

Development Plan Amendment

By the Council

City of Charles Sturt

**Draft Findon Road, Kidman Park
(North) Mixed Use (Residential
and Commercial) Development
Plan Amendment (Privately
Funded)**

The Amendment

September 2019

Amendment Instructions Table				
Name of Local Government Area: City of Charles Sturt				
Name of Development Plan: Charles Sturt Council Development Plan				
Name of DPA: Findon Road, Kidman Park (North) Mixed Use (Residential and Commercial) Development Plan Amendment (Privately Funded)				
<p>The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 25 July 13 September 2019 <u>2019</u>.</p> <p>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</p>				
Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> • Amend • Replace • Delete • Insert 	<p>If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.</p>		
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)				
Amendments required (Yes/No): No				
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)				
Amendments required (Yes/No): Yes				
Mixed Use Zone				
1.	<u>Amend</u>	<p><u>PDC 15 with the following:</u></p> <p>Where the site of a non-residential <u>a building</u> abuts the boundary of a site in a zone where residential development or sensitive land uses are envisaged or abuts land used for a school, hospital or the like, building development should not intrude into a plane angled 31 degrees above the horizontal into the site, as measured from a point 3 metres above the boundary.</p>	<u>N</u>	<u>N</u>
Urban Village Findon Policy Area 9				

<u>2.</u>	<u>Insert</u>	<p><u>In the Desired Character statement after the last sentence under the heading Urban Place:</u></p> <p><u>Development within that portion of Precinct 50 Village Employment and Living, located south of Adele Avenue, Kidman Park, will be sited with minimal front setbacks to support the desire for residential development at higher density.</u></p>	<u>N</u>	<u>N</u>
<u>2.3.</u>	Insert	<p>In the Desired Character statement after the second paragraph under the heading Land Uses / Function:</p> <p><u>A number of existing commercial/industrial activities are located within that portion of Precinct 50 Village Employment and Living, located south of Adele Avenue, Kidman Park. Such activities can be a source of nuisance including noise, lighting and general activity. These activities fulfil an important employment generating function. While some of these activities will, overtime, be replaced, other employment generating activities may remain and expand reinforcing the mixed-use function of the zone.</u></p> <p><u>New, sensitive land uses Development proposed in proximity to these existing uses should include appropriate design measures such as noise attenuation, acoustic screens, building materials, doubled glazed windows and wall and roof insulation and will be sited and designed to reduce the potential for adverse impacts on and from existing uses.</u></p> <p><u>Topography within that portion of Precinct 50 Village Employment and Living, located south of Adele Avenue, Kidman Park, is varied in some areas as a result of existing fill. Development will be sited and designed to minimise interface impacts on adjoining residential allotments in the adjacent Residential Zone or precinct 52 Village Living Low by utilising design solutions such as increased setbacks from interface boundaries to reduce the requirement for earthworks and retaining walls as well as ensuring that the potential for overlooking and additional overshadowing is minimised. The creation of new allotments will be undertaken in a manner that considers allotment gradients, size and dimensions required to achieve this outcome.</u></p> <p><u>There may be areas within that portion of Precinct 50 Village Employment and Living, located south of Adele Avenue at Kidman Park, that are contaminated because of previous activities. Further investigations to determine the extent of site contamination and necessary remediation measures may therefore be required to ensure that sites are suitable and safe for their intended use, particularly for residential development.</u></p>	N	N
<u>4.</u>	<u>Insert</u>	<p>In the Desired Character statement in the first paragraph under the heading Development Structure:</p> <p><u>It is desired that the structure for mixed use developments is consistent with the <i>Concept Plan Map ChSt/6 –Urban Village Findon Policy Area 9</i>. The primary aim of the concept plan <u>and for development generally</u> is to ensure that streetscapes, open space, residential accommodation, and business premises <u>readily co-exist and</u> form a compatible and cohesive Urban Village, <u>promote a sense of vitality, viability, and identity for the Village,</u></u></p>		

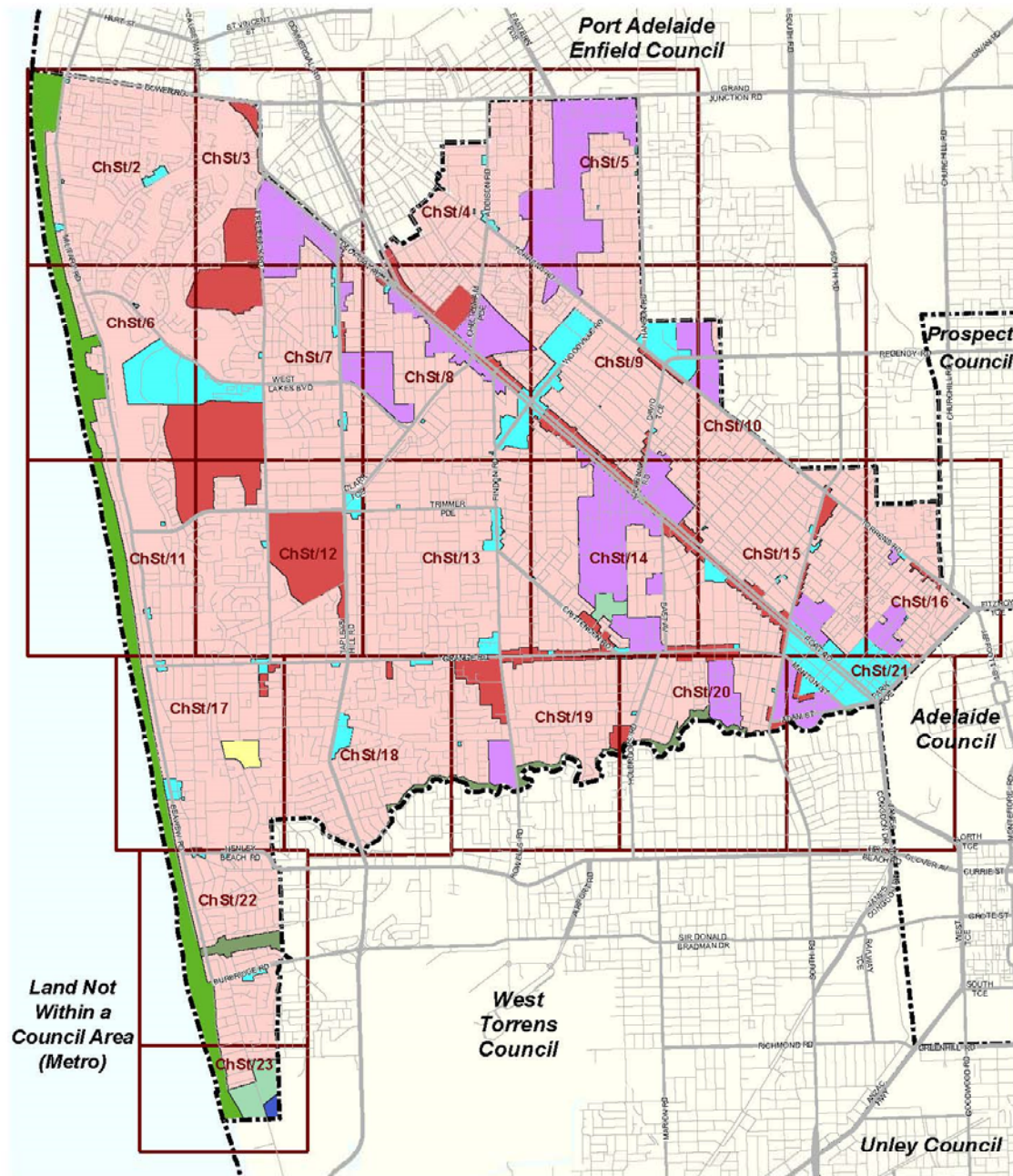
		and to ensure the sympathetic integration of this neighbourhood with adjacent neighbourhoods.		
3-5.	Insert	<p>In the Desired Character statement after the last paragraph under the heading Development Structure:</p> <p>The location of any local public open space provision within that portion of Precinct 50 Village Employment and Living located south of Adele Avenue at Kidman Park, will be further considered by Council at the development proposal stage to ensure, as much as possible, a coordinated approach to the provision and design of open space for the local area.</p> <p>A number of mature trees are located along the Findon Road frontage of that portion of Precinct 50 Village Employment and Living located south of Adele Avenue at Kidman Park. The retention of these trees is considered desirable and, where practical, they will be incorporated into the design of future developments.</p> <p><u>Any new</u> vehicle access to that portion of Precinct 50 Village Employment and Living located south of Adele Avenue at Kidman Park will be focussed on the key vehicle access points indicated on <u>Concept Plan Map ChSt/6 – Urban Village Findon Policy Area 9</u>. An internal road network will be provided that not only services the land immediately adjacent to an access point, but also provides safe and convenient linkages with neighbouring land facilitating satisfactory future division of that land and inter-communication.</p>	N	N
4-6.	Insert	<p>In PDC 1 after “office”:</p> <ul style="list-style-type: none"> service industry within that portion of Precinct 50 Village Employment and Living that is located south of Adele Avenue, Kidman Park 	N	N
7.	<u>Insert</u>	<p><u>In PDC 1 before “bulky goods outlet”</u></p> <ul style="list-style-type: none"> <u>affordable housing within that portion of Precinct 50 Village Employment and Living that is located south of Adele Avenue, Kidman Park</u> 	<u>N</u>	<u>N</u>
Precinct 50 Village Employment and Living				
5-8.	Insert	<p>New PDC after current PDC 11 as follows:</p> <p>12 Residential Development should comprise one or two storey buildings which do not exceed 8.5 metres building height within 25 metres of the northern, southern and western boundaries of that portion of the precinct south of Adele Avenue, Kidman Park.</p>	Y	N
6-9.	Replace	<p>Current PDC 12 with the following:</p> <p>13 Retail development should:</p> <ul style="list-style-type: none"> (a) be subsidiary to and reinforce the adjacent Findon Shopping Centre (b) be limited to primarily bulky goods outlets and a limited range of service trade premises along the Grange Road frontage of the precinct 	Y	N

		(c) be limited to primarily bulky goods outlets and service trade premises and a limited range of other shops along the Findon Road frontage and internal to that portion of the precinct located south of Adele Avenue, Kidman Park.												
7-10.	Replace	Current PDC 13 with the following: 14 Dwellings are appropriate: (a) above or at the rear of commercial ground level uses within that portion of the precinct north of Adele Avenue, Kidman Park (b) irrespective if they are associated with commercial uses or not in that portion of the precinct south of Adele Avenue, Kidman Park.	Y	N										
11.	Insert	<u>New PDC after PDC 14 as follows:</u> <u>16 Dwelling setbacks in that portion of the precinct south of Adele Avenue, Kidman Park should be in accordance with the following parameters:</u> <table><tr><th><u>Parameters</u></th><th><u>Value</u></th></tr><tr><td><u>Minimum rear boundary setback for single storey</u></td><td><u>3 metres</u></td></tr><tr><td><u>Minimum rear boundary setback for two storeys</u></td><td><u>6 metres</u></td></tr><tr><td><u>Minimum side boundary setback for single storey</u></td><td><u>0.9 metres</u></td></tr><tr><td><u>Minimum side boundary setback for two storeys</u></td><td><u>2 metres</u></td></tr></table>	<u>Parameters</u>	<u>Value</u>	<u>Minimum rear boundary setback for single storey</u>	<u>3 metres</u>	<u>Minimum rear boundary setback for two storeys</u>	<u>6 metres</u>	<u>Minimum side boundary setback for single storey</u>	<u>0.9 metres</u>	<u>Minimum side boundary setback for two storeys</u>	<u>2 metres</u>	<u>Y</u>	<u>N</u>
<u>Parameters</u>	<u>Value</u>													
<u>Minimum rear boundary setback for single storey</u>	<u>3 metres</u>													
<u>Minimum rear boundary setback for two storeys</u>	<u>6 metres</u>													
<u>Minimum side boundary setback for single storey</u>	<u>0.9 metres</u>													
<u>Minimum side boundary setback for two storeys</u>	<u>2 metres</u>													
8-12.	Insert	New PDC after current PDC 16 as follows: 198 An internal road network should be provided in that portion of Precinct 50 Village Employment and Living located south of Adele Avenue at Kidman Park that: (a) connects to a key vehicle access point on Findon Road as indicated on <u>Concept Plan Map ChSt/6 – Urban Village Findon Policy Area 9</u> (b) services the land immediately adjacent to the access point (c) provides safe and convenient linkages with neighbouring land facilitating satisfactory future division of that land and inter-communication.	NY	N										
13.	Insert	<u>New PDC after current PDC 16 as follows:</u> <u>20 Land division adjacent to the western and southern boundaries within that portion of Precinct 50 Village Employment and Living located south of Adele Avenue, Kidman Park should create allotments which have sufficient depth to minimise the extent of fill, reduce the scale of boundary structures and provide usable private open space.</u>	<u>Y</u>	<u>N</u>										

TABLES

Amendments required (Yes/No): No				
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)				
Amendments required (Yes/No): Yes				
Map Reference Table				
9-14.	Insert	Reference to “ChSt/19” in Overlay Map Numbers for Affordable Housing under Overlay Maps.	N	N
10-15.	Insert	Reference to “ChSt/19” in Overlay Map Numbers for Noise and Air Emissions under Overlay Maps.	N	N
Map(s)				
11-16.	Replace	Council Index Map with Map in Attachment A .	N	N
12-17.	Replace	Overlay Map ChSt/1 Development Constraints with Map in Attachment B .	N	N
13-18.	Replace	Overlay Map ChSt/19 Development Constraints with Map in Attachment C .	N	N
14-19.	Insert	New Overlay Map ChSt/19 Affordable Housing in Attachment D after Development Constraints Map.	N	Y (Map Reference Table)
15-20.	Insert	New Overlay Map ChSt/19 Noise and Air Emissions in Attachment E after Affordable Housing Map.	N	Y (Map Reference Table)
16-21.	Replace	Zone Map ChSt/19 with Map in Attachment F .	N	N
17-22.	Replace	Policy Area Map ChSt/19 with Map in Attachment G .	N	N
18-23.	Replace	Precinct Map ChSt/19 with Map in Attachment H .	N	N
19-24.	Replace	Concept Plan Map ChSt/6 Urban Village Findon Policy Area 9 with Map in Attachment I .	N	N

Attachment A

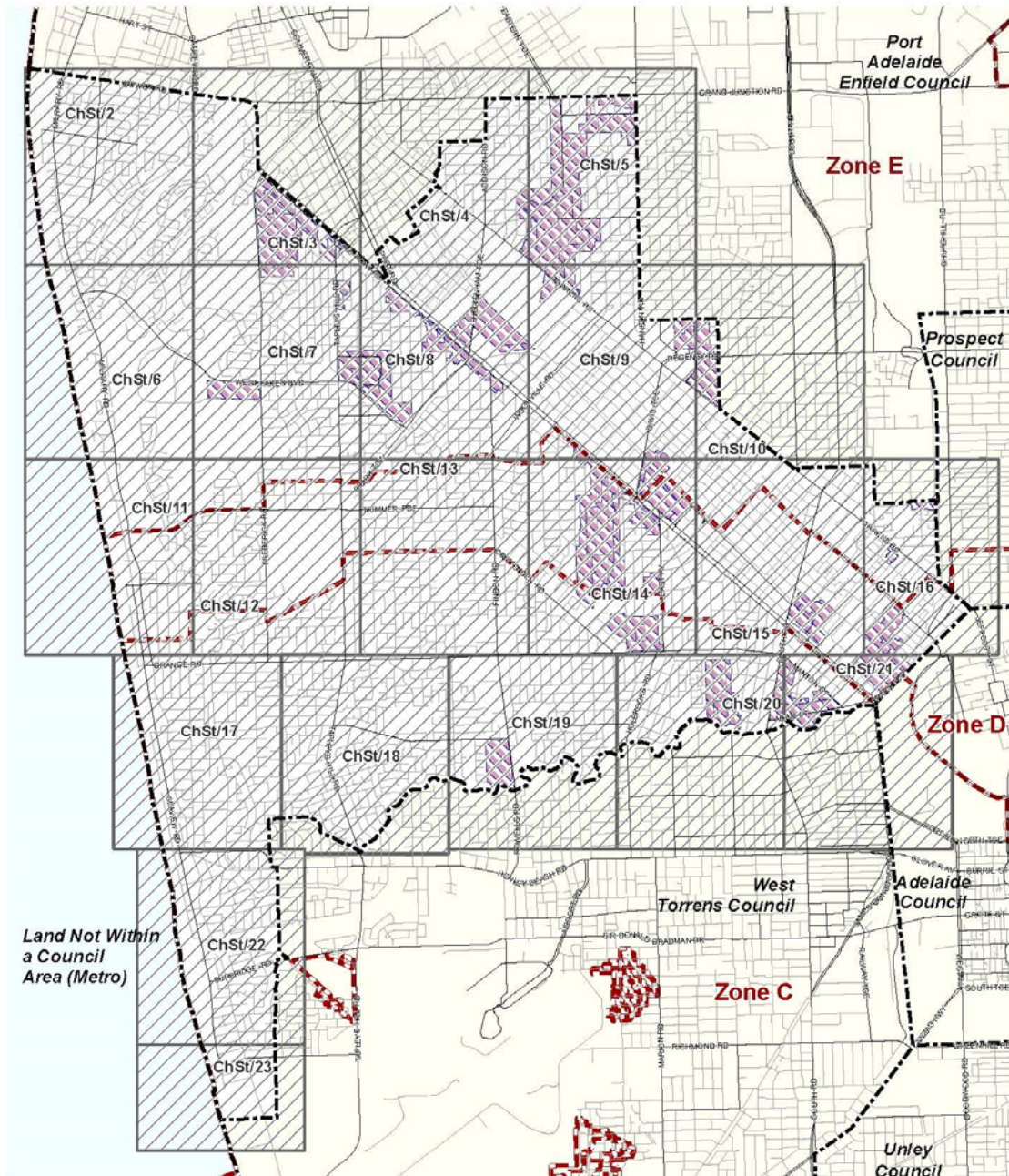


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps ChSt/1 to Map ChSt/24 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

Council Index Map

CHARLES STURT COUNCIL

Attachment B



Airport Building Heights
4 - 14m All Structures restricted to height identified on maps
(above existing ground level, measured from the top of the nearest roadside curb)
Zone C All Structures Exceeding 15 metres above existing ground level
Zone D All Structures Exceeding 45 metres above existing ground level
Zone E All Structures Exceeding 100 metres above existing ground level

0

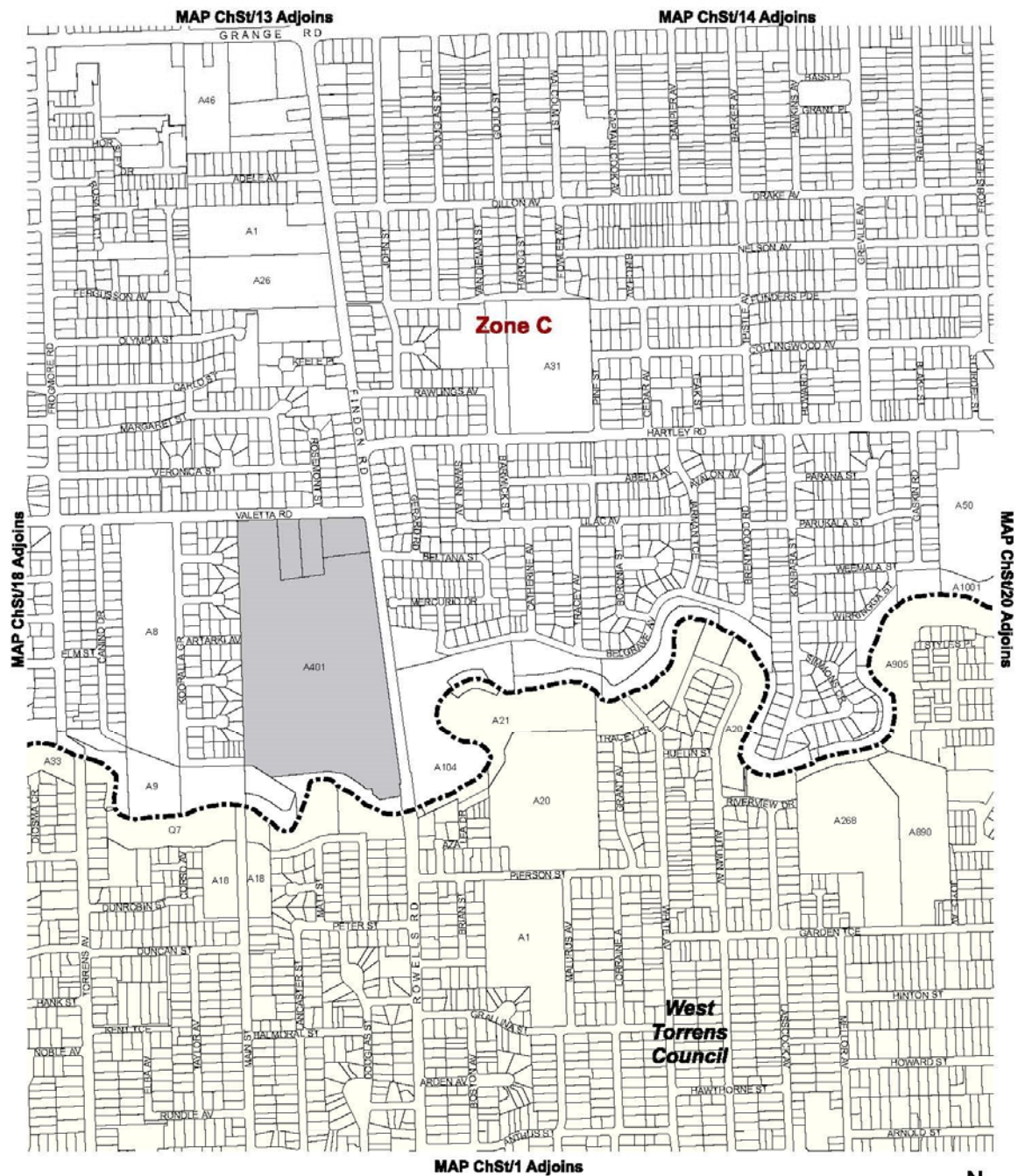


Airport Building Heights
 Industry Interface Area
 Development Plan Boundary

Overlay Map ChSt/1 DEVELOPMENT CONSTRAINTS

CHARLES STURT COUNCIL

Attachment C



Airport Building Heights
Zone C All Structures Exceeding 15 metres above existing ground level

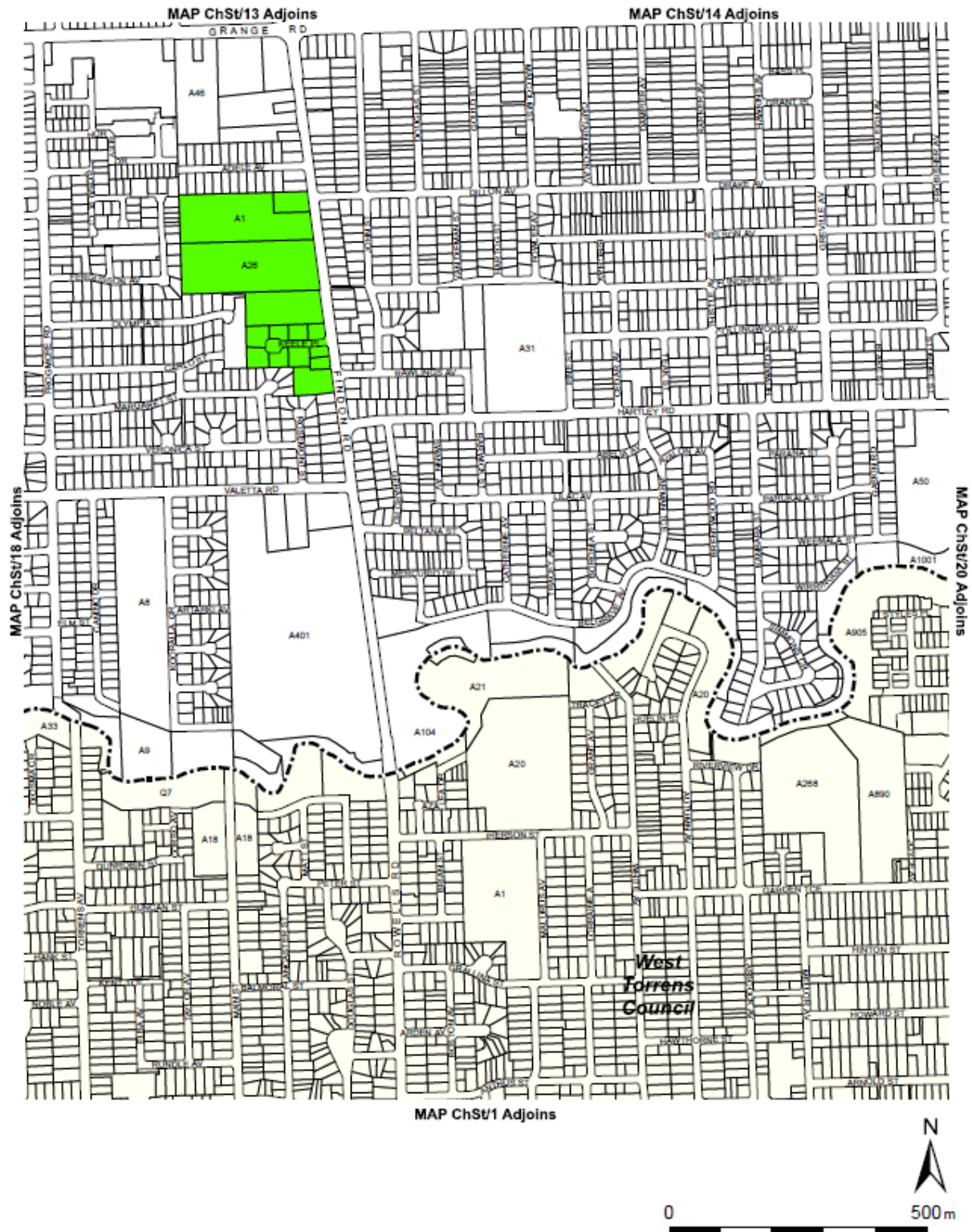


- Airport Building Heights
- Industry Interface Area
- Development Plan Boundary

Overlay Map ChSt/19 DEVELOPMENT CONSTRAINTS

CHARLES STURT COUNCIL

Attachment D

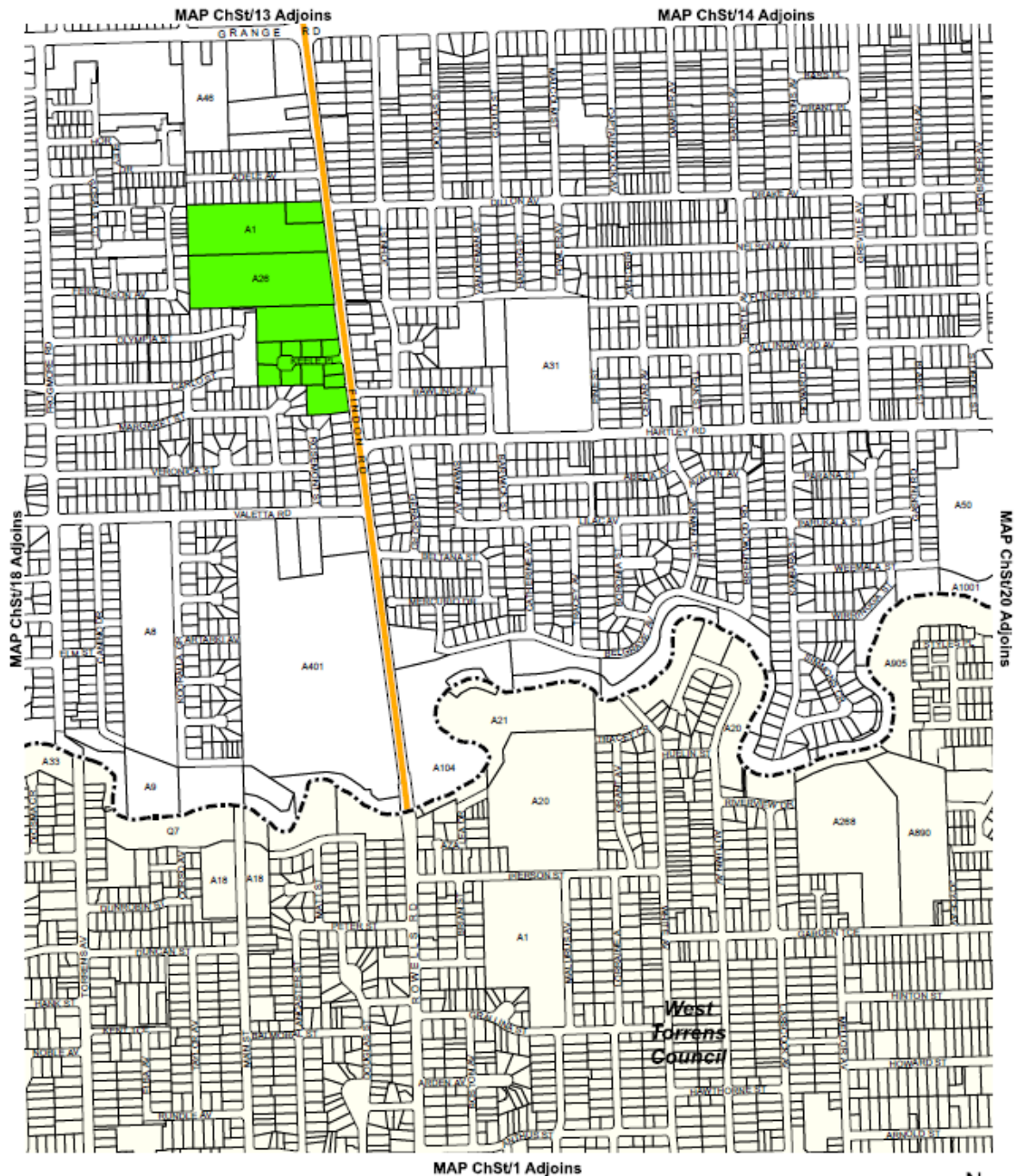


Overlay Map ChSt/19 AFFORDABLE HOUSING

Affordable Housing Designated Area
 Development Plan Boundary

CHARLES STURT COUNCIL

Attachment E

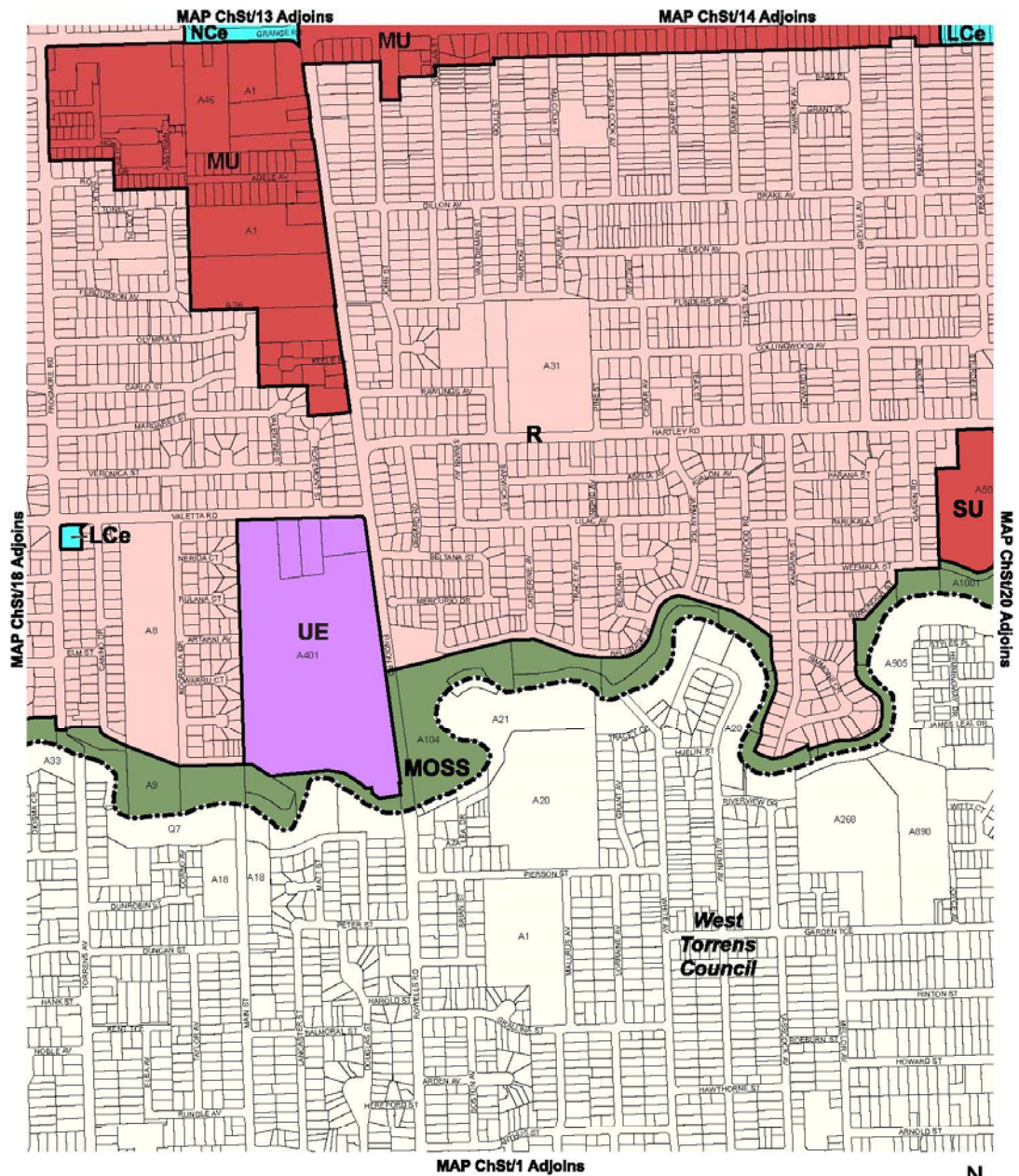


Overlay Map ChSt/19 NOISE AND AIR EMISSIONS

- Designated Road: type B road
- Noise and Air Emissions Designated Area
- - - Development Plan Boundary

CHARLES STURT COUNCIL

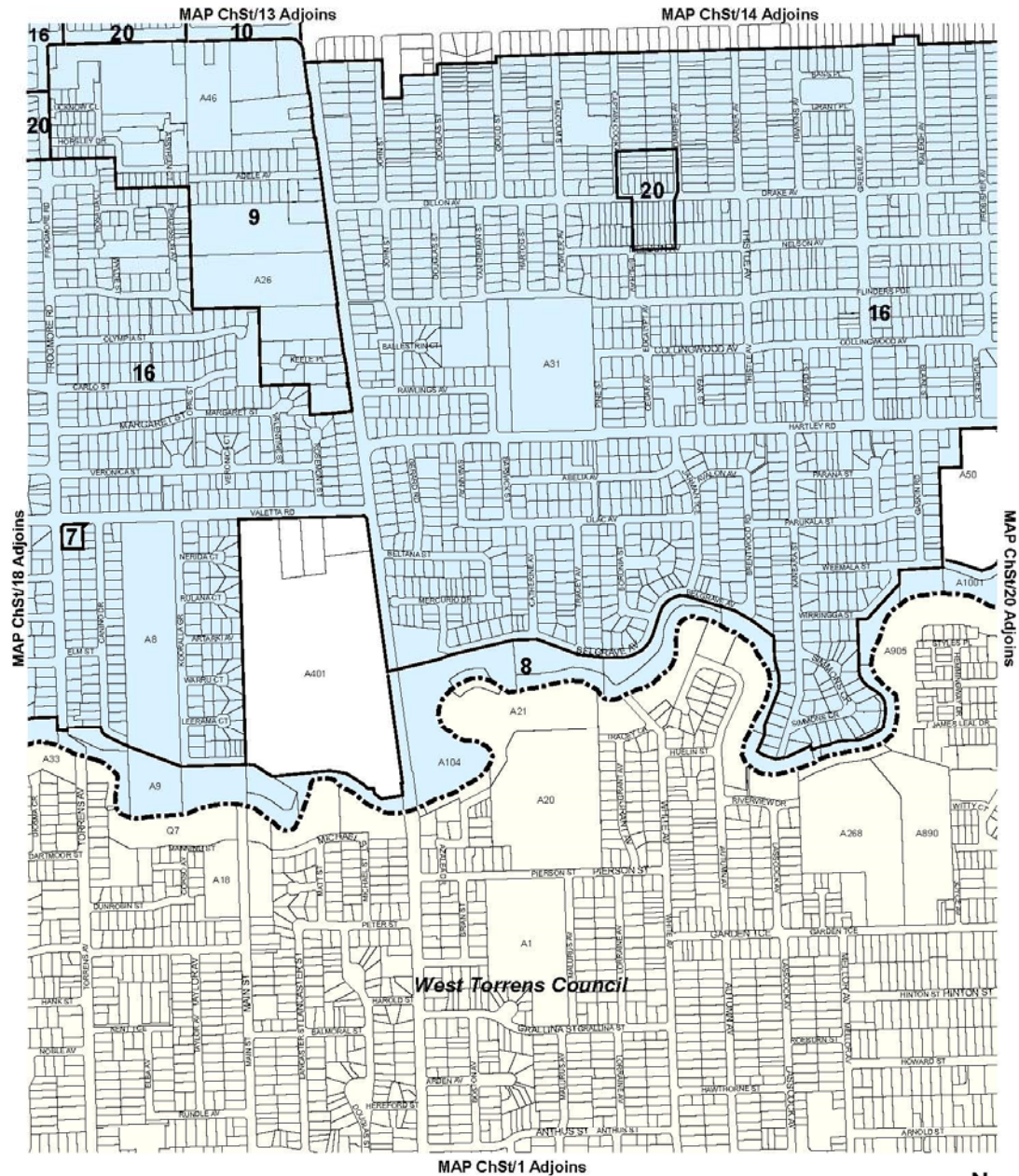
Attachment F



Zone Map ChSt/19

CHARLES STURT COUNCIL

Attachment G



Lamberts Conformal Conic Projection, GDA94

Policy Area

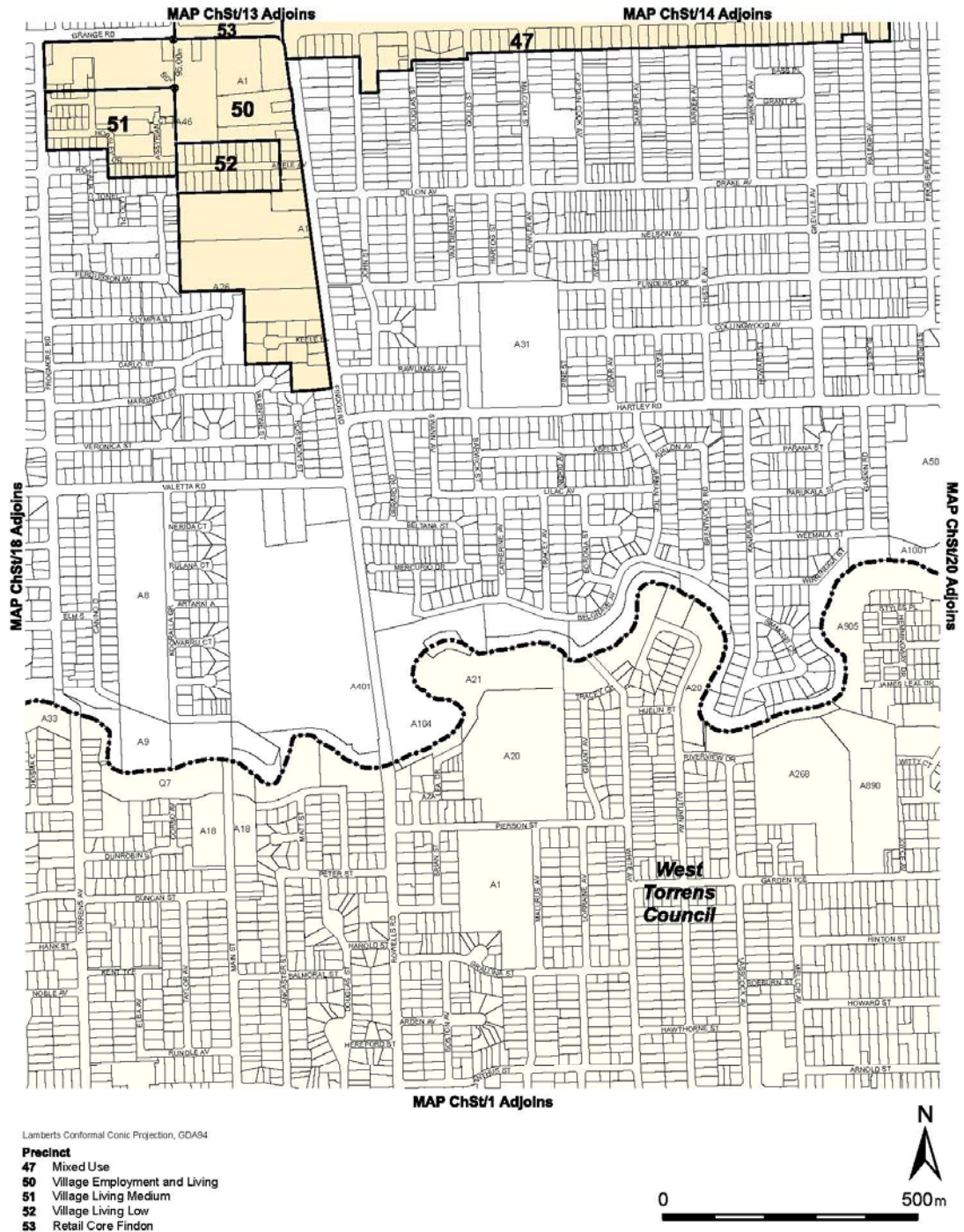
- 7 Local Shopping
- 8 Linear Park(River Torrens/Karrawirra Parri)
- 9 Urban Village Findon
- 10 Findon
- 16 Mid Suburban
- 20 Integrated Medium Density

- Policy Area Boundary
- Development Plan Boundary

Policy Area Map ChSt/19

CHARLES STURT COUNCIL

Attachment H



Attachment I

