

Kidman Park Residential and Mixed Use Draft Code Amendment

Written Submissions Received

Tuesday 12 April - Tuesday 14 June 2022

Submission 61

Archived: Tuesday, 14 June 2022 3:25:30 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 19:24:57

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Barbara

Family name: Biggins

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: While generally supporting the need and desirability of providing additional housing in this area, I do not support the need for housing of more than 2 storeys. In particular I am opposed to buildings of 5 storeys at the southern end of the area, adjacent to the Linear Park. My reasons are these: a) access to transport: this area is not on a major arterial road, and is not well served by frequent public transport especially at the southern end. Several of the cited services run once an hour. b) traffic congestion: the proposal does not take adequate account of the certain increase in traffic flows which will increase congestion in the area. There is heavy traffic entering this area from Henley Beach Rd and also from Pierson Street in Lockleys. c) local amenity; buildings of 5 storeys are a complete anomaly in this area on the interface between Lockleys and Kidman/Flinders Park. There are no buildings of more than 2 storeys for considerable distances around. A 5 storey building will look out of place and be likely to have line of sight into houses on the Lockleys side of the river. d) the planned 5 storey building would abut the Torrens Linear Park. The presence of such a tall building looming over that park at this point where it is not very wide will detract from Linear Park users' ability to use this valued space to connect with nature. Much has been made of the value of proximity to the Park in this proposal. It seems counter-productive to damage the amenity of the park in this location. e) no valid reasons have been supplied for varying the height policy that applies to the proposed zone. And to allow buildings of more than 2 storeys on the Linear Park is to set a dangerous precedent for other developers seeking to maximise investments in properties with a river view. . One final point: any ingress or egress from this site should be some distance removed from the Keele Bridge to avoid any additional traffic hazards.

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sent to
proponent jgronthos@charlessturt.sa.gov.au
email:

Submission 62

Archived: Tuesday, 14 June 2022 3:34:04 PM

From: [PlanSA Submissions](#)

Sent: Monday, 13 June 2022 8:00:30 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Cindy

Family name: Karlis

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: High density housing is not suited to this area. The roads just will not cope. The shopping centre car park is already full. This will over populate the area.

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sent to
proponent email: jgronthos@charlessturt.sa.gov.au

Submission 63

Archived: Tuesday, 14 June 2022 3:39:44 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 13 June 2022 9:14:17 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Adriana

Last Name

Bonaccurso

Email Address

[REDACTED]

Postal Address

■ Arlington Terrace West Hindmarsh

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I don't think a development of up to 5 stories is appropriate for the area. A development of single and double story homes + apartments would ensure new buildings were in keeping with the surrounding area. Happy to see mixed use with some commercial cafe etc included.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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_new/data/676

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Submission 64

Archived: Tuesday, 14 June 2022 3:46:28 PM

From: [PlanSA Submissions](#)

Sent: Monday, 13 June 2022 9:26:10 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Nicole

Family name: Chen

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: My husband and I do not support the proposal and are concerned about the lack of detail available. We are concerned about the increased traffic flow. The current state of traffic on Valetta, Findon/Rowells, Hartley Road is already congested, and introducing another 400 - 600 homes in the area would require a significant upgrade to the roadways. Our daughters attend Lockleys North Primary School and most mornings it is difficult for me to perform a right-hand turn onto Valetta Road. Some days I must turn left and perform a u-turn at the Valetta/Frogmore Road roundabout due to all the congestion on the road. Another point to make regarding road congestion is they have also commenced building Nazareth High Schools' third campus on Findon Road which when completed will also increase the traffic congestion in the area significantly. The noise that has already commenced at the site is 6 days a week commencing from 7am (sometimes earlier) and will continue for how long exactly??? two years+??? Has there been any research into the effect this new housing development will have on already existing homes in the area? will the value drop particularly if they are proposing affordable housing? Our property boundary backs onto the land that will be built upon and potentially we will have two-storey houses behind us. How far will these houses be set back? as it will mean that the back half of our lawn will be in shade for the first half of the day. What are the rules regarding windows/balconies? and will the two-storey properties be able to see into our backyard? The three, four and five-storey houses will not be able to blend into the already existing environment and this sort of development was also proposed for the Westpac site but did not get through so I don't know why it would even be considered for this site which is in close proximity? We have seen disorientated koalas on Valetta Road that use the free land behind our home as a refuge to get back to the River Torrens.

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sent to
proponent jgronthos@charlessturt.sa.gov.au
email:

Archived: Tuesday, 14 June 2022 4:38:31 PM
From: [Colton EO](#)
Sent: Tuesday, 14 June 2022 10:31:34 AM
To: [Jim Gronthos](#)
Cc: [REDACTED]
Subject: FW: Charles Sturt Proposal - Resident Feedback
Importance: Normal
Sensitivity: None

Good morning Mr Gronthos,

I write to ensure that the below submission from Nicole and Sheng Chen has appropriately been received.

Thanks and kind regards,

Matt Cowdrey OAM MP

Member for Colton | Shadow Treasurer

P: (08) 8353 1111 | E: colton@parliament.sa.gov.au

W: www.mattcowdrey.com.au | F: www.facebook.com/MattCowdreyColton

2A/130 Valetta Road, Fulham Gardens SA 5024



From: Nicole Chen [REDACTED]
Sent: Monday, 13 June 2022 3:16 PM
To: Colton EO <Colton@parliament.sa.gov.au>
Subject: Charles Sturt Proposal - Resident Feedback

Dear Matt

My husband and I wanted to submit our feedback on the Kidman Park Code Amendment that you sent us earlier in May. We live at 3 Rulana Ct, Kidman Park. My mobile number is 0434 293 234.

We do not support the proposal and are concerned about the lack of detail available as part of the consultation process.

As stated in your feedback form we are also concerned about the increased traffic flow. The current state of traffic on Valetta, Findon/Rowells, Hartley Road is already congested, and introducing another 400 - 600 homes in the area would require a significant upgrade to the roadways. Our daughters attend Lockleys North Primary School and most mornings it is difficult for me to perform a right-hand turn onto Valetta Road. Some days I must turn left and perform a u-turn at the Valetta/Frogmore Road roundabout due to all the congestion on the road.

Another point to make regarding road congestion is they have also commenced building Nazareth High Schools' third campus on Findon Road which when completed will also increase the traffic congestion in the area significantly.

The noise that has already commenced at the site is 6 days a week commencing from 7am (sometimes earlier) and will continue for how long exactly??? two years+???

Has there been any investigation into the effect this new housing development will have on already existing homes in the

area? particularly if they are proposing affordable housing?

Our property boundary backs onto the land that will be built upon and potentially we will have two-storey houses behind us. How far will these houses be set back? as it will mean that the back half of our lawn will be in shade for the first half of the day. What are the rules regarding windows/balconies? and will the two-storey properties be able to see into our backyard?

The three, four and five storey houses will not be able to blend into the already existing environment and this sort of development was also proposed for the Westpac site but did not get through so I don't know why it would even be considered for this site which is in close proximity.

Please do not hesitate to contact me if you have any questions.

Thank you

Nicole & Sheng (Ray) Chen

The information in this e-mail may be confidential and/or legally privileged. If you are not the intended recipient, access to it is unauthorised and any disclosure, copying, distribution or action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

Submission 65

Archived: Tuesday, 14 June 2022 3:53:23 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 08:05:45

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Craig

Family name: Dunling

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Hi, Adelaide has one of the highest standards of living not just in Australia but in the world. We achieve this by finding the balance between the big city and the big town feel. We have a city that is under populated and houses issues already. We don't need high density living in the suburbs we need better rules to ensure fair housing for all. High density housing in places like this don't solve the housing crisis they enrich developers and that's all Say no don't fold to the pressure to allow others to make money at the behest of the community

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sent to
proponent email: jgronthos@charlessturt.sa.gov.au

Submission 66

Archived: Tuesday, 14 June 2022 3:59:29 PM

From: noreply@charlessturt.sa.gov.au

Sent: Mon, 13 Jun 2022 22:45:06

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Adrian

Last Name

Marrone

Email Address

[REDACTED]

Postal Address

■ Arlington tce

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Although the development in this location is welcome the high density proposal will put further pressure on current infrastructure. These style of developments belong in suburbs like Mawson Lakes, not kidman Park. Profits for developers shouldn't take precedent over what will be a legacy to the area. These developments end up with twice the amount of vehicles on the streets as well as the surrounding roads.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

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https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/676

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Submission 67

10 June 2022

Mr Jim Gronthos
Senior Policy Planner
Urban Projects
City of Charles Sturt

Via email: jgronthos@charlessturt.sa.gov.au

Dear Mr Gronthos,

Kidman Park Residential and Mixed Use Code Amendment Consultation

Thank you for the invitation to provide feedback on the proposed Kidman Park Residential and Mixed Use Code Amendment received via email on 7 April 2022. At its meeting on 7 June 2022, Council approved the following feedback be provided in response to the consultation. These comments relate to traffic, the use of a concept plan and the interface with the River Torrens Linear Park:

Traffic

1. It is requested that further investigation be undertaken to identify if there will be any capacity related issues arising in the future scenario with the increased traffic in Rowells Road. This will help DIT with considering and planning for future road upgrades on Rowells Road, if necessary. This should be similar to the assessment approach CIRQA has taken for the other critical intersections adjacent to and north of the affected area.
2. It is requested that a footbridge across to Michael Reserve be investigated to improve walking and cycling connectivity and safety. Residents have highlighted the vulnerability of cyclists and pedestrians when using the pedestrian refuge on Findon Road, north of the River Torrens.

Concept Plan

3. The inclusion of a building height Technical and Numeric Variation shown on the concept plan is welcomed. The heights proposed enable the reader to understand how there may be increased heights to help attain the goals of the 30-year plan in strategic locations.

Interface with the River Torrens Linear Park

4. Future Code Amendments adjacent the River Torrens and/or the Open Space Zone would benefit from providing imagery as viewed from the Open Space Zone and across from West Torrens linear track to demonstrate potential visual impact.
5. The site's desirable location is acknowledged, which is in part due to the proximity of the River Torrens Linear Park and shared path. Future use of the affected area should not detrimentally impact this important open space but complement the pathway, the natural environment and maximise its value as open space. The open space and interface with the development should show high regard for both biodiversity and the greater community, including commuters to and from the City who use the path.

Should you wish to discuss this letter further please contact Sue Curran, Manager Strategy and Business on 08 8416 6326 or scurran@wtcc.sa.gov.au

Yours sincerely

A handwritten signature in black ink, reading "Terry Buss". The signature is fluid and cursive, with the first name "Terry" and last name "Buss" clearly distinguishable.

Terry Buss PSM
Chief Executive Officer

Submission 68

Archived: Tuesday, 14 June 2022 4:11:11 PM

From: noreply@charlessturt.sa.gov.au

Sent: Mon, 13 Jun 2022 23:45:07

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Agency

First Name

Mary

Last Name

Perry

Email Address

[REDACTED]

Postal Address

■ Hinton Street

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

The area in question could be used for maximum 2 storey quality dwellings on medium size allotments average 600m2. This would increase the value of surrounding properties, reduce the volume of vehicle traffic and people traffic and reduce the impact on the already struggling local streets. Keeping in mind that another Nazareth school has already been approved on Findon road which is going to heavily impact the infrastructure and also the Westpac land on Pierson Street is up for development soon adding more vehicle and pedestrian load. These developers are only interested in grabbing as much cash as they can from developments and do not care for the mess they leave with current residents to deal with. The proposal of cafes etc on the rivers edge would absolutely ruin the natural beauty and serenity that the river currently offers. It was almost ruined by the previous Nazareth school being built right alongside the public walking path. I strongly disagree with the proposal of 3 storey or higher developments in this area. For this to be passed through Council, I would seriously question the motives. Is our Council going for a cash grab too or are they working for us, the rate paying residents.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

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Submission 69



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

CC: jgronthos@charlessturt.sa.gov.au

12 June 2022

Dear Mr Sutton,

Kidman Park Residential and Mixed-Use Code Amendment

I make this submission on behalf of the hundreds of local constituents who have contacted me directly or indirectly, or through the recently held community meeting regarding this proposal.

It is clear to me that the community of Kidman Park does not believe the proposed code amendment to be consistent with the zoning or development principles of the surrounding area and is not consistent with the 30-year Plan for Greater Adelaide.

While the community welcomes the transition of the site from commercial use to residential, the current proposed code amendment is not viewed as supportive of sensible, family-friendly development that fits the character of the surrounding area or complements the environmental asset that is Linear Park.

On two recent occasions, both during consultation organised for the Pierson Street code amendment and this most recent meeting, residents' attention was directed to the June 2021 'Indicative layout' for the site prepared by Fairland. On both occasions, the overwhelming majority of residents in attendance saw the approximately 240-dwelling proposal – majority 2-storey layout including a single 3-storey site containing a ground floor café (set back from the river and opposite Pooch Park) as broadly acceptable.

I make the following arguments on behalf of my community based on the feedback that I have received to date:

Zoning Considerations:

- The site is not in the vicinity of a transport corridor. Henley Beach Road and Grange Road, the closest high frequency public transport corridors, are approximately one kilometre away.
- The site is not proximate to a transport hub or train, like West Lakes, St Clair or Paradise interchange.
- The site is not positioned on a main or arterial road – Findon Road/Rowells Road, is a single lane suburban collector road.

- The site is not proximate to a significant place of interest, like a shopping centre, e.g. West Lakes or Tea Tree Plaza.
- An additional 400 dwellings and associated vehicles, in addition to the Nazareth Senior Campus, will increase pressure on the single lane Findon Road.
- Commuting from the site to town is not widely feasible (minimum 1.5-hour walk or 35-minute cycle). Unlike density uplift on Henley Beach Road closer to town or in Brompton, increased density on the site based on non-use of vehicles is illogical.

Recent Developments:

- While the site is slightly larger than recent developments, the proposed zoning would allow density and development that is not in-line with recent infill sites, in similar locations adjacent to the river, e.g. Main Street/Riverside and Ron Wait Court, both in Lockleys.
- The code amendment would allow development up to 5 storeys, higher than any other development facing any section of the Linear Park.

30-Year Plan for Greater Adelaide:

The proposed code change is inconsistent with the 30-year Plan for Greater Adelaide - 2017 update policies, including

- P1, P2, P5 – as per proximity arguments made above.
- P30 – no consideration of context, location or place.

Other Issues:

- The community would like to know more about the future of the trees that currently line the western boundary of this site.
- Have adequate carparking allowances been included for any commercial site (e.g. café)?
- Getting community members engaged in the consultation process was difficult, as many residents expressed that they were not worried about the proposed changes to the site based on what had been discussed publicly (e.g. previous public comments by Fairland – ‘no need for significant density on the site’ and the previous ‘indicative layout’ that was seen by community members). It was only on learning that the proposed code amendment did not reflect this position that concerns were raised.

In conclusion, the community views the proposed code amendment as inappropriate. I urge Council to seriously consider the views of residents and consider changes to the proposal.

Yours sincerely,



MATT COWDREY OAM MP
Member for Colton

Submission 70

Archived: Tuesday, 14 June 2022 4:51:30 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:31:22

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Kidman_Park_concept_plan.pdf](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Phil

Family name: Ross

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am not opposed to the development HOWEVER, I do object to the current proposal of 3, 4 and 5 storey dwellings. My major concern is highlighted on the attached proposal map. The 3 storey area would over look the existing dwellings to the west. My other concerns are: Increased traffic on roads. Parking issues. Does not fit with local council area. Loss of trees on western boundary. Increased noise pollution. High density living. I support the proposal of June 2021 with 2 storey development.

Attachment: Kidman_Park_concept_plan.pdf, type application/pdf, 3.3 MB

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sent to
proponent email: jgronthos@charlessturt.sa.gov.au

stormwater detention areas and the location of future road widening (see Figure 2).



Submission 71

Archived: Tuesday, 14 June 2022 5:06:40 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:40:15

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer
type: Member of the public

Given name: Susan

Family name: Gillies

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

Comments: I object as the high-density housing proposed does not fit with Kidman Park's character or the many family homes nearby. I object to anything higher than 2storeys, due to the following concerns: high density living, increased traffic, parking issues, noise pollution, loss of trees. I live against the western border in Rulana Court and I'm very concerned about privacy issues. There is no road/barrier shown between 2 & 3 storey buildings behind us!! We do not want foot traffic through Artarki Avenue which would attract traffic, parking. The traffic is already congested on Valetta Rd with people unable to exit driveways or Kooralla Grove at peak hours. Findon/Rowells Road is single laned, with a single laned bridge and already congested. How will traffic flow be managed? High density housing here will exacerbate the problem. The 'Mixed Use Draft Code Amendment' is vastly different to the 'June 21 Plan' and I strongly object.

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sent to
proponent jgronthos@charlessturt.sa.gov.au
email:

Submission 72

Archived: Tuesday, 14 June 2022 5:13:00 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:49:21

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Kidman_Park_concept_plan3.pdf](#)

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Kirsty

Family name: Ross

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am not opposed to the development however, I do object to the current proposal of 3, 4 and 5 storey dwellings. My major concern is highlighted on the attached proposal map. The 3 storey area would over look the existing dwellings to the west. My other concerns are: Increased traffic on roads. Parking issues. Does not fit with local council area. Loss of trees on western boundary. Increased noise pollution. High density living. I support the proposal of June 2021 with 2 storey development.

Attachment: Kidman_Park_concept_plan3.pdf, type application/pdf, 3.3 MB

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Attachment 5: No file uploaded

sent to
proponent email: jgronthos@charlessturt.sa.gov.au

stormwater detention areas and the location of future road widening (see Figure 2).



Submission 73

Archived: Tuesday, 14 June 2022 5:20:15 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:52:25

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Jeff

Family name: Dunn

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: We live in Mercurio Dve, Flinders Park. Our main concern is the additional traffic generated by 400 new households, possibly 1,000 extra vehicles. Findon/Rowells Rd are already inadequate to cope with traffic volumes particularly at peak times. The Rowells Rd bridge is single lane & the Valetta & Hartley Rd intersections are extremely poorly aligned. This will only get worse with the new Yr 11/12 Nazereth site on Findon Rd. Turning right from Beltana (our only exit) onto Findon Rd is high risk & almost impossible at times due to traffic volumes. We request a reduction in the number of new households proposed & an updated, independent traffic survey to be undertaken. We also request an extension of the time allowed for local public consultation.

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sent to
proponent email: jgronthos@charlessturt.sa.gov.au

Submission 74

Archived: Tuesday, 14 June 2022 5:25:32 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 11:54:35

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Lisa

Family name: Dunn

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: We live in Mercurio Dve, Flinders Park. Our main concern is the additional traffic generated by 400 new households, possibly 1,000 extra vehicles. Findon/Rowells Rd are already inadequate to cope with traffic volumes particularly at peak times. The Rowells Rd bridge is single lane & the Valetta & Hartley Rd intersections are extremely poorly aligned. This will only get worse with the new Yr 11/12 Nazereth site on Findon Rd. Turning right from Beltana (our only exit) onto Findon Rd is high risk & almost impossible at times due to traffic volumes. We request a reduction in the number of new households proposed & an updated, independent traffic survey to be undertaken. We also request an extension of the time allowed for local public consultation.

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sent to
proponent email: jgronthos@charlessturt.sa.gov.au

Submission 75

Archived: Tuesday, 14 June 2022 5:30:42 PM
From: [Jatin BUDHIRAJA](#)
Sent: Tue, 14 Jun 2022 03:10:08
To: [Jim Gronthos](#)
Subject: Kidman Park Residential and Mixed Use Code Amendment'
Importance: Normal
Sensitivity: None

Hello
Council officer

RE: -406-412 and 414-450 Findon Road, Kidman Park; and 5 and 7 Valetta Road, Kidman Park.

I am a resident of Kidman Park . I have spoken about this re-zoning and development around with neighbors in my area as well.

As residents of Kidman Park, we are quite disappointed with this plan for making the above-mentioned area to a high-density neighborhood.

This doesn't look like Australian living anymore , no backyards no open spaces within the homes and will increase traffic to the Valletta and findon road.

I wish, if council would keep this re-development to general neighborhood with no high rise-apartments. Maximum to 2 levels like rest of the Kidman park.

As we can see what has happened in the new West lakes area with high rise apartment buildings and too many small lots. Every time we pass by that area it looks too congested, no car parking spaces and some of the drive ways are too small to park a medium size SUV.

I wish to be heard and please consider to keep this area like rest of the Kidman park.

Thank You

Jatin
(Resident of Kidman Park)
M. [REDACTED]

Submission 76

Archived: Tuesday, 14 June 2022 5:37:08 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 1:04:30 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: leanne

Family name: burford

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: 4-5 level housing will impact on road safety, that road is a bottle neck at the best of times, the river will lose the natural feel it has now .. strongly opposed

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sent to
proponent email: jgronthos@charlessturt.sa.gov.au

Submission 77

Archived: Tuesday, 14 June 2022 5:45:01 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 13:34:24

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Louie

Family name: Bouras

Organisation:

Email address: [REDACTED]u

Phone number: [REDACTED]

Comments: I strongly reject and disagree with the proposed code amendments for this development site. The surrounding amenities and civil infrastructure cannot support and facilitate 4 or 5 storey residential developments and therefore I believe the proposal is a major over development of the site. The proposed high-density housing does not fit within the Kidman Park character or the many family homes surrounding. I am in favor of housing development for the site however i object to naything higher than 2-storeys due to my concerns listed above.

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sent to
proponent email: jgronthos@charlessturt.sa.gov.au

Submission 78

Archived: Tuesday, 14 June 2022 5:50:02 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 14:12:01

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Panagiotis

Family name: Gonos

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Issues with the significant change in the appeal of the area. This is an area of single detached dwellings, gardens, backyards, families and the like. To change it, with such a significantly sized footprint will alter the appeal tremendously. This level of density isn't appropriate. The second is traffic. All feeder roads are single lane and will not cope with this level of increased traffic flow. Even further, Henley Beach Rd and Grange Rd are already congested, so I don't see how either the can cope. Multiple primary schools and child care centers in the area around Kidman Park, Flinders Park, Underdale and Lockleys, as well as the Nazereth campus on Findon Rd, would mean this increased flow would cause a risk to safety. not sufficient public transport to sustain such a growth in population numbers. To be clear, we don't have an issue with developing the site, but it should be done in a way sympathetic and in harmony with the location

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sent to
proponent email: jgronthos@charlessturt.sa.gov.au

Submission 79

Archived: Tuesday, 14 June 2022 5:55:05 PM
From: [PlanSA Submissions](#)
Sent: Tuesday, 14 June 2022 2:17:44 PM
To: [Jim Gronthos](#)
Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Mark

Family name: Trueman

Organisation: on behalf W T Trueman Trust

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: The proposed development provides much needed homes. However it should not provide so many homes that it damages the amenity of, and investments in existing homes. It does this by a) proposing many apartments of more than 2 stories overlooking many single story homes b) proposing apartment blocks whose height exceeds the policy set for the proposed new zone c) by adding many more people/cars than the minor boundary roads can cope with Further, it damages the amenity of the Torrens Linear Park (TLP) by d) placing a 5 story apartment block in the SE corner of the development and overlooking the TLP. Any building in this corner should be no more than 2 stories. The TLP is a much valued haven in this area and and any development over 2 stories on its banks detracts from its ability to provide respite from an urban environment. Further the erection of this apartment block appears to require e) the removal of several significant trees in the present southern carpark, and f) to remove even the buffer with TLP provided by the existing carpark, and g)adding coffee shop facilities in this tight corner which will attract passing traffic and no parking seems provided here In summary yes to a development proposal which allows buildings of not more than 2 stories.

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sent to

proponent jgronthos@charlessturt.sa.gov.au
email:

Submission 80

Archived: Tuesday, 14 June 2022 6:02:51 PM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 15:17:49

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Kidman_Park_Code_Amendment2.docx](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Wendy

Family name: Mutton

Organisation:

Email address:

Phone number:

Comments:

Attachment: Kidman_Park_Code_Amendment2.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.6 KB

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: jgronthos@charlessturt.sa.gov.au

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- High density living
- Increased traffic on local roads
- Parking issues
- Increased noise pollution
- Does not fit with local area
- Pedestrian hazards
- Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

Submission 81

Archived: Tuesday, 14 June 2022 6:08:46 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 3:20:35 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Kidman_Park_Code_Amendment3.docx](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: greg

Family name: mutton

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments:

Attachment: Kidman_Park_Code_Amendment3.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.6 KB

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Attachment 5: No file uploaded

sent to proponent email: jgronthos@charlessturt.sa.gov.au

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- High density living
- Increased traffic on local roads
- Parking issues
- Increased noise pollution
- Does not fit with local area
- Pedestrian hazards
- Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

Submission 82

Archived: Tuesday, 14 June 2022 6:14:38 PM

From: [Smith, De-Anne \(DEW\)](#)

Sent: Tuesday, 14 June 2022 3:31:34 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

OFFICIAL

Dear Mr Gronthos

The Department for Environment and Water and Green Adelaide have taken the opportunity to review the Kidman Park Residential and Mixed Use Draft Code Amendment and we provide the following comments for your consideration:

- We note that the proposed Code Amendment seeks to facilitate low to medium density residential development with smaller, low scale non-residential uses that provide services to support the local community, and improve the amenity of the locality (e.g. through public open space) and pedestrian linkages to the River Torrens Linear Park, while reducing hard paved surfaces. This approach is supported, particularly the opportunities to strengthen connections and linkages between the site and the River Torrens Linear Park, increase accessible public open space in areas where there is low provision and reduce the urban heat island effect through increased tree canopy.
- We support the application of the Urban Tree Canopy Overlay over the affected area. The Code Amendment indicates that most existing trees 'could possibly be integrated with future development if desired (and dependent on the detailed design of the future development)' and Green Adelaide would welcome the opportunity to provide further comment at the development application stage of the process.
- We note that the Code Amendment and existing Code policies should adequately cover stormwater management from a quantity and quality perspective. We acknowledge that proposal includes adequate detention to mitigate the risk of negatively impacting the public drainage network. We support that future detention basins are shown on the Kidman Park Concept Plan. We don't support the ongoing direct discharge of stormwater into the River Torrens but recognise that future development at this site will consider the integration of onsite stormwater detention and water quality improvement through the implementation of WSUD principles, such as raingardens and landscaping, so as to ensure the quality of water prior to discharge.

We also support the application of the Stormwater Management Overlay which incorporates water sensitive urban design (WSUD) techniques to capture and re-use stormwater. Ideally future large-scale residential re-developments should aim to deliver broadly similar water quality outcomes as small scale residential development in terms of the retention and detention of stormwater.

- As well as providing important recreational opportunities, the River Torrens also provides essential habitat and refuges for native fauna and flora. The proposed residential development which will be facilitated by this Code Amendment presents an opportunity to increase biodiversity along the River Torrens, with this come multiple benefits including enhancing the liveability of our city and restoring native flora and fauna. We welcome any opportunity to improve understanding and capacity in best practice Biodiversity Sensitive Urban Design (BSUD) in the development of new residential and non-residential uses, the local streetscapes (existing or any proposed that may be required to support the development) and public open spaces, Green Adelaide is available to provide assistance should the Council or developers want to explore how to incorporate BSUD principles in future development of the site.

Beyond the Code Amendment DEW is keen to understand how the WSUD Code policies will be applied to the future development of the site. In order to gain some insight into the practical efficacy of the Code's application DEW is interested to understand more about:

- subsequent (post-construction) information that shows the type, position and size (incl. capacity) of the built stormwater management elements (e.g. any constructed detention basins, swales, biofilters, stormwater tree inlets and infiltration, retention devices, permeable paving, and other built stormwater management assets)
- documentation to support the expected stormwater management performance. This might for example include:
 - technical report/s, and/or council documents that indicate in the council's view, the project does not detrimentally impact the performance of the (pre-development) public stormwater network, and should satisfactorily treat stormwater to minimise off-site discharges of sediment, nutrients and gross pollutants compared to pre-development levels (e.g. documentation to indicate what % load reduction in suspended solids and nutrients the system has been designed for, compared to pre-development loads). Also, ideally, subject to the council's preference, if MUSIC (Model for urban stormwater improvement conceptualization) modelling is undertaken to justify the expected water quality treatment, MUSIC modelling guidelines developed for SA conditions should be used (these being available from <https://www.watersensitivesa.com/resources/guidelines/south-australian-music-guidelines/>)
 - indication of responsibilities for ongoing maintenance of the various stormwater management assets and arrangements for ensuring the stormwater assets remain functional (including arrangements for replacement at the end of their useful life)

Would Council be open to sharing information about the future development proposals (particularly land division) with DEW?

If you have any questions in relation to these comments please don't hesitate to contact me using the details below.

Regards

De'Anne Smith

Principal Planning Officer

I am only in the office on Wednesday and Thursday.

Planning & Assessment | Environment, Heritage and Sustainability
 Department for Environment and Water
 P (08) 8463 4824
 Level 8, 81-95 Waymouth Street, Adelaide, 5000
 GPO Box 1047, Adelaide, SA 5001, AUSTRALIA

environment.sa.gov.au



**SOUTH
AUSTRALIA**



Government of South Australia
 Department for Environment
 and Water

Helping South Australians conserve, sustain and prosper

We acknowledge that the lands that we live and work on are the traditional lands of South Australia's First Nations peoples. We pay respect to the traditional custodians of these ancestral lands and acknowledge their deep spiritual connection to Country.

The information in this e-mail may be confidential and/or legally privileged. Use or disclosure of the information to anyone other than the intended recipient is prohibited and may be unlawful. If you have received this email in error please advise by return email.

Submission 83

Archived: Tuesday, 14 June 2022 6:19:40 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 3:39:09 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[2022-06-12_Response_to_Kidman_Park_planning_amendment.pdf](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Cornelia

Family name: Froehlich

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments:

Attachment: 2022-06-12_Response_to_Kidman_Park_planning_amendment.pdf, type application/pdf, 281.1 KB

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: jgronthos@charlessturt.sa.gov.au

Mr Paul Sutton, CEO City of Charles Sturt

Cc: jgronthos@charlessturt.sa.gov.au, Matt Cowdry MP (Member for Colton), Tom Koutsantonis MP (Member for West Torrens)

14th June 2022

To whom it may concern,

We are writing in relation to the **Kidman Park Residential and Mixed Use Code Amendment** and the June 2021 Plan. We make this submission as local residents, and regular users of the Linear Park adjacent to the Metcash site. We are not opposed to the development as such but oppose construction higher than two storeys fronting the Linear Park, and have concerns about other impacts.

Height and set back of proposed buildings adjacent to Linear Park

The Karrawirra Parri Linear Park is a valued retreat from the city for many people, allowing peaceful relaxation and exercise in park surroundings. Currently, the majority of structures on the Metcash site are set back at least 30 to 35 m from the bike/pedestrian path. Closer to Findon Rd, where the five-storey building is proposed, the current set back is around 50 to 60 m. But the proposed five story construction would be much closer and would tower over the Linear Park. This would drastically disturb the ambiance of the park.

There is no precedent for high-rise buildings directly fronting the Linear Park anywhere in suburban Adelaide, and we strongly object to buildings taller than two storeys directly adjacent to the Linear Park. The proposed five-storey building directly adjacent to the Linear Park is completely out of character. A tall building located there would replace an existing treed carpark, which currently acts as visual buffer. At most we would agree to two-storey construction anywhere adjacent to the river precinct and would prefer a larger set back in this area.

Climate change

There is undoubtedly greatly increased awareness globally and within Australia, of climate change impacts and the need to ameliorate emissions, including through more sustainable housing, as well as to futureproof our cities against a changing climate. Although legislated requirements have yet to catch up with this priority, for long term sustainability any new housing needs to be of a high standard in energy efficiency, and with low or negative greenhouse emissions. This includes avoiding connection to fossil gas, and rather using electricity for all household services, and incorporating solar power and batteries as appropriate. There is no mention in the proposal of any intent to develop the site in a climate appropriate manner. City of Charles Sturt should be proactive in this area, and not just ensure that new developments tick the boxes for reaching minimum standards.

Biodiversity

The Linear Park is a green corridor which supports a lot of biodiversity. The State Planning Policies stipulate that developments should conserve the natural values of the landscape. This includes preservation of existing mature trees, which the current proposal does not adequately address – in fact the existing tree line along the western boundary would be swallowed up by two-storey houses.

The Park immediately adjacent to the proposed development is home to disturbance sensitive bird species such as Rufous Night Heron and Australasian Grebes, as well as secretive bird species such as Australian Reed-Warbler and Little Grassbirds. Koalas and Rakali are also sighted in this area. The presence of these and other species increases the importance of appropriate buffer-zones between large developments such as proposed, and the Linear Park. It also adds importance to the preservation of existing trees and habitat on the site.

Transport

The 30-Year Plan for Greater Adelaide proposes increasing residential densities in appropriate areas such as 'Mass Transit Routes'. This site is not proximal to a major transport corridor or hub, and faces onto single lane roads. Traffic along Findon Road is already heavy at times, and increased traffic from this development would make turning into and out of nearby streets, such as Hartley Rd, much more difficult.

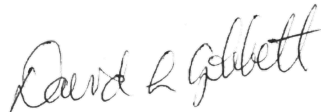
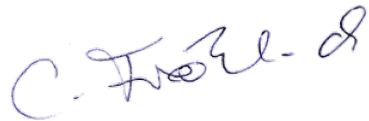
A second pedestrian underpass at the Findon Road bridge over Karrawirra Parri should be considered. There is currently no safe crossing on the south side of the Findon Road bridge. The proposed development would lead to increased pedestrian and cycle traffic on the Linear Park as well as increased road traffic on Findon Road. The pedestrian/cycle underpass on the northern side of the bridge is already busy at peak times, and to safely cross Findon Road on the southern side, a new underpass should be considered.

Social Housing

There are 16,000 people in SA waiting for social housing. If large developments such as the proposed one do not include social housing, where will it be located? As well as the required 15% of affordable housing, we urge the inclusion of a sizeable proportion of dwellings made available as social housing.

We hope Council will seriously consider these points in taking this proposal forward.

Yours sincerely,



Conny Froehlich and David Gobbett

■ Kanbara St
Flinders Park, SA 5025

Submission 84

Archived: Tuesday, 14 June 2022 6:28:14 PM

From: [David and Conny Gobbett and Froehlich](#)

Sent: Tue, 14 Jun 2022 06:13:46

To: [Jim Gronthos](#)

Cc: colton@parliament.sa.gov.au , Minister.Koutsantonis@sa.gov.au Minister.Koutsantonis@sa.gov.au

Subject: Submission re Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[2022-06-12 Response to Kidman Park planning amendment.pdf](#);

Dear all,

FYI: Please find attached a copy of our submission regarding the **Kidman Park Residential and Mixed Use Code Amendment**, which we have submitted via plan.sa.gov.au/have_your_say.

Kind regards

Conny Froehlich and David Gobbett

Mr Paul Sutton, CEO City of Charles Sturt

Cc: jgronthos@charlessturt.sa.gov.au, Matt Cowdry MP (Member for Colton), Tom Koutsantonis MP (Member for West Torrens)

14th June 2022

To whom it may concern,

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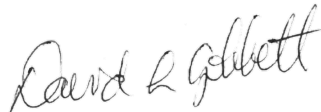
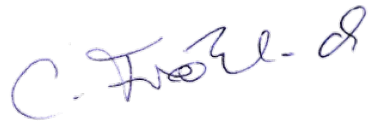
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We hope Council will seriously consider these points in taking this proposal forward.

Yours sincerely,



Conny Froehlich and David Gobbett

■ Kanbara St
Flinders Park, SA 5025

To: Paul Sutton (CEO, Charles Sturt Council), Nick Champion MP (Minister for Planning)
Cc: Tom Koutsantonis MP (Member for West Torrens), Matt Cowdrey MP (Member for Coulton)

14th June 2022

To whom it may concern,

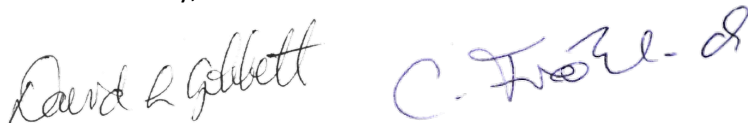
We are writing to express our concern about a perceived conflict of interest in the role of Charles Sturt Council in proposing the **Kidman Park Residential and Mixed Use Code Amendment**.

We attended a public meeting on Friday 10th June, organised by Matt Cowdrey, at which we learnt that this proposed Code Amendment is being carried out as a Council led, but developer funded process whereby Charles Sturt Council is proposing the amendment, but Fairland Group Pty Ltd is funding the process as an interested party.

The Council's role is to serve the best interests of their residents and ratepayers. However, by working closely with the developer, we are concerned that the council has a conflict of interest in the matter of this proposed development. Rather than representing the broader and longer term interests of residents, council are surely disproportionately influenced by the wishes and demands of the developer who seek to maximise their profit from the project.

This potential conflict of interest is of great concern. A project such as this, involving possible development of hundreds of new dwellings will leave an enduring legacy and would impact many residents over their lifetimes. We urge the Charles Sturt Council and Minister for Planning to ensure that any Code Amendment process is carried out in a manner that avoids potential conflict of interest.

Yours sincerely,

The image shows two handwritten signatures in blue ink. The signature on the left is 'David L Gobbett' and the signature on the right is 'C. Froehlich'.

David Gobbett and Conny Froehlich
■ Kanbara St
Flinders Park, SA 5025

Submission 85

Archived: Wednesday, 15 June 2022 8:04:56 AM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 15:45:59

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Luke

Family name: Ross

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: In general, I do not oppose the rezoning the affected area from its current Strategic Employment Zone. However, I only support this area being rezoned as a 'General Neighbourhood Zone' in lieu of the currently proposed 'Urban Renewal Neighbourhood Zone'. My concerns with the current proposal are outlined below:

- o Oppose incorporation of 3, 4 and 5 storey dwellings - As this does not align with the immediate local council area and character of Kidman Park - As this does not align with the River Torrens/Linear Park precinct and properties which front onto this area. - Location of 3+ storey dwellings shown very close to the Western perimeter of the site, which will be overlooking existing predominantly single storey dwellings.
- o Loss of mature trees in good condition along Western perimeter, which have been noted to be either regulated or significant.
- o High density living associated with 3-5 storey dwellings increasing traffic on surrounding local roads.
- o Increased noise pollution in the general vicinity of larger scale developments.

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Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent email: jgronthos@charlessturt.sa.gov.au

Submission 86

Archived: Wednesday, 15 June 2022 8:15:25 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 14 June 2022 3:54:15 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Rachel

Last Name

Stuppos

Organisation (if relevant)

Tract Consultants

Email Address

[REDACTED]

Postal Address

[REDACTED] Parkway Circuit Parafield Gardens

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I am not opposed to the development; however, I object to anything higher than 2-storeys. I believe anything higher than this will not align with Kidman Park's current character. I only support the re-zoning of this area as 'General Neighbourhood Zone,' and not the currently proposed 'Urban Renewal Neighbourhood Zone.'

Please see below for my reasoning.

- Additionally, the Planning and Design Code requires that buildings to contribute to a low-rise suburban character for nearby areas. The new proposal will see built form higher than what is outlined. "Building height (excluding garages, carports, and outbuildings) no greater than:
 - o 2 building levels and 9m, and
 - o wall height that is no greater than 7m except in the case of a gable end." (PO4.1 and DTS/DPF 4.1)
- Allowing 3 storey buildings or higher contradicts the Planning and Design Code and therefore, will detract from the existing beautiful character of Kidman Park as well as creating a major issue of overlooking into existing properties which are predominantly single storey.
- The Code states requirements for setbacks that I do not feel confident would be achieved in this proposed design. Similarly, I do not believe the proposed design will allow enough space between semi-detached, row and terrace arranged dwellings to comply.
- As a landscape architect and planner myself, I also do not agree with the huge loss of regulated and significant trees along the western boundary of the site. These trees are in good condition and should be used within the new proposal. The Planning and Design Code states this as a performance outcome of nearby areas: "Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood" (PO1.1 and DTS/DPF 1.1) Perhaps it would be wise to retain the existing trees along this boundary line and create a path linking to the new open space area and River Torrens Linear Park. Page 19 of the 'River Torrens Linear Park

Management Plan – Hindmarsh Bridge to the River Mouth’ document notes the desire to create a link from Kidman Park Reserve and the Fulham Shopping Centre to the River Torrens Linear Trail – this could be a starting point for this.
https://www.charlessturt.sa.gov.au/__data/assets/pdf_file/0019/162046/River-Torrens-Linear-Park-Management-Plan-Hindmarsh-Bridge-to-the-River-Mouth.pdf

- The Planning and Design Code requires that “Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation” for nearby areas (PO3.1 and DTS/DPF 3.1). The proposed design is too high density to allow this to occur.
- The high-density proposal will increase traffic on surrounding local roads, in addition to increasing noise pollution in the area. The ‘River Torrens Linear Park Management Plan – Hindmarsh Bridge to the River Mouth’ document also notes a lack of biodiversity along the River Torrens Linear Park. High density living will only create a worse environment for local fauna to reside

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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_new/data/676

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Submission 87

City of Charles Sturt

14-6-22

In relation to the proposed development of the former Metcash site, I voice my opposition to this proposal. Kidman Park is not a High density area. We do not want it to become a High density area. The size of this development is too large for the area concerned, I believe it to be 400 dwellings instead of the original 238 dwellings. Why? Greedy developer? 3-4-5 storey dwellings do not fit in with the character of Kidman Park where Kidman Park is a family orientated area with mostly single storey homes. There will also inherit traffic problems, particularly with the exit on Valletta Rd, such as how will I exit my street (Canino Dr) and how will residents on Valletta Rd exit their driveways? There is also major concerns regarding parking issues in side streets - noise - pollution issues. It is my ~~open~~ opinion that this development is not suitable for this area as I - reiterate Kidman Park is not a High-density area.

Regards R. Mann
Roger Mann
[REDACTED] Canino Dr
Kidman Park 5025



Submission 88

Archived: Wednesday, 15 June 2022 8:34:14 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tue, 14 Jun 2022 06:33:06

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Maria

Last Name

Zissopoulos

Email Address

[REDACTED]

Postal Address

█ Lefkas Court, Seaton, SA 5023

Phone Number

█

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I have lived in the City of Charles Sturt for 40 years and am very concerned about the proposed development of the Metcash site. The multi level, high density plan simply does not fit with the Kidman Park/Lockleys area. Findon, Rowells and Valetta Roads are already grid locked in the mornings and afternoons and it is about to become worse with the building of the Nazareth site on Findon Road. We enjoy the beautiful NATURE of the River Torrens and this will simply be destroyed having high rise and high density buildings adjacent to this beautiful area. As a rate payer, as a parent, as a local resident who frequently uses this area I plead with you not to go ahead with this plan. It will simply create havoc and change the natural resources of our beautiful council area.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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_new/data/676

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Submission 89

Archived: Wednesday, 15 June 2022 8:42:31 AM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 16:19:11

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Navjeet

Family name: Sohal

Organisation:

Email address:

Phone number:

Comments: Hi, We don't see the current code amendment suitable at all. Please stick to the JUNE 21 amendment with lesser number of dwellings.

Attachment: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: jgronthos@charlessturt.sa.gov.au

Submission 90

Archived: Wednesday, 15 June 2022 8:47:31 AM

From: [Ian Allpress](#)

Sent: Tue, 14 Jun 2022 16:16:21

To: [Jim Gronthos](#)

Subject: Metcash site development

Importance: Normal

Sensitivity: None

Dear Sir

My husband and I attended the Community meeting regarding the redevelopment of the Metcash site. We were rather dismayed that the Developer wishes to increase the amount of housing on the site from originally June 2021 of 235 to now 350-400 taking into account now that there is a 5 storey building , 4 storey buildings etc.

Knowing now that Nazareth Catholic College 300 metres down the road is building a new Year 11 and 12 Campus for 500 to 800 students plus teaching staff of at least 150. Nazareth alone will impact on Rowells Road because many of these students will be driving to school, open Days will also add more traffic.

When Council Officers at the mneeting were asked if both Metcash Developement and Nazareth College traffic were both taken into consideration along with the exsisting problem of Hartley Rd and Rowells Rd intersection which now with buses and vehicles coming up from Holbrook and down from Henley Beach is already a nightmare, they said that they weren't sure if both areas had been added together to assess the impact on the local roads.

There will be a dedicated left hand lane put in from Findon Rd to Valetta but this if certainly not the answer to the overall problem. We believe that all roads in the area need to widened .

One other concern is the drainage from the road system on the Metcash site will flow directly into the River Torrens without any filtration. All pollutants from the vehicles will impact on the ecology of the torrens itself .

Yours faithfully

Lynette & Ian Allpress

 Brook Street Kidman Park


Submission 91

Archived: Wednesday, 15 June 2022 8:54:06 AM

From: [PlanSA Submissions](#)

Sent: Tue, 14 Jun 2022 16:20:12

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Ben

Family name: Bugden

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Firstly, I acknowledge the importance and value of low cost/high density housing in the suburbs and appreciate this opportunity to voice my particular concerns. I rent a house that shares a boundary with this site and moved here partially due to the quiet and abundance of birdlife. I also enjoy the privacy this offers. I am very disheartened to see that the plan not only involves removing the green corridor of trees (which will have a huge negative environmental impact) along the boundary but also that it replaces them with two storey buildings which will undoubtedly impact my privacy and sunlight. I commute along the Torrens and the thought of any development along the river that is more than two stories is horrific. My partner however, works from home and will be massively impacted by any construction but especially along the boundary to the existing residential buildings. I would also rather the privacy that no pedestrian access to Artarki Avenue provides over than any convenience that comes from it. In conclusion, I seek four amendments to the proposed plan: 1. Maintaining the tree line along the boundary to the existing residential buildings 2. No two storey sightlines from the development facing the existing residential buildings 3. No pedestrian access to Artarki Avenue 4. A limit of two stories on any buildings along the Torrens

Attachment: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent jgronthos@charlessturt.sa.gov.au
email:

Archived: Wednesday, 15 June 2022 8:54:16 AM

From: [Ben Bugden](#)

Sent: Tuesday, 14 June 2022 4:30:56 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hi Jim,

It's great to see the site being developed, however there are four main changes I'd like to see:

1. Maintain the tree line along the boundary with the existing residential buildings, as it's an important corridor for wildlife
2. Prohibit any second storey sightlines to the existing residential properties along the boundary, of which I am one
3. No pedestrian access to Artarki Ave
4. Limit of a two storey development along the Torrens

I look forward to attending the upcoming public meeting.

Kind regards,

Ben Bugden

Submission 92

Archived: Wednesday, 15 June 2022 9:00:31 AM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 4:22:41 PM


To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[220614_-_Fairland_Reposnse_to_Code_Amendment.pdf](#) 

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Scott

Family name: Searle

Organisation: Fairland Pty Ltd

Email address: scotts@fairland.com.au

Phone number: 0400116533

Comments: Please find attached letter of support by Fairland for proposed rezoning at Kidman Park.

Attachment: [220614_-_Fairland_Reposnse_to_Code_Amendment.pdf](#), type application/pdf, 244.7 KB

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: jgronthos@charlessturt.sa.gov.au

14 June 2022



City of Charles Sturt
72 Woodville Road
WOODVILLE SA 5011

Fairland Group Pty Ltd
Phone 08 8112 3133
19 Fullarton Road
Kent Town SA 5067
enquiries@fairland.com.au
ABN 13 609 132 363
fairland.com.au

Attention: Jim Gronthos – Senior Policy Planner

By Email: jgronthos@charlessturt.sa.gov.au

Dear Jim,

RE: STATEMENT OF SUPPORT- KIDMAN PARK RESIDENTIAL AND MIXED USE CODE AMENDMENT

Fairland Group Pty Ltd ('Fairland') are the owners of land at 404-450 Findon Road Kidman Park. We write in support of the proposed re-zoning (Code Amendment) of land at 404 to 450 Findon Road and 5 to 7 Valetta Road, Kidman Park (the Affected Area).

Fairland is one of the state's largest residential developers and has been in operation for over 42 years, creating 59 completed master planned communities and providing hundreds of local job opportunities within the community. Our master planned communities are thoughtfully designed to offer diversity of lifestyle and housing within safe and sustainable environments. It's about providing for a diversity of housing, local employment, open spaces and complimentary services. We pride ourselves on creating and breathing life into spaces that are as functional as they are desirable.

For decades the former Metcash site has provided warehouse and logistics services to a broad commercial base. However, over time, the impacts of heavy vehicles from this use, the decay of built form and road infrastructure, a growing residential community and a desire to remove such uses from proximity to sensitive areas such as the Karrawirra Parri (River Torrens) has meant that commercial operations at the site are not considered viable.

To this extent we acknowledge that both the State Government and the City of Charles Sturt have noted the incompatible nature of the existing use and have agreed to investigate the ability to return this land to the local neighbourhood.

In commencing this process, Fairland recognises the need to provide a unique range of planning policies in order to transition the site to a new urban framework. In creating new planning policies, the redevelopment of the land can break down long held barriers to the River Torrens and create new opportunities for open space, new tree lined street network, a diversity of housing and commercial opportunities.

It is the site's unique positioning and growing demand for a range of housing options within close proximity to open space and urban centres that sets this site apart from other infill development opportunities.

The Code Amendment proposes to rezone the land from Strategic Employment Zone to the Urban Renewal Neighbourhood Zone with a Mixed-Use Transition Subzone. The use of both the Urban Renewal Neighbourhood Zone and the identification of a transition zone will provide the land with a new policy setting which will facilitate a new and vibrant community. Fairland has reviewed the policies of both the zone and transition sub zone and consider they provide a clear and concise set of planning policies for which new development opportunities can be determined.

We also acknowledge that a wide range of investigations have been prepared to inform and identify considerations in the transition of this former industrial land into a new residential community. Such investigations such as stormwater management, urban design outcomes, site contamination, open space and transport options provide the context for which future development opportunities can be considered.

Particularly we note that existing capacity is available within the broader network for the future development and that new internal infrastructure can value add to sustainability within the Council asset structure.

From the rigorous nature of the investigations a draft concept plan for future development has been included within the Code Amendment. We understand that the Concept Plan seeks to note the investigations that have occurred and highlight the parameters for future development of the land, including potential building heights, road networks, intersection treatments and 12.5% open space distribution. The use of the concept plan is supported by Fairland as a way of clearly highlighting the expectations of future development for both future assessment of built form applications and transparency for the community.

In respect to the transition of building levels, we note that these have been prepared in light of the current building heights situated on the land and the potential to provide suitable locations for increased densities and vibrant mixed-use precincts such as ground level cafes.

Situated adjacent open space and key transport corridors, the ability to increase building height will seek to provide an opportunity to cater for unique housing outcomes which address the critical issue of housing affordability within key infill development locations.

Identifying appropriate building height transitions within the concept plan will provide clarity to future and existing communities on expectations within the development as well as provide the basis for future design assessments such as building articulation, façade treatments, overshadowing and overlooking, and car parking requirements.

Overall, Fairland has reviewed the proposed policies provided within the zone and concept plan and consider that they provide the backbone for a unique development offering for the land. In particular, Fairland support the Code Amendment for the following reasons:

- It will rejuvenate a former industrial precinct into an inviting new neighbourhood and remove heavy commercial and b-double vehicle movements;
- It will provide a diverse range of housing options which range from traditional housing, townhouses and innovate small lot housing that cater for a variety of budgets including affordable housing;
- Support appropriate transition in height to enable housing choice and affordability;
- It will unlock the river frontage and provide broader community access to high quality public open space internal to the site adjoining the River Torrens/*Karrawirra Parri*; and
- It supports walkable neighbourhoods with local shops and services to compliment the new and existing community and provide local jobs.

In conclusion we strongly support the Code Amendment as currently drafted and welcome the opportunity to speak in support of the amendment at the public meeting scheduled for the 20 June 2022.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'S Searle', with a long horizontal line extending to the right.

Scott Searle
General Manager
Fairland Group Pty Ltd

Submission 93

Archived: Wednesday, 15 June 2022 9:07:23 AM
From: [Maria Zissopoulos](#)
Sent: Tue, 14 Jun 2022 16:21:41
To: [Jim Gronthos](#)
Subject: Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

Dear Mr Gronthos and the City of Charles Sturt,

As long term residents of some 40 years, we write to you with concern for the proposed Kidman Park Residential and Mixed Use Code Amendment.

We do not support the plans that have been put in place for many reasons:

1. A multilevel, high density development does not fit with our suburb's community, capacity nor landscape. It will move away from the open spaces and beautiful community
2. The laneway that is being extended from Kooralla Grove will only invite and provide easy access for those undertaking illegal activities and drugs. We already see this along the river track and are concerned that by providing this laneway, will increase this activity on our doorsteps.
3. The high rise developments will jeopardise our beautiful natural landscape of the river side and leisure walking tracks both from an environmental perspective but highly urban buildings simply are not suitable on the edge of the river in a suburban area.
4. The traffic mayhem that will result from this development cannot be understated. Valetta Road, Findon Road, Rowells Road, Hartley Road are all a nightmare to navigate in peak hours in the morning and afternoon. By increasing the usage of these roads by the large scale and density of new residents will simply make these roads impossible to navigate.

We are sure that if this plan goes ahead, it will ruin our picturesque suburb, create traffic chaos, destroy our natural surroundings, alter the community and family feel of our beautiful suburb and council zone. Please reconsider.

Thank you,

George and Georgia Kontozis
■ Canino Drive,
Kidman Park, SA 5025

Submission 94

Archived: Wednesday, 15 June 2022 9:16:28 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tue, 14 Jun 2022 07:00:07

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Stanley

Last Name

Penglis

Email Address

[REDACTED]

Postal Address

■ Valetta Road Kidman Park

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

1. The height of the dwellings should not exceed 3 storey especially on the land adjoining the linear park on the southern side of development. This creates visual pollution to the linear walkway
2. Stormwater runoff onto the Valetta Road side which is at full capacity, so what will the impact be with extra housing.
3. Restrict the number of dwellings so as not to overly impact traffic in the region and hence noise pollution.
4. Who's responsibility will it be to maintain the significant trees which will be retained.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?

No

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Submission 95

Archived: Wednesday, 15 June 2022 9:24:51 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tue, 14 Jun 2022 07:26:07

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

James

Last Name

Poulopoulos

Email Address

[REDACTED]

Postal Address

■ Rundle Avenue Lockleys 5032

Phone Number

■

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

At present Rowells/Findon being a single lane road already is congested add in the mix the development here as well as the Nazareth School further up the road and it will overload the road. Local roads will struggle to cope with the influx of residents in a this single/double storey development. This will be further compounded if allowed to go high rise. Lets not forget that most residences have 2 or more cars depending on kids etc.

)Estimated 600 additional cars on local roads. With the new Nazareth College on Findon Rd and proposed apartment development on Pierson St Lockleys the traffic is going to be impossible. Findon and Valetta Rd are single lane. Driving to and from work, school drops, sports training dropp offs are ALL going to take a lot longer. This will affect people who live from Henley Beach to Torrensville. Pretty much the whole Western Suburbs. This will also affect safety of kids riding their bikes. Added noise and air pollution.

2)Over flow of parking in the neighbouring streets as there will not be enough parking for residents or visitors to these apartments.

3)Devalue of local properties. Having a condensed 5 storey development will affect the look of the area and devalue surrounding houses.

They want to put cafes along the river side of development. We don't want an urban hub, we want trees and nature to look at along the river.

Also this will create more competition to existing eateries and cafes in the area.

4)No local transport infrastructure such as trains or buses, meaning more people driving.

5)Linear Park natural beauty will be taken away as trees will be removed along the river and reduce the serenity of walking along the river.

I strongly oppose the changes to this development.

Findon Road and surrounding roads need to be upgraded regardless of this change to cope with additional traffic from all the developments along findon road currently being undertaken. I hope council has made provision to allow for the upgrade of the road to 4 lanes due to the increased infil both residential and

commercial that is taking place.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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_new/data/676

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Submission 96

Archived: Wednesday, 15 June 2022 9:41:39 AM

From: [PlanSA Submissions](#)

Sent: Tuesday, 14 June 2022 5:02:52 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[img20220614_16530119.pdf](#);

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: See attached documents

Family name: mutton

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: see attached objections from 6 home owners in Lockleys

Attachment: [img20220614_16530119.pdf](#), type application/pdf, 125.3 KB

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: jgronthos@charlessturt.sa.gov.au

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- High density living
- Increased traffic on local roads
- Parking issues
- Increased noise pollution
- Does not fit with local area
- Pedestrian hazards
- Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

MICHAEL BIALOBRZESKI
[REDACTED] MICHAEL ST.
LOCKLEYS
SA 5032

Michael Bialobrzewski

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- o High density living
- o Increased traffic on local roads
- o Parking issues
- o Increased noise pollution
- o Does not fit with local area
- o Pedestrian hazards
- o Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

Ben Holton

Michael Street
Lockley SA 5032



Olivia Dawes
Michael Street
Lockleys SA 5032

PAT CRISCI
PETER ST LOCKLEYS
Pat Crisci

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- High density living
- Increased traffic on local roads
- Parking issues
- Increased noise pollution
- Does not fit with local area
- Pedestrian hazards
- Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

DAVID MCPHERSON



MICHAEL ST

LOCKLEYS SA 5032.

A handwritten signature in black ink, appearing to be 'D. McPherson'.

14/6/22

Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment

I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- o High density living
- o Increased traffic on local roads
- o Parking issues
- o Increased noise pollution
- o Does not fit with local area
- o Pedestrian hazards
- o Loss of trees or lack of open space

We would support the development if it is re- submitted as per original June 2021 proposal .

ELAINE & REX WATSON

■ MICHAEL STREET,
LOCKLEYS 5032



14/6/22


Chief Executive Officer
City Charles Sturt
Kidman Park Residential and Mixes Use Draft
Code Amendment
PO Box 1
WOODVILLE SA 5011

RE: Kidman Park Residential and Mixed Use Code Amendment



I am not opposed to the development, however I object to anything higher than 2-storeys, due to the following concerns:

- o High density living
- o Increased traffic on local roads
- o Parking issues
- o Increased noise pollution
- o Does not fit with local area
- o Pedestrian hazards
- o Loss of trees or lack of open space

We would support the development if it is re-submitted as per original June 2021 proposal.

SONIA CRISU  peter street, Lockleys.

BETTE RALSTON  MATT ST LOCKLEYS
B. Ralston

IRENE PACILLO  MATT ST Lockleys 

Submission 97

Archived: Wednesday, 15 June 2022 9:50:37 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 14 June 2022 5:20:14 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

There has been a submission of the form Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form through your Your Say Charles Sturt website.

Customer type?

Member of the public

First Name

Adrian

Last Name

Stirn

Email Address

[REDACTED]

Postal Address

Artarki Avenue

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**POINTS TO CONSIDER**

1) Estimated 600 additional cars on local roads. With the new Nazareth College on Findon Rd and proposed apartment development on Pierson St Lockleys the traffic is going to be impossible. Findon and Valetta Rd are single lane. Driving to and from work, school drops, sports training drop offs are ALL going to take a lot longer. This will affect people who live from Henley Beach to Torrensville. Pretty much the whole Western Suburbs. This will also affect safety of kids riding their bikes. Added noise and air pollution. THE TRAFFIC ENGINEER NEEDS TO COME FOR A WEEK AND SEE HOW BAD THE TRAFFIC IS ALREADY ON VALETTA, FINDON AND HARTLEY ROAD ALREADY TO MAKE A REASONABLE ASSESSMENT.

2) Over flow of parking in the neighbouring streets as there will not be enough parking for residents or visitors to these apartments. There should be a 300 space carpark in development as every adult has a car and will only have one car space allocated per apartment, plus visitors.

3) Devalue of local properties. Having a condensed 5 storey development will affect the look of the area and devalue surrounding houses. We deserve compensation for any development like other councils have done for developments.

They want to put cafes along the river side of development. We don't want an urban hub, we want trees and nature to look at along the river.

Also this will create more competition to existing eateries and cafes in the area.

4) No local transport infrastructure such as trains or buses, meaning more people driving.

5) Linear Park natural beauty will be taken away as trees will be removed along the river and reduce the serenity of walking along the river.

6) This is a disaster of a development that is why other developers have onsold this development to the latest developer.

7) We the local residents should NOT have our houses devalued by a condensed development so the developer can make maximum profit. When you do a development you get council and residents approval before you purchase a property, that's what everyone else I know does. Otherwise you take the risk and

the developers problem. We will fight this all the way with the planning minister if required. We the people have the right, as the government serves us.

Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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_new/data/676

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say
Charles Sturt.

Submission 98

SUBMISSION FORM

Urban Projects



Kidman Park Residential and Mixed Use Draft Code Amendment

The City of Charles Sturt is inviting submissions on the Kidman Park Residential and Mixed Use Draft Code Amendment (Privately Funded).

Consultation closes at 5.00pm on Tuesday 14 June 2022.

Tell us your thoughts!

To provide your feedback please do **ONE (1)** of the following:

- Complete this hardcopy submission form.

OR

- Complete the ONLINE feedback form at:
yoursaycharlessturt.com.au/kidman-park-residential-and-mixed-use-code-amendment-rezoning-proposal

Your Details

Please provide your name or organisation and e-mail address should we need to contact you regarding your feedback. (By completing this form, you consent to the City of Charles Sturt collecting, retaining and using the personal information provided by you in line with Council's Privacy Policy)

Name: MR COSMO AMATO
(Mr/Mrs/Miss/Ms/Dr) (First Name) (Surname)

Organisation (if relevant): KIDMAN PK RESIDENT

Address: FESTIVAL CRES KIDMAN PK

Suburb: KIDMAN PK State: S.A. P/Code: 5025

Email: [REDACTED]

Phone Home: [REDACTED] Mobile: [REDACTED]

Your Submission

1. Customer type? (tick one)

- ☒ Member of the public
- ☐ Council
- ☐ Agency
- ☐ Other (please specify)

✓ ALL ROAD SPEED
TO BE 40 KPH
INSIDE DEVELOPMENT

2. Your submission on the Kidman Park Residential and Mixed Use Draft Code Amendment:

- ① INSTALL TRAFFIC LIGHTS ON CORNER OF FINDON & HARTLEY ROADS, TO BE
 - ② SYNCHRONIZE ^{WITH} EXISTING TRAFFIC LIGHTS ON CORNER OF FINDON & VALETTA ROADS.
 - ③ THIS WILL REDUCE CURRENT ACCIDENTS & LONG DELAYS.
- THANK YOU.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and some minor discoloration or faint smudges, particularly towards the bottom edge. The edges of the paper are slightly irregular, suggesting it might be a scan of a physical document.

- ☐ Yes
☒ No

Thank you for taking the time to complete this feedback form.

To keep up to date with the progress of this proposal and Council's consultation projects generally visit
yoursaycharlessturt.com.au

Submission 99

City of Charles Sturt
Attention: Chief Executive Officer
PO Box 1
WOODVILLE SA 5011

Dear Mr J Gronthos (jgonthos@charlessturt.com.au)

I writing to Chief Executive Officer of the City Charles Sturt to object to the above planning application for the Kidman Park Residential and Mixed-Use Code Amendment following reasons:

- 1. Design** – The proposed Metcash Site has mostly high-density dwellings, and they are mostly 3 to 4 Level building height not of a design which is not keeping with the scale, character, or appearance of the area. All other dwellings on the neighbouring properties are large family friendly single or two storey dwelling. The plans presented for public consultation show a multi-level building that is totally out of keeping with local homes. It shares no common construction techniques or materials and would be nothing more than a 'budget build metal box'.
- 2. Privacy** – One of the proposed of high-density dwellings would have a bedroom window approximately 5 metres from each other. This would lead to a significant reduction in privacy of the 400 plus new residents.
- 3. Public Open Spaces** – The proposal has no design in keeping with the character of River Torrens Linear Park. Minimum Public Open Spaces will contribute to the visual amenity of the area, degradation of the riverbank, Erosion, Trash drops, and possibility of displacement of wildlife with 400 plus new residents. The removal and lack of open green space will adversely affect the local environment and ecology, and the health and well-being of residents across the whole of Flinders and Kidman Park, especially in the neighbouring wards.
- 4. Noise & Litter Pollution** – With the 400 plus new residents there will be a high noise level and people dumping garbage which will end up in the River Torrens. As a Homeowner living on Findon Road, we already get loud noise associated with Work and School Traffic between 7.30am till 6.30pm. We deal with this as "necessary" noise, and it's only from Monday till Friday with 400 plus new residents' cars on Findon Road the noise pollution will be horrendous.
- 5. Traffic Conditions** - The proposed development would increase congestion and safety risks to drivers, vulnerable road users and pedestrians on all roads around the perimeter of the development and along with the arterial roads that feed into the area.
- 6. Safety Issues** – Rowells and Findon Road is the main road that Ambulances Department use to deal with emergency cases to the Queen Elizabeth Hospital and surrounding area. The road is a one lane road and with 400 plus more vehicles will increase congestion and safety risks of patients and emergency workers. I also fear that the Fire Department will be put at risk as well.

7. Environmental & Pollution Issues – Rowells and Findon Road is only a one lane road and with the proposed development would increase the number of vehicles by 400 in the area. The carbon monoxide from idling cars would increase the air pollution in the area and agriculturally this would be a dominant force behind many environmental treats, including the adding to the climate change problem, the quality of the air, and the degradation of land and fresh water from the increase level of carbon monoxide

I therefore consider that the proposal is contrary to policies of the local plan and request that the planning application is refused.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Pasto', with a long horizontal stroke extending to the right.

Giuliana Pasto

Findon Road

KIDMAN PARK SA 5025

Submission 100 - Late Submission

Archived: Wednesday, 15 June 2022 5:05:13 PM
From: [Sladic, Daniel \(DIT\)](#)
Sent: Wednesday, 15 June 2022 4:35:07 PM
To: [Jim Gronthos](#)
Subject: Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

OFFICIAL

Dear Mr Jim Gronthos,

Thank you for the opportunity to provide comment on the Code Amendment at Kidman Park.

The Department for Infrastructure and Transport supports the proposed Code Amendment and makes the following comments:

- The potential upgrade to the Findon Road/Valetta Road intersection and other access treatments recommended by CIRQA are supported. Allowance should be made in the final site design to enable the provision of a left turn lane from Findon Road into Valetta Road. The introduction of a Future Road Widening Layer over a portion of the site to achieve this is supported. It will be necessary to consider how this Overlay will be applied as the trigger for referral relates to requirements under the Metropolitan Adelaide Road Widening Plan (MARWP). As the subject location is not currently affected by MARWP, it may be necessary for this widening to be contained within the Future Local Road Widening Overlay.
- With respect to the future upgrading of the Findon Road/Valetta Road intersection as part of the future development, there will need to be appropriate agreements in place prior to authorisation of the Code Amendment to ensure that the developer will fund these works and to identify the required timing for these works.
- It is advised that any final access arrangements or potential infrastructure upgrades will require further traffic assessment and acceptance at the Land Division/Land Use application stage(s). Notwithstanding this, it is recommended that a minor adjustment be made to the concept plan identifying the proposed northern and southern intersections on Findon Road being limited to left turn in and left turn out only as per the CIRQA report.
- The implementation of further access treatments or infrastructure upgrades may be further considered in the future, as this development progresses (together with other operational considerations relevant at that time).
- Developments should be situated and designed to encourage the use of public transport through providing a safe and walkable streetscape environment through natural surveillance, and pedestrian linkages. Road reserves should be of a width, design and alignment that can accommodate bus routes where required. The proposed street and pedestrian network should be designed to integrate with the existing public transport network with consideration given to road width and roundabout design which are appropriate to support the safe movement of public transport vehicles.
- Pedestrian linkages should be designed to create an efficient pedestrian network which integrates with the existing public transport network. Pedestrian linkages should also consider the provision of potential future services within the development area.

Regards,

Daniel Sladic
Project Officer - Access
Transport Network and Investment Strategy
Transport Planning and Program Development Division
Department for Infrastructure and Transport
T (08) 7109 7872 (internal 97872) • E daniel.sladic@sa.gov.au

77 Grenfell Street Adelaide SA 5000 • PO Box 1815 Adelaide SA 5001 • DX 171 • www.dit.sa.gov.au



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We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

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