i> • <i>Consider the proposal need to look after schools and families walking to schools.</i> • <i>Looking for green belt in the proposal.</i> • <i>Concern that many residents did not receive letters.</i> • <i>Have many good schools but not sufficient public transport.</i> 		

No.	Name	Submission No.	Agenda Page No.
7	Susan Gillies – Rulana Court Kidman Park	71	314
	<ul style="list-style-type: none">• House borders on western side of the development. Concern regarding privacy from 2 storey development and three storey adjoining Rulana Court concerned that there no dividing road behind her house.• Concerned that the height is considered out of context for the area• High density of development concern• Concern re single lane bridge on Findon Road that there will be a traffic bottle neck turning left into the development.• Do not want pedestrian access through Artarki avenue as shown on Concept Plan.		
8	Mrs Makris- Nerida Court, Kidman Park	No Written Submission	
	<ul style="list-style-type: none">• Mrs Makris called Council’s Office on 15 June 2021.• Advised she was too ill to attend the public meeting and wishes to give her comments over the phone to Council’s Officer to include as a verbal submission for consideration.• Comments are as per telephone discussion between Mrs Makris and Council’ Officer on 15 June 2021, 1pm:<ul style="list-style-type: none">• Against building heights of 3, 4 and 5 storeys• Suggests it is out of character• Raised issues of increased noise and safety issues• Purchased her property there were no neighbours against their rear fence• Experienced traffic issues with the previous Metcash land use• Prefer to see a nature corridor along the western boundary.		

Attachment 5 – Survey Responses

Your Say Charles Sturt

Kidman Park Code Amendment - Community Engagement Evaluation Survey

Jun 27, 2022 - Aug 01, 2022

Project: Kidman Park Code Amendment - Community Engagement Evaluation Survey

Tool Type: Form

Activity ID: 687

Exported: Aug 04, 2022, 09:55 AM

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 Kidman Park Residential and 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 (12 April to 14 June 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 - 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice Other: Community Facebook site re another development

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 - Neither agree nor disagree
I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - 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 - Neither agree nor 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 Kidman Park Residential and 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 (12 April to 14 June 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 Kidman Park Residential and 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 - 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 (12 April to 14 June 2022) - Strongly 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 - 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

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

Q3 How did you find out about the Kidman Park Residential and 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 (12 April to 14 June 2022) - Strongly disagree

I feel the engagement genuinely sought my input to help shape the proposal - Strongly 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 - 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 Kidman Park Residential and 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)
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

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 (12 April to 14 June 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 - Agree

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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice I read about it on the City of Charles Sturt website

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 - Agree
I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - 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 - 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

Q3 How did you find out about the Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice 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 - Strongly 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 - Disagree
I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - Strongly disagree
I feel the engagement genuinely sought my input to help shape the proposal - Strongly 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 - 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice Other: Local MP Matt Cowdery did a letterbox drop advising of a meeting to be held late that same week for all interested residents

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 - 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 (12 April to 14 June 2022) - 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 - Disagree
I am confident that the issues I raised were heard and will be considered before a final decision is made by Council - Strongly agree

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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice

I heard about it from a neighbour or friend (word of mouth)

I attended one of the pop-up information stands at the Metcash site (5 May and 14 May 2022)

I picked up a fact sheet at my local library

I picked up a fact sheet from the Civic Centre at Woodville

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 agree

I found the information easy to understand - Strongly agree

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

I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - Strongly agree

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

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 - Strongly 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 Kidman Park Residential and 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 (12 April to 14 June 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice

I received a letter and information pack in my letterbox
I attended one of the pop-up information stands at the Metcash site (5 May and 14 May 2022)

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 - Strongly agree
I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - Strongly agree
I feel the engagement genuinely sought my input to help shape the proposal - Strongly 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 - Strongly agree

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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice

I heard about it from a neighbour or friend (word of mouth)

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 - 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 - Agree

I felt I had sufficient time to provide my feedback (12 April to 14 June 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice Other: I read about it in the Advertiser

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 - Disagree
I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - Neither agree nor disagree
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 - 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice I heard about it from a neighbour or friend (word of mouth)
I read about it on the City of Charles Sturt website

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 - Agree
I felt I had sufficient time to provide my feedback (12 April to 14 June 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 - 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 - 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 Kidman Park Residential and 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)
I read about it on Your Say Charles Sturt community engagement site
Other: Letter from local MP

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 - Neither agree nor 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 - Agree
I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - Strongly 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

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 Kidman Park Residential and 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 - Disagree

I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - Strongly 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

Adjoining Council

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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice

Other: I received a small pamphlet about the meeting with no other information

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 agree

I found the information easy to understand - Strongly agree

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

I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - Strongly disagree

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

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 - Strongly agree

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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice Other: Letterbox drop to attend info session

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 agree
I found the information easy to understand - Strongly 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 (12 April to 14 June 2022) - Strongly disagree
I feel the engagement genuinely sought my input to help shape the proposal - Agree
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 - 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice I heard about it from a neighbour or friend (word of mouth)
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 - Neither agree nor disagree
I felt I had sufficient time to provide my feedback (12 April to 14 June 2022) - 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 - 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 - 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice Other: Facebook

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 - Neither agree nor disagree
I felt I had sufficient time to provide my feedback (12 April to 14 June 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 - 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice Other: I completed an internet search about the development after seeing a City of Charles Sturt flag at the 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 - Strongly agree
- I found the information easy to understand - Strongly 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 (12 April to 14 June 2022) - Strongly 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice

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 - Strongly 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 - Disagree

I felt I had sufficient time to provide my feedback (12 April to 14 June 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 - 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 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice 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 -	Neither agree nor 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 (12 April to 14 June 2022) -	Neither agree nor disagree
I feel the engagement genuinely sought my input to help shape the proposal -	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 -	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 Kidman Park Residential and 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 (12 April to 14 June 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 - 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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice 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 - Neither agree nor 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 - Strongly disagree
I felt I had sufficient time to provide my feedback (12 April to 14 June 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 - Strongly agree
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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice Other: Matt Cowdreys sponsored Facebook post

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 - Neither agree nor 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 (12 April to 14 June 2022) - Strongly 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 - 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 Kidman Park Residential and 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 - Disagree
I felt I had sufficient time to provide my feedback (12 April to 14 June 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

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 Kidman Park Residential and Mixed Use Draft Code Amendment?

Multiple Choice I read about it on the City of Charles Sturt website

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 (12 April to 14 June 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

Attachment 6 – CIRQA Advice

Ref: 21216|BNW

14 July 2022

Ms Zoë Garnaut
Ekistics
3/431 King William Street
ADELAIDE SA 5000

Dear Zoë,

FORMER METCASH SITE CODE AMENDMENT

I refer to the proposed Code Amendment for the former Metcash site at Findon Road, Kidman Park. Subsequent to our recent discussion, I provide the following supplementary commentary in respect to queries raised during the community consultation for the Code Amendment.

Specifically, I understand that queries have been raised as to whether the following separate developments/proposals were considered within the traffic modelling and whether there is any additional impact associated with them above that previous assessed:

- the approved Nazareth Community College development at 344-354 Findon Road, Kidman Park;
- the Rivergum residential development at Lots 1 and 46 Grange Road and Lot 10 Adele Avenue, Kidman Park; and
- the Lockleys Code Amendment (former Westpac Mortgage Centre) at 25 Pierson Street, Lockleys.

The above developments/proposals were not specifically considered in the subject Code Amendment transport investigations. However, it is important to note that the modelling for the transport investigations was based on future forecasts to a design horizon year of 2036 (with an annual growth rate applied to existing volumes). The purpose of this extrapolation to a future design year is to allow for additional traffic generation associated with other developments which may occur in the broader area (such as those listed above). The modelling therefore does include allowance for additional growth on the subject roads.

In addition to the above, I also note the following specific comments in relation to the above nearby developments/proposals:

- **Nazareth Community College** – this site formed part of the previous Kidman Park North Development Plan Amendment (for which CIRQA undertook transport investigations). There was previous consideration of potential additional volumes associated with redevelopment of this site in those transport investigations (albeit for residential and commercial development). The more recent Metcash Code Amendment transport investigations did adopt the forecast volumes previously identified for that site in the earlier DPA work. It is noted that the proposed College does have a higher forecast volume than previously assigned to the site (as detailed in MFY's supporting traffic report for the development application). There would be approximately 200 additional peak hour trips associated with the College than the volumes previously assigned to that site in the DPA assessment. However, not all of these movements would be distributed to the portion of Findon Road (and associated intersections) considered in the Metcash Code Amendment. Based on the distribution provided in the MFY report, the additional distribution to Findon Road to the south of the College's access points would be in the order of 40 or less peak hour movements;
- **Rivergum residential development (Adele Avenue)** – the forecast volumes associated with the Adele Avenue development that would be distributed to the section of Findon Road considered in the current Code Amendment investigations were 8 northbound and 3 southbound movements in the am peak hour and vice versa in the pm peak hour. Such additional volumes are negligible.
- **the Lockleys Code Amendment (former Westpac Mortgage Centre)** – the transport investigations for the former Westpac Mortgage Centre identified traffic generation associated with that site would reduce by up to 100 peak hour movements. The portion of the reduction in volumes distributed to/from the north was forecast to equate to 26 fewer movements in the am peak hour and 15 fewer movements in the pm peak hour.

The difference in volumes associated with the above projects is minimal and would easily be accounted for in the future 2036 forecasts.

It is also pertinent to note that even if higher volumes were associated with other external developments, these would be added to the 2036 background forecasts. As such, any further increase in background traffic would simply reduce the relative impact associated with the proposed rezoning and subsequent development of the subject site. Any further treatments potentially identified for this additional traffic (if any) would not be the responsibility of the proponent of the Metcash rezoning. Nevertheless, it is reiterate the small variance in volumes detailed above is already effectively captured by the modelling undertaken to date.

I also note that the primary concerns raised in respect to the rezoning relate to the operation of Findon Road and its intersections. One of the key benefits of the proposal rezoning and redevelopment is the removal of a large number of commercial vehicle movements associated with the approved land uses currently on the site (i.e. associated with its former use or that could be associated with ongoing use if not rezoned/redeveloped). In particular, this includes the removal of the need for B-Double access to this section of Findon Road. Such an outcome is a positive impact of the proposal. I highlight that the Department for Infrastructure and Transport are in support of the proposal and, in my discussions with its representatives, they concur that the reduction in commercial vehicle movements as a result of the proposal is a positive impact for the operation of the surrounding road network.

I trust the above assists with the further consideration of the Code Amendment proposal, however, please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,



BEN WILSON

Director | CIRQA Pty Ltd

Attachment 7 – Stantec Peer Review

5 August 2022

Project/File: 300304002

Jim Gronthos

City of Charles Sturt
72 Woodville Road
Woodville, South SA 5011

Dear Jim,

Reference: Kidman Park Code Amendment Peer Review

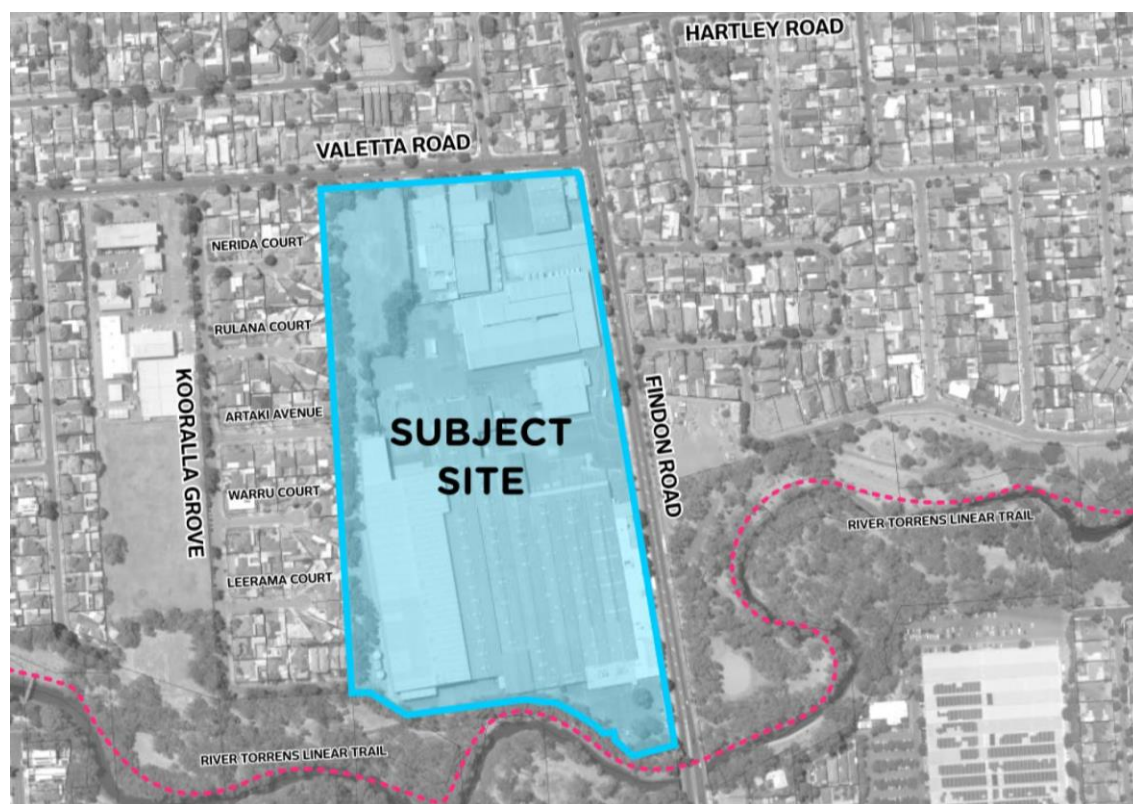
1 Background

CIRQA has undertaken a Transport Investigations Report (CIRQA Report) for the Kidman Park Code Amendment for a subject site located between Valetta Road / Findon Road and the River Torrens in Kidman Park. The site, which was formally occupied by Metcash Distribution Centre, and is still occupied by Wormald and Fugro Lads Corporation at 5 – 7 Valetta Road, is located within a Strategic Employment Zone.

The Kidman Park Code Amendment seeks to change the land use to accommodate a mix of residential and commercial land uses.

Figure 1 has been prepared which considers the subject site, as is provided in the CIRQA Report. Stantec has been engaged by the City of Charles Sturt to conduct an independent peer review of the CIRQA Report.

Figure 1: Subject Site and its Environs



SOURCE: CIRQA Transport Investigations Report, 2022

2 Existing Conditions

2.1 Existing / Previous Development

The existing and previous development land uses on the subject site are documented in **Table 1**.

Table 1: Existing / Previous Land Uses

Organisation	Land Use Type	Current Operation
Metcash Distribution	Warehouse and Logistics	No longer operational on-site. Has relocated to Gepps Cross.
Wormald	Industry – Business Parks and Industrial Estates (assumed use based on CIRQA report)	Still operational at 5 Valetta Road, Kidman Park
Fugro Lads Corporation	Industry – Business Parks and Industrial Estates (assumed use based on CIRQA report)	Still operational at 7 Valetta Road, Kidman Park

The following traffic generation rates for each land use are provided in the CIRQA Report:

- Industry – Business Parks and Industrial Estates (assumed to reflect the existing Wormald & Fugro Lads Corporation sites)

Reference: Kidman Park Code Amendment Peer Review

- AM peak hour – 0.52 trips per 100 sq. m GLFA
- PM peak hour – 0.56 trips per 100 sq. m GLFA
- Metcash Distribution Centre (rates based on Woolworths Distribution Centre, Gepps Cross)
 - AM peak hour – 0.343 trips per 100 sq. m GLFA
 - PM peak hour – 0.343 trips per 100 sq. m GLFA

The CIRQA Report identified that the site generated:

- AM peak hour – 243 trips
- PM peak hour – 246 trips

CIRQA subsequently has provided estimated floor areas for each of the existing uses to formulate the estimated existing AM and PM peak hour traffic generation. The floor areas and rates provided appear adequate in reflecting the existing uses.

2.2 Traffic Observations

2.2.1 FINDON ROAD / VALETTA ROAD

Stantec undertook traffic observations at the Findon Road / Valetta Road intersection during both the AM and PM Peak Hour (8:00am – 8:45am and 4:30pm – 5:30pm respectively):

AM Peak Hour:

- Maximum queue lengths of 8 and 14 vehicles were observed to queue to turn left and right respectively from Valetta Road. Notwithstanding most vehicles were able to turn right or left on a single cycle.
- Maximum queue length of 9 vehicles were observed to turn right into Valetta Road from the Findon Road north approach. Queuing for through traffic from the Findon Road north approach was approximately 6-8 vehicles, with all vehicles able to travel through on a single cycle.
- Maximum queue lengths of 23 vehicles were observed from the Findon Road south approach, although the average queue was typically 10-12 vehicles. Most vehicles were able to travel through within a single cycle.

PM Peak Hour:

- Maximum queue lengths of 10 and 6 vehicles were observed to turn left and right respectively from Valetta Road. Most vehicles were able to turn right or left on a single cycle.
- Maximum queue lengths of 15 vehicles were observed to turn right into Valetta Road from the Findon Road north approach. This exceeded the length of the lane but didn't appear to

Reference: Kidman Park Code Amendment Peer Review

adversely impact on queuing for through movements. Queuing for through traffic from the Findon Road north approach reached 14 vehicles. Occasionally, queuing would extend beyond the Hartley Road intersection, however this was infrequent. In most cases, vehicles were able to continue southbound within a single cycle.

- Maximum queue lengths of 14 vehicles were observed to queue from the Findon Road south approach. Most vehicles were able to travel through within a single cycle.

Observed cycle times varied between 55 seconds and 65 seconds in both peak periods, indicating the assumed cycle time of 60 seconds adopted in the CIRQA Report is appropriate.

2.2.2 FINDON ROAD / HARTLEY ROAD

Stantec undertook traffic observations at the Findon Road / Hartley Road intersection during both the AM and PM Peak Hour (8:00am – 8:45am and 4:30pm – 5:30pm respectively):

AM Peak Hour:

- Maximum queue lengths of 16 and 6 vehicles were observed to queue to turn left and right respectively from Hartley Road. Delays weren't significant for left turning movements, however vehicles turning right were required to wait several minutes at times.
- A maximum queue length of 7 vehicles was observed to turn right into Hartley Road from the Findon Road north approach. Through traffic from the Findon Road south approach was generally free flowing.
- The Findon Road north approach was generally free flowing

PM Peak Hour:

- Maximum queue lengths of 12 and 6 vehicles were observed to queue to turn left and right respectively from Hartley Road. Delays weren't significant for left turning movements, however vehicles turning right were required to wait several minutes at times.
- A maximum queue length of 5 vehicles was observed to turn right into Hartley Road from the Findon Road north approach. Through traffic from the Findon Road south approach was generally free flowing.
- The Findon Road north approach was generally free flowing

2.2.3 FINDON ROAD / GRANGE ROAD

Stantec undertook traffic observations at the Findon Road / Grange Road intersection during both the AM and PM Peak Hour, noting these observations were undertaken towards the tail end of the peak period (8:45am – 9:00am and 5:30pm – 6:00pm respectively)

Reference: Kidman Park Code Amendment Peer Review

General observations concluded that all vehicles were able to travel through the intersection in a single traffic signal cycle most of the time. However, it is acknowledged that traffic conditions may have been busier earlier during the peak periods

Observed cycle times varied between 115 seconds and 135 seconds in both peak periods, indicating the assumed cycle time of 120 seconds adopted in the CIRQA Report is appropriate.

2.3 Sustainable Transport

2.3.1 PUBLIC TRANSPORT

The CIRQA Report identified that the subject site is located in close proximity to existing high frequency public transport. These services operate on Valetta Road along the northern boundary of the site and would therefore need to be the focus of access from the site.

2.3.2 WALKING AND CYCLING

The CIRQA Report identified that there are good opportunities to provide links to the River Torrens Linear Park as well as surrounding local streets such as Kooralla Grove and Artarki Avenue. There is also an opportunity to provide a pedestrian refuge across Findon Road adjacent Bus Stop 209. These recommendations should be further investigated to confirm that a direct link from the site to River Torrens Linear Park is included in the site as well as appropriate connections through the adjoining streets.

3 Previous DPA Assessments

In consideration of the forecast volumes, the CIRQA Report has also identified the Kidman Park North Development Plan Amendment and ALDI Site (Grange Road) Development Plan Amendment (DPA) sites as part of their assessment.

3.1 Kidman Park North DPA

The Kidman Park North DPA identified:

- AM peak hour – Reduction of 2 trips
- PM peak hour – Increase of 47 trips

3.2 ALDI Site (Grange Road DPA)

The Grange Road DPA identified:

- 273 trips during both the AM and PM peak hour, albeit only a proportion of trips being distributed to the section of Findon Road within the study area.

Reference: Kidman Park Code Amendment Peer Review

Stantec considers the AM peak hour trip generation to be high, given the AM peak traffic generation by ALDI and other retails are typically less than during the afternoon. Notwithstanding, this means the subsequent assessment is more conservative than what is expected by 2036.

3.3 Summary

It is reasonable to include the additional traffic associated with the Kidman Park North DPA within this assessment. While the ALDI Store was operational from December 2020, it is acknowledged that the turning movement counts for the Findon Road intersection were based on 2016 and 2017 data, and therefore didn't include the traffic associated with the Grange Road DPA.

The CIRQA Report indicated that only a proportion of the DPA traffic will impact on Findon Road. It is understood that these numbers have been obtained from the Grange Road DPA report prepared by Infraplan in August 2018, replicated as **Figure 2** below.

Figure 2: Grange Road DPA – Directional Split

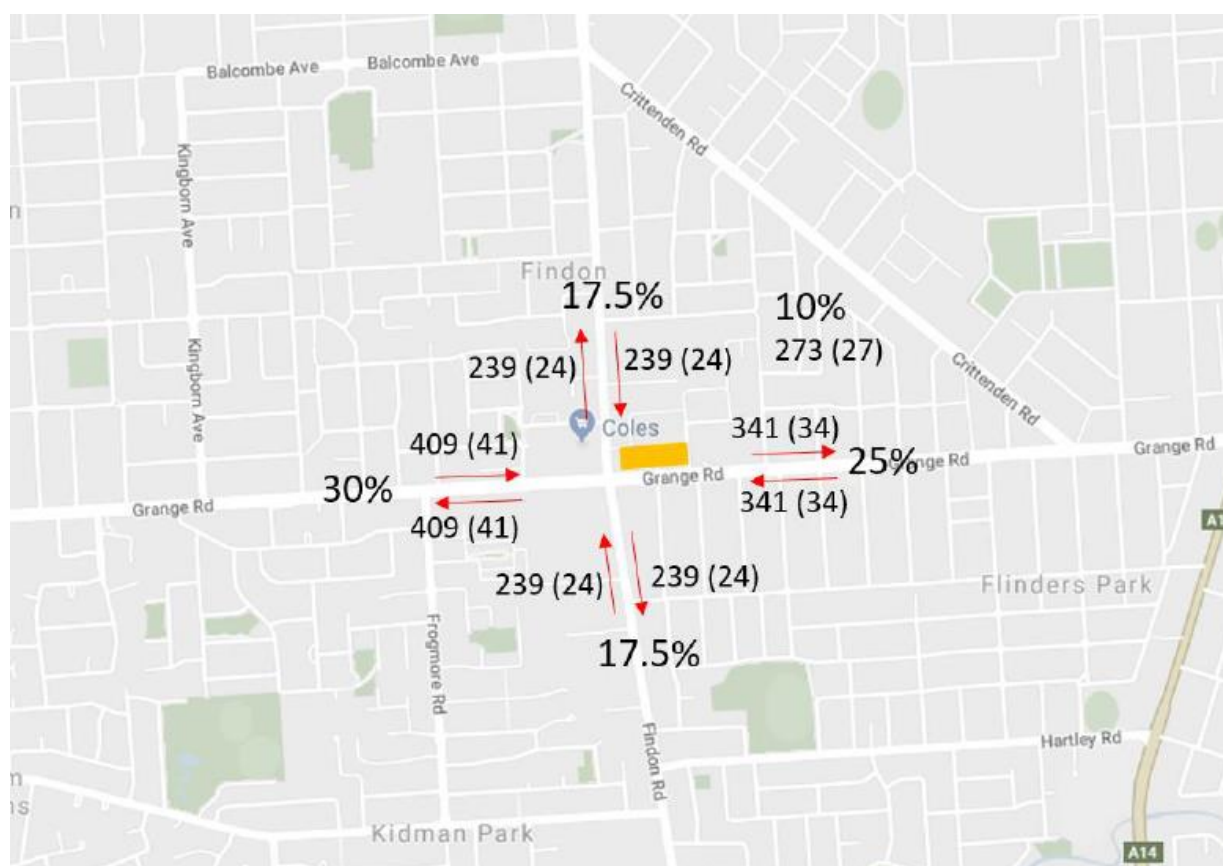


Figure 5: Estimated additional trip-distribution for proposed DPA site - daily volume (PM peak volume)

SOURCE: Infraplan Traffic Impact Report, August 2018 – Grange Road, Findon DPA

4 Development Proposal

It is understood the Code Amendment is seeking to change the zoning of the subject area, although no indication of the proposed zoning is provided in the CIRQA Report. The proposed land uses are as follows:

- 396 residential dwellings*
 - 33 % low density (129 dwellings)
 - 37 % medium density (147 dwellings)
 - 30 % high density (120 dwellings)
- 80 place child care centre
- 1,350 sq. m of retail tenancy

*The CIRQA report indicated 390 dwellings, however following further collaboration, the number of dwellings were increased to 396 dwellings. This is considered negligible.

5 Traffic Impact Assessment

5.1 Trip Generation

The CIRQA Report identified the following traffic generation rates:

Table 2: Traffic Generation Rates

Use	AM Peak Hour Rate	PM Peak Hour Rate	Stantec Comment
Low Density Residential	0.71 trips per dwelling	0.78 trips per dwelling	Slightly lower than industry RTA Guide 2002 rates and RMS Guide 2013 rates. Typically 0.8 to 0.9 peak trips / dwelling.
Medium Density Residential	0.65 trips per dwelling	0.65 trips per dwelling	Generally consistent with industry rates.
High Density Residential	0.53 trips per dwelling	0.32 trips per dwelling	Slightly lower than industry RTA Guide 2002 rates and RMS Guide 2013 rates. Typically 0.4-0.5 peak hour trips / dwelling
Child Care Centre	0.48 trips per child	0.42 trips per child	Generally consistent with industry rates. Typically 0.7 – 0.8 trips per child over a 2 hour time period.
Retail	4.5 trips per 100 sq. m	9 trips per 100 sq. m	Slightly lower than RTA Guide 2002 rates and RMS Guide 2013 rates, albeit it is noted that these rates better reflect shopping centres with a larger floor space. Rates typically vary between 10-12 trips / 100 sq. m GLFA during the PM Peak Hour.

Reference: Kidman Park Code Amendment Peer Review

Based on the above and on balance, while the rates used are slightly lower than RTA Guide rates, Stantec doesn't consider the traffic generation rates to be too far out of line with industry standard rates.

The CIRQA Report identified that the proposed land uses would generate:

- 295 trips during the AM peak hour
- 333 trips during the PM peak hour

A breakdown of how the traffic generation rates converted to trips was not provided by CIRQA. Accordingly, Stantec has derived a breakdown in Table 3 and Table 4 for the AM and PM peak hour respectively. Following further liaison with CIRQA, it is understood that a 33 % trip discount was applied for the retail component and a 50 % trip discount was applied for the child care centre.

- A 33 % trip discount for the retail component is not considered unreasonable for passing trade assuming this will front Findon Road. Stantec's empirical data for a supermarket chain indicates a passing trade of 30 %.
- While a 50 % trip discount on the child care centre might be higher than expected, it is noted that a high proportion of parents drop off their child on the way to work, and as such applying a discount is not unreasonable.

Table 3: AM Peak Hour Trip Generation

Use	Quantity	AM Peak Hour Trip Generation Rate	AM Peak Trip Generation	Discount	Updated AM Peak Trip Generation
Low Density Residential	129 dwellings	0.71 trips per dwelling	92	-	92
Medium Density Residential	147 dwellings	0.65 trips per dwelling	96	-	96
High Density Residential	120 dwellings	0.53 trips per dwelling	63	-	63
Child Care	80 children	0.48 trips per child	38	50 %	19
Retail	1,350 sq. m	4.5 trips per 100 sq. m	61	33 %	41
TOTAL			361		311

Reference: Kidman Park Code Amendment Peer Review

Table 4: PM Peak Hour Trip Generation

Use	Quantity	PM Peak Hour Trip Generation Rate	PM Peak Trip Generation	Discount	Updated PM Peak Trip Generation
Low Density Residential	129 dwellings	0.78 trips per dwelling	101	-	101
Medium Density Residential	147 dwellings	0.65 trips per dwelling	96	-	96
High Density Residential	120 dwellings	0.32 trips per dwelling	38	-	38
Child Care	80 children	0.42 trips per child	34	50 %	17
Retail	1,350 sq. m	9 trips per 100 sq. m	122	33 %	82
TOTAL			427		334

Based on the above, Stantec has calculated AM peak hour and PM peak hour traffic generation of 311 trips and 334 trips respectively. These volumes exceed the 295 AM and 333 PM peak hour trips predicted by CIRQA.

The CIRQA Report indicated:

- The site would generate an additional 52 movements during the AM peak hour
- The site would generate an additional 87 movements during the PM peak hour
- The number of heavy vehicle movements would decrease due to the change in land use

Based on Stantec's assessment:

- The site would generate an additional 68 movements during the AM peak hour (16 movements more than that forecasted by CIRQA)
- The site would generate an additional 88 movements during the PM peak hour (1 movement more than that forecasted by CIRQA)
- It is mutually agreed the number of heavy vehicle movements would decrease due to the change in land use

When considering the development on a whole, an increase in up to 88 movements is not considered substantial, however, as further outlined in the CIRQA report, upgrades may need to be considered to the Findon Road / Valetta Road intersection if operational capacity issues are identified.

Reference: Kidman Park Code Amendment Peer Review

5.2 Directional Split

The following directional split was assumed in the CIRQA Report:

- 35 % north (Findon Road)
- 35 % south (Findon Road)
- 15 % east (Valetta Road)
- 15 % west (Hartley Road)

This directional split is considered reasonable, when considering the location of the site in the context of the broader Adelaide Metropolitan Road network.

5.3 SIDRA Modelling Assessment

A SIDRA Intersection Modelling Assessment has been undertaken for the following intersections:

- Findon Road / Valetta Road
- Findon Road / Hartley Road
- Findon Road / Grange Road

The CIRQA Report has utilised out the following methodology in developing the Base and Future Scenarios for these intersections.

5.3.1 BASE SCENARIO

The base scenario has been determined by the existing turning movement volumes at each of the three intersections and applying a growth factor of 0.71% per annum up to 2036. Following, further liaison with CIRQA, it is understood the Base Year Assessment was 2016 for the Findon Road intersections with Valetta Road & Hartley Road, while the base year assessment was 2017 for the Findon Road / Grange Road intersection. The additional volumes associated with the Kidman Park North DPA and Grange Road DPA were added. While the CIRQA Report acknowledged only part of the traffic associated with Grange Road DPA would use Findon Road, the quantity assumed was not stated within the report.

5.3.2 FUTURE SCENARIO

The additional movements associated with the subject site rezoning was calculated by subtracting existing / previous volumes for the associated uses within the subject site from the estimated traffic volumes associated with the proposed land use. As outlined previously, Stantec considers that the future scenario traffic volume is anticipated to be higher than the base scenario traffic volume.

Reference: Kidman Park Code Amendment Peer Review

5.3.3 SIDRA INTERSECTION MOVEMENT SUMMARY REVIEW

5.3.3.1 Findon Road / Valetta Road

AM Peak Hour

A SIDRA Intersection Model was produced for the AM peak hour for the base scenario and future scenario.

The SIDRA model for the base scenario indicated that the intersection would exceed capacity on all three approaches with queue lengths as high as 97 vehicles on the Findon Road south approach. Queue lengths on all other approaches were slightly higher than Stantec observed on site.

The results for the future scenario were similar to the base scenario. However, there was a substantial increase in the 95th percentile queue length for the Valetta Road right turn approach, and a reduction in the 95th percentile queue length for the Findon Road south approach.

PM Peak Hour

A SIDRA Intersection Model was produced for the PM peak hour for the base scenario and future scenario.

The SIDRA model for the base scenario indicated that the intersection would exceed capacity on all three approaches with queue lengths as high as 96 vehicles on the Findon Road south approach. Queue lengths on all other approaches were consistent with what Stantec.

The results for the future scenario were similar to the base scenario. However, there was a reduction in the 95th percentile queue length for the Findon Road south approach.

5.3.3.2 Findon Road / Hartley Road

AM Peak Hour

A SIDRA Intersection Model was produced for the AM peak hour for the base scenario and future scenario.

The SIDRA model for the base scenario indicated that the intersection would exceed capacity for the Hartley Road left turn approach. With the exception of the Findon Road north approach, queue lengths were otherwise similar to what was observed on-site by Stantec, despite the growth factors being applied.

The intersection operation for the future scenario was noticeably better than the base scenario, with a reduction in the 95th percentile queue length on all approaches.

PM Peak Hour

A SIDRA Intersection Model was produced for the PM peak hour for the base scenario and future scenario.

The SIDRA model for the base scenario indicated that the Findon Road approaches would operate with minimum queue lengths and delays, with notable queuing and capacity saturation on the Hartley Road

Reference: Kidman Park Code Amendment Peer Review

approach. This was not reflective of what was observed on-site, with generally minimal queuing and plenty of gaps for vehicles to exit Hartley Road onto Findon Road.

The results for the future scenario showed notable increases in the queue length on the Hartley Road and Findon Road north approach.

5.3.3.3 Findon Road / Grange Road

AM Peak Hour

A SIDRA Intersection Model was produced for the AM peak hour for the base scenario and future scenario.

The SIDRA model for the base scenario indicated notable queuing on the Grange Road west approach, and Findon Road north and south approaches, which is to be expected during peak times.

The Movement Summary outputs for the future scenario were not provided within the Appendices. However, a general review of the report indicates that the predicted queuing, delay and degree of saturation would be consistent with the base scenario.

PM Peak Hour

A SIDRA Intersection Model was produced for the PM peak hour for the base scenario and future scenario.

The SIDRA model for the base scenario indicated notable queuing on the Grange Road east approach, and Findon Road north and south approaches, which is to be expected during peak times.

The Movement Summary outputs for the future scenario were not provided within the Appendices. However, a general review of the report indicates that the predicted queuing, delay and degree of saturation would be consistent with the base scenario.

5.3.3.4 Findon Road / Site Access

The proposed site access road onto Findon Road has been assessed for the AM and PM peak hours. The assessment generally indicating that the local access would operate at a Level of Service of C and D or better during the AM and PM peak hours respectively, which appears reasonable.

5.4 Traffic Impact

The CIRQA Report generally concluded for the three intersections:

- the future scenario would perform similar or slightly better than the base scenario, largely due to the volumes being similar and the reduction of commercial traffic
- the intersections will operate above capacity by 2036 largely due to external growth factors contributing to all three (3) intersections

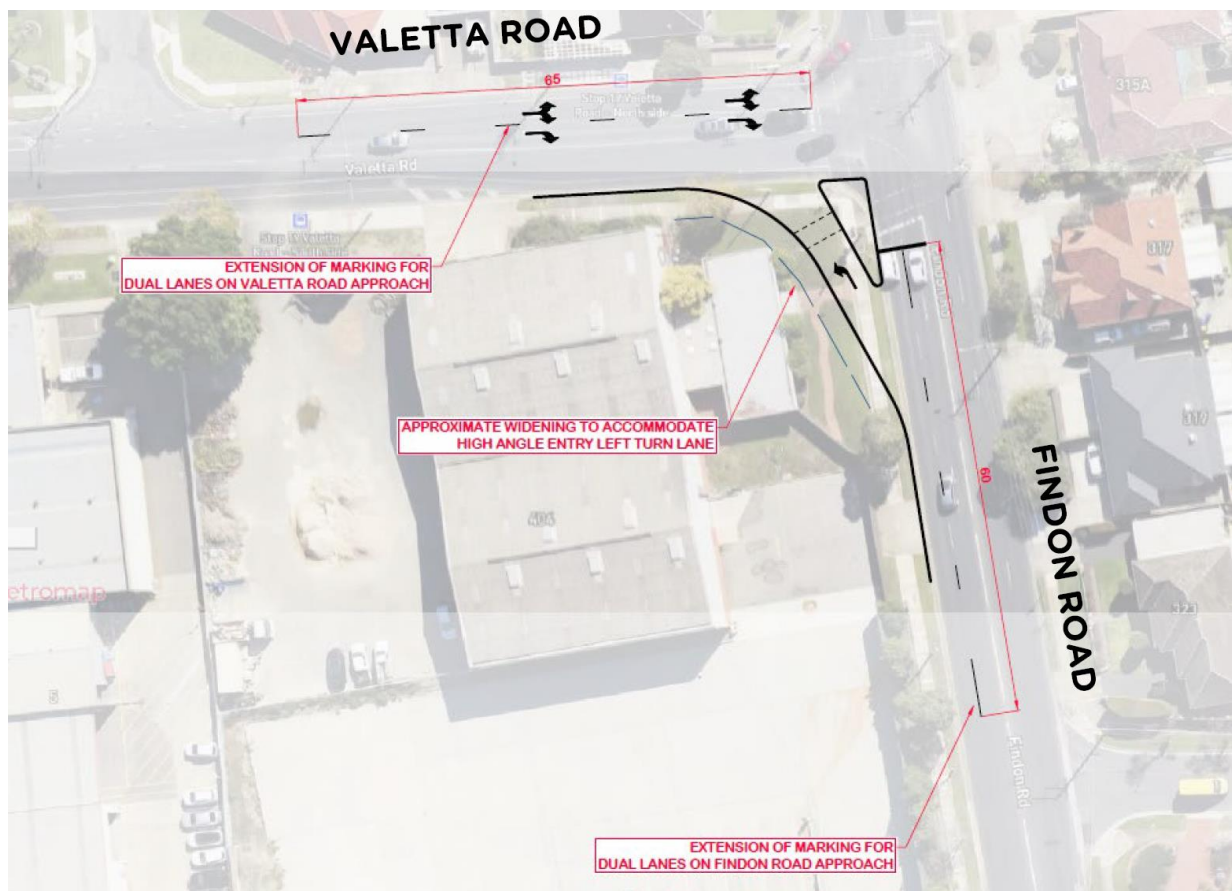
Stantec notes that some of queuing and degree of saturation on a few of the approaches may have produced some unrealistic findings and that further improvements to the SIDRA Results output could be

undertaken with further model calibration and validation. However, Stantec recognises the difficulty in obtaining accurate modelling calibration, and notes there are a lot of variables which makes it difficult to forecast traffic modelling. Following further discussions with CIRQA it is understood that the SIDRA Intersection Models has been through a review with the Department for Infrastructure and Transport (DIT). It is understood DIT support the re-zoning, noting the increase in traffic is largely a result of growth factors not associated with this site.

5.5 Remediation Works

In order to improve capacity issues associated with the Findon Road / Valetta Road Intersection, an intersection concept design has been proposed as shown in Figure 2.

Figure 3: Valetta Road / Findon Road Upgrade



SOURCE: CIRQA Transport Investigations Report, 2022

The notable changes include:

- A high angle left turn lane on the Findon Road south approach
- A right turn lane and a shared left turn / right turn lane on the Valetta Road approach

Reference: Kidman Park Code Amendment Peer Review

Further investigative works could be considered to confirm if the above changes would provide some improvement in the road network:

- A separate auxiliary left turn lane on the Findon Road south approach could be considered instead of a high angle to improve the safe intersections for pedestrians crossing Findon Road. The use of unsignalised left turn lanes has been identified as a major safety issue associated with the arterial road network
- Demonstrate that the dual right turn lane arrangement on Valetta Road would be feasible for heavy vehicles
- The shared left and right turn lane on Valetta Road has the potential to increase delay for left turn movements from Valetta Road.
 - Vehicles can currently turn left during two (2) phases
 - Phase B – Findon Road (N) right turn and Valetta Road left turn
 - Phase C – Valetta Road left and right turn

While Phase C would not impact on the left turn movement from Valetta Road, Phase B would impact the ability for a vehicle to turn left if another vehicle was queued to turn right.

- A SIDRA Intersection Model for the upgraded intersection could be undertaken to quantify the benefits from this proposal.

6 Conclusion

Based on the above, the following conclusions have been made:

1. The Kidman Park Development Plan is located adjacent Findon Road / Valetta Road and the River Torrens. The site is presently zoned for Strategic Employment but has been sought to be re-zoned for mixed residential / commercial usage.
2. The CIRQA Transport Investigation Report provides a breakdown on the proposed land uses and a traffic assessment for these uses in 2036.
3. The CIRQA Report identified that the existing site would be expected to generate 243 and 246 AM and PM peak hour trips respectively, anticipated to be based on empirical rates. Following further liaison with CIRQA, the methodology for how this calculation was undertaken is considered appropriate.
4. For the base scenario models, it is understood that the traffic volumes for the Findon Road intersections with Valetta Road, Hartley Road and Findon Road have been sourced from DIT between 2016 and 2017.

Reference: Kidman Park Code Amendment Peer Review

5. The volumes associated with the Kidman Park North DPA and a portion of the Grange Road (ALDI) DPA were added into the 2036 base scenario.
6. The CIRQA Report identified the future land use would generate 295 and 333 AM and PM peak hour trips respectively. Based on Stantec's assessment, the site would generate 311 and 334 AM and PM peak hour trips, representing a slightly higher traffic generation in the AM peak than identified in the CIRQA Report. This is not considered a critical difference.
7. The CIRQA Report indicated that the traffic volumes for the future scenario would be similar to the base scenario. However, the number of commercial vehicles would be expected to reduce. While Stantec agrees that the number of commercial vehicles would decrease, Stantec notes the site will generate up to 16 more peak hour trips than forecast by CIRQA.
8. A SIDRA Intersection Modelling Assessment has been undertaken by CIRQA for the Findon Road intersections with Valetta Road, Hartley Road and Grange Road for the 2036 base scenario (Do Nothing) and 2036 future scenario (change in land use).
9. The output of the SIDRA Intersection Models indicated that all three intersections will operate above capacity during both the AM and PM peak hours in both the base and future scenarios. However, the report prepared by CIRQA indicates that this was largely contributed to by general traffic at the intersection, rather than the traffic associated with the change in land use. Stantec generally agrees with this conclusion.
10. It is noted the SIDRA intersection models could produce more accuracy if a base scenario had been prepared and calibrated and validated to reflect what was observed on-site. Notwithstanding, in acknowledging the difficulty in model calibration / validation and that DIT is supportive of the rezoning, the proposal is still considered appropriate.
11. The proposed site access road onto Findon Road has been assessed and the results generally indicating that the local access will operate at a Level of Service of D or better during the AM and PM peak hours, which appears reasonable.

Yours sincerely,

STANTEC AUSTRALIA PTY LTD



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Attachment 8 - Amended Concept Plan

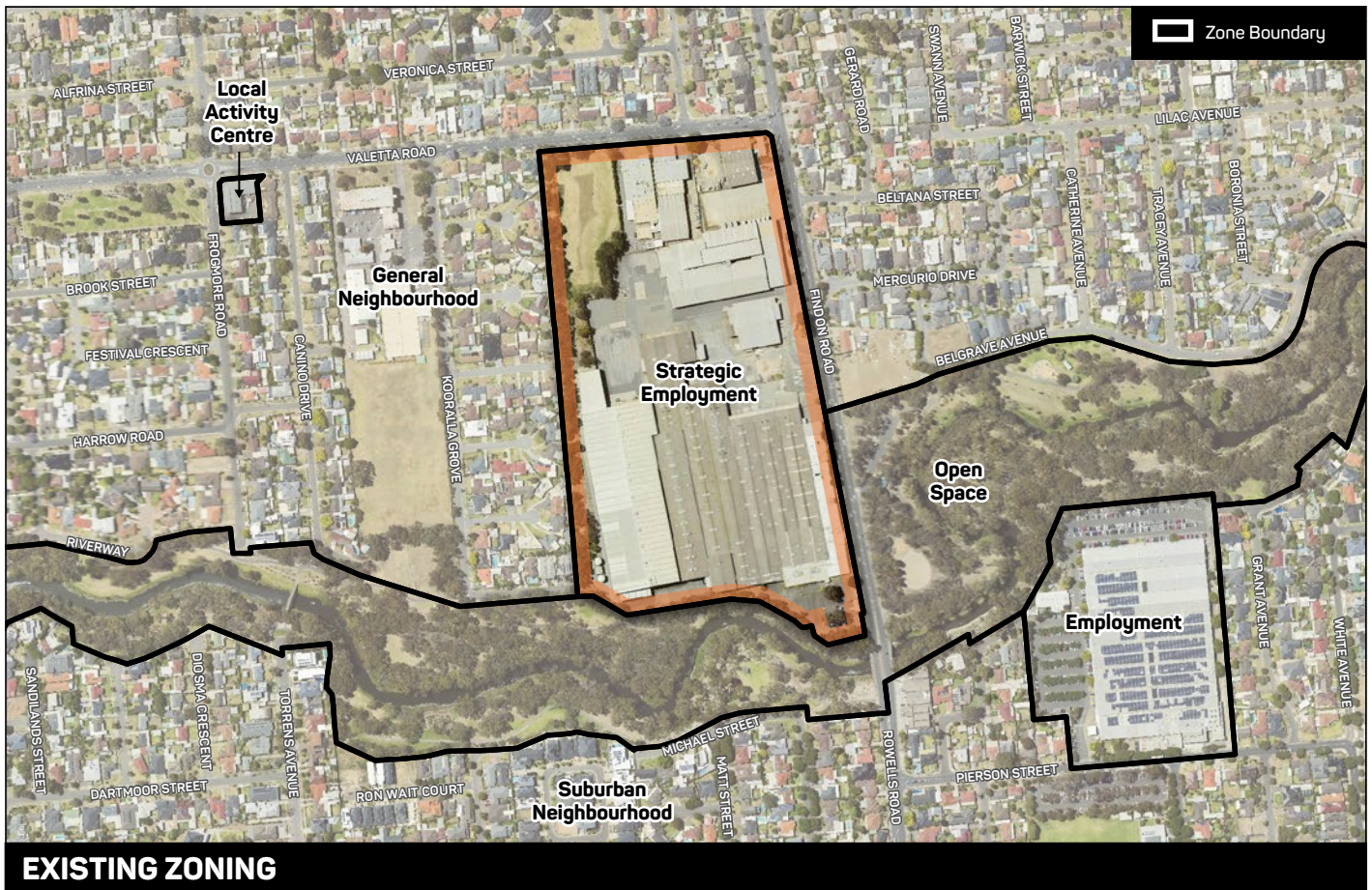


Note: This Concept Plan is indicative only. The final location of access points and arrangement of land use areas may change as a result of detailed land division and urban design outcomes that achieves the desired character for the policy area.

-  Concept plan boundary
-  Public open space
-  Maximum 2 level (9m) building height
-  Maximum 3 level (12.5m) building height
-  Maximum 4 level (16.5m) building height
-  Sub-zone - Maximum 3 level (12.5m) building height
-  All turning movements intersection
-  Left in / Left out intersection only
-  Local roads
-  Pedestrian access only / Indicative shared paths
-  Future detention basin
-  Future intersection upgrade

Concept Plan Kidman Park

Attachment 9 – Amended Overlays



CODE OVERLAY MAPS

Kidman Park Code Amendment



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EXISTING SUB-ZONES



PROPOSED SUB-ZONES

CODE OVERLAY MAPS

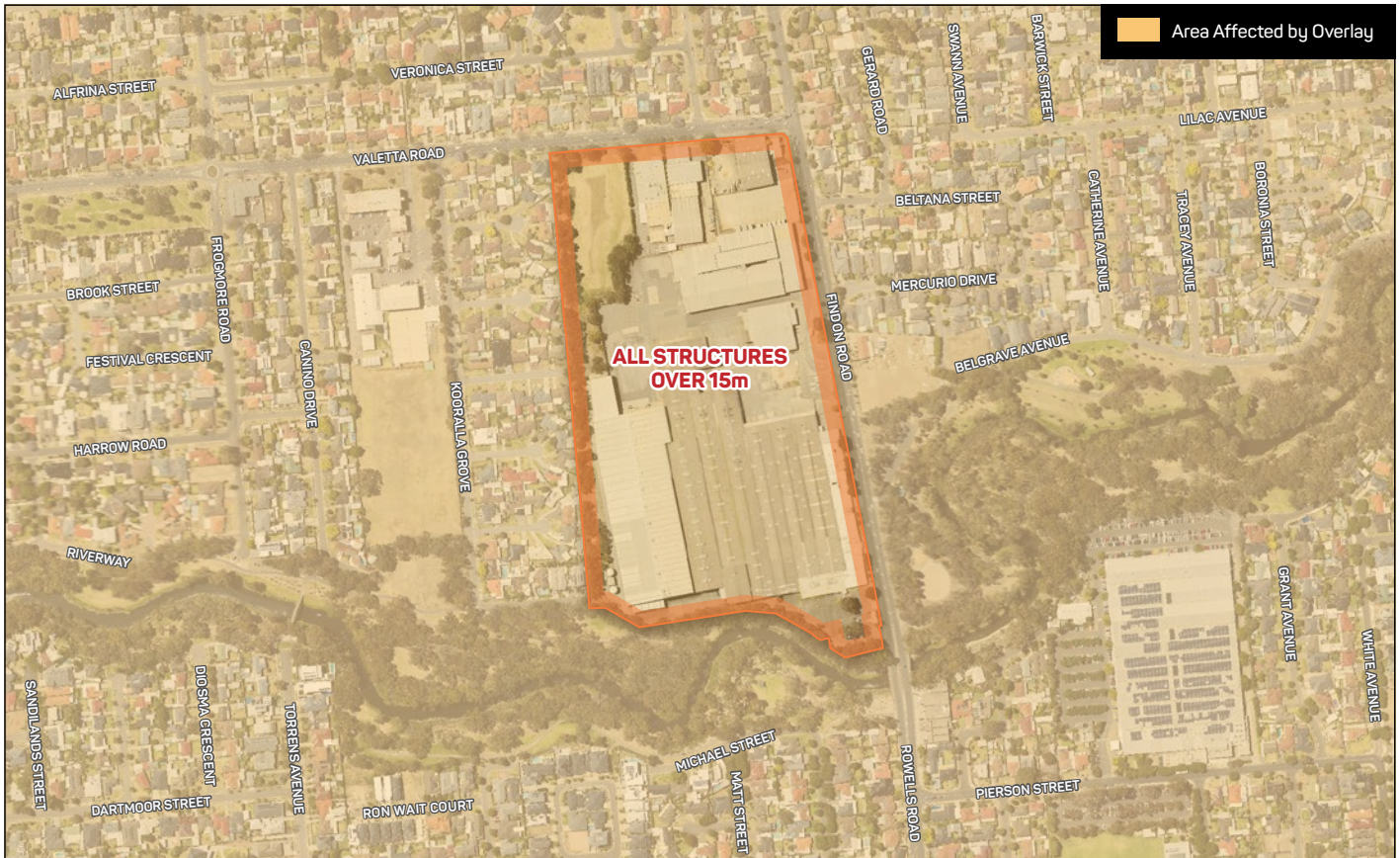
Kidman Park Code Amendment



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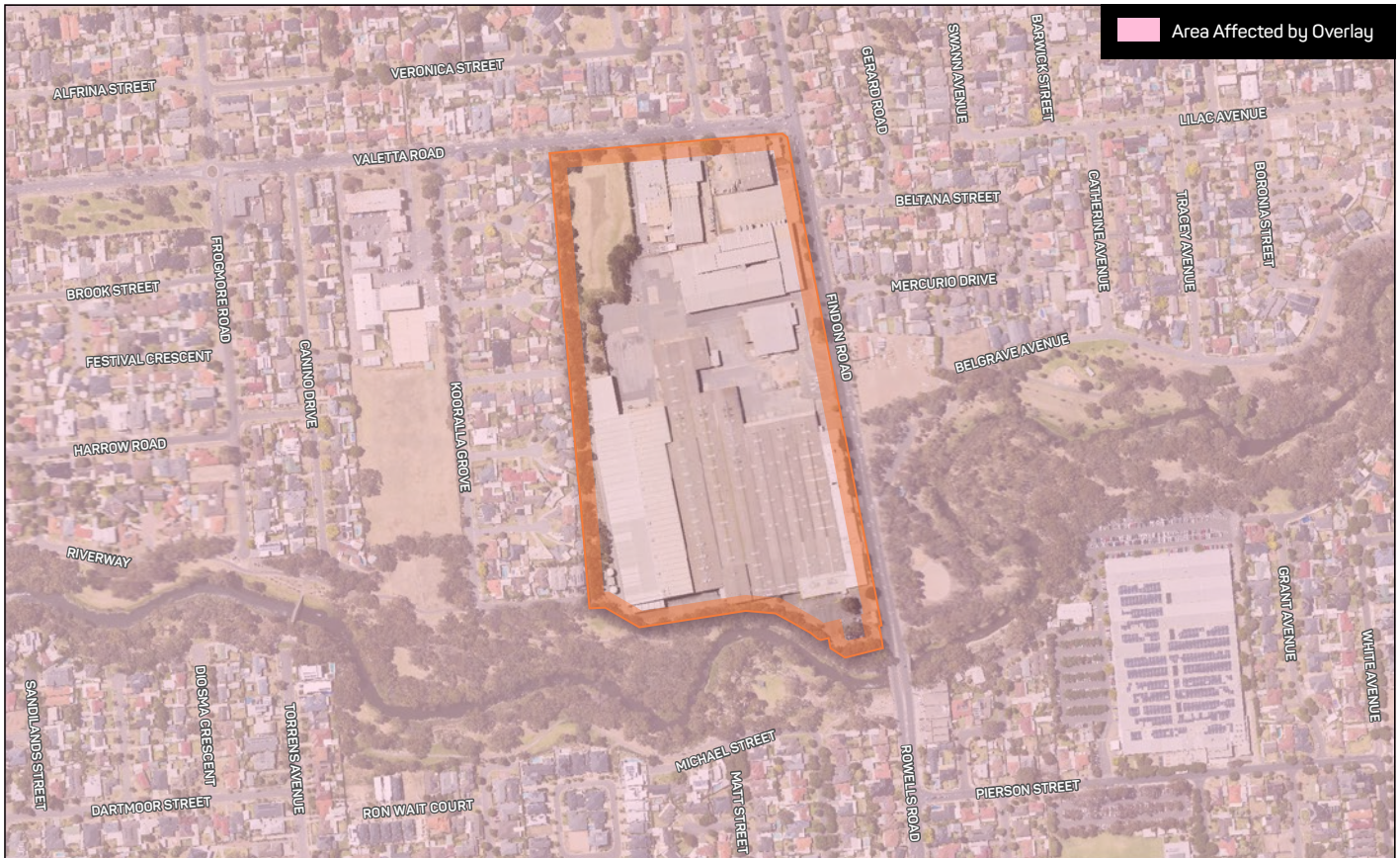
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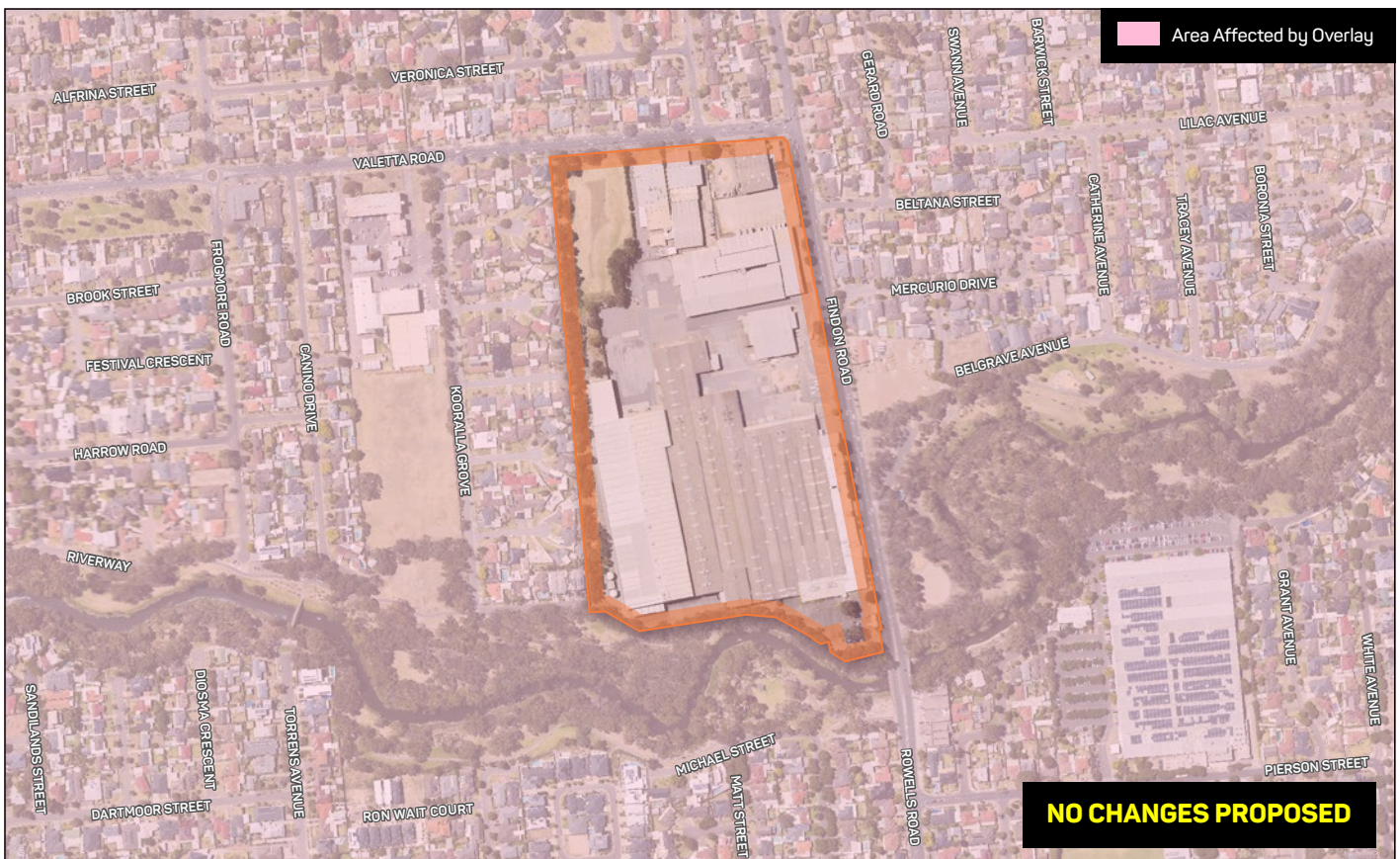
EXISTING: AIRPORT BUILDING HEIGHT (REGULATED) OVERLAY



PROPOSED: AIRPORT BUILDING HEIGHT (REGULATED) OVERLAY



EXISTING: BUILDING NEAR AIRFIELDS OVERLAY



PROPOSED: BUILDING NEAR AIRFIELDS OVERLAY

CODE OVERLAY MAPS

Kidman Park Code Amendment



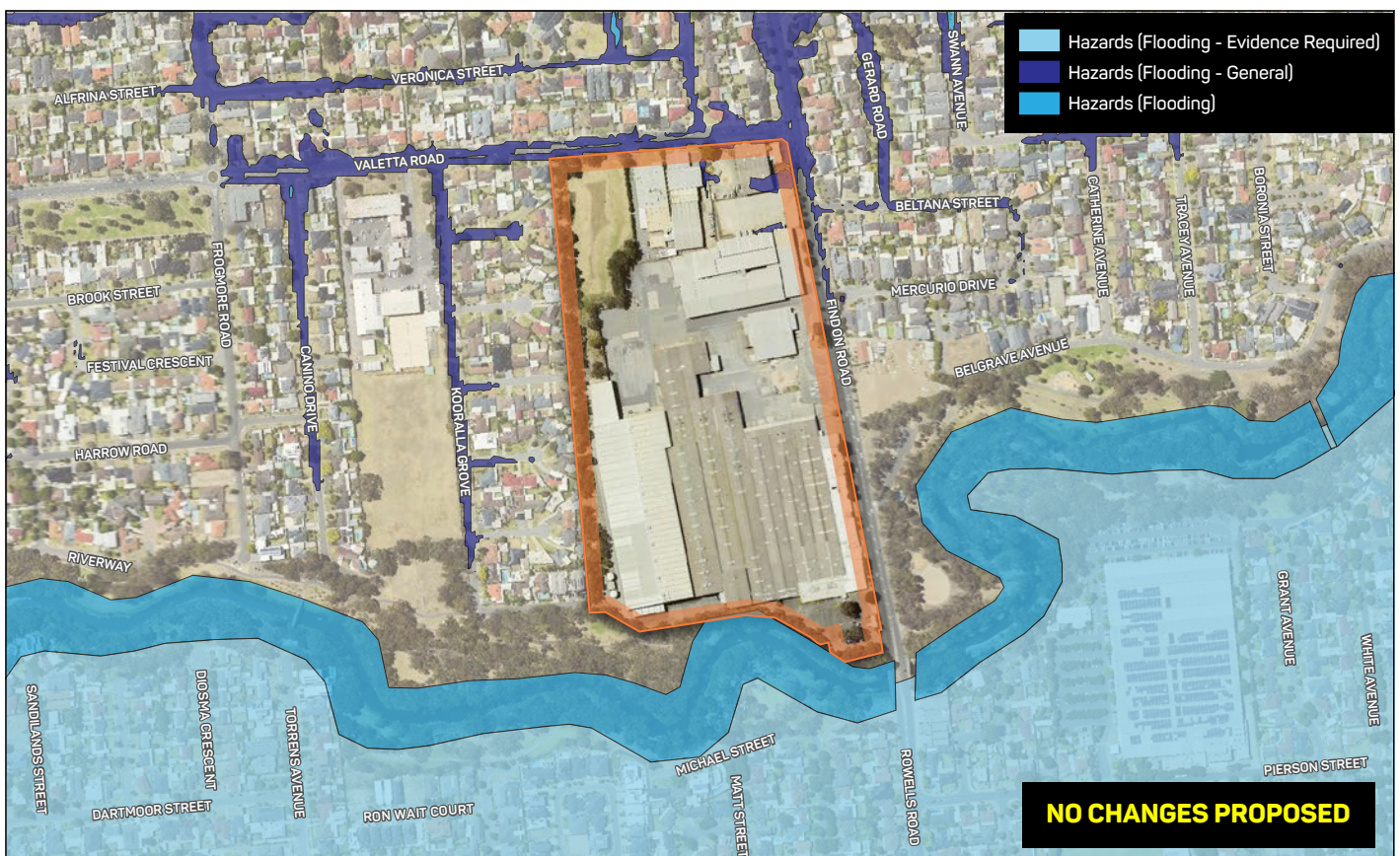
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EXISTING: HAZARDS (FLOODING GENERAL) OVERLAY



PROPOSED: HAZARDS (FLOODING GENERAL) OVERLAY

CODE OVERLAY MAPS

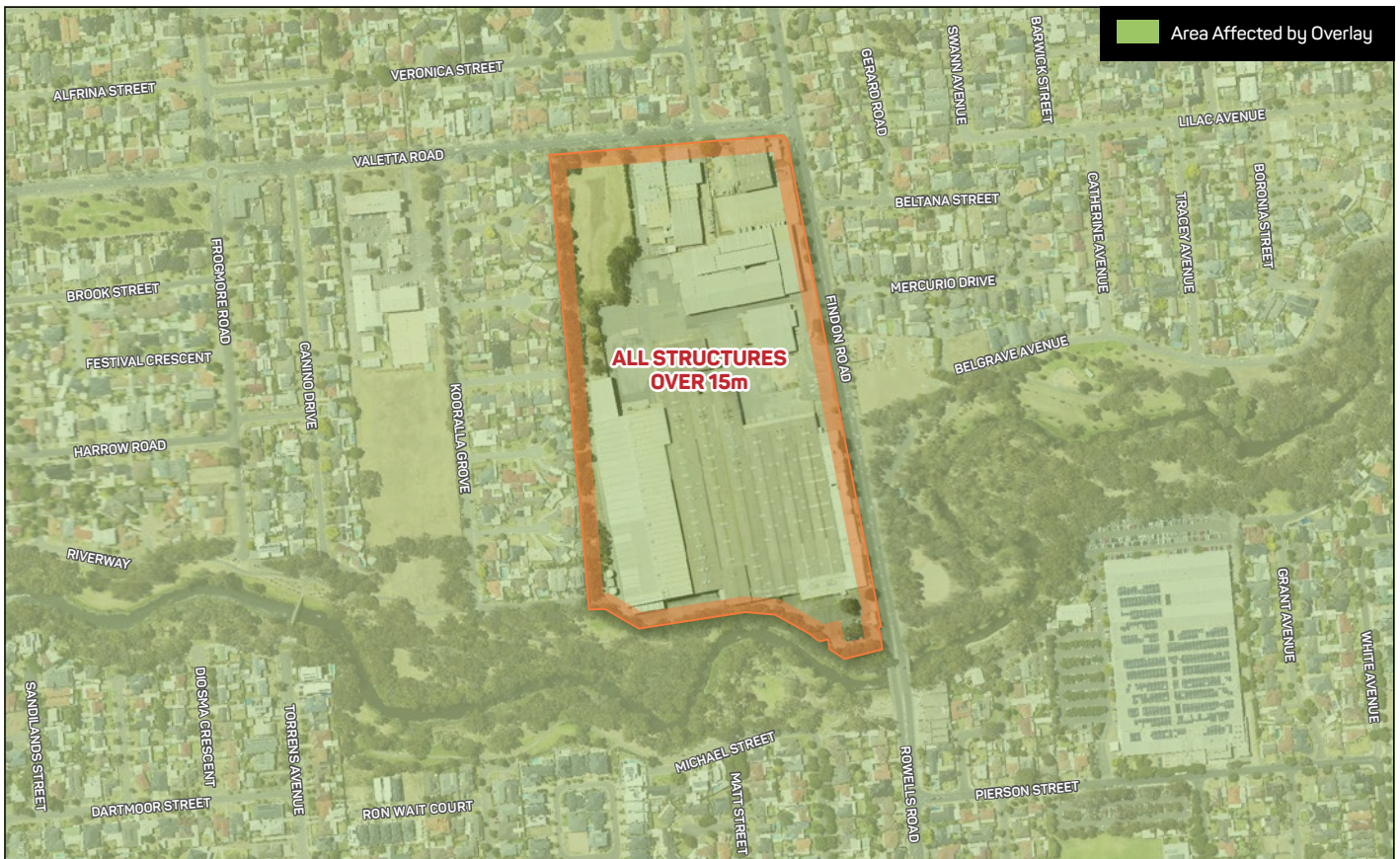
Kidman Park Code Amendment



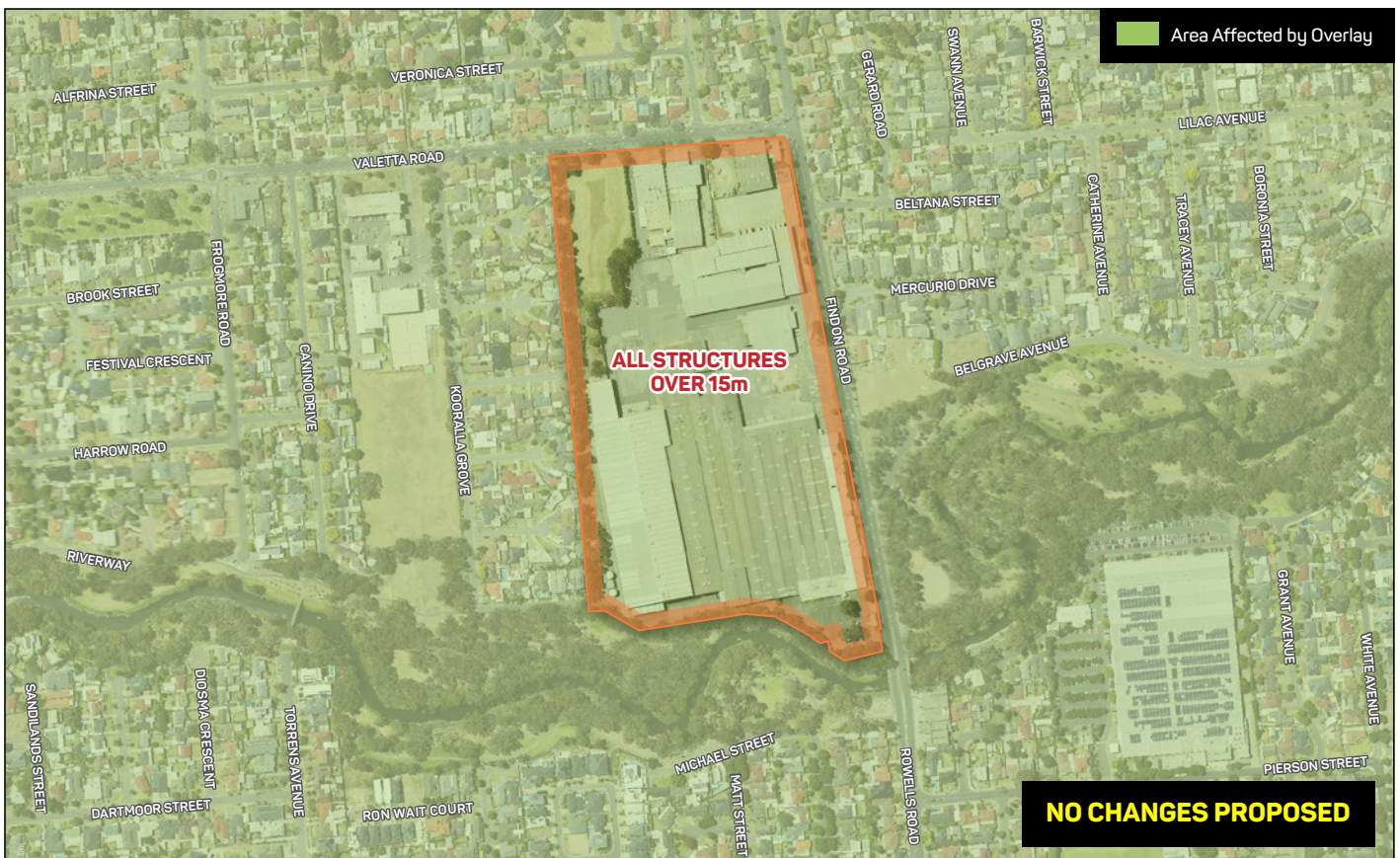
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EXISTING: REGULATED AND SIGNIFICANT TREE OVERLAY



PROPOSED: REGULATED AND SIGNIFICANT TREE OVERLAY

CODE OVERLAY MAPS

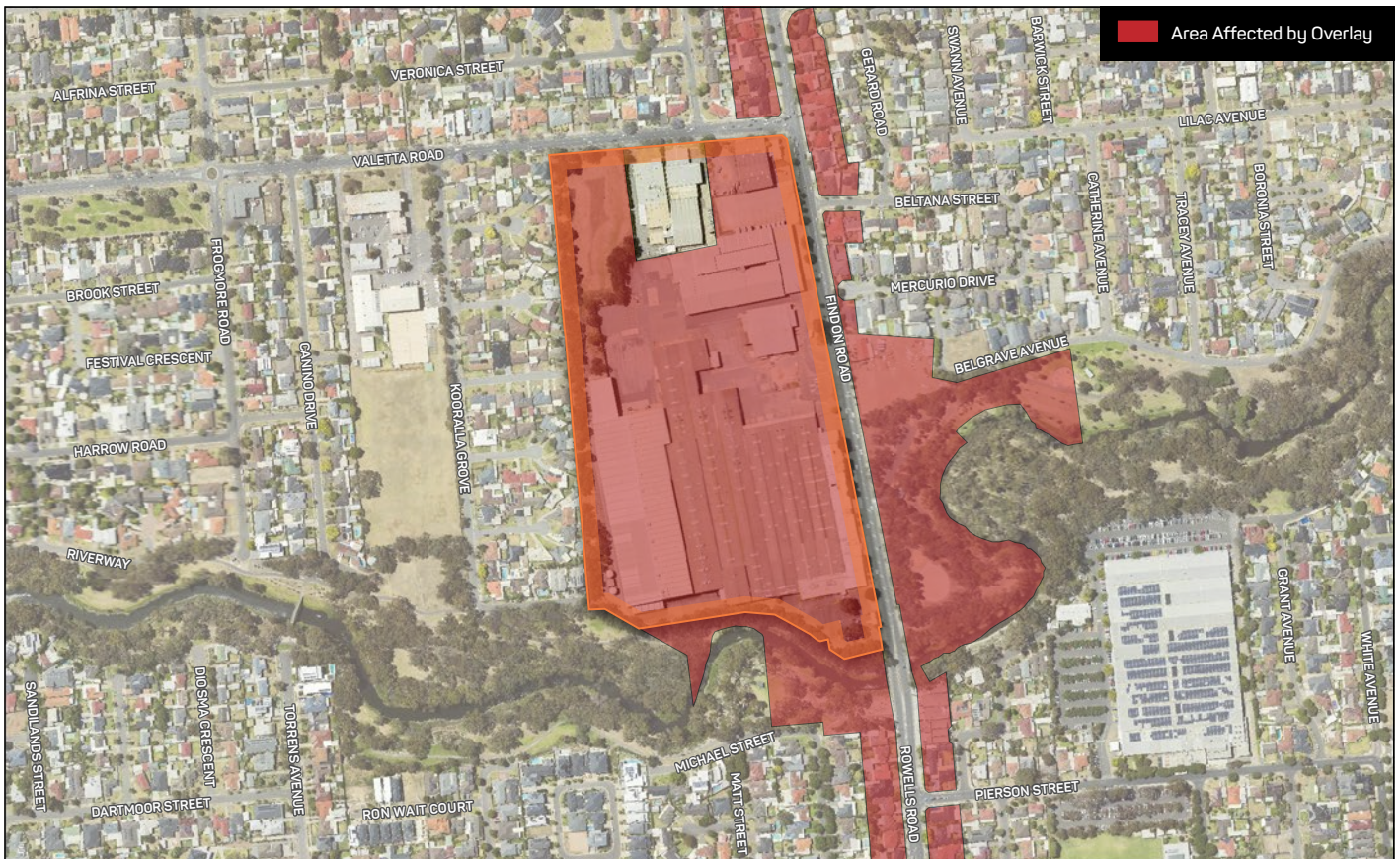
Kidman Park Code Amendment



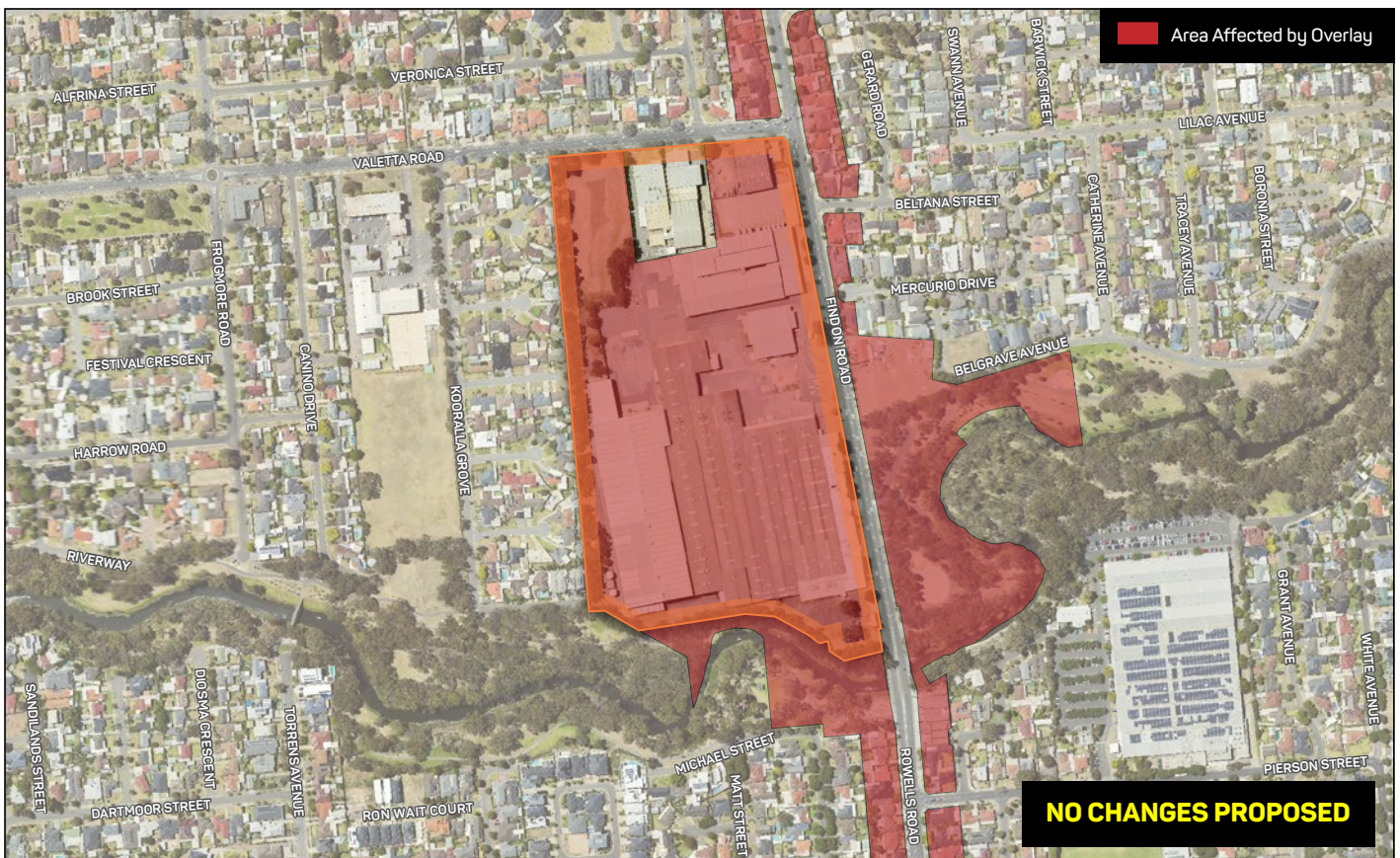
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EXISTING: URBAN TRANSPORT ROUTES OVERLAY



PROPOSED: URBAN TRANSPORT ROUTES OVERLAY

CODE OVERLAY MAPS

Kidman Park Code Amendment



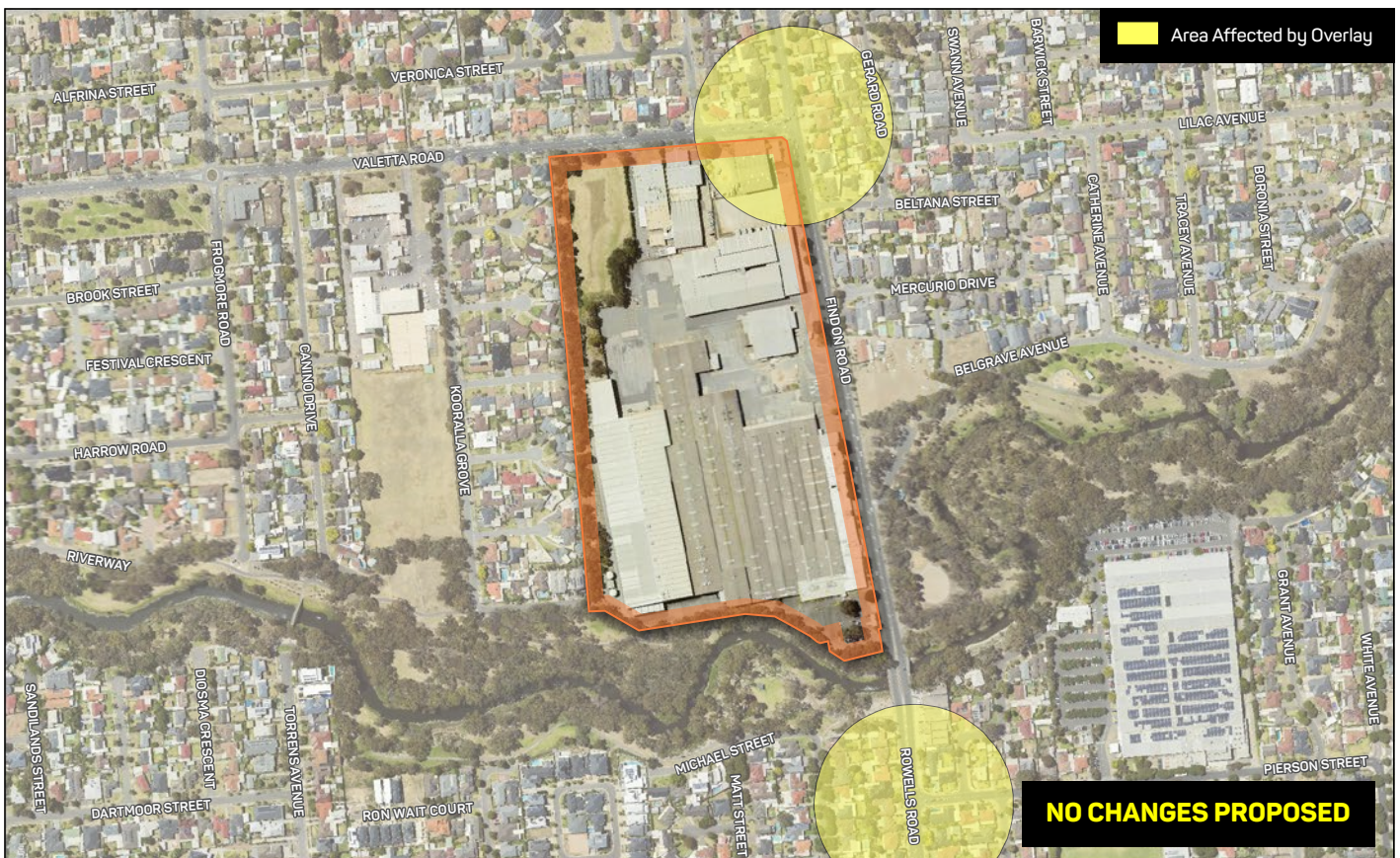
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EXISTING: ADVERTISING NEAR SIGNALISED INTERSECTIONS OVERLAY



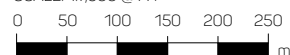
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CODE OVERLAY MAPS

Kidman Park Code Amendment



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EXISTING: PRESCRIBED WELL AREAS OVERLAY



PROPOSED: PRESCRIBED WELL AREAS OVERLAY

CODE OVERLAY MAPS

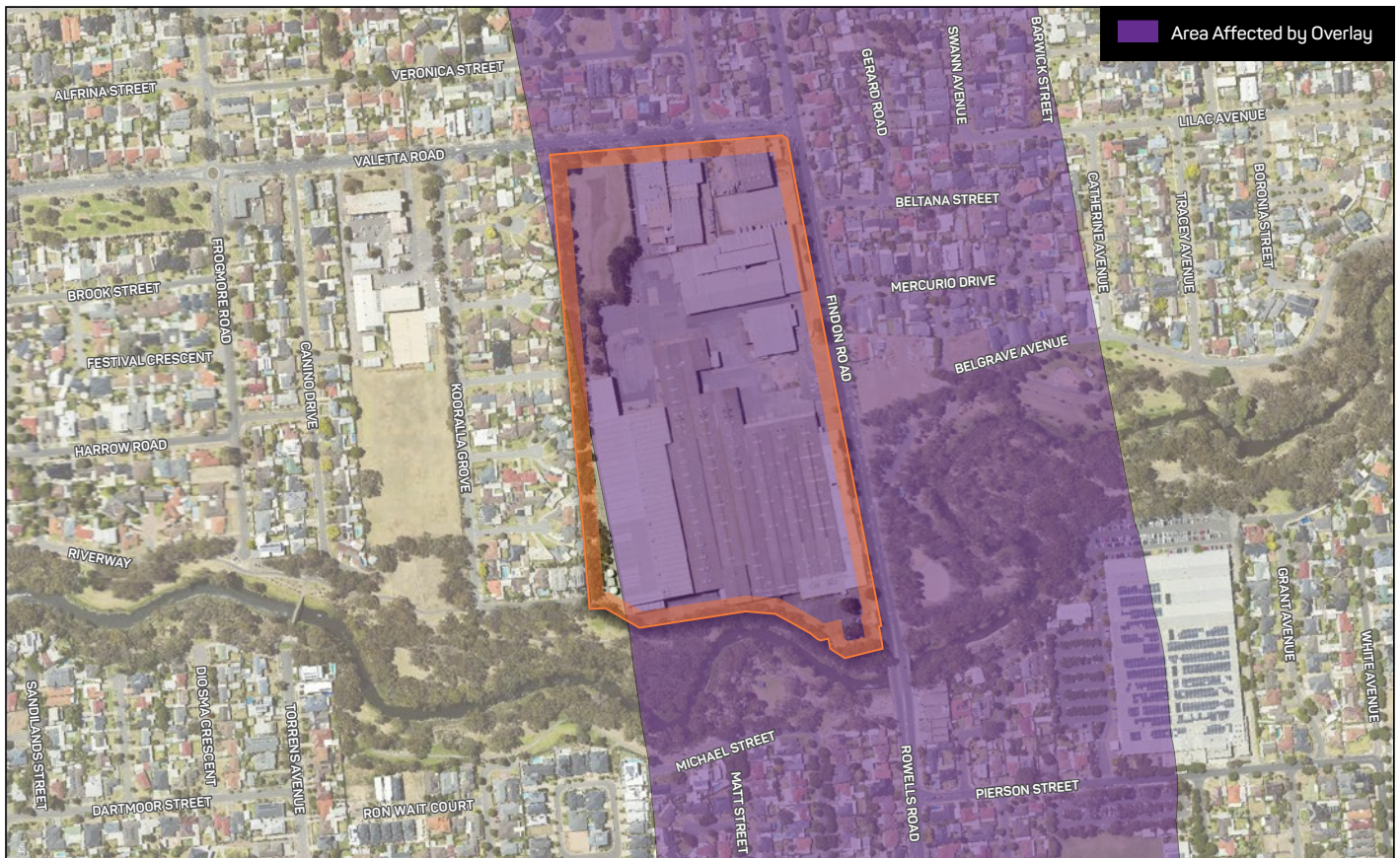
Kidman Park Code Amendment



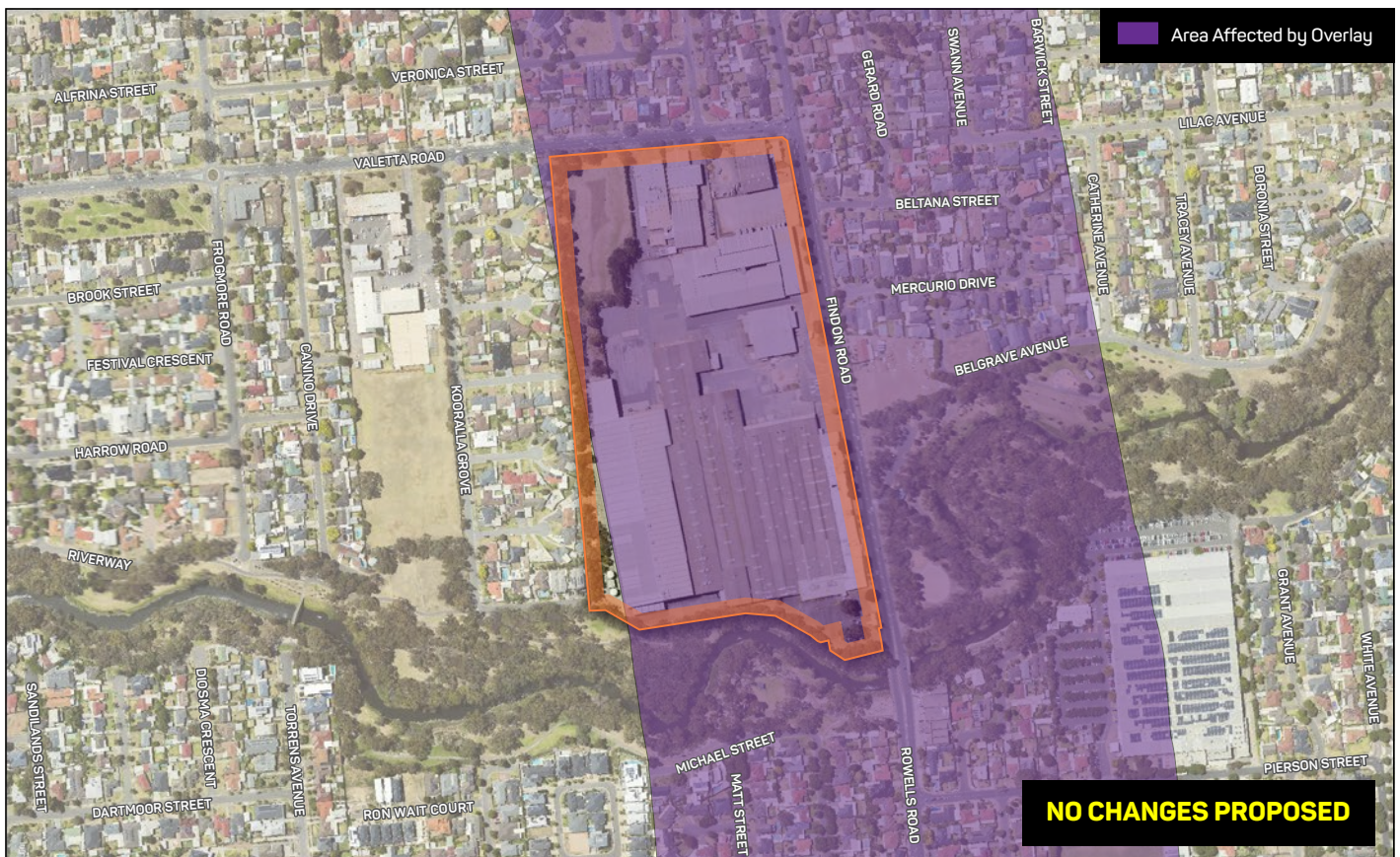
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EXISTING: TRAFFIC GENERATING DEVELOPMENT OVERLAY



PROPOSED: TRAFFIC GENERATING DEVELOPMENT OVERLAY

CODE OVERLAY MAPS

Kidman Park Code Amendment



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CODE OVERLAY MAPS

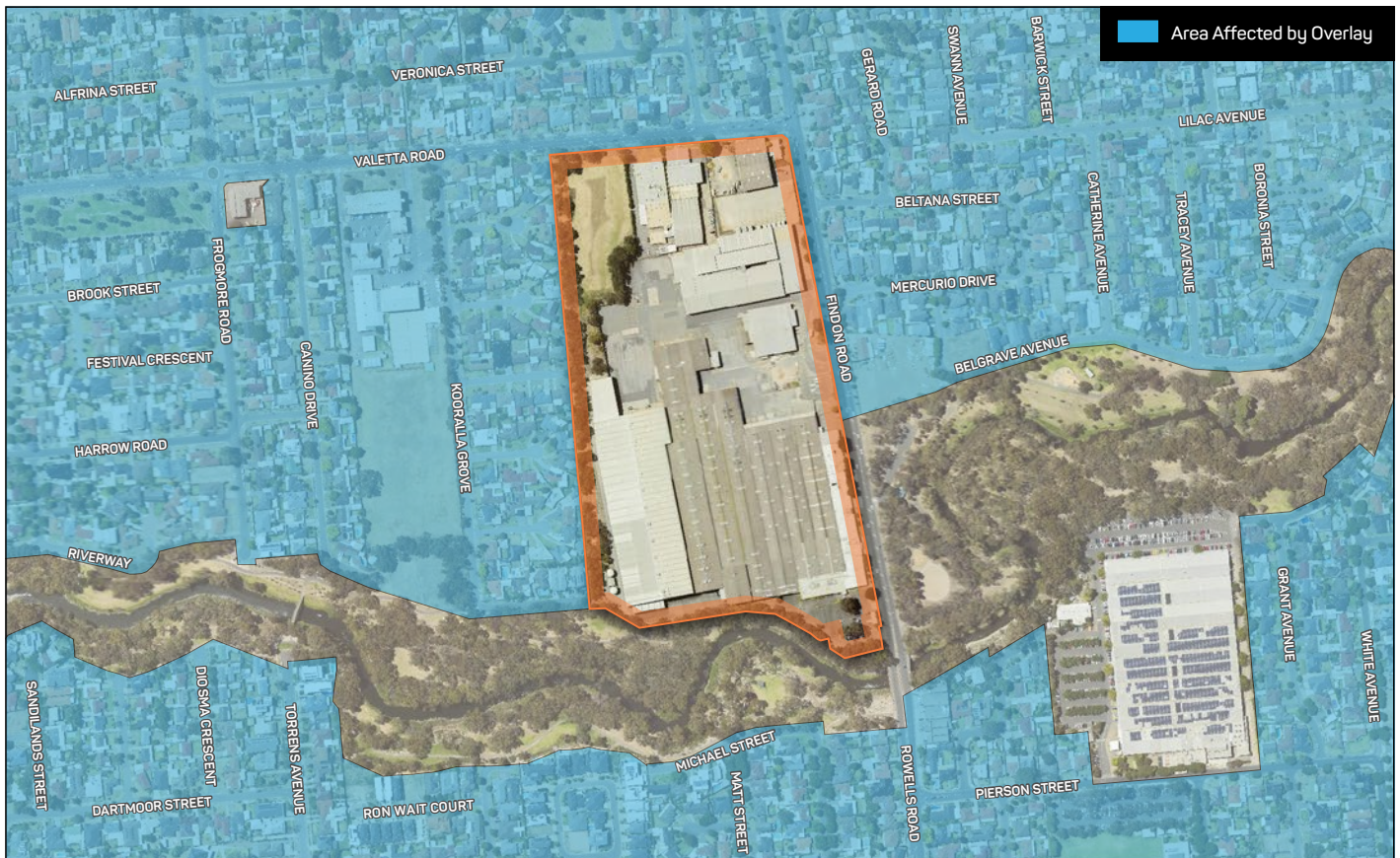
Kidman Park Code Amendment



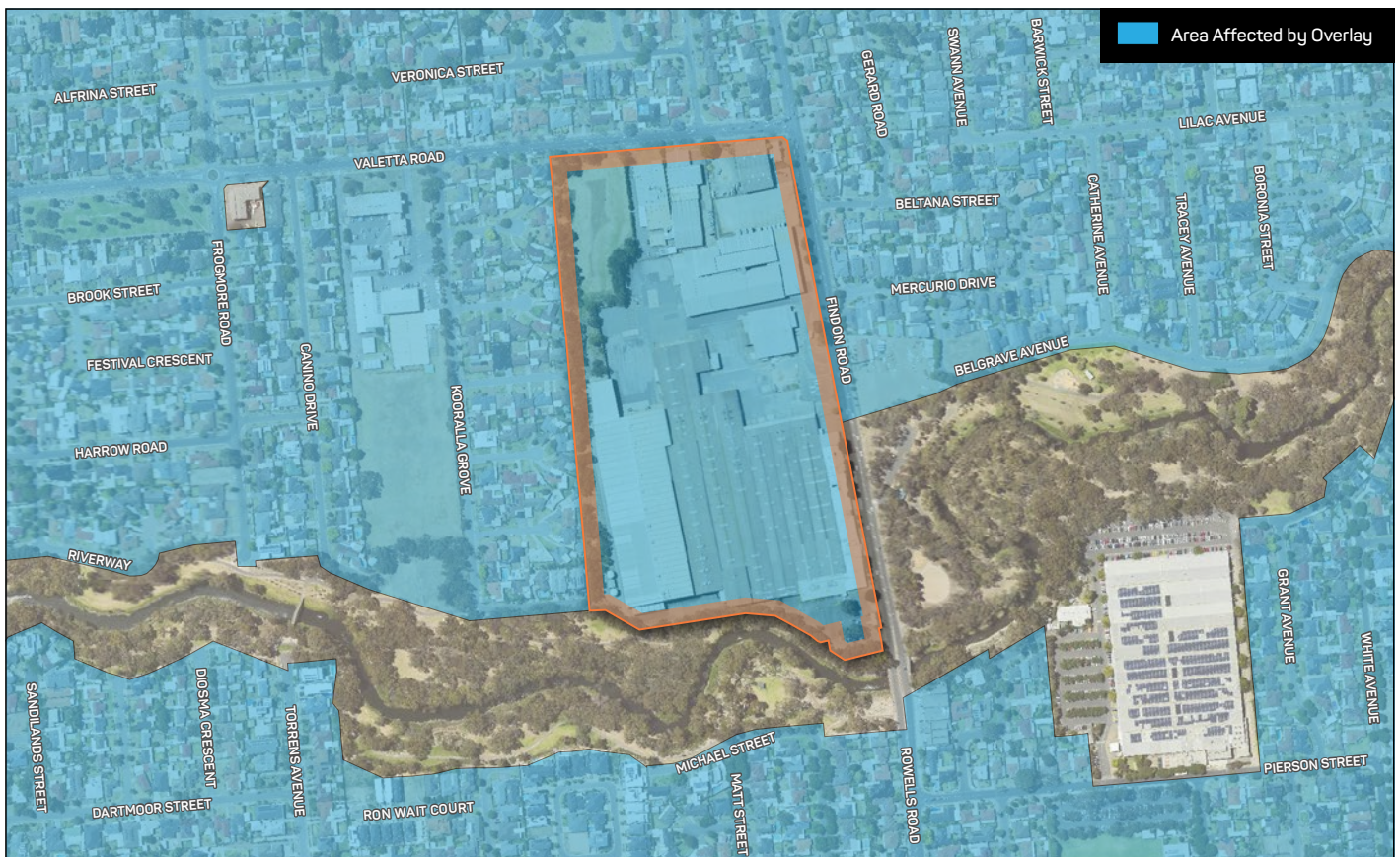
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EXISTING: STORMWATER MANAGEMENT OVERLAY



PROPOSED: STORMWATER MANAGEMENT OVERLAY

CODE OVERLAY MAPS

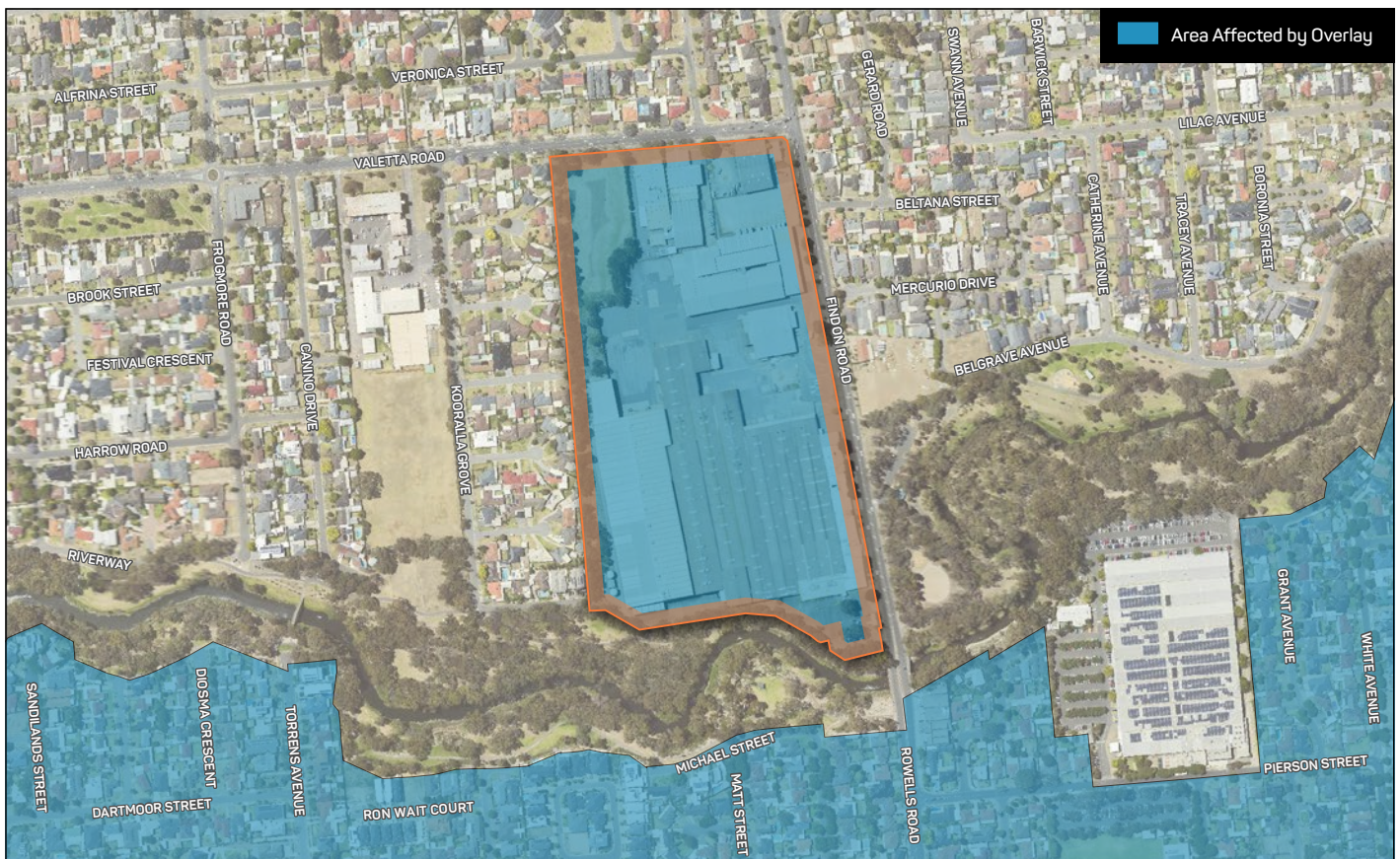
Kidman Park Code Amendment



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CODE OVERLAY MAPS

Kidman Park Code Amendment



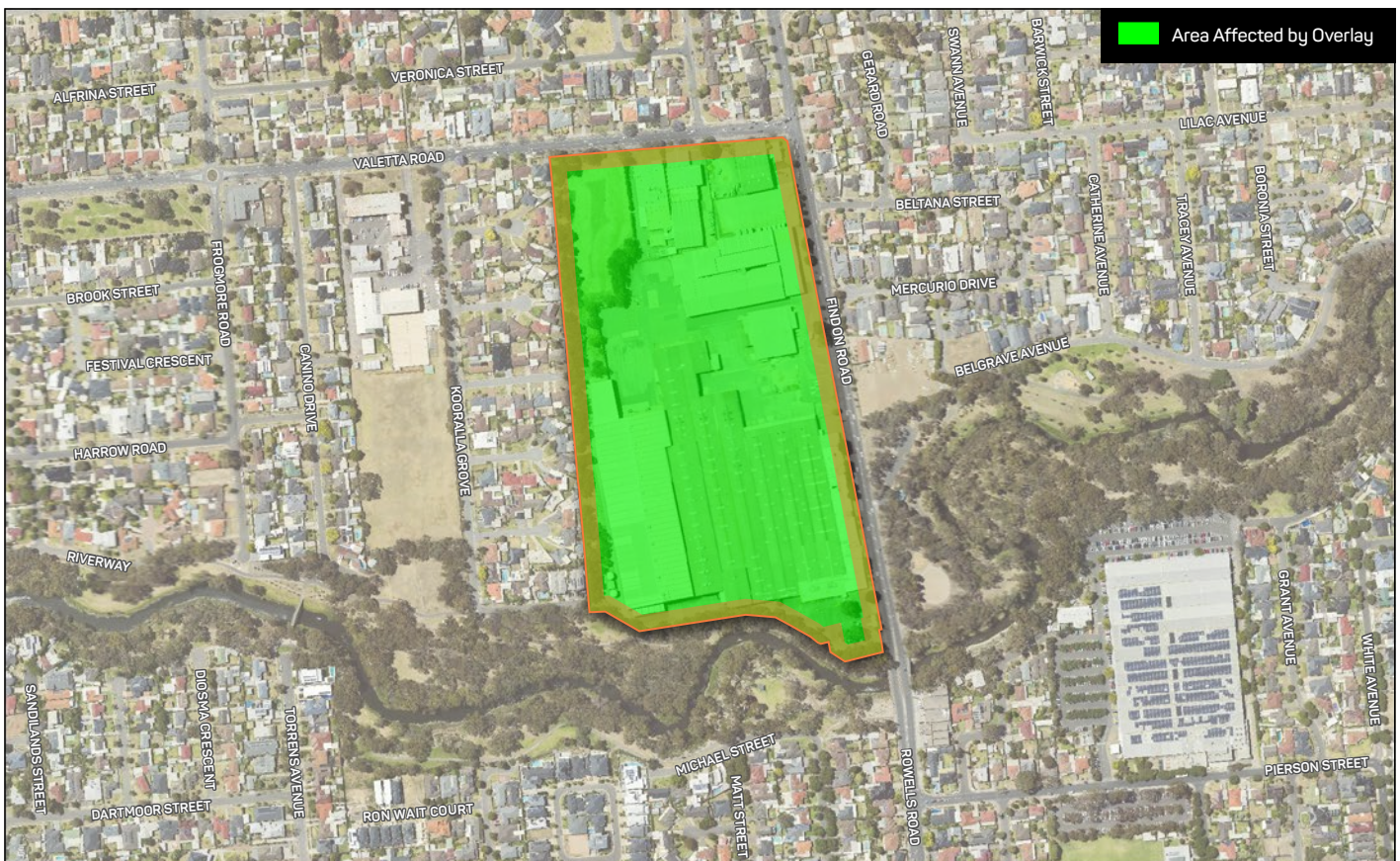
SCALE: 1:7,500 @ A4



ekistics



EXISTING: NOISE AND AIR EMISSIONS OVERLAY



PROPOSED: NOISE AND AIR EMISSIONS OVERLAY

CODE OVERLAY MAPS

Kidman Park Code Amendment



SCALE: 1:7500 @ A4



ekistics



EXISTING: FUTURE LOCAL ROAD WIDENING OVERLAY



PROPOSED: FUTURE LOCAL ROAD WIDENING OVERLAY

CODE OVERLAY MAPS

Kidman Park Code Amendment



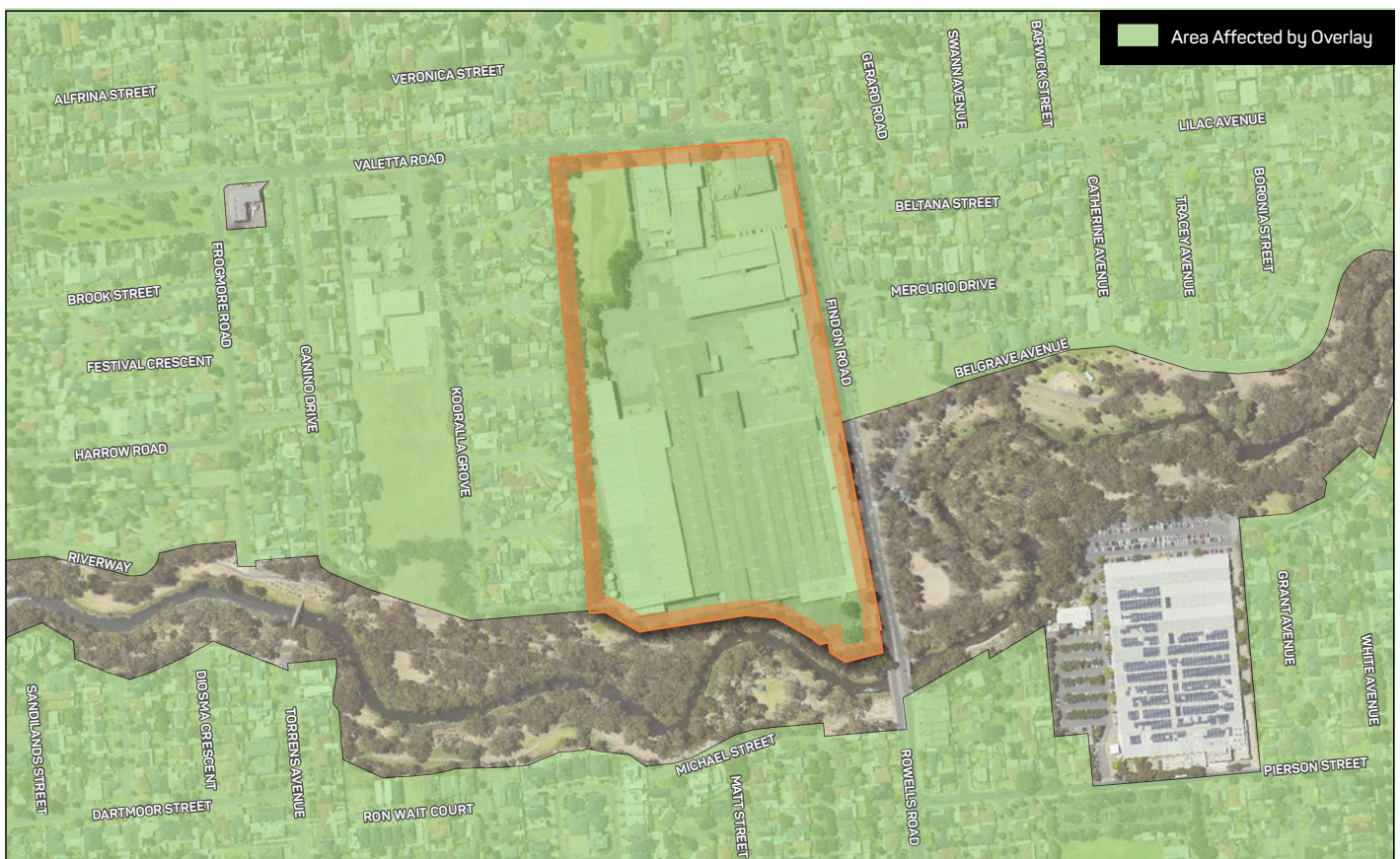
SCALE: 1:7500 @ A4



ekistics



EXISTING: URBAN TREE CANOPY OVERLAY



PROPOSED: URBAN TREE CANOPY OVERLAY

CODE OVERLAY MAPS

Kidman Park Code Amendment



SCALE: 1:7500 @ A4

0 50 100 150 200 250
m

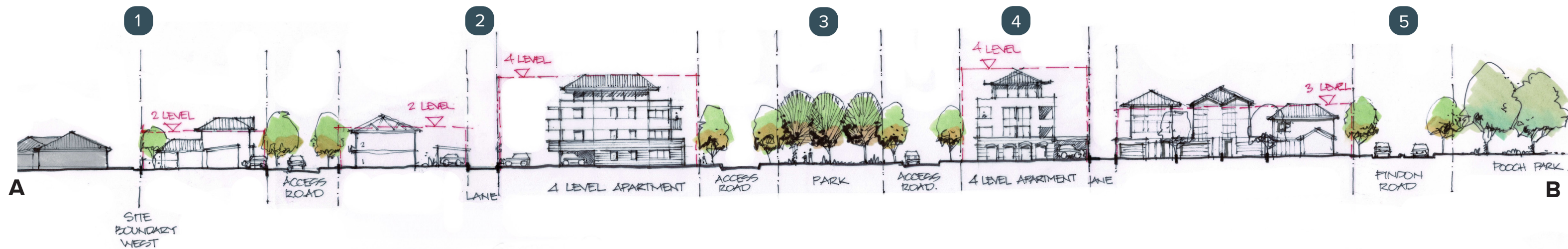
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Attachment 10 – Revised Indicative Sections



Section

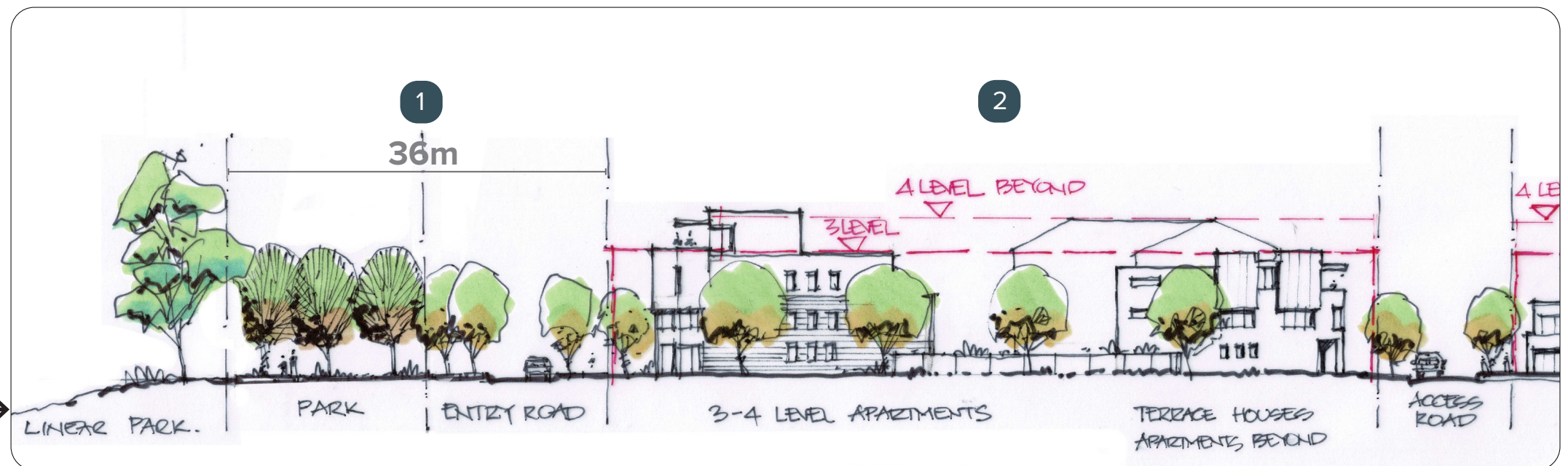
- 1 Two storey maximum building height near existing dwellings
- 2 Transition to four storey maximum building height using laneway and separation
- 3 Public open space
- 4 Four storey maximum building height adjacent public open space and transition down to three storey maximum building height adjacent Findon road
- 5 Findon Road





Section

- 1 Large separation from Linear park to dwellings using public open space and road reserve (36m)
- 2 Podium four storey maximum building height
- 3 Consistent building height along Findon Road
- 4 Subzone



Attachment 11 - Code Amendment Instructions

Code Amendment Writing and Mapping Drafting Instructions					
Designated Entity Name: City of Charles Sturt					
Code Amendment Name: Kidman Park Residential and Mixed Use Code Amendment (Privately Funded)					
Stage: Approval					
Date of Drafting Amendment: August 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 APPLICTION 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 (<i>examples</i>)	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: 404-450 Findon Road and 5-7 Valetta Road, Kidman Park				
Summary	Rezone the land from Strategic Employment Zone to Urban Renewal Neighbourhood Zone				
Proposed Code Amendment(s) Instructions	Apply Urban Renewal Neighbourhood Zone to: <ul style="list-style-type: none">Certificates of Title Volume 6154 Folio 507 (allotment 401);Certificates of Title Volume 5415 Folio 550 (allotment 306);Certificates of Title Volume 6155 Folio 62 (allotment 301); andCertificates of Title Volume 5830 Folio 738 (allotment 305).	Apply Mixed Use Transition Sub Zone to: <ul style="list-style-type: none">Certificates of Title Volume 6155 Folio 62 (allotment 301);Certificates of Title Volume 5830 Folio 738 (allotment 305Certificates of Title Volume 5415 Folio 550 (allotment 306);andPortion of Certificates of Title Volume 6154 Folio 507 (allotment 401) as shown in Attachment A.	Apply the Affordable Housing Overlay, Urban Tree Canopy Overlay, Noise and Air Emissions Overlay, Affordable Housing Overlay and Stormwater Management Overlay to: <ul style="list-style-type: none">Certificates of Title Volume 6154 Folio 507 (allotment 401);Certificates of Title Volume 5415 Folio 550 (allotment 306);Certificates of Title Volume 6155 Folio 62 (allotment 301); andCertificates of Title Volume 5830 Folio 738 (allotment 305) AND	Remove the existing TNVs from: <ul style="list-style-type: none">Certificates of Title Volume 6154 Folio 507 (allotment 401);Certificates of Title Volume 5415 Folio 550 (allotment 306);Certificates of Title Volume 6155 Folio 62 (allotment 301); andCertificates of Title Volume 5830 Folio 738 (allotment 305 Apply Concept Plan – Kidman Park TNV to: <ul style="list-style-type: none">Certificates of Title Volume 6154 Folio 507 (allotment 401);Certificates of Title Volume 5415 Folio 550 (allotment 306);Certificates of Title Volume 6155 Folio 62 (allotment 301); and	

			<p>Apply the Future Local Road Widening Overlay to:</p> <ul style="list-style-type: none">• Certificates of Title Volume 6155 Folio 62 (allotment 301);	<ul style="list-style-type: none">• Certificates of Title Volume 5830 Folio 738 (allotment 305) <p>AND</p> <p>Apply the following TNVs to <u>portions</u> of the Affected Area shown in Attachment A:</p> <ul style="list-style-type: none">• Maximum Building Height (Levels) – 2 levels• Maximum Building Height (Metres) – 9 metres• Maximum Building Height (Levels) – 3 levels• Maximum Building Height (Metres) – 12.5 metres• Maximum Building Height (Levels) – 4 levels• Maximum Building Height (Metres) – 16.5 metres	
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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.*