

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



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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:

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