

Albert Park Mixed Use Draft Code Amendment (Part Privately Funded) – 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 Albert Park Mixed Use Code Amendment (Part Privately Funded).

The Affected Area (area investigated for the proposed rezoning) comprises around 11 ha of land bound by Port Road, West Lakes Boulevard, Glyde Street, Osborne Street, Grace Street, and south of Jervois Street (see Figure 1 below).

The Code Amendment proposes rezoning the majority of the Affected Area from its current Employment and Strategic Employment Zones to zones 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 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 justify and support the proposed zone and policy changes.

What is a 'privately funded' Code Amendment?

A 'privately funded' Code Amendment is funded by private entities. In this case, around 4 hectares of the affected area is owned by one entity, who has agreed to fund 50% of the Code Amendment costs.

The funder 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.

Background

The Minister for Planning first agreed to the rezoning in December 2019. Because of delays, and the new planning system coming into effect in March 2021, Council was required to seek a rezoning under the new system in March 2021. The Minister's agreement to prepare the Code Amendment was received in May 2021.

Existing land use rights

Notwithstanding the proposed rezoning, existing land use rights will enable current activities to continue within the affected area.

Findings of the Investigations

The Code Amendment investigations confirm that most of the land should be rezoned. The key findings are summarized below, however more detail can be viewed in the draft Code Amendment and appendices.

Proposed Zones and Building Heights

Investigations propose the Suburban Business Zone (SB) and Housing Diversity Neighbourhood Zone (HDN) be applied to most of the affected area (see Figure 2).

The SB Zone encourages businesses with low level off-site impacts and complementary medium density housing, up to 4 levels. The HDN Zone encourages medium density housing up to 3 levels in height (see Figure 3).

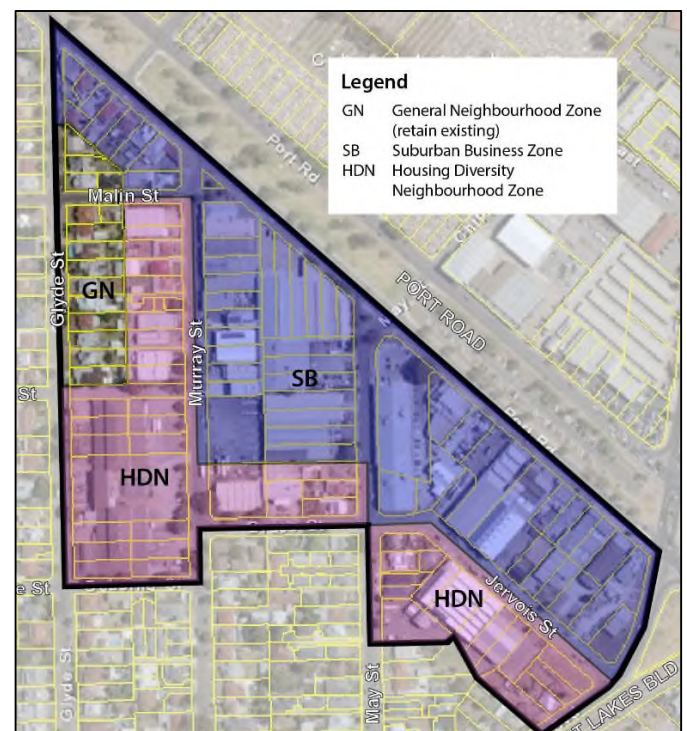


Figure 2: Proposed Zones

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Figure 3: Proposed Building Heights

Traffic Investigations

Modelling predicts that key intersections within the area will continue to operate satisfactorily, with minor increases in queue lengths and degree of saturation. The May Street/Port Road intersection is expected to accommodate an additional 60 vehicle movements during the PM peak period; Jervis Street/West Lakes Boulevard an additional 25 vehicle movements during the PM peak period; and May Street/West Lakes Boulevard an additional 6 vehicle movements during the PM peak period.

Environmental Assessment

Most of the assessment area includes commercial / industrial uses with potentially contaminating activities (PCAs). Development of more sensitive land uses (eg residential, public open space) will require more comprehensive investigations and possibly site remediation. Should the Code Amendment 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 within the area are likely to require on-site stormwater detention. The findings indicate that detention volume could be attained by various methods such as detention basins, underground tanks, oversized pipes, or a combination of these to be determined at the development application stage. The report also recommends that finished floor levels will need to be 300mm above the anticipated 1% AEP flood level.

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 https://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.

How can I have my say on the Code Amendment?

Written submissions must be received by Council no later than 5.00pm, Monday 23 May 2022.

Written submissions can be provided via one of the following:

- Online via the SA Planning Portal at https://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 'Albert Park Mixed Use 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 draft 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)