

## DIT:Planning Reform Submissions

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**From:** Tania <[REDACTED]>  
**Sent:** Wednesday, 16 December 2020 12:52 AM  
**To:** DTF:Treasurer; DIT:Minister Wingard; DIT:Planning Reform Submissions; Torrens EO; Renewal SA:Enquiries; [REDACTED]; [REDACTED]  
**Subject:** Renewal SA- Development of former 'Strathmont Centre' site: significant implications for increased traffic on narrow roads  
**Attachments:** Planning Concerns TDodd OAKDEN.pdf

To:  
The Hon. Rob Lucas, MLC  
Treasurer

The Hon. Corey Wingard, MP  
Minister for Infrastructure and Transport

It is with the highest regard that I write to you with regards to sharing my concerns and future actions sought. Please find attached my submission as such.

Yours sincerely

Tania Dodd  
[REDACTED]

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Tania Dodd

Tuesday December 15, 2020

Dear Mr Lucas and Mr Wingard,

I write to you both as well as lodging a formal submission to the DIT Planning Reform Submissions to ask for consideration to the significant concerns I have as a long-term resident of OAKDEN.

Renewal SA are seeking Expressions of Interest to redevelop the former 'Strathmont Centre' and other former Government land holdings within Oakden. Renewal SA's website informs me that over 1500 dwellings will be built over 52 ha of land.

This 'Expression of Interest' has been released at the same time as the new 'Planning and Design Code' is seeking feedback.

I live on the Corner of [REDACTED], OAKDEN. I have lived in Oakden for approximately 17 years. My family and neighbours whom I am proud to call friends enjoy and value the community feel of our suburb. My neighbours support me as a single parent caring for a boy with severe disabilities and chronic health conditions.

For your reference, I have attached a map (*see image 1*) of the proposed access point at the base of Hinton Mews/ Benthall Avenue- on the side of a small park that my family spend a lot of time at called 'Hedge Row Reserve' riding bikes, walking the dog, meeting locals, having barbeques. Marked on the map going through Hinton Mews/ Benthall Avenue is a proposed

Bicycle Network that we are looking forward to being part of as it might mean safe passage for my Daughter when riding her bike. However, this won't be the case if Motor Vehicle traffic is allowed through the point from Hinton Mews to Benthall Avenue.



(Image 1: clipping of map from 'Renewal SA- Oakden and Gilles Plains Structure Plan' Page 29)

In June 2019, I submitted several feedback concerns to Renewal SA's 'Social Point' (with character limits) interactive site and map. My main concern is increased traffic on the narrow streets of Oakden- in particular, Benthall Avenue, Saltram Parade and the very small and narrow outlet street Wintershall Street as Benthall Avenue is a no-through road at the Sir Ross Smith Boulevard end.



Images courtesy of 'Google Maps'

My submission was as follows:

Can't believe that both sides of the Hedge Row reserve & Emmet plc. as poss. vehicle entry point. I am one of those families whom access the park. My son has severe Autism no road sense. I live on the corner of Saltram and Benthall. Cars, trucks speed, run over yellow cones or take out branches. Both sides of Hedge Row res. & Emmet be ped. access only- as ALL side streets of Oakden on the boundary of Strath. should be. No more traffic on our narrow rds we live in Oakden as a quiet peaceful place.

The response I received from 'Social Point', Renewal SA was as follows:

Hi, and thanks for your feedback. The existing residential area of Oakden was designed to extend into the Strathmont Centre site at several locations, including Emmett Place, Hinton Mews and Park Terrace. However, it is recognised that not all of these streets may need to be opened to adequately distribute vehicle traffic to and from the Strathmont Centre site. The Draft Structure Plan show vehicle access from at least two access points at Victoria Drive and Acorn Parade, and also other possible links such as Emmett Place, Hinton Mews and Park Terrace. For the purposes of the Draft Traffic Assessment, Victoria Drive and Acorn Parade are assumed to be opened for vehicle traffic and the other possible links (including Emmett Place, Hinton Mews and Park Terrace) are open for cyclists and pedestrians only. The Draft Traffic Assessment also provides more

I tried to seek further clarification on the yellow highlighted passage to no avail. In March 2020, Hinton Mews, Benthall Avenue and the top of Saltram Parade were resurfaced. Already, the yellow cones are broken and scattered across the road from cars taking the corner on which my home is situated too fast. It is dangerous and an accident waiting to happen.

**What I am seeking:**

I understand that the new residents on the former 'Strathmont Centre' site will need to have access to Oakden for walking, fitness, recreation and transport access that we all enjoy. I am seeking that a commitment be given that the tiny street that fits one car at a time upon which 4 homes reside (which leads onto Benthall Avenue and Saltram Parade) will not be open to vehicle transport. That the proposed 'bicycle network' be given a safe trail for everyone to enjoy and for pedestrians and families to be safe whilst being part of our wonderful suburb.

**Other Pedestrian/ Cyclist Only Access Points:**

The precedent in Oakden for no vehicle access has already been set. As residents of Oakden, we enjoy access to some lovely parks, many of them with restricted traffic access thereby making them safe including (but not limited to):

Bristol Terrace Reserve

Little Moreton Court- Pictured

Roy Amer Reserve

Parkview Drive  
Annesley Street  
Bristol Terrace  
Regent Court  
Sussex Court

Harry Wiedra Reserve

Arlington Court  
Covent Terrace

Saint Michael's Circuit Reserve

St Michaels Circuit



Safe Pedestrian and Bicycle access only- No Through Road to vehicles

I will be sending this letter via email and listed addresses for distribution.

I am very happy for you to meet my Children (in particular my Son) to understand my concerns. Whilst I am very conscious to always lock my front door, it will only take a moment lapse of concentration and he could meet with significant harm due to his lack of awareness of danger and (potentially) increased traffic on the lovely, but very narrow streets that we live on in Oakden.

Yours sincerely

Tania Dodd  
Mum to Billy and Laura



