

Summary and Response to Agency Submissions

Sub No.	Agency name/ Contact Person	Submission Summary	Comment	Council Response
12.	Rick Chenoweth Senior Policy Planner City of Prospect	<ul style="list-style-type: none"> <i>The City of Prospect does not have any comments to make in relation to this proposal.</i> 	Noted.	No change recommended to the draft DPA.
67.	Mandie Busby Real Estate Advisor SA Power Networks	<p><i>General comments provided:</i></p> <ul style="list-style-type: none"> <i>Any infill development will necessarily require a corresponding upgrade of the electricity distribution network.</i> <i>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.</i> 	<p>Noted</p> <p>Comments are generic in nature and relate more to the infrastructure requirements in undertaking individual development proposals for land. They do not have any direct implications for the DPA.</p>	No change recommended to the draft DPA.
68.	John Rushforth SA Housing Authority	<ul style="list-style-type: none"> <i>The SA Housing Authority strongly supports the proposed DPA and the application of the Affordable Housing Overlay.</i> <i>The proposed zoning changes will provide for a higher supply of affordable housing within a key growth area.</i> 	Support for the policy regime noted.	No change recommended to the draft DPA.
69.	Sally Jenkins Team Leader, DPA Planning Division Department of Development, Planning, Transport and Infrastructure (DPTI)	<p><i>General comments provided:</i></p> <ul style="list-style-type: none"> <i>DPTI confirms its interest in progressing further discussion on the prospective redirection of the Outer Harbor Greenway route from Pinda St to the Kilkenny Railway Station, through the land currently subject to the DPA, together with the potential to upgrade the station.</i> <i>In order to facilitate construction of the Outer Harbor Greenway route and any potential future changes to the railway station, land within the DPA, interfacing the railway station area should be protected as already provided for by Council.</i> 	<p>Noted</p> <p>Noted. The DPA supports the provision of the Greenway through the DCS, and the introduction of a Concept Plan, to further support protecting this land for this purpose.</p>	No change recommended to the draft DPA.

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70.	De'Anne Smith Principal Planning Officer Department of Environment and Water (DEW)	<p><i>Provides several suggested amendments:</i></p> <ul style="list-style-type: none"> <i>Based on the flood extent map (attached to submission) it can be seen that the main roads and adjacent areas at the North-West side of subject site appear to be affected by stormwater flooding.</i> <i>The DPA, under Flooding and Stormwater Management, doesn't address the need for safe access for evacuation from the site in a flood event. The National Flood Management guidelines call for higher finished floor level requirements for vulnerable land uses than for standard residential development.</i> <i>Recommendations within the DPA for managing stormwater peak flow rates based on pre-development and post-development should be carefully reviewed as flow from this development should not exacerbate flooding conditions of the adjacent areas.</i> <i>The DPA is sound from a green infrastructure perspective (the provision of a high value public realm and public greenspace including public plazas and green streets).</i> <i>In relation to the proposed public plaza, the proposed amendment includes a PDC promoting the plaza however it does not identify its function and it does not explicitly identify how development adjacent the plaza should address the space. DEW suggest the following amendments to the Desired Character and PDC 26 of the Suburban Activity Node Zone:</i> <i>"A high amenity public realm, including public park at Seaton and public plaza at Kilkenny and a pleasant pedestrian environment will be achieved by landscaping, surface treatments, street furniture and building design."</i> <i>"To promote a compact pedestrian-oriented development, building entrances will be oriented to the street, public park at Seaton and public plaza at Kilkenny, large parking areas will be minimised and on-site parking areas will be located behind buildings."</i> <i>PDC 26: "At Kilkenny, development should facilitate the creation of include a public plaza within the existing road reserve adjacent to the northern rail station platform, Wilpena Terrace and Wilpena Street Reserve. <u>The plaza should integrate with the rail station platform, Wilpena Street Reserve, the Outer Harbor Greenway, and wider pedestrian and cycling networks, provide a sense of arrival to the Precinct from the north, and otherwise contribute to the amenity, activation and surveillance of the public realm as per the Desired Character.</u>"</i> 	<p>Noted</p> <p>Noted, but existing Development Plan provisions (Hazards module) address this comment.</p> <p>Noted, but existing Development Plan provisions (Natural Resources module) address this comment.</p> <p>Noted</p> <p>Noted and agree. Suggested wording (below) supported.</p> <p>Agree with reference to public plaza.</p> <p>This is existing policy which is not being sought to be changed.</p> <p>Agree some additional wording can be provided to reinforce 'within the existing road reserve'. The additional suggestions are considered too lengthy to be incorporated in the Principle of development control.</p>	Amendments to the Desired Character Statement and PDC 26, as suggested.

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		<ul style="list-style-type: none"> DEW encourages the developers and Council to utilise onsite reuse and infiltration opportunities to improve the local amenity, provide greening of the neighbourhood, reduce heat stress in the area, and improve water quality for stormwater leaving the site. The development should aim to achieve the water quality and quantity targets set out in the State Government's WSUD Guidelines (2013) - Water sensitive urban design (WSUD) – Creating more liveable and water sensitive cities in South Australia as the Council's Development Plan doesn't extend to targets for future development. A green corridor, as proposed within the DPA, could also be utilised for stormwater treatment and passive water reuse to achieve the aims of the Torrens Road Catchment Stormwater Management Plan (2015). DEW suggests that any development within the Affected Area should include the provision of new open green space to benefit both future residents and the local environment, with a focus on increasing tree canopy cover and combining green spaces with WSUD infrastructure. There is an opportunity to create new open green spaces and streetscapes to benefit the community and to contribute to the 20% increase in tree canopy cover target set out in the 30-Year Plan for Greater Adelaide. 	<p>Noted, but existing Development Plan provisions (Natural Resources module) largely address this comment.</p> <p>Noted, but existing Development Plan provisions (Natural Resources module, especially the Water Sensitive Design sub-section) address this comment.</p> <p>Noted. The existing policies in the Natural Resources Module would support this and this could be dealt with as part of a development application for the site.</p> <p>Noted. This was also a strong position of the community and is therefore supported. There is now scope for the open space to be identified through a Concept Plan (with DPTI now confirming their acceptance of these).</p>	
71.	Matt Minagall Senior Manager, Customer Growth SA Water	<p>General comments provided:</p> <ul style="list-style-type: none"> SA Water Planning - 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. 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. 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. 	<p>Noted</p> <p>Matters are covered addressed in the Development Plan.</p> <p>Noted, but comment relates more to the infrastructure requirements in undertaking individual development proposals for land. They do not have any direct implications for the draft DPA.</p> <p>Noted but comment relates relate more to the infrastructure requirements in undertaking individual development proposals for land. They do not have any direct implications for the draft DPA.</p>	No change recommended to the draft DPA.

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76.	James Cother Acting Manager, Planning and Impact Assessment Environment Protection Authority (EPA)	<p><i>General comments provided:</i></p> <ul style="list-style-type: none"> <i>The EPA is satisfied that air quality issues and noise matters have been suitably addressed through the wording of the proposed Desired Character statement and the application of the Noise and Air Emissions Overlay.</i> <i>The EPA is satisfied that site contamination issues have been suitably addressed through the wording of the proposed Desired Character statement.</i> <i>The EPA is satisfied that stormwater quality has been suitably addressed through the wording of the proposed Desired Character statement (water sensitive urban design features integrated throughout the area).</i> 	Support for the proposed policy within the draft DPA noted.	No change recommended to the draft DPA.