

West Lakes Residential and Mixed Use Draft Code Amendment (Privately Funded) Information Brochure

What is proposed?

The City of Charles Sturt proposes changes to the South Australian Planning and Design Code (the Code) via the West Lakes Residential and Mixed Use Draft Code Amendment (Privately Funded).

The Affected Area comprises around 19.8ha of land bound by Frederick Road to its east, and Lochside Drive and adjoins residential properties located within the Waterfront Neighbourhood Zone to its immediate north, south and west. The north-western corner of the Affected Area adjoins the Council owned Mariners Reserve (see Figure 1).



Figure 1: Affected Area and Existing Locality Zones

What is the 'Planning and Design Code' and a 'Code Amendment'?

The Planning and Design Code (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.

A Code Amendment is a formal process that enables land to be rezoned and must ultimately be approved by the Minister for Planning. It includes investigations 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, the proponent is Potentia West Lakes Pty Ltd, who is funding the Code Amendment costs in strict accordance with Council's Privately Funded Code Amendment Policy.

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 11 February 2022.

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.

What is the land currently zoned and used for?

Currently the whole Affected Area is an 'Infrastructure Zone.' Lot 100 comprises the former SA Water Waste Water Treatment Plant and Lot 101 partly comprises the existing SA Water Re-Lift Pump Facility. The Infrastructure Zone seeks the provision, maintenance and expansion of infrastructure services and facilities such as electricity substations, landfill, water and sewage treatment and public service depots.

Why is the land being rezoned?

In 2004, the SA Water 'Port Adelaide Wastewater Treatment Plant' on Lot 100 was decommissioned as it is surplus to SA Water's infrastructure needs. Since this time Lot 100 has been vacant with redundant infrastructure and buildings remaining. Investigations indicate that re-zoning the land for predominantly residential development with supportive land uses will assist with addressing the current and predicted demand for housing in the area.

Proposed Zone

The draft Code Amendment proposes to rezone Lot 100 and a part of Lot 101 to 'Urban Renewal Neighbourhood Zone', with the north-eastern portion of Lot 100 along Frederick Road proposed to be located within the 'Mixed Use Transition Subzone.' The south-east corner of Lot 101 containing the SA Water Re-Lift Facility is proposed to remain within the 'Infrastructure Zone.'

The Urban Renewal Neighbourhood Zone seeks that land uses which no longer meet community preferences are replaced with new diverse housing options, of predominantly residential development with complementary non-residential uses that support an active, convenient and walkable urban neighborhood.

Proposed Building Heights

Zones come with a standard set of policies that provide the guidelines as to how development should occur. Whilst importantly recognising the interface with adjacent low-rise built form the proposed policy changes may allow for:

- A maximum building height of 2 storeys (9 metres) along the northern, southern and western boundaries of the Affected Area;
- A maximum of 3 storeys (12.5m), further into the Affected Area;
- More centrally a proposed built form of 4 storeys (16.5m); and
- A maximum building height of 5 storeys (22 metres) in a central location away from adjoining established residential land uses.

We are seeking your feedback on these changes to understand your level of support to the draft Code Amendment.



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What will be built on the site?

The draft Code Amendment only seeks to change what the land can be used for and does not include the approval of any development applications on the land. Should the draft Code Amendment be endorsed by Council and ultimately the Minister for Planning, any new buildings at the site would need a development application to be lodged and approved by the relevant Planning Authority (most likely the City of Charles Sturt) under a separate, later process.

The development application process looks at how buildings are designed i.e. what the building looks like, building heights, setbacks and how they relate to buildings around it.

Traffic Investigations

The draft Code Amendment includes a traffic investigations report by Stantec traffic consultants (refer to Attachment F in the draft Code Amendment). The report examined access, external road network impacts, including an analysis of key intersections, public transport provisions around the Affected Area and provisions for walking and cycling.

The Stantec analysis considers that combined traffic volumes generated by the Affected Area, based on the assumed potential yield and commercial land uses, would be approximately 9700 (rounded) vehicles per day and around 780 and 980 vehicles per hour, during the AM and PM peak hours respectively. The predicted impact on the adjacent road network will cause an increase in traffic on Lochside Drive and Frederick Road. However, the advice indicates that the resultant traffic volumes for each road will remain within the available capacity and the intended function of these roads.

Lochside Drive will increase to approximately 3,100 vehicles per day on its eastern portion to Frederick Road. This will be within the desired traffic volume for a collector road, which typically ranges from 3,000 to 5,000 vehicles per day. Frederick Road will increase to around 20,000 vehicles per day to the north and 18,200 vehicles per day to the south, which will remain within capacity for a four-lane arterial road which can carry up to 45,000 vehicles per day.

The Code Amendment proposes a Future Road Widening Overlay for future footpath and streetscaping along Lochside Drive and Frederick Road (adjacent to the Affected Area).

Environmental Assessment

A Site Contamination Audit has been undertaken for Lot 100 of the Affected Area. The Auditor, Mr Phillip Hitchcock, has provided a 'Site Contamination Audit Statement' (SCAS) under section 103Z of the *Environment Protection Act 1993*, which contains the summary of the findings of the site contamination audit report (refer to Attachment L in the draft Code Amendment).

Interim Audit Advice (IAA), has also been provided for the portion of Lot 101 of the Affected Area identified as 'indicative public open space' within the Concept Plan (refer to Attachment L).

The Auditor has determined that the Affected Area is suitable for the following sensitive uses or a range of other uses, subject to the conditions on land and groundwater and the implementation of the Construction Environment Management Plan in accordance with the Auditors Report. The remediation work does not form part of the rezoning process.

- a. *Sensitive use – residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake, no poultry).*
- b. *Sensitive use – residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.*
- c. *Sensitive use – childcare centres, kindergartens, preschools and primary schools.*
- d. *Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.*
- e. *Commercial use such as shops, offices, consulting rooms, petrol filling stations and warehouses.*
- f. *Industrial use such as light, service, general or special industry.*

Public Open Space

Investigations were undertaken by Aspect Studios (refer to Attachment H). The investigations included a review of Council's Open Space Strategy, an analysis of the existing open space composition and hierarchy and the Affected Area's opportunities and constraints to determine future open space requirements.

The investigations identified an opportunity to extend additional public open space within the Affected Area into the existing Mariners Reserve, which is currently underutilized and has little infrastructure apart from a narrow footpath along the lake front. The proposed location of public open space also seeks to retain an existing portion of a vegetated area near Mariners Reserve to preserve existing biodiversity in the locality. The proposed Concept Plan identifies the preferred location of this future public open space (which equates to the order of approximately 20% of the Affected Area) based on a desire to improve the links through the Affected Area and surrounding street network to the lake and existing road connections, as well as provide an appropriate buffer from the existing SA Water land uses on Lot 101 from future residential land uses. The desired Public Open Space areas in the Concept Plan far exceed the legislative requirement of 12.5%.

It should be noted that the draft Code Amendment is a rezoning process, and the specific location and configuration



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of desired future public open space would ultimately be assessed as part of a future land division application, should the draft Code Amendment be authorised.

Infrastructure Investigations

The investigations (refer to Attachment I in the draft Code Amendment), identify that the Affected Area does not require significant extensions to civil infrastructure and can be appropriately serviced via existing infrastructure located within close proximity.

Discussions between the Proponent and Council have determined that stormwater discharge for the Affected Area should be directly connected to the West Lakes water body after water quality improvement, via Water Sensitive Urban Design (WSUD) techniques (refer to FMG Infrastructure Investigations in Attachment I in the draft Code Amendment).

The investigations identify that both flooding and stormwater management matters can be addressed as part of any detailed development proposal. There is sufficient policy coverage addressing this matter within the South Australian Planning and Design Code. The 'Hazards (Flooding – General) Overlay', currently applies over the Affected Area. The overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development. This will continue to apply over the whole of the Affected Area. Neighbourhood-Type Zones throughout the City of Charles Sturt are also covered by the 'Stormwater Management Overlay'. This Overlay seeks to ensure that development incorporates water sensitive urban design techniques to capture and re-use stormwater. This is therefore proposed to be applied over the portion of the Affected Area to be located within the Urban Renewal Neighbourhood Zone.

Proposed Concept Plan

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, the desired location of future public open space, and the location of future road widening for footpath and streetscape (see Figure 2).

How can I view the draft Code Amendment?

The draft Code Amendment can be viewed online at Council's Your Say Charles Sturt website 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 (enquire at the Planning and Development counter). 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.

Community drop-in information sessions will be held within the times specified below to speak with members of the project team:

- Friday 28 October 2022 at the Ngutunga West Lakes Library at 9 Charles Street, West Lakes from 4.30pm to 6:00pm.
- Saturday 29 October 2022 at the Ngutunga West Lakes Library at 9 Charles Street, West Lakes from 10:30am to 12:00pm.

How can I have my say on the Code Amendment?

Written submissions must be received by Council no later than 5.00pm, Thursday 24 November 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 'West Lakes Residential and Mixed Use Draft Code Amendment (Privately Funded)'
 - PO Box 1
 - Woodville SA 5011.

Submissions need to indicate if you wish to be heard or do not 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

At the conclusion of the consultation process a Public Meeting will be held by Council's City Services Committee in relation to the draft Code Amendment. The Public Meeting is a statutory requirement as part of Council's endorsed Engagement Plan for the draft Code Amendment process.

The purpose of the Public Meeting is to give people who have made a written submission on the draft Code Amendment and indicated their desire to attend a Public Meeting to make a verbal submission. At the meeting there will also be an opportunity for any other person who wishes to appear before Council's City Services Committee to make a verbal submission on the draft Code Amendment or add further detail and comment in relation to a written submission.



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The Public Meeting will be held at the first City Services Committee Meeting in **February 2023** at Council's Civic Centre, 72 Woodville Road, Woodville. **The date and time of the Public Meeting will be published on the Your Say Charles Sturt website at yoursaycharlessturt.com.au** following the completion of the local government elections and endorsement of Council's Committee Meeting schedules for 2023 by the Council elect.

Anyone who makes a formal written submission on the draft Code Amendment and has indicated that they wish to make a verbal representation to the City Services Committee as part of the Public Meeting, will receive correspondence advising of the date and time on which the Public Meeting is to occur once the meeting schedules have been formally endorsed by Council.

Please note that if no written submissions are made indicating a desire to be heard, then no Public Meeting will take place.

It is also important to note a decision on the draft Code Amendment will not be made at the Public Meeting.

What happens next?

Following the completion of the consultation process an Engagement Report will be prepared and provided to the Council's City Services Committee for its consideration following a review of all the submissions received.

The Engagement Report will summarise all written and verbal representations, responses to the issues raised and, if necessary, recommended changes to the draft Code Amendment.

If recommended by the Committee and endorsed by the full Council, the Engagement Report will be submitted to the Minister for Planning for a decision on the Code Amendment.

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

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Email: jgronthos@charlessturt.sa.gov.au

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

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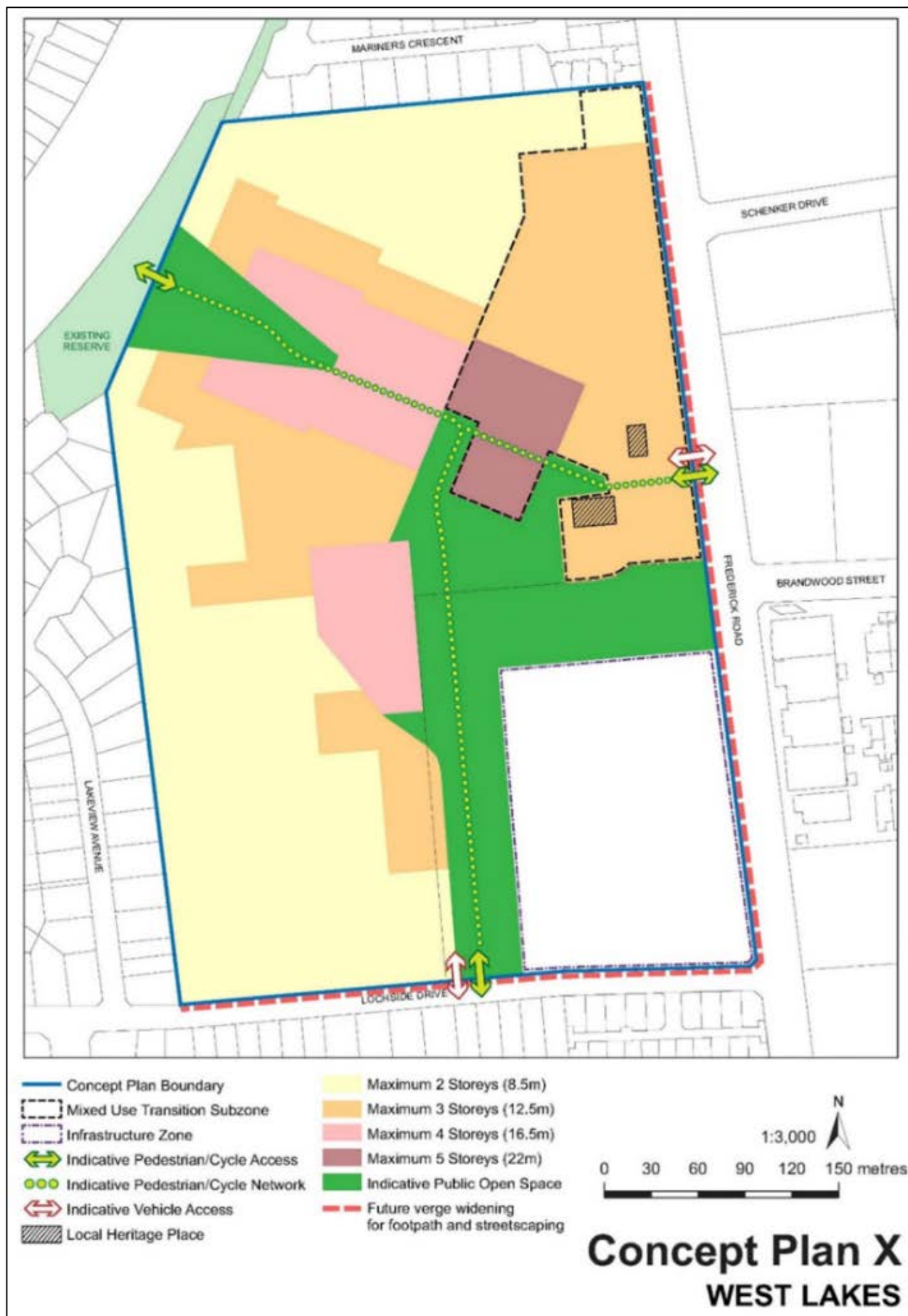


Figure 2: Proposed Concept Plan