

**ST CLAIR RESIDENTIAL DRAFT
DEVELOPMENT PLAN
AMENDMENT**

PRIVATELY FUNDED

WRITTEN SUBMISSIONS RECEIVED

SEPTEMBER 2020

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 1

From: Patrick Rice [REDACTED]
Sent: Tuesday, 21 July 2020 12:42 PM
To: John Tagliaferri <jtagliaferri@charlessturt.sa.gov.au>; Georgina House <ghouse@charlessturt.sa.gov.au>
Subject: St Clair Residential DPA

G'Day

Thankyou, we received your advice on this development in the mail.
We fully support this, especially now to get our economy going again after the devastating covid19 impact.

Good Luck and stay safe 🤞

Cheers

PaT

Patrick Rice
Mobile: [REDACTED]
E-mail: [REDACTED]
4 Kipling Drive
Bateau Bay
NSW 2261, Australia

St Clair Residential DPA - Rezoning Proposal

A proposal to rezone the Trident Plastics land to facilitate medium density residential development. Have your say!

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 2

Date Submitted	First Name	Last Name	Postal Address	Email Address	Please place your written submission here	Do you wish to make a verbal submission at the Public Hearing to be held at 6.00pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?	
						Yes	No
Jul 15, 2020, 06:18 PM	Laura	Klose	16 Masterdale Ct, St Clair	[REDACTED]	I believe medium to low density housing with PLENTY of car parking is a good idea. High density apartments and townhouses would be an awful idea. Hardly anyone around here uses their garage to put their car into and the streets are so narrow - I have seen MANY near misses of cars nearly hitting other cars and even people. I have also seen cars knocking side mirrors off of parked cars on more than one occasion. If this does go ahead, PLEASE DO NOT get rid of the reserve area between existing homes and the factory. It is a lovely walking path and I would be extremely disappointed to see it go. It is one of the main reasons why we purchased our land.		1

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 3

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: Submission Form Form Submission
Date: Saturday, 25 July 2020 1:25:15 PM

City of Charles Sturt - Your Say



Submission Form Form Submission

There has been a submission of the form Submission Form through your Your Say Charles Sturt website.

First Name

Charlotte

Last Name

Newsome

Postal Address

31 O'Neil Lane, St Clair

Email Address



Please place your written submission here

Please don't create any through roads to the west as the streets already struggle with parking. Particularly O'Neil Lane where I live - it is just a back lane to access people's garages so any through traffic from the new area would be inappropriate. It would also be inappropriate for Masterdale Court to have any through traffic as it is already full every day with parked cars and not designed to be a thoroughfare. If you are going to amend the John Letts Greenway please consider providing more parking. Please also consider the parking requirements in the new area as the rest of St Clair already struggles for on street parking and can't accommodate any overflow from residents in the new area parking in the older areas. There needs to be plenty of on street parking so the new residents can park in their streets. Please ensure you provide ample street lighting along the edge where the wall now is particularly along the John Letts Greenway as the paths are not well lit after dark.

Do you wish to make a verbal submission at the Public Hearing to be held at 6.00pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?
No

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 4

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: Submission Form Form Submission
Date: Wednesday, 29 July 2020 9:36:18 AM

City of Charles Sturt - Your Say



Submission Form Form Submission

There has been a submission of the form Submission Form through your Your Say Charles Sturt website.

First Name

John

Last Name

McGowan

Postal Address

11 Charles Mathews Circle, ST CLAIR, SA 5011

Email Address



Please place your written submission here

I strongly support the draft DPA to rezone the Trident Plastics site from 'urban employment' to be included in the surrounding St Clair residential zone.

Can I say that I hope the actual layout and connection of streets to the existing residential zone allows for adequate traffic flow and kerbside parking. I strongly encourage the connection of Ashworth Cres into the new zone and through to Torrens Rd. This will greatly alleviate the congestion on Actil Ave adjacent to Woodville High School.

Preparation of the site for residential buildings is of some concern given that it contains substantial buildings with asbestos roofing and a disused rail corridor. It is hoped all requisite safeguards will be followed and enforced during future demolition and site reparation works.

Ultimately, a homogenous St Clair suburb resulting from this proposed zoning change will enhance the character and amenity of the whole district.

Do you wish to make a verbal submission at the Public Hearing to be held at 6.00pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?

No

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 5

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: Submission Form Form Submission
Date: Thursday, 30 July 2020 11:53:14 AM

City of Charles Sturt - Your Say



Submission Form Form Submission

There has been a submission of the form Submission Form through your Your Say Charles Sturt website.

First Name

Raelene

Last Name

Pluck

Postal Address

18, Ashworth Avenue

Email Address**Please place your written submission here**

Regarding transportation report. We are concerned about the vpd numbers for Ashworth Avenue, noting that the DPA report vpd data was not gathered from actual counts of vpd traffic in the area affected by the extension of Ashworth Avenue and that the future vpd traffic data predictions were from a NSW study. However, should the rezoning be inevitable we would like to advocate for: 1. Appropriate signage to create correct flow, as currently there is a Give Way sign on the corner of Robertson Court and Ashworth Avenue, which probably needs to disappear and the Give Way Sign OR Stop Sign be placed on Robertson Court and Reid Street. 2. With an anticipated vpd number of 800+, even though the traffic speed is currently set at 40kph, some sort of traffic slowing technique should be considered ie, speed humps. Vehicles currently using the street often exceed the 40kph restriction 3. There are various yellow lines on Brocas Avenue which has high vpd numbers and there should be yellow lines in Ashworth Avenue

Do you wish to make a verbal submission at the Public Hearing to be held at 6.00pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?
Yes

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 6

From: noreply@charlessturt.sa.gov.au <noreply@charlessturt.sa.gov.au>

Sent: Thursday, 6 August 2020 11:29 AM

To: Georgina House <ghouse@charlessturt.sa.gov.au>

Subject: St Clair DPA Submission Form Form Submission



St Clair DPA Submission Form Form Submission

There has been a submission of the form St Clair DPA Submission Form through your Your Say Charles Sturt website.

First Name

Jordan

Last Name

B

Postal Address

Not to disclose

Email Address

[REDACTED]

Please place your written submission here

St.Clair does not need anymore medium density housing. It is already saturated with medium density near the Coles area, which is already not well planned as it is all too close together and gives that "in closed" look.

Why not put together:

- a community hub where all the communities get together, share knowledge for healthy living,

- well planned community garden where it is more open, compared to the one proposed.

The one previous proposed was like choosing an area with eyes closed!

- an area where people can exercise, a swimming pool, cafes, weekend markets.

The planned St. Clair development was originally to have an "open" space look/feel. This keeps changing or amended. Why? Only one obvious answer to that - remuneration.

Do you wish to make a verbal submission at the Public Hearing to be held at 6.00pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?

Yes

To view all of this form's submissions, visit

<https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms/viewDetail/476>

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 7



CITY OF
Port Adelaide Enfield

6 August 2020

Mr Paul Sutton
Chief Executive Officer
City of Charles Sturt
PO Box 1
WOODVILLE SA 5011

Dear Paul

St Clair Residential Draft DPA - Submission

I refer to the abovenamed Development Plan Amendment (DPA) that has been released for public consultation. After reviewing the DPA, the City of Port Adelaide Enfield has no objection to its proposals. The comprehensive range of technical investigations (in Section 3 of the document) is noted.

If you require further information or would like to discuss this matter, please contact Michael Kobas, Urban Planner on telephone 08 8405 6002.

Yours sincerely

Karen Cummings
City Development Manager

CIVIC CENTRE

163 St Vincent Street,
Port Adelaide SA 5015
PO Box 110,
Port Adelaide SA 5015

COUNCIL OFFICES

Enfield Library
1 Kensington Crescent, Enfield
Greenacres Library
2 Fosters Road, Greenacres

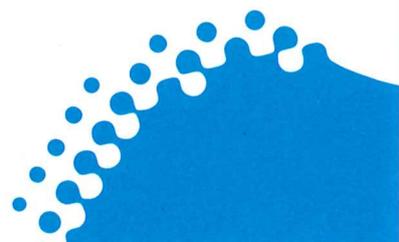
CONTACT

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E service@cityofpae.sa.gov.au
www.cityofpae.sa.gov.au

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 8

From: [REDACTED]
To: [Jim Gronthos](#)
Subject: St Clair Residential Draft DPA - Submission
Date: Saturday, 8 August 2020 12:19:48 PM

Dear Sir/Madam

I do not wish to be heard at the public meeting. The yoursay website indicates that this document will become public, so I request any publication of this document have redactions on all my identifiable information.

I am writing to provide a contribution as part of the community consultation regarding the St Clair Residential Draft Development Plan Amendment (DPA) (Privately Funded) information that was circulated in July 2020.

I reside at [REDACTED] in St Clair, near the proposed site for development and not far from the Trident plastics business.

The information we received details a proposal to create an additional access road from Torrens Road where the Trident business currently stands, connecting a number of streets, and effectively joining Charles Mathews Circle to Torrens Road. The new entrance would be barely 200 metres from the existing entrance at Hill Smith Boulevard, and perhaps 300 metres from Actil Avenue.

Relying only on the written description of the proposal, it is difficult to imagine the precise layout of the proposed plans, however we do question the need to create yet another entrance to the St Clair development when there are two perfectly serviceable roads already leading from Torrens Road – neither of which experience particular congestion, even during the High School pick up times from what I have observed.

If congestion does exist at the High School, or during winter when community sporting events are occurring, considering that traffic would be always concentrated at that one particular point, and always at the same volume, it is doubtful that extra roads would alleviate any potential issues. Given that there has been a new entrance introduced from Woodville Road, this would surely have changed the dynamics regarding traffic for community events on the ovals.

Considering the council's desire to manage traffic through St Clair with the introduction of lower speed limits, we feel that it would be more in-line with that vision to have fewer avenues for entrance to St Clair, thereby disincentivising vehicular traffic through the area.

It is admitted in the plans that the layout of the streets near the Trident facility have been designed to allow easy connectivity with each other. Connecting the streets to each other (ie Ashworth Avenue with Oaks Drive, Charles Mathews Circle with Guineas Place) would complete a limited road network to serve residents in St Clair, while accommodating the desired residential development ambitions, as well as allowing the existing walkway to remain, or even open up areas for increased parks or community gardens – something that I feel rate payers would certainly welcome.

Given that there are two existing entrances within 500 metres of each other on Torrens Road,

and that this proposal seeks to facilitate development of medium density housing, there would be no value to making a new entrance from Torrens Road. The more roads that are introduced to the area means less space for residential property development and would lead to additional council road maintenance costs. Closer proximity to traffic from a main road would surely affect the value of any residential development as well.

The appeal of St Clair for us at the time of our building was that the location was distant from vehicular traffic. All information we received at the time of our purchase, and over the following months and years, indicated that Charles Mathews Circle would not serve in any way as a through-road or connection to a main thoroughfare, so this proposal to dramatically change this has come as a troubling surprise.

Adding another entrance and more roads would disrupt the community, and would diminish the returns for the private organisation.

We have lived in St Clair since 2011, and had planned to keep our home here for quite some time.

Given the limited information available, we feel that we cannot support a council who would approve such a development that would greatly disrupt the area and undermine a major reason for our family to select living at our location.

From information supplied, we cannot support any of the proposals offered that would lead to the development of another entrance to the area from Torrens Road, and feel it would not provide the best returns for the council or even the private interested party.

Thanking you in anticipation



ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 9

From: [REDACTED]
To: [Jim Gronthos](#)
Subject: Our Response to the St Clair Residential Draft DPA - Submission
Date: Monday, 10 August 2020 10:30:16 PM

Hello,

We are a resident of Charles Mathews Circle I am concerned if this street is extended for more traffic, I am completely opposed for it to accommodate traffic from Torrens road. The road is narrow as it is, it would create issues especially when there are cars parked at either side there is only passage for one car which often occurs. As you know there are several town houses in this area, in the evening the south side of the road is usually full of parked cars from the residence living in those townhouses.

We are comfortable for our street to remain as a no through road if the end of the street is to be extended to cater for a maximum of 3 allotments, not 4 allotments with 10 metre frontage. Consideration needs to be given for at least 2 cars per allotment with 3 allotments that could equate to at least 6 additional vehicles. Also consideration needs to be given for visitor car parking, on a 10 meter frontage allotment it is not practical. We have one next to our place, often when their visitor parks their car it nearly obstructs our driveway.

When we purchased our allotment we raised that question to Geoff Greenow back in October 2009 and he advised us this street was not designed to carry any large amount of through traffic. If it was extended it was to a very localised group of residence.

As mentioned earlier we are not in favour of 4 additional allotments to the west of Charles Mathews Circle but we are reasonably comfortable with 3 allotments for that area.

We would appreciate you consider our thoughts in this matter.

Regards

Eric and Vui Balogh

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - AGENCY SUBMISSION

SUBMISSION 10

From: [DPTI:Road Infrastructure Deeds](#)
To: [Jim Gronthos](#)
Cc: [Georgina House](#)
Subject: City of Charles Sturt - St Clair Residential DPA - the Department for Infrastructure and Transport's response
Date: Thursday, 13 August 2020 4:53:48 PM

Hello Jim

How are you?

Please see the Department for Infrastructure and Transport's (DIT) comments in response to the City of Charles Sturt, St Clair Residential Development Plan Amendment. I would usually send these comments to the State Governments Planning section however as a result of the recent Portfolio and Departmental changes, I've been asked to send these comments directly to the City of Charles Sturt.

The Department for Infrastructure and Transport (DIT, formerly DPTI) support the City of Charles Sturt, St Clair Residential Development Plan Amendment (DPA).

The following transport comments are provided for consideration:

- *DIT's preference is to minimise the number of access points on the arterial road network, and note that proposed PDC 10 addresses this.*
- *The new PDC 9 is supported – ie allows for one additional intersection on Torrens Road to service the majority of the proposed area.*
- *The provision of a pedestrian refuge within the Torrens Road median is recommended (feasible with the consolidation of access).*
- *Pedestrian linkages are supported and should be designed to encourage the use of public transport through providing a safe and walkable streetscape environment through natural surveillance creating an efficient pedestrian network which integrates with the existing public transport network.*
- *Internal road connections to the local network are also supported, to reduce demand on Torrens Road and contribute to permeability to the existing local network and cycling network and connectivity to St Clair and Woodville Railway Stations.*
- *Section 3.2.4 Public Transport: Noted that it includes Bus Stop 224 on Woodville Road. The report states that the distance is approximately 600m, however walking linkages, not as the crow flies, indicate around 800m. Similarly for St Clair Station (800m) and Woodville Station (1000m).*

Thank you

Vince Puopolo

Project Officer (Development)

Transport Network Strategy

Department of Infrastructure and Transport

T 8402 1969 (internal 21969) • E vincenzo.puopolo@sa.gov.au

Level 7, 50 Flinders Street, ADELAIDE SA 5000 • PO Box 1815 Adelaide SA 5001 • DX 171



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From: Coad, Abi (DPTI)
Sent: Monday, 20 July 2020 10:48 AM
To: DPTI:PD DPA Mapping Coordinator <DPTI.PDDPAMappingCoordinator@sa.gov.au>; DPTI:Land Use CoOrdination <DPTI.LandUseCoOrdination@sa.gov.au>; Slattery, Greg (DPTI) <Greg.Slattery@sa.gov.au>; Taylor, Nitsan (DPTI) <Nitsan.Taylor@sa.gov.au>
Cc: Johansen, Scott (DPTI) <Scott.Johansen@sa.gov.au>; Puopolo, Vincenzo (DPTI) <Vincenzo.Puopolo@sa.gov.au>
Subject: Internal referral - DPA on consultation - City of Charles Sturt - St Clair Residential DPA

Hi all,

COUNCIL:	City of Charles Sturt
DPA:	St Clair Residential DPA
COMMENTS DUE BY:	18 August 2020
COMMENTS TO:	Abi Coad

The City of Charles Sturt has provided the St Clair Residential DPA for agency consultation

A copy of the DPA is attached.

The Planning and Land Use Services Division compiles the Department of Planning, Transport and Infrastructure's agency response. You are invited to provide written comments.

If we do not receive your comments by the date above it will be assumed that you have no comment to make.

For further discussion on this matter, please contact me at abi.coad@sa.gov.au

If you are working from home without access to Knet and need a checked out version of the DPA please let me know.

cheers

Abi Coad
Senior Planner

Planning and Land Use Services
Department of Planning, Transport and Infrastructure
T 08 7109 7039 (97039) • E abi.coad@sa.gov.au
Level 5, 50 Flinders St Adelaide SA 5000 • PO Box 1815 Adelaide SA 5001 • DX 171 •
www.dpti.sa.gov.au

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - AGENCY SUBMISSION

SUBMISSION 11



Ref: A24113456

Date: 26/08/2020

Mr Paul Sutton
Chief Executive Officer
City of Charles Sturt
PO Box 1
Woodville SA 5011
jgronthos@charlessturt.sa.gov.au

SA Housing Authority

GPO Box 1669
ADELAIDE SA 5001
DX 550

Tel: 131 299
ABN: 17 545 435 789

www.sa.gov.au/housing
housingcustomers@sa.gov.au

Dear Mr Sutton,

SAHA response to City of Charles Sturt: Consultation – St Clair Residential Draft DPA (Privately Funded)

Background

The draft DPA proposes rezoning of the affected area from an Urban Employment Zone to a Residential Zone under the Woodville Medium Density Policy Area 21 and applying the Affordable Housing Overlay to the affected area..

The intent of the proposed DPA is to facilitate medium density residential development consistent with the character and density of residential development within St Clair, while also providing vehicular, pedestrian and open space linkages throughout the locality.

The purpose of the Affordable Housing Policy

The purpose of the Affordable Housing Policy is to generate supply of housing that is affordable to low- and medium-income households (household income level up to 120% of median household income) and encourage a greater diversity of dwelling types and housing options.

The State Planning Strategy (The 30 Year Plan for Greater Adelaide) sets a target of including 15 per cent affordable housing in all new significant developments, such as growth areas and those where creating over 20 dwellings.

Affordable Housing in the City of Charles Sturt

According to SAILIS data, there is a very high need for affordable housing in the City of Charles Sturt. Only 16.6% of dwellings sold in the Charles Sturt City area were affordable to low- and medium-income households. This is less than half the Greater Adelaide average of 32.9% (SAILIS 2016-2017 and 2017-2018 for House and Unit Sales by LGA). It is important therefore, that the City of Charles Sturt continue to embed Affordable Housing Policy in their Planning and development Policies and Objectives.



SA Housing Authority

GPO Box 1669
ADELAIDE SA 5001
DX 550

Tel: 131 299
ABN: 17 545 435 789

www.sa.gov.au/housing
housingcustomers@sa.gov.au

Affordable Housing in proposed DPA

Currently the subject land lays in the Urban Employment Zone. The Amendment introduced by the above DPA proposes facilitating residential development over the site under Residential Zone, Woodville Medium Density Policy Area.

This will introduce up to 3 storey-built form adjacent to Torrens Road within the affected area (up-zoning) together with the future provision of an internal road network and vehicle access, connection with adjacent roads and creation of pedestrian linkages with the surrounding locality.

The Affordable Housing Overlay is to be applied over the entire subject area.

Subject land and existing infrastructure

The subject land is well serviced by a public transport. The site is facing Torrens Road and all site area is located within walking distance (less than 300m) from a 'Go-Zone' bus Stop 28 Torrens Road.

Good public transport provision is extremely important for affordable housing as it allows households save on buying car. In line with the policy of SA Housing Authority, affordable housing located within 400m walking distance from an Adelaide Metro 'Go-Zone' bus stop can apply for a public transport / density and location variance in maximum price points and that may attract developers in delivering affordable housing outcomes.

SA Housing Authority recommendation

SA Housing Authority strongly supports the proposed DPA and application of the Affordable Housing Overlay over the subject land. Considering site features and good public transport provision, the proposed zoning changes will provide for higher supply of affordable housing within the future growth area.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jodi Davy'.

Jodi Davy
AFFORDABLE HOUSING PLANNING SPECIALIST
STRATEGY AND GOVERNANCE

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 12

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: St Clair DPA Submission Form Form Submission
Date: Sunday, 30 August 2020 9:31:14 AM

City of Charles Sturt - Your Say



St Clair DPA Submission Form Form Submission

There has been a submission of the form St Clair DPA Submission Form through your Your Say Charles Sturt website.

First Name

Nick

Last Name

Thompson

Postal Address

32 Crompton Drive St Clair SA 5011

Email Address

[REDACTED]

Please place your written submission here

Suggest providing space for a community garden in this redeveloped area. Community gardens have previously been suggested for Crompton Drive. Create road access from Ashworth Ct to Torrens Rd to reduce traffic along Actil Ave (already highly busy with school zone).

Do you wish to make a verbal submission at the Public Hearing to be held at 6.00pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?

No

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 13

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: St Clair DPA Submission Form Form Submission
Date: Friday, 4 September 2020 3:11:13 AM

City of Charles Sturt - Your Say



St Clair DPA Submission Form Form Submission

There has been a submission of the form St Clair DPA Submission Form through your Your Say Charles Sturt website.

First Name

Rebecca

Last Name

Brien

Postal Address

23 Charles Mathews Circle, St Clair

Email Address

[REDACTED]

Please place your written submission here

I would like further information and clarification on; 1. Acoustic Wall - demolition, replacement - height, style, costs, 2. Time frame of project - start and end 3. Proposed road/street extensions and new layout 4. Traffic management 5. Parking management

Do you wish to make a verbal submission at the Public Hearing to be held at 6.00pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?

No

To view all of this form's submissions, visit

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 14

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: St Clair DPA Submission Form Form Submission
Date: Monday, 7 September 2020 10:00:17 AM

City of Charles Sturt - Your Say



St Clair DPA Submission Form Form Submission

There has been a submission of the form St Clair DPA Submission Form through your Your Say Charles Sturt website.

First Name

Guy

Last Name

Sedunary

Postal Address

Level 4, 108 Power Street

Email Address

[REDACTED]

Please place your written submission here

ST CLAIR RESIDENTIAL DRAFT DPA – SUBMISSION Chief Executive Officer City of Charles Sturt PO Box 1, Woodville SA 5011 Dear We write to you in response to the invitation for submissions for the St Clair Residential Draft Development Plan Amendment (DPA) and officially provide our support to the amendment. AVJennings are the current developer of the land adjacent directly to the west of the subject site (Trident Plastics) and have been a major party involved in the development of all the surrounding land for approximately 13 years since an original development agreement was entered in to with the South Australian Jockey Club. In this time AVJennings have facilitated housing innovation and affordability options appealing to a broad market segment who would otherwise be priced out of the St Clair market with approximately 1,100 dwellings over 49 hectares. The development has gained industry recognition as a market leading community with multiple awards including the 2012 UDIA (SA) Award for Excellence, Masterplanned Community Commendation, 2014 UDIA (SA) Award for Excellence, Masterplanned Community, and 2014 UDIA (SA) Award for Excellence, Affordable Housing category. As stated above, the City of Charles Stuart has our support for the rezoning of the land as proposed with the following commentary. • The Trident Plastics site should be included in the Woodville Medium Density Policy Area 21 (PA21) and the amendments proposed by the DPA to that Policy Area are generally suitable. • The road network to the site should be explicitly excluded from access through the Western boundary of the site in any circumstance as is the intention of the amendments. • All Development Approvals to be in accordance the requirements of PA21 (we believe that the concept plan within Appendix B of the DPA Explanatory Statement is not in accordance with these allowances). AVJennings hereby waive our right to be heard at the Public Meeting scheduled for Monday 21 September 2020 however welcome any further involvement in the process that may be deemed appropriate by the Council. Should the City of Charles Sturt require any additional clarity of our support for the Development Plan Amendment please do not hesitate in contacting the undersigned. Yours sincerely, Guy Sedunary Senior Development Manager T: [REDACTED]

Do you wish to make a verbal submission at the Public Hearing to be held at 6.00pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?
No

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - AGENCY SUBMISSION

SUBMISSION 15



#15788999

9 September 2020

Planning & Land Use Services

Level 5, 50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Telephone: 08 7109 7500

Paul Sutton
Chief Executive Officer
City of Charles Sturt
PO Box 1
Woodville SA 5011

jgronthos@charlessturt.sa.gov.au

Attention: Jim Gronthos

Dear Mr Sutton

CITY OF CHARLES STURT – ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT – PUBLIC CONSULTATION

Thank you for the opportunity to comment on the St Clair Residential Draft Development Plan Amendment (DPA).

Through the recent Machinery of Government changes, Planning and Land Use Services is now part of the Attorney-General's Department (the Department). As such, the Department of Infrastructure and Transport will provide comments separately to you in relation to its State interests.

The Department's comments are provided below and in Attachment A.

Planning Reform considerations

As you are aware, all Development Plans and DPAs will be transitioned into the new Planning and Design Code (the Code) under the *Planning, Development and Infrastructure Act 2016* (PDI Act). During this transitional period, it is important to recognise that there will be some changes to the policy content in this DPA when transitioned into the new format and structure of the Code.

For example, Desired Character Statements and local additions are not included in the Code, and Concept Plans are only used in a limited way to denote key infrastructure requirements.

To that end, it is the Department's preference that the Desired Character Statement be removed from the DPA. However, noting that the Woodville Medium Density Policy Area applies to an area beyond that affected by the DPA, it is accepted that such a change may not be achievable at this time.

It is therefore requested that prior to final adoption of the DPA by Council, the Administration meet with the Department to work through a transition plan that provides greater certainty and transparency to your elected representatives and community about how the transition process may occur.

In terms of timing, it would be a smoother transition if the DPA was lodged with the Department prior to finalisation of the Code (before December 2020 is recommended). Should this not occur, Council has three months to lodge the DPA with the Department post implementation for Phase Three using the transitional regulations (outlined below). In these circumstances, the DPA must be referred to the State Planning Commission prior to being forwarded to the Minister for consideration.

Investigations

Some of the investigations in this DPA are agency specific and the Department will be guided by the advice of agencies in this regard. Please note that there may be instances where discrepancies arise between the views of one Government agency and another on certain issues. In such instances, please contact the Department so it can assist in resolving these issues (once all agency submissions have been received).

It is requested that Council's response to the Department's submission be included in the summary of agency submissions.

As noted in the Statement of Intent, Government agencies must be provided with a summary of their submission and Council's response. In this regard, a copy of the relevant excerpt from the submission summary table would be appropriate. Should Council intend to make the agency's comments publicly available, approval from that agency is required in writing.

Approval Package

The final approval package to the Minister should consist of the following documents:

- a covering letter – seeking approval under section 25(13) of the *Development Act, 1993* and regulation 8(5)(b) of the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017* under the PDI Act
- the Amendment
- Summary of Consultation and Proposed Amendments (SCPA) Report
- summary and response to agency submissions
- hard copy of all submissions
- a copy of the amendment instructions in track changes showing the changes made in response to consultation.

Templates and further information for the approval package are available from the Department please contact the relevant planning officer for assistance.

Please also note that, prior to submitting the final approval package to the Minister, you should submit all maps in Adobe Illustrator format and a copy of the Amendment

Instructions to the DPA Mapping Coordinator (email: DIT.PDDPAMappingCoordinator@sa.gov.au). Authorised PDF maps will be returned to Council to submit as part of the approval package to the Minister.

Council is also required to ensure that the Local Member of Parliament has been consulted on the DPA. If the Local MP changes following consultation, a copy of the approval DPA should be forward to the current MP for comment, prior to lodging the final approval package.

If you have any questions on this matter, please contact Catherine Hollingsworth by phone on 0457 837 760 or email at catherine.hollingsworth@sa.gov.au.

Yours sincerely



Nadia Gencarelli
**ACTING TEAM LEADER, DEVELOPMENT PLAN AMENDMENTS
PLANNING & LAND USE SERVICES
ATTORNEY-GENERAL'S DEPARTMENT**

Attachment – mapping comments

MAPPING COMMENTS

SUBJECT:	MAPPING COMMENTS ON DPA – 21-07-2020
COUNCIL:	CITY OF CHARLES STURT
DPA:	ST CLAIR RESIDENTIAL DPA
STAGE:	AGENCY CONSULTATION ABI COAD

COMMENTS:

Mapping is suitable for consultation

Final adobe illustrator maps of the amendment must be provided to the department prior to authorisation

Please forward a copy of this minute to council/consultant.

Any problems please call Scott Johansen (phone: 8456 4896)

NB: These comments are subject to the approval sequence of other DPAs currently in the system

Scott Johansen

Spatial Coordinator
Spatial Mapping
Planning and Land Use Services
DPTI

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 16

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: St Clair DPA Submission Form Form Submission
Date: Thursday, 10 September 2020 6:55:12 PM

City of Charles Sturt - Your Say



St Clair DPA Submission Form Form Submission

There has been a submission of the form St Clair DPA Submission Form through your Your Say Charles Sturt website.

First Name

Loredana

Last Name

Metz

Postal Address

81 Cheltenham Parade Cheltenham SA 5014

Email Address

[REDACTED]

Please place your written submission here

I am concerned with the increase of traffic this development may generate and how it will affect intersections in the area such as - David Tce, Regency, Torrens & Hanson Road intersections, also Cheltenham Parade, Addison & Torrens Road intersections. It has been said that urban infill encourages more public transport use and less spending on road infrastructure, however because of other new developments in recent years there has been a significant increase in traffic which required road widening, compulsory acquisition of properties on affected arterial roads and a significant increase of yellow no standing/ stopping road lines markings. I strongly believe this is unfair to established residents and businesses that reside on said above. Many of us pay our rates and taxes too and should not be disadvantaged. Thank you.

Do you wish to make a verbal submission at the Public Hearing to be held at 7.30pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?
No

To view all of this form's submissions, visit

<https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms/viewDetail/476>

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - AGENCY SUBMISSION

SUBMISSION 17

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: St Clair DPA Submission Form Form Submission
Date: Friday, 11 September 2020 11 04:28 AM

City of Charles Sturt - Your Say



St Clair DPA Submission Form Form Submission

There has been a submission of the form St Clair DPA Submission Form through your Your Say Charles Sturt website.

First Name

Mandie

Last Name

Busby

Postal Address

SA Power Networks, Real Estate Branch, GPO Box 77, Adelaide SA 5001

Email Address

realestateadmin@sapowernetworks.com.au

Please place your written submission here

Our Ref: REB St Clair 11 September 2020 Chief Executive Office City of Charles Sturt PO Box 1, Woodville SA 5011 Submitted via www.yoursaycharlessturt.com.au Dear Sir/Madam St Clair Residential DPA (Trident Plastics Site) – Submission Thank you for providing the opportunity to SA Power Networks to comment on the above project. SA Power Networks may be impacted by proposed zoning changes in its capacity of operator of the State's electricity distribution network or, alternatively, as a landowner/occupier. Irrespective of the tenure arrangement, all of SA Power Networks' land interests will be directly related to the operation of the electricity distribution network. It is not practical for SA Power Networks to review every DPA to the extent necessary to comment on its individual property ownerships/occupations or infrastructure impacts. Accordingly, this response has been prepared to draw attention in a general way to the matters which SA Power Networks believes should be taken into consideration in progressing the proposal. SA Power Networks takes its obligations to meet future electricity demand very seriously. You will appreciate that any infill or green field development will necessarily require a corresponding upgrade of the electricity distribution network (which may involve the setting aside of land for a new substation). Whilst the DPA may flag potential development of this nature, prospective developers and those approving developments should give consideration to the current network capacity, the long lead times in meeting any increased load demand, and the requirement for developers to contribute towards augmentation of the upstream electricity network along with funding direct costs associated with extension/connection of electrical infrastructure specifically for their development. Developers should contact SA Power

Networks' Builders and Contractors line directly in this regard on phone number: 1300 650 014. It is preferred that developers refer to the SA Power Networks Distribution Annual Planning Report for up to date augmentation information. This is a public report available at the following link,

http://www.sapowernetworks.com.au/centric/industry/our_network/annual_network_plans/distribution_annual_planning_report.jsp

If requiring further clarification or information please contact Jane Jusup, Real Estate Support Officer on 8404 5262, thank you again for the opportunity to comment. Yours sincerely, Mandie Busby Real Estate Advisor

Do you wish to make a verbal submission at the Public Hearing to be held at 7.30pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?

No

To view all of this form's submissions, visit

<https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms/viewDetail/476>

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 18

From: [Kelly Mader](#)
To: [Jim Gronthos](#)
Cc: [Janet Willoughby](#)
Subject: St Clair Residential DPA
Date: Friday, 11 September 2020 11:09:18 AM

Hi Jim,

We have reviewed the DPA as outlined here <https://www.yoursaycharlessturt.com.au/st-clair-residential-dpa-rezoning-proposal>

We encourage the inclusion of additional open space and linkages to surrounding open space areas.

We also would also like to see future consideration given to the development of open space, to ensure it caters for a diversity of uses congruent with higher density development (such as community garden space and opportunity for community connectedness).

Thank you

Kelly Mader

Coordinator Open Space Planning Policy & Assets
Open Space, Recreation & Property
Asset Management Services

72 Woodville Road, Woodville 5011

M: 0412 930 171

www.charlessturt.sa.gov.au

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 19

From: noreply@charlessturt.sa.gov.au
To: [Jim Gronthos](#)
Subject: St Clair DPA Submission Form Form Submission
Date: Friday, 11 September 2020 2:28:13 PM

City of Charles Sturt - Your Say



St Clair DPA Submission Form Form Submission

There has been a submission of the form St Clair DPA Submission Form through your Your Say Charles Sturt website.

First Name

Libby

Last Name

O'Donohie

Postal Address

17 Carbine Tce, St Clair 5011

Email Address

[REDACTED]

Please place your written submission here

It would be a positive move to incorporate provision for a Community Garden in any proposed plans for this space (or any future spaces).

That way, people purchasing in that pocket of land would not get any SURPRISES that they did NOT expect OR anticipate when purchasing their property.

Do you wish to make a verbal submission at the Public Hearing to be held at 7.30pm on Monday 21 September 2020 at the Civic Centre, 72 Woodville Road, Woodville?

No

To view all of this form's submissions, visit

<https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms/viewDetail/476>

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ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - AGENCY SUBMISSION

SUBMISSION 20



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 484-280

Mr Jim Gronthos
Senior Policy Planner
City Of Charles Sturt
72 Woodville Road
WOODVILLE SA 5011

Dear Mr Gronthos

St Clair Residential Draft Development Plan Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the St Clair Residential Draft Development Plan Amendment (DPA).

It is understood the purpose of this DPA is to rezone the St Clair Tridents Plastics factory site to establish a compatible land use with the emerging residential character of the locality. The rezoning and policy changes would enable medium density residential development within the affected area.

When reviewing documents such as this DPA, the key interest of the EPA is to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in the potential environmental and human health impacts that would result from any development that may be proposed subsequent to this DPA. At the DPA stage, the EPA works to ensure that appropriate planning policy is included in the development plan to allow proper assessment at the development application stage.

In respect of this DPA the EPA is interested in ensuring that site contamination, interface between land uses and stormwater management are appropriately addressed through the policy changes.

Site Contamination

As identified in Appendix G of the DPA, the EPA previously reviewed the AGON Environmental '*Environmental Assessment Report: 589 - 599 Torrens Road St Clair SA*', dated 26 March 2020.

The Agon Environmental report included both a desktop analysis and intrusive investigations as a result of the history of industrial use within the affected area.

Results from the borehole sampling indicate existence of site contamination. Isolated concentrations of arsenic and petroleum hydrocarbons identified in surface soils exceed health-based investigation levels along the eastern boundary of the site and in the vicinity of an historical underground storage tank. The groundwater investigations reported concentrations of several metals and inorganic compounds. With the exception of hexavalent chromium, they were all considered to be

representative of regional groundwater conditions. The observed elevated hexavalent chromium concentration were considered to be minor localised contamination impacts that are not considered likely to present a significant ongoing risk to human health or the environment, and would not preclude the proposed residential redevelopment of the site.

The presence of site contamination remains at the affected area and the EPA supports the use of the proposed policy in the DPA to enable this issue to be addressed during assessment of any future development applications. It is acknowledged that Objectives 7 and 8 and Principal of Development Control 12 from the Hazards module of the South Australia Planning Policy Library are incorporated within the current Development Plan for the City of Charles Sturt (Consolidated 13 February 2020) to address site contamination. It is further acknowledged the Woodville Medium Density Policy Area 21 also provides sufficient policy to address site contamination through the development application process, particularly via Objective 3, the Desired Character Statement and PDC 1 as follows:

OBJ3: Development that contributes to the desired character of the policy area.

DCS: The policy area is an infill site, formerly occupied by the Sheridan/Actil factory and Trident Plastics Factory, located within close proximity of the Woodville District Centre and adjoining the former Cheltenham Racecourse, Woodville High School, St Clair Oval and Recreation Centre and the Woodville Railway Station. The site, formerly used for industrial purposes, is proposed to be replaced with housing after, where necessary, the proper remediation of potentially contaminated land is carried out to ensure land is suitable for the intended use.

PDC 1: Development should not be undertaken unless it is consistent with the desired character for the policy area.

As council would be aware site contamination assessment reforms are occurring alongside State-wide planning reforms. The reforms would introduce procedural requirements for consideration of site contamination as part of a development application when land uses changes. The current intent is to introduce these reforms alongside the Urban Areas Planning and Design Code release.

Interface between Land Uses

During consultation on the Statement of Intent, the EPA recommended that interface investigations specifically include consideration of the nearby Arrowcrest Group Pty Ltd. spray painting facility. It is acknowledged, as identified in the DPA investigations that this site has since surrendered its EPA licence and no longer undertakes surface coating activities or produces listed waste. Therefore, potential air quality impacts from this facility are no longer anticipated.

The eastern, western and southern boundaries of the affected area presently contain an acoustic wall to assist with managing the interface between the existing Tridents Plastics Factory site and surrounding residential area. As the final form of future development has not yet been determined, definitive arrangements for the acoustic wall were not specified within the DPA. The EPA acknowledges the acoustic wall will no longer be required and that the proposed rezoning would actually resolve existing interface issues that currently occur between the urban employment subject land and adjoining residential uses.

Stormwater Management

A report, 'Preliminary Infrastructure and Servicing Report: Tridents Plastics Rezoning' (25 May 2020), has been prepared by Greenhill Pty Ltd. The report outlines preliminary stormwater drainage modelling and water quality modelling for the proposed development site.

In terms of flood management, the site is outlined to include stormwater detention basins, and underground storage with connection to existing infrastructure in Torrens Road. Consideration was also given to the discharge of stormwater to existing wetlands located to the west of the affected

rea. To achieve the water quality reduction targets advocated by the EPA, a stormwater treatment train including bio retention systems, residential rainwater tanks for capture and reuse and GPT's are also envisaged within the proposed Residential Zone. However, the Greenhill report advises these options be further considered at the development application stage.

It is acknowledged the Charles Sturt Council Development Plan contains stormwater management policy under the General Section for Land Division and Natural Resources modules. The policies are considered by the EPA as being sufficient to ensure the management of stormwater would be addressed at the development application stage.

The EPA does recommend the stormwater management infrastructure, especially those that would require earthworks (for example the underground storage and connection to existing infrastructure in Torrens Road), consider the findings of the site contamination investigations. This is to ensure that stormwater management measures do not interact with areas of site contamination, thereby contaminating stormwater.

For further information on this matter, please contact Helen Malone on 82042078 or helen.malone@epa.sa.gov.au

Yours sincerely

James Cother

PRINCIPAL ADVISER, PLANNING POLICY & PROJECTS
PLANNING AND IMPACT ASSESSMENT
ENVIRONMENT PROTECTION AUTHORITY

11 September 2020

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - PUBLIC SUBMISSION

SUBMISSION 21



**THE CHELTENHAM PARK RESIDENTS ASSOCIATION INC.
PO BOX 5154 ALBERTON SA 5014
ABN 85 881 823 393**

City of Charles Sturt
72 Woodville Road
Woodville SA 5011

PO Box 1
Woodville SA 5011

11 September 2020

Mr Paul Sutton
Chief Executive Officer

**Re - Public Notice Adelaide Advertiser Newspaper Thursday 16 July 2020 page 47,
St Clair Residential Draft Development Plan Amendment (DPA) (Privately
Funded). A Proposal to rezone the TRIDENT Plastics Land to facilitate medium
density residential development.**

Dear Sir,

The Cheltenham Park Residents Association Inc. (CPRA) duly responds to the above proposal. The Association was established in 2004 to encourage and promote the participation of people in the civic and environmental affairs of Cheltenham Park and the neighbouring areas of the City of Charles Sturt and the City of Port Adelaide Enfield.

Having regards to the existing redevelopment of St Clair through the established 14 August 2008 Ministerial Cheltenham Park Racecourse Development Plan Amendment and the 14 November 2013 Ministerial Woodville Station Development Plan Amendment, ongoing areas of concern to the Association with this latest proposal would be,

- In 2008 South Australian Premier Mike Rann did promise 40% open space to be created at the now St Clair but unfortunately it was reduced to 35% by the developers when the \$5million contribution asked of the City of Charles Sturt was not received at the initial stage.
- The final amount of housing stock allocated as affordable housing in the (Privately Funded) 2020 proposal compared to the proportion of housing stock allocated in the previous 2008 and 2013 Ministerial Development Plan Amendments as affordable housing.

- Additional site stormwater management in conjunction with the Torrens Road Drainage Scheme and the effect upon one in fifty-year flood events on the properties in Cheltenham and the road network downstream of the proposed developed new sub division allowing for onsite aquafer recharging.
- A Traffic Management Study to be undertaken to examine the impact of vehicle movements on Torrens Road, Cheltenham Road, Woodville Road and the St Clair Street network. Signalised junctions onto Torrens Road would impact traffic flow at peak use periods
- Decontamination of the former industrial TRIDEN Plastic site would require removal of soil from the site impregnated with dangerous chemicals and replaced with fresh soil from off site. Burial and containment on site would compromise domestic dwelling stock availability.
- That the dwelling height, density and bedroom numbers including the 3-story built form proposed for the development is family orientated, and compliments the existing St Clair Redevelopment. An allowance of two car spaces for each home to provide for occupiers and visitors is preferable.

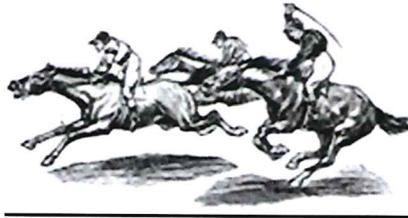
The Association has taken the opportunity to extensively study the proposed DPA on the City of Charles Sturt Have Your Say Website and thank the Council for the opportunity. We are not aware of any public workshop being conducted regarding this proposal but accept the limitations imposed by the current COVID -19 health pandemic.

Accordingly, the Association, to advocate on behalf of people who have an interest in their City and who seek a remedy to adversity that is beyond their control, we ask to address the public hearing of Council 7.30pm Monday 21 September 2020 and lodge this submission as required by close of business 5.00pm Friday 11 September 2020.

Yours Sincerely,



Ms Susan Stahl,
Management Committee.



THE CHELTENHAM PARK RESIDENTS ASSOCIATION INC.
PO BOX 5154 ALBERTON SA 5014
ABN 85 881 823 393

City of Charles Sturt
 72 Woodville Road
 Woodville SA 5011

PO Box 1
 Woodville SA 5011

13 September 2020

Mr Paul Sutton
 Chief Executive Officer

Re - Public Notice Adelaide Advertiser Newspaper Thursday 16 July 2020 page 47, St Clair Residential Draft Development Plan Amendment (DPA) (Privately Funded). A Proposal to rezone the TRIDENT Plastics Land to facilitate medium density residential development.

Dear Sir,

Further to our submission of 11 September 2020 we add the following dot point for your due consideration in the above proposal,

- The locality of St Clair has some significance to the community for its service to the Nation during both World War 1 and World War 2 of the last century. Cheltenham Park Racecourse served as an encampment to the military during both these conflicts. ACTIL Cotton Mills was established for World War 2 military production purposes complete with the Finsbury Railway Line. Trident Plastic Site was a training ground for the World War 2 Uniformed Volunteer Defence Corps. Bower Estate was the subject of a 1942 Citizens Petition to the City of Woodville for the use post world war 2 as a War Memorial Park.

The provision and naming of open spaces, street naming and place naming should be a matter for further community consultation in the above proposal.

Yours Sincerely,

Sj Stahl

Ms Susan Stahl,
Management Committee.

ST CLAIR RESIDENTIAL DRAFT DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) - AGENCY LATE SUBMISSION

SUBMISSION 22

14 September 2020

SAW 97/02114

The Chief Executive Officer
City of Charles Sturt
PO Box 1
Woodville SA 5011

Dear Sir/Madam,

Re: St Clair Residential Draft Development Plan Amendment (Privately Funded)

I refer to the letter dated 14 July 2020 received from your office seeking our comments on the above DPA and wish to advise the following:

SA Water currently provides water and sewerage services to the subject areas. Networks augmentation might be required should the proposed rezoning generate an increase in demands. The extent of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

We note the comments made on the pages 30 and 31 of the DPA draft document under the section 3.2.5 "Infrastructure and Servicing" in regard to water sewer and recycled water network's capacity to accommodate future developments.

SA Water has previously provided water and sewer network's capacity investigation for the subject site (we noticed that our preliminary reports were attached in the Appendix C). Since the above investigation was preliminary in nature, a fresh investigation needs to be undertaken to provide updated infrastructure requirements once the final scope and layout of the proposed developments is confirmed. A recycled water capacity assessment has not yet been undertaken for the subject site.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the DPA document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones;
 - Landfill area to include leachate collection facilities;
 - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
 - Industry to be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere or obstruct a watercourse
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits.
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN225 receiving main size is required for sewer and a minimum DN150 main size for water.

Trade Waste Discharge Agreements

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: [Trade Waste Overview](#)

Thank you for the opportunity to comment on the St Clair Residential DPA. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email peter.iliescu@sawater.com.au in the first instance should you have further queries regarding the above matter.

Yours sincerely

per Matt Minagall

Senior Manager, Customer Growth

Phone: 08 7424 1363

Email: Matt.Minagall@sawater.com.au