

Attachment 3 - Copy of Submissions Received

Kidman Park Residential and Mixed Use Draft Code Amendment

Written Submissions Received

Tuesday 12 April - Tuesday 14 June 2022

Submission 1

Archived: Monday, 11 April 2022 1:05:20 PM

From: [Cooper, Daniel](#)

Sent: Friday, 8 April 2022 9:32:14 AM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Code Amendment - APA Response

Importance: Normal

Sensitivity: None

Good morning Jim,

In response to the proposed Code Amendment for the Kidman Park Residential and Mixed Use Draft APA would like to advise APA does not have any objection to the proposal. Our records indicated minimal gas infrastructure within the identified area that would be impacted by the development of the area. Please be advised that I can be contacted during the design phase should the proposed redevelopment progress to provide APA requirements for works near gas infrastructure.

Regards,



Daniel Cooper

Third Party Works Officer
Integrity Engineering SA/NT/Mildura

P 08 8159 1739

M 0459 874 436

E Daniel.cooper@apa.com.au

W apa.com.au

From: Jim Gronthos <jgronthos@charlessturt.sa.gov.au>

Sent: Thursday, 7 April 2022 11:14 AM

To: Liew, Chris <Chris.Liew@apa.com.au>

Subject: [EXT]: Consultation by the City of Charles Sturt on the Kidman Park Residential and Mixed Use Code Amendment

Dear Mr Liew,

The City of Charles Sturt will be releasing the Kidman Park Residential and Mixed Use Draft Code Amendment for consultation on Tuesday 12 April 2022 as required under the Planning, Development and Infrastructure Act 2016 (the Act).

Enclosed is an information brochure summarising the proposed policy amendments and details of the public consultation process, including how you can submit your comments.

Consultation will take place in accordance with the Engagement Plan prepared by the City of Charles Sturt and as required by the Community Engagement Charter under the Act.

The Engagement Plan, Code Amendment and supporting documents can be inspected online on the SA Planning Portal at https://plan.sa.gov.au/have_your_say/code_amendments or at www.yoursaycharlessturt.com.au

Submission 2

Archived: Monday, 11 April 2022 1:13:05 PM

From: [Adrian Tero](#)

Sent: Fri, 8 Apr 2022 07:00:50

To: [Jim Gronthos](#)

Subject: RE: Consultation by the City of Charles Sturt on the Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[~WRD0000.jpg](#);

Hi Jim,

Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.

Regards

Adrian Tero

Risk and Compliance Advisor



Epic Energy South Australia Pty Ltd

26 High Street Dry Creek SA 5094

T [+61 8 8343 8138](tel:+61883438138) **F** [+61 8 8349 6493](tel:+61883496493) **M** [+61 418 849 422](tel:+61418849422)

E Adrian.Tero@epic.com.au

epicenergy.com.au

From: Jim Gronthos <jgronthos@charlessturt.sa.gov.au>

Sent: Thursday, 7 April 2022 11:08 AM

To: Adrian Tero <Adrian.Tero@epic.com.au>

Subject: Consultation by the City of Charles Sturt on the Kidman Park Residential and Mixed Use Code Amendment

CAUTION: This email originated from outside the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Tero,

The City of Charles Sturt will be releasing the Kidman Park Residential and Mixed Use Draft Code Amendment for consultation on Tuesday 12 April 2022 as required under the Planning, Development and Infrastructure Act 2016 (the Act).

Enclosed is an information brochure summarising the proposed policy amendments and details of the public consultation process, including how you can submit your comments.

Consultation will take place in accordance with the Engagement Plan prepared by the City of Charles Sturt and as required by

Submission 3

Archived: Tuesday, 12 April 2022 10:56:17 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 12 April 2022 10:43:16 AM

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

Peter

Last Name

Sgardelis

Email Address

[REDACTED]

Postal Address

Mercurio Drive, Flinders Park

Phone Number

[REDACTED]

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

I am completely against this development. This is nothing more than an attempted cash grab by greedy developers, and it seems the Charles Sturt Council now also? Urban Renewal Policy is generally for areas that already have housing trust homes, in order to revitalise run down and poor areas. Kidman Park (bordering Lockleys) is a lovely area with quality homes on mixed traditional size blocks and courtyard blocks. Urban Renewal Policy has no place in this area! In addition, the proposed development will be an eye sore. Up to 5 levels in this area is ridiculous. We do not have the public transport or infrastructure to facilitate this kind of development. For example, I live on Mercurio drive. I have raised with the council the amount of non local traffic that comes through my street to access Narareth - does the council care? Hell NO. Halloween and Christmas lights in Mercurio will be a nightmare etc. There will no doubt be more traffic and pollution along Linear Park and all local streets (eg already congested Valetta, Hartley, Findon, Grange, Henley Beach). So adding an entire new high density Estate is going to be detrimental to all locals and the public in general. Can't these greedy developers be happy with courtyard blocks like the rest of the developers that have built and are building in the area? Why should this developer get special treatment? I am Pro development and re-use of the site, but I think it has to be the same type as what is currently present. I do not understand why the council is supporting / facilitating consideration of this application when you should be opposing it, as it goes against the general zoning in the Kidman Park area? Unfortunately, to stop this development (highly unlikely) the little people will have to go up against developers with pockets full of cash and I assume potentially corrupt council officials like Jim Gronthos, who I can only assume is getting some sort of kick backs to support this unreasonable application and developer? I would be more than willing to sign any petition that does not support this development. Please put me in touch or pass on my details to any group(s) formed that do not support this application and zoning change.

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 4

Archived: Wednesday, 13 April 2022 9:09:13 AM

From: [PlanSA Submissions](#)

Sent: Wednesday, 13 April 2022 9:06:59 AM

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: Jon

Family name: Bouras

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: The proposed high density nature and building heights (3 levels +) within this site (and especially along Findon Road), are extremely out of character for the area and do not consider the impact on local and surrounding homes and traffic management. I am in favor of this site being developed for new housing and potential commercial (shops) however i strongly disagree with the building heights and density levels being proposed.

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

Submission 5

Archived: Thursday, 14 April 2022 7:27:20 AM

From: noreply@charlessturt.sa.gov.au

Sent: Wednesday, 13 April 2022 6:35:16 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

Kuba

Last Name

Pich

Email Address

[REDACTED]

Postal Address

Veronica Street Kidman Park

Phone Number

[REDACTED]

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

Would like to see a mix of retail and parklands, some water/creek features with a restaurant - something that stays open later into the night rather than cafes which shut early and offers live music, drinks - great spot for a modern pub-style venue which is an improvement on the Rat and Parrot.

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 6

Archived: Wednesday, 20 April 2022 11:34:51 AM

From: [Rick Chenoweth](#)

Sent: Wednesday, 20 April 2022 11:28:14 AM

To: [Jim Gronthos](#)

Cc: [Scott McLuskey](#)

Subject: RE: Consultation by the City of Charles Sturt on the Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[~WRD0000.jpg](#);

Hi Jim

Thank you for the opportunity to make comment on your (privately funded) proposed Code Amendment. City of Prospect has considered the proposal and has no comment to make.

Regards

Rick Chenoweth

Senior Policy Planner

T 08 8269 5355

Payinthe - 128 Prospect Road, Prospect, SA 5082 | PO Box 171, Prospect SA 5082

rick.chenoweth@prospect.sa.gov.au

City of Prospect acknowledges that we are on the traditional country of the Kurna people of the Adelaide Plains region, and we pay our respect to Elders past and present.



From: Jim Gronthos <jgronthos@charlessturt.sa.gov.au>

Sent: Thursday, 7 April 2022 11:28 AM

To: Administration <admin@prospect.sa.gov.au>

Subject: Consultation by the City of Charles Sturt on the Kidman Park Residential and Mixed Use Code Amendment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr White,

The City of Charles Sturt will be releasing the Kidman Park Residential and Mixed Use Draft Code Amendment for consultation on Tuesday 12 April 2022 as required under the Planning, Development and Infrastructure Act 2016 (the Act).

Enclosed is an information brochure summarising the proposed policy amendments and details of the public consultation process, including how you can submit your comments.

Consultation will take place in accordance with the Engagement Plan prepared by the City of Charles Sturt and as required by the Community Engagement Charter under the Act.

The Engagement Plan, Code Amendment and supporting documents can be inspected online on the SA Planning Portal at https://plan.sa.gov.au/have_your_say/code_amendments or at www.yoursaycharlessturt.com.au

A copy of the Community Engagement Charter can be found at the following link https://plan.sa.gov.au/resources/planning/community_engagement_charter

The consultation involves an eight (8) week period.

Please provide any comments on the Code Amendment by **5.00pm on Tuesday 14 June 2022** either through the SA Planning Portal or YourSay links above or by email to jgronthos@charlessturt.sa.gov.au or by post to Chief Executive Officer, City of Charles Sturt, Titled 'Kidman Park Residential and Mixed Use Code Amendment', PO Box 1, Woodville SA 5011.

Should you have any questions regarding the Code Amendment, please contact me on 8408 1265 or by email at jgronthos@charlessturt.sa.gov.au

Thank you and kind regards

Jim Gronthos
Senior Policy Planner
Urban Projects

(Monday to Thursday)

T: 08 8408 1265

M: 0491 317 281

www.charlessturt.sa.gov.au

Submission 7

Archived: Tuesday, 26 April 2022 9:18:22 AM

From: [Matt Purdy](#)

Sent: Saturday, 23 April 2022 7:51:07 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

To whom it may concern,

I am writing in relation to the 'Kidman Park Residential and Mixed Use Code Amendment'.

While in principle, I support the proposal, I do bring a few concerns/comments, which I believe need to be taken into consideration.

- As a nearby resident, I need to use the Kooralla Grove/Valetta Road intersection on a daily basis. Turning out of Kooralla Grove onto Valetta road is already very problematic, taking quite a few minutes during peak hour traffic. The proposed addition of a new 'vehicle access location' from the proposed development onto Valetta Road will make this problem even more significant. Valetta Road is simply not equipped to handle such an increase in traffic.

This issue has become quite personal for me, as my wife was unfortunately part of a significant vehicle accident at the intersection of Kooralla Grove/Valetta Road in October 2021, which was caused by another driver failing to give way when turning out of Kooralla Grove onto Valetta Road. While unfortunate, it's not surprising, as the traffic along this stretch in both directions can be very busy at times. With such a large number of houses being added into this small space, and an additional road being joined onto Valetta Road nearby to Kooralla Grove, I anticipate that this problem will only become significantly worse. I believe that additional roundabouts, or similar need to be added to Valetta road to manage this traffic flow and speed more effectively.

I do however applaud the suggestion of upgrading the intersection of Valetta Road and Findon Road, and would recommend that Hartley Road and Findon Road intersection also be upgraded at the same time.

- The maximum building height of 22m for some of the proposed housing seems excessive, and not at all in keeping with nearby surrounding housing.
- The addition of so many houses in the area will put a greater strain on public amenities in the area, particularly along Linear Park. Currently this stretch of Linear Park (between Findon Road and Kooralla Grove) is somewhat disappointing. There is a simple playground at the end of Kooralla Grove with outdoor gym (Blamey Reserve), however with such a significant number of houses being added, and presumably a large number of families being added to the area, it would be good to see some of these surrounding public amenities improved considerably. On the other side of the River Torrens, the West Torrens Council have made significant improvements, and it is now a much more favourable side of Linear Park. It would be good to see Charles Sturt Council improve this, in collaboration with the developers of this subdivision.

Should you have any questions, or need clarification, please feel free to make contact.

Please note that I don't wish to be heard at the public meeting, but am happy for this written submission to be made public.

Kind regards,

Matt Purdy

Submission 8

Archived: Thursday, 28 April 2022 9:21:06 AM

From: [Michael Kobas](#)

Sent: Thursday, 28 April 2022 9:16:09 AM

To: [Jim Gronthos](#)

Cc: [maggie.hine](#)

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

Importance: Normal

Sensitivity: None

Dear Jim

Re: Kidman Park Residential and Mixed Use Draft Code Amendment

I refer to the abovenamed Code Amendment that has been released for public consultation.

Upon review, the Code Amendment's intent for an Urban Renewal Neighbourhood Zone is noted, along with the technical investigations in support of new residential/mixed uses. The potential for increased public open space near the River Torrens is also acknowledged.

Noting the affected site's distance from the City of Port Adelaide Enfield, Council has no objection to the Code Amendment.

On behalf of the City of Port Adelaide Enfield, thank you for the opportunity to make a submission. If you have any further questions or would like to discuss this further, please contact me on the details below.

Yours sincerely

Michael Kobas

Urban Planner

163 St Vincent Street Port Adelaide SA 5015

PO Box 110 Port Adelaide SA 5015

T: 08 8405 6002

E: michael.kobas@cityofpae.sa.gov.au

Please submit large files via my [Dropbox](#)

www.cityofpae.sa.gov.au



Submission 9

Archived: Wednesday, 4 May 2022 8:07:13 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 3 May 2022 5:25:13 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

Jaimee

Last Name

Harding

Email Address

[REDACTED]

Postal Address

Leerama Court Kidman Park

Phone Number

[REDACTED]

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

1. Maximum 1 level building height to the west where the blue zoned area is that backs onto the houses towards Kooralla Grove. Keep residents happy by not building too high.
2. Artarki Avenue be made a local through road to the new area.
3. Keep the trees as a nature strip and walkway or public area with a nature playground along the western Kooralla Grove section. These trees are homes for so many birds that the locals feed and enjoy listening to.

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

Upload any documents that support your submission

- [F879BB38-4E5F-484E-8FCA-8DD018FC2EFD.jpeg](#)
- [8BE7AA2B-20EF-4AA1-8A6D-6F45ABBB75B7.jpeg](#)

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Submission 10

Archived: Wednesday, 11 May 2022 8:26:10 AM

From: [PlanSA Submissions](#)

Sent: Friday, 6 May 2022 9:23:14 AM

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: steve

Family name: buzz

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I believe that this area is prime for development. However I would like you to consider the environmental impact that the amount dwellings being built. Linear park has a lot of native floral and fauna that will be effected by domestic animals, noise and pollution just to name a few. The height of these apartments is also of concern. I believe that a maximum of three levels is ample. I would also like to see more area allotted for traditional housing (single dwelling). I also think that the increase in the amount of people living in such a small area will create social problem as well as a strain on local resources. The recent pandemic has also highlighted the problems associated with medium to high density living and the ease with which these disease can spread.

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

Submission 11

Archived: Wednesday, 11 May 2022 9:10:53 AM

From: [Airspace Protection](#)

Mail received time: Sun, 8 May 2022 23:38:54

Sent: Monday, 9 May 2022 9:08:54 AM

To: [Jim Gronthos](#)

Subject: CASA Response - Consultation by the City of Charles Sturt on the Kidman Park Residential and Mixed Use Code Amendment [SEC=OFFICIAL]

Importance: Normal

Sensitivity: None

Attachments:

~WRD2611.jpg; [Kidman Park Mixed Use Draft Code Amendment Information Brochure - March 2022.PDF](#);

OFFICIAL

Dear Mr Gronthos

Thank you for your email below requesting comment from the Civil Aviation Safety Authority (CASA) on the proposed Kidman Park Residential and Mixed-Use Draft Code Amendment, as required under the Planning, Development and Infrastructure Act 2016 (the Act).

CASA has reviewed the document provided and did not find any aviation related references.

CASA is not aware of any regulated or certified civil aerodromes for which there would be an Obstacle Limitation Surface that would require protection in the vicinity of the proposed Kidman Park Residential and Mixed-Use facilities, City of Charles Sturt. CASA is also not aware of an unregulated aerodrome such as an aeroplane landing area (ALA) being within 2.5 km of this proposed facility. Enquiries regarding whether an ALA is in close proximity to the development site should be directed to the applicable department within council. Should there be an unregulated aerodrome within 2.5 km of the proposed facility, Civil Aviation Advisory Publication (CAAP) 92-1(1) Guidelines For Aeroplane Landing Areas provided recommendations for enabling the safe take-off and landing of aircraft. A copy of the CAAP can be downloaded from the following link:

<https://www.casa.gov.au/files/921pdf>.

I trust this information is of assistance.

Yours sincerely

Bec Day

[Rebecca Day](#)

Aerodrome Specialist – Developments
Air Navigation, Airspace and Aerodromes Branch
Civil Aviation Safety Authority

p: 03 9518 2781

Level 13, 720 Bourke Street, DOCKLANDS VIC 3008
GPO Box 2005 CANBERRA ACT 2601

www.casa.gov.au



Submission 12

Archived: Wednesday, 11 May 2022 9:23:39 AM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 9 May 2022 4:57:14 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

Jessica

Last Name

Mercurio

Email Address

[REDACTED]

Postal Address

mercurio drive, flinders park

Phone Number

[REDACTED]

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

I support the development of the land at the old Metcash site to residential. However I oppose the proposal to develop 4 and 5 story apartments at the site. And the amount of land available to 3 story buildings is too great. The surrounding homes are majority single story and the build up in this small area will be out of place and disrupt the aesthetic of the area. This area by the river is scenic and peaceful- the addition of high rise buildings to the area will impact the nature/walking and bike track in a negative way.

The addition of this many additional people/cars will add to the already congested Findon Rd and surrounding back streets.

The proposed plan lacks sufficient green space to allow for such dense apartment living. Our area is beautiful in its layout and incorporation of parks and nature.

I don't feel like this will be an positive addition in its current form.

I ask that it be revised to make more of an effort to fit with the surrounding areas, revise the density and the height of the proposed buildings and incorporate more green space and family friendly areas.

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

Submission 13

Archived: Wednesday, 11 May 2022 10:05:59 AM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 9 May 2022 7:54:19 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

Jack

Last Name

Holmes

Email Address

[REDACTED]

Postal Address

Cator Street, West Hindmarsh

Phone Number

[REDACTED]

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

I support the proposed Kidman Park Residential and Mixed Use code amendment.

The proposed heights seem appropriate, with maximum two-storey homes adjoining the existing neighbourhood to the west of the site an appropriate step to reassure existing residents the development will not be overbearing their back yards. The higher development internal to the development and to the south overlooking the Torrens is also acceptable in my view given it will not be overbearing of existing residents.

I am pleased to see the emphasis on public open space fronting the Torrens; this is an already loved area of public green space and adding to it rather than creating a separate internal public space is good - Also pleased to see the concept plan intends to integrate the path network with the existing shared use path. Making the open space accessible to the public at an early stage in the development would be a positive gesture if it is possible to do. It may also be an opportunity to reach out to a school or community group to assist with planting/commission of artwork etc.

The added connectivity of the street network will also be of benefit to the neighbourhood, BUS STOP 209 Findon Road will be more accessible in particular for residents of the development and to the west of the site.

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

Submission 14

Archived: Friday, 13 May 2022 4:04:02 PM

From: [REDACTED]

Sent: Friday, 13 May 2022 2:12:33 PM

To: [Jim Gronthos](#)

Subject: Submission re Kidman Park Residential and Mixed Use Site

Importance: Normal

Sensitivity: None

Hello Jim.

We met recently at the Metcash Pop-up Information Stand Thursday 5th May where you explained the details of the plan and answered our queries.

We appreciate the time you spent with us.

We would like to make a submission regarding the proposed development.

1. The 5 level/22 metre height building be reduced to 4 level/16.5 metre height.

We feel that the 5 level building is out of keeping with the area.

2. The road traffic plans should also give due consideration to the Hartley Road intersection with Findon Road as well as the Valetta Road intersection with Findon Road.

These 2 junctions are closely linked and have heavy usage in busy times.

Kind regards

Barry and Anne O'Shea

Sent from my Galaxy

Sent from my Galaxy

Archived: Wednesday, 25 May 2022 1:49:20 PM

From: [REDACTED]

Sent: Wed, 25 May 2022 12:52:06

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use site

Importance: Normal

Sensitivity: None

Dear Jim

Just a query on the site development.

Is it proposed to keep the significant line of large trees on the Western side of the site?

They are significant size trees and I trust they will be protected under the Council laws.

Kind regards

Barry O'Shea

Sent from my Galaxy

Archived: Tuesday, 14 June 2022 10:34:45 AM

From: [PlanSA Submissions](#)

Sent: Saturday, 11 June 2022 11:36:31 AM

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: Barry and Anne

Family name: O'Shea

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: We are not opposed to the development. We object to any buildings higher than 3-storeys due to the following concerns: High density living. Original plan showed 240 dwellings NOW 400 dwellings Increased traffic on local roads Parking Issues Noise Pollution Does not fit with local area Loss of many trees and lack of open space Pedestrian hazards Minimal public transport along Findon Road Metcash development combined with Nazareth School and other businesses on Findon Road means Findon Road/Rowells Road will need to be changed to two lanes in each direction

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Attachment 5: No file uploaded

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

Submission 15

Archived: Tuesday, 17 May 2022 9:44:58 AM

From: [Duerden, Alex \(DIT\)](#)

Sent: Monday, 16 May 2022 5:23:39 PM

To: [Jim Gronthos csu@wtcc.sa.gov.au](mailto:Jim.Gronthos@wtcc.sa.gov.au)

Subject: Suggestion for shared use (ped / cyclist) bridge over the River Torrens at Michael Reserve providing a connection to the proposed housing development at Metcash and safer access to Linear Park

Importance: Normal

Sensitivity: None

UNOFFICIAL

Hi

My issue is accessing the Linear Path to head east from Lockleys on the western side of Rowells Road. It's difficult for a cyclist to cross Findon Road to access Linear Park. My issue is related to safety, not time.

I cycle to and from my house (█ Douglas Street, Lockleys) to the CBD each day to get to and from work. I cycle from Douglas Street to Michael's Reserve then cross the River Torrens via the Findon Road bridge then use the pedestrian refuge on the northern side of the bridge to cross Findon Road to access the Linear path. I do this because it is very difficult to get down the stairs, with a bike, on the western side of Findon Road to access the Linear Path. My daughter 12 year old daughter cycles to Nazareth high school (Holbrooks Road) along the same route as well.

Cyclists and pedestrians are still vulnerable when using the pedestrian refuge on Findon Road, north of the River Torrens. A few weeks ago, both the handrails were missing so I assume a car collected them and they were replaced with new ones. Lucky it wasn't at a time

There is a PAC and traffic lights on Findon Road, south of the River Torrens; however, each of these options as a cyclists involves interacting in some way with the busy traffic on Findon Road. At the traffic lights at Rowells Road and Pierson Street, cars filter across peds and cyclists, making it very risky.

Essentially myself and my daughter (and probably anyone else in the area of Lockleys where I live) would like to access, as cyclists, the linear path underpass that goes under Findon Road. Would it be possible to provide a bridge from Michael Reserve to the northern side of the river? Now might be the perfect opportunity with the housing development about to start at the old Metcash site. This would provide easy access for the people in the new development to access Michael Reserve and would align with what the Developer has assigned as "community space" on the northern side of the river in the new development on page 78 of this document:

[Kidman Park Residential and Mixed Use Code Amendment - for consultation \(plan.sa.gov.au\)](#)

Note there is a foot bridge over the Torrens further west, at the end of Torrens Avenue, but this would add about 1.5km to the journey which is a lot for a cyclist.

I look forward to hearing back from you on this topic.

Regards

Alex Duerden
█ Douglas Street, Lockleys

Submission 16

Archived: Monday, 23 May 2022 2:14:34 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 23 May 2022 12:43:12 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

Jay

Last Name

Marmo

Email Address

[REDACTED]

Postal Address

Swann Avenue, Flinders Park

Phone Number

[REDACTED]

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

As a nearby resident, I am concerned regarding the significant environmental impacts posed by the scope of this project during and after its construction. The draft code Amendment places no limit on the number of new dwellings that may be placed on the site, potentially over 400. It recognizes some increase in traffic posed by the development, but is silent on the current construction of a new Nazareth campus just 500 m to the North for up to 800 students. As such, the minor traffic impacts noted appear a gross underestimate.

The combination of these two developments along an already busy Findon road will create long lines of idling traffic near the intersection of Findon and Valletta Roads during peak hours, as well as along Hartley Road. It is already nearly impossible to turn North from Hartley onto Findon Road during peak hours.

Even making Findon road a full 4 lane road, as is hinted in the material provided, will not improve things near these intersections and will only increase the noise and traffic pollution nearby residents will have to endure.

The council owes it to the current rate payers to require a realistic, fully funded plan for mitigating the impacts of the increased traffic caused by all the additional development along Findon Rd.

This amendment should not be approved in it's current form due to these shortcomings.

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/

Submission 17

Archived: Thursday, 26 May 2022 11:24:14 AM

From: [REDACTED]

Sent: Thursday, 26 May 2022 11:17:54 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Jim

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

In the main, I support the Code Amendment.

However, I do have significant concern in relation to the northern most vehicle access/exit from Findon Road to the new land division due to its proximity to the Beltana Street access/exit on the eastern side of Findon Road.

A few years ago the Department of Transport installed bike lanes and line marked traffic islands on the stretch of Findon Road from the River to Valetta Road (with the bike lanes extending further north and south). The effect of that was to channel vehicles to 'one-lane' on the southern approach to the Valetta Road intersection with Findon Road, creating difficulty (and safety issues) for motorists undertaking a right hand manoeuvre onto Findon Road from Beltana Street. Prior to that work being undertaken, the traffic coming from a southerly direction would split into two 'lanes' (notwithstanding it was a one lane road) with most traffic keeping to the left to avoid being caught behind vehicles queueing to turn right onto Hartley Road. This enabled an easy and safe right hand turn from Beltana Street onto Findon Road. The other effect of this change to Findon Road resulted in what would seem to be more locals avoiding the right turn manoeuvre from Beltana Street onto Findon Road and using the local street network as an alternative to the main roads (although this is anecdotal).

We feel that having an exit / entry to the new land division in such close proximity to Beltana Street will exacerbate the situation and create an increased safety risk for motorists turning right onto Findon Road from Beltana Street. We would therefore appreciate your consideration of either moving or doing away with this vehicle entry/exit point.

In addition to the above, we have general concerns about the increased volume of traffic likely generated from a combination of the new land division, the new school being built further north on Findon Road and the other facilities on Findon Road which will increase congestion at the Valetta / Hartley intersections and believe that the traffic modelling for the new land division should take into account the impacts of the land division on that intersection and whether it is time to consider coordinated signalised intersections for Hartley Road / Valetta Road.

I will be away all of June and into July and consequently wont be seeking to make a deputation. However, I would appreciate you taking these concerns into account when considering the consultation responses.

Regards

Jan and Chris Cornish

Submission 18

Archived: Tuesday, 31 May 2022 9:44:12 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sunday, 29 May 2022 3:43:13 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

Marissa

Last Name

Panazzolo

Email Address

[REDACTED]

Postal Address

████ Valetta Road Kidman Park

Phone Number

██████████

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

Very disappointed and quite angry about what is proposed to redevelop this land.

It is on this basis that I wish to express my view and I sincerely hope that Council takes this on board. First and foremost, I am opposed to the zones offering any construction above 2 levels. If this is attempting to create something similar to West at West Lakes, then I am NOT in support at all of what Council is proposing. West to be frank, looks terrible (it is predicted by many to look like a ghetto in the next few years), because the townhouses and apartment blocks all look like cheap boxes and if this is the same concept that will be applied, I see the value of houses in the area decreasing and that affects me and my family who also have properties in the area.

I am also of the view that this proposal to cram into an area multiple residences, particularly multi-storey residences, will greatly increase the amount of traffic when it is already very congested during peak traffic times and school drop off/pickup times along Rowells, Findon and the Valetta Road and Hartley Road intersections. Add to this the new Nazareth College 11-12 campus opening mid 2023 and this will be much worse.

What I find hypocritical by Council in even allowing such a proposal is that it this re-zoning of the land seems to contradict Council's new Climate Change policy, that is with all the additional vehicles. Furthermore, there does not seem to be enough green space to support Council's stance on being green, again in conflict with the Climate policy. What is also not apparent on the proposal is the width of the streets. It is hoped that the streets are going to be wide enough for two cars to pass each other even if there are parked cars on either side of the street. What is a concern with many new developments in the City Of Charles Sturt is the streets are so narrow that if there are cars parked on either side it is difficult sometimes for one car to pass through. A clear example of this is St. Clair.

Unfortunately, rumours have suggested that up 850 residences are proposed so this is a huge concern and it simply feels like Council is attempting to create an

opportunity to claim more council rates, without considering the impacts.

For the reasons stated above I sincerely hope that the Councillors consider all responses and do not approve any development above 2 storeys. This land, if it proceeds to be developed should be in line with what was done on the other side of Rowells road similar to the housing in Mercurio Drive, where stylish homes can be built and they are of a reasonable land size i.e. no less than 350 square metres. This would reflect the neighbourhood and the current environment and increase the value of the area.

Again, I sincerely hope that Council listens to local residents and considers the impact on the aesthetics of the area, the environment, the infrastructure, and the value of properties.

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 19

From: [Telstra](#)

Sent: Monday, 30 May 2022 10:17:35 AM

To: [Jim Gronthos](#)

Subject: Kidmark Park redevelopment

Importance: Normal

Sensitivity: None

Archived: Tuesday, 31 May 2022 12:19:06 PM

My concern about about the development of the Metcash site is about the huge amount of traffic entering and leaving Findon road Findon road already carries a steady stream of traffic, I feel a major bottleneck could occur with motorists taking risks getting in and out of the new development. Margaret Wendelborn ■ Canino Drive Kidman Park 5025

Sent from my iPad

Archived: Tuesday, 14 June 2022 12:24:51 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 15:29:53

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: Margaret

Family name: Wendelborn

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object as a close resident of the proposed Kidman Park Code Amendment plan I feel that the density of it is overwhelming. At peak times the traffic trying to access Findon Road would cause immense difficulties especially as Findon Road has a steady flow of traffic already.

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 20

Archived: Wednesday, 1 June 2022 8:42:59 AM

From: noreply@charlessturt.sa.gov.au

Sent: Tuesday, 31 May 2022 11:09:16 AM

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

Dennis

Last Name

Hartnett

Email Address

[REDACTED]

Postal Address

■ Kooralla Grove Kidman Park 5025

Phone Number

■

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

Firstly let me say that i have been at my address for 51 years. In recent time there has been greater traffic flow and I believe that with the following changes in the area this will grow substantially.

1. Proposed new Kidman Park Residential Development. 2, New Developments taking place on Findon Road between Valletta Road and Grange Road. 3, Likely hood of a development on the Institute of Sport site-Valletta Road. It is believed that the Institute will be vacating the premises in the near future. 4. Older houses being demolished with 2 new residences if possible replacing the one that was there. Additional traffic and residents will add to parking problems at the Findon and Fulham Gardens Shopping centres.

Currently the Kidman Park area still has a typical suburb feel about it.

I cannot see any reason for building 3 ,4 and 5 story buildings as i believe that where large numbers of people congregate trouble sooner or later follows.

Sometimes such building proposals can be fueled by greed by concerns with a vested interest.

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 21

Archived: Thursday, 2 June 2022 10:21:16 AM

From: [REDACTED]

Sent: Wed, 1 Jun 2022 15:29:08

To: [City of Charles Sturt](#)

Subject: FW: Kidman Park Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Resent this as was rejected by the email that was listed on the letter sent to me.

Sent to this email after discussion with your personnel.

If you need to discuss this, I can be contacted on [REDACTED]

Thanks

Chun

From: [REDACTED]

Sent: Wednesday, 1 June 2022 1:15 PM

To: 'igronthos@charlessturt.sa.gov.au' <igronthos@charlessturt.sa.gov.au>

Subject: Kidman Park Mixed Use Draft Code Amendment

Re the proposed development at the old Metcash site on Findon road, on the proposed concept plan figure 2 it shows a street access onto Findon road in front of my property at 331 Findon road Flinders park. This should be a dead end street like Mercurio Drive. It is difficult to get out of my driveway now during peak hour traffic to drop the kids and pick them up. With this development proposed you are adding 250 plus new residences and 250 plus new cars during peak hour times to Findon road.

Thanks

Chun



Virus-free. www.avq.com

Submission 22

Archived: Thursday, 2 June 2022 2:00:29 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 2 June 2022 11:40:13 AM

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

Mari

Last Name

Van der Spuy

Email Address

[REDACTED]

Postal Address

█ Canino Drive, Kidman Park, 5025

Phone Number

█

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

Use the West Lakes development as a guide for how a residential development in a middle class area should look. 1 apartment building for aged care, the rest should be max 2 storey height. Adding in more apartments will increase traffic considerably and reduce the house price across Kidman Park. Keep to the family feel of this neighbourhood.

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 23

Archived: Thursday, 2 June 2022 3:54:00 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 2 June 2022 3:16:12 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

Bruce

Last Name

Amos

Organisation (if relevant)

Nil

Email Address

[REDACTED]

Postal Address

[REDACTED] Garden Tce

Phone Number

[REDACTED]

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

This proposed development is out of all character with the adjacent urban area. It presents a significant negative impact on the existing road infrastructure in terms of the additional traffic and its intrusion into the natural skyline, in terms of what is considered normal for this suburban area and is not in keeping with current developments.

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 24

Archived: Monday, 6 June 2022 9:38:23 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 3 June 2022 1:12:18 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

Gavin

Last Name

Colville

Email Address

[REDACTED]

Postal Address

█ Lee Street, FULHAM GARDENS SA 5024

Phone Number

█

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

Personally I am furious that this proposal has been initiated by Charles Sturt Council. What happened to the original plan that was being promoted by the developer approximately 12 months ago? I use and hold dear the linear trail and I have no doubt that mass development will do but one thing- decrease the serenity and ambience of the area. Not to mention significantly increased traffic on both Findon Rd and Valetta Rd, in particular the hazardous intersections of these two roads, as well as Findon Rd and Hartley Tce. I encourage you to visit these locations bt 3pm and 4.30pm.

For all Charles Sturt Counsellors, I ask- why do you continue to neglect the voice of your current residents? How can a reduced quality of living- yes that is how we feel, be a desired outcome of your role.

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

Submission 25

Archived: Monday, 6 June 2022 10:19:45 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 3 June 2022 5:24:12 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

Lynton

Last Name

Pearce

Organisation (if relevant)

NA

Email Address

[REDACTED]

Postal Address

[REDACTED] Azalea Drive, Lockleys

Phone Number

[REDACTED]

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

Based on the submission of Charles Sturt with regards to their opposed position of the Pierson St, Lockleys code amendment, I am absolutely flabbergasted by the complete 180 degree turn about buy council. During the public consultation for the Lockleys code amendment, I was told by Jim Gronthos that council wanted to keep control of the Kidman Pk code amendment by applying separate to the developer so as to design a subdivision that would be sim pathetic to the area. Initial suggestion would have been single and two story homes throughout with the exception of o 3 to 4 story opposite the dog park as a combination of caffe/ shops with apartments above. Now council is wanting to fill the site with dozens of multi hi rise 4 and 5 stories hi through out. Charles Sturt also invited myself and another Lockleys neighbor Karl Martin to come to your council meeting on deputation to share how opposed Lockleys residents were with the Lockleys code amendment. It should be noted that after our own public meeting which included all council members for West Torrens, CEO, mayor, councilors, MP's Tom Koutsantonis and Matt Cowdrey and nearly 1000 members of the public, all of whom were asked if they were opposed to development. Unanimous decision was no but when asked about the code amendment being applied for with plan SA, again unanimous response, No to the current code amendment being applied for. There has also been a petition with near 700 signatures presented to the house of Assembly pleading for the planning Minister to reject the code amendment for Lockleys. It seems to me Charles Sturt Council are more interested in revenues from the excessive multi hi rise apartments than they are interested in giving the people want they want and destroying what is left of the River Torrens Linear Park. Once these hi rise apartments encroach the River it will be too late, once it's gone it's gone!

The question then is what is to come of our beautiful city if we allow inappropriate development to continue anywhere especially on a heritage list park like we have here now, where does it stop?

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 26

Archived: Monday, 6 June 2022 10:29:57 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 4 June 2022 2:05:12 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

Kelly

Last Name

Valenzisi

Email Address

[REDACTED]

Postal Address

Artarki Ave Kidman Park

Phone Number

[REDACTED]

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

I am writing to advise that the decision to allow pedestrian access into Artarki Ave from the new development "Metcash Site" should be revised as with multiple story buildings and high density living arrangements we are concerned there will not be enough parking within the zone. Leaving Artarki ave separate from the new re-zone forces residents to park within there limits. we are concerned by opening a pedestrian access might force residents to park within our street and walk across to the new zone which will impact Artarki Ave. We are a small street with a great community vibe, we wouldn't want issues of yellow lines and permit allocation Infront of our homes due to a new development which can impact parking in the future. We are concerned of this proposal and all the street parking within the new zone and the impact on the siding areas

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

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Submission 27

Archived: Monday, 6 June 2022 10:40:40 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sunday, 5 June 2022 8:44:12 AM

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

Stephanie

Last Name

Kipirtoglou

Email Address

[REDACTED]

Postal Address

nikou crt Fulham gardens 5024

Phone Number

[REDACTED]

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

Happy for it to be rezoned as long as infrastructure ie roads are made wide so parking is able to be achieved to not impact traffic flow.

And adequate parks and recreation is balanced in the space. Not all for public housing.

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

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Submission 28

Archived: Monday, 6 June 2022 10:47:12 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sunday, 5 June 2022 10:11:20 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

Lisa

Last Name

Blackwell

Email Address

[REDACTED]

Postal Address

█ Borthwick Street Henley Beach SA

Phone Number

█

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

Concerned about the height of the proposed development, particularly the 4 & 5 level buildings. I feel these are too high and would not fit with the look of the existing area

Also, I can see that an intersection upgrade is proposed for Valletta and Findon roads. But what is the proposed traffic treatment for the additional vehicle access points? Will these contribute to congestion of this intersection?

I welcome the use of green space in the design

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 29

Archived: Monday, 6 June 2022 1:16:17 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 6 June 2022 11:20:13 AM

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

Jo-Anne

Last Name

Galea

Organisation (if relevant)

One Rail Australia

Email Address

[REDACTED]

Postal Address

[REDACTED] Stokes Crescent, Kidman Park, SA, 5025, AUSTRALIA

Phone Number

[REDACTED]

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

I do not support this proposal or any other future low/mixed density housing projects. Over the past few years, Kidman Park has seen many high-density/mixed developments that have created many problems with insufficient parking. Hi-density developments will become the "slums of tomorrow".

In my neighborhood, there are two-story homes being squashed into small blocks with inadequate parking with more and more cars being parked on the street. Why can't you be more like the shire that looks after Lockleys and Glenelg? It's time to get a backbone and stop yourselves being pressured by greedy developers and do what is best for the people you're supposed to be representing.

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

Submission 30

Archived: Thursday, 9 June 2022 7:09:30 AM

From: [PlanSA Submissions](#)

Sent: Wednesday, 8 June 2022 10:57:52 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: Alisha

Family name: Williams

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I would like to request that within the public open space, consideration be given to the inclusion of a basketball ring/netball ring/permanent table tennis etc. Refurbishment has occurred to playgrounds in the area however the teenage population has been forgotten. Given the density of the proposed rezoning, the number of young people in the area will obviously increase. We do not need more playgrounds - we need diverse entertainment for older children/teens. A basketball ring has been developed in Adelaide that retracts at a certain hour if noise is a consideration.

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 31

Archived: Thursday, 9 June 2022 2:31:36 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 9 June 2022 2:28:16 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

Graeme

Last Name

Williams

Email Address

[REDACTED]

Postal Address

David Ave Findon

Phone Number

[REDACTED]

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

Buildings should be no higher than 3 stories as neither Findon Road nor Valetta Road will be able to handle the increase in traffic otherwise. Streets should be wide enough to allow for parking on both sides and still allow for emergency vehicles access. Garages must be wide enough to allow vehicles to park in them instead of on the street.

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 32

Archived: Thursday, 9 June 2022 3:38:42 PM

From: [PlanSA Submissions](#)

Sent: Thursday, 9 June 2022 3:04:42 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: Christine

Family name: Burford

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am concerned that a development of four-five storeys will spoil the amenity of the area. From the proposal it appear there will be some 227 allotments which must add to traffic issues in the area. This might lead to further development of this type in Kidman Park.

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 33

Archived: Tuesday, 14 June 2022 9:14:58 AM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 9 June 2022 7:15:14 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

Therese

Last Name

Dunlop

Email Address

[REDACTED]

Postal Address

Unit [REDACTED] number [REDACTED] Motley Ave

Phone Number

[REDACTED]

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

Most of the development should be single storey and 2 storey with a small number of three story dwellings. This is in keeping with a residential suburb and sympathetic with the linear park precinct.

Already Findon Road/Rowell road is very busy. The current plan will make this road exceptionally congested as most residents will use cars for transport because of limited efficient public transport close by.

I would favour more open space incorporated into the design.

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 34

Archived: Tuesday, 14 June 2022 9:26:48 AM

From: [Jill Purdy](#)

Sent: Friday, 10 June 2022 7:37:21 AM

To: [Jim Gronthos](#)

Subject: Fwd: Metcash development site

Importance: Normal

Sensitivity: None

Sent from my iPhone

Begin forwarded message:

From: Jill Purdy <[REDACTED]>
Date: 10 June 2022 at 7:06:33 am ACST
To: council@charlessturt.sa.gov.au
Subject: Metcash development site

☒To whom it may concern,

I would like to express my great concern at the new development of the Metcash site. While I am not opposed to its development, or even the fact that I realise it will be high density living, I am appalled to find some buildings will be up to 5 stories, thereby making it an incredibly dense number of people living in a small zone. The infrastructure of roads in that area simply cannot safely cope with such a high number of people and extra traffic. Already traffic is congested in the area and in peak hour cars look to avoid the main roads by taking side streets. It is dangerous to attempt to turn right onto Findon road at peak hour. Extra traffic, even with lights, will make the embankment of traffic unmanageable. This has been the case on the corner of Holbrooks and Hartley road where two schools are opposite each other and at times the traffic banks back to the football oval on Hartley road. And that's without the extra enormous number of cars that would be added to it from the Metcash development. On Valetta road there can be a large banking of cars in peak hour waiting to turn onto Findon road. It can be difficult to enter Valetta road during peak hour from any surrounding side streets. How the council could possibly think such high density housing in the area would be ok is beyond me!! This is simply a money making exercise, with no care for the local residence or impact on the area. The infrastructure simply cannot cope with this! It is struggling now!

You must reconsider the density level of the housing planned at the Metcash site and stop thinking about the money to be made. Rather think about the quality of the location for residence to live in. This would not happen if we lived in the eastern suburbs!!

Kind regards,
Jill & Gary Purdy

Sent from my iPhone

Submission 35

Archived: Tuesday, 14 June 2022 9:56:31 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 10 June 2022 12:31:14 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

Gilda

Last Name

Melillo

Email Address

[REDACTED]

Postal Address

Findon Road

Phone Number

[REDACTED]

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

I believe the Sub-zone highlighted area should only be Max 2 level height on the perimeter bordering Valetta road, any higher structures should be inwards behind perimeter (2 level) buildings.

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

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

Submission 36

9 June 2022

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

Dear Sir/Madam,

Re: Kidman Park Residential and Mixed-Use Code Amendment

I refer to the email dated 7 April 2022 received from your office seeking our comments on the above Code Amendment and wish to advise the following:

SA Water currently provides water and sewerage services to the area subject the above code amendment. Please note that water and sewer networks augmentation may be required should the proposed rezoning generate an increase in existing demands.

The extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

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

SA Water Planning

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

Protection of Source Water

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

if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Trade Waste Discharge Agreements

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

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

Yours sincerely,

per Matt Minagall
Senior Manager, Customer Growth
Phone: 08 7424 1363
Email: Matt.Minagall@sawater.com.au

Submission 37



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

EPA 652-386

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

Dear Mr Gronthos

Kidman Park Residential and Mixed Use Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the consultation version of the *Kidman Park Residential and Mixed Use Code Amendment* ('the CA').

The affected area comprises the former Metcash food distribution warehouse at 404-450 Findon Road, Kidman Park and warehouses and offices at 5-7 Valetta Road, Kidman Park.

The proposed CA will rezone the entire affected area from the Strategic Employment Zone to an Urban Renewal Neighbourhood Zone, with the north-eastern portion of the affected area being subject to the Mixed Use Transition Subzone. In addition, the following additional Planning and Design Code Overlays will be applied to the affected area:

- Affordable Housing Overlay
- Noise and Air Emissions Overlay
- Future Road Widening Overlay
- Stormwater Management Overlay, and
- Urban Tree Canopy Overlay.

The affected area is approximately 12.6 hectares in area and it is envisaged that the rezoning would facilitate low to medium density residential development and complementary mixed use commercial development. The affected area adjoins the River Torrens (Karrawirra Parri) Linear Park.

Site Contamination

The EPA has reviewed the following report, provided by the applicant to support the CA:

- *Environmental Condition – Site Contamination Study – December 2021 – J174764 – Fairland Group Pty Ltd – Cnr Findon & Valetta Roads, Kidman Park* ('the site contamination report').

The site contamination report divides the affected area into three areas:

- Area 1: 404-406 & 436-450 Findon Road, Kidman Park
- Area 2: 5 Valetta Road, Kidman Park, and
- Area 3: 7 Valetta Road, Kidman Park.

The site contamination report identifies multiple potentially contaminating activities ('PCAs') have occurred onsite including:

- Storage of more than 500 litres or more of a liquid listed substance, associated with seven underground fuel tanks
- Importation of fill materials
- Motor vehicle repair or maintenance, and
- Use of the site as a laboratory.

Area 1

Area 1 is subject to a section 83A notification to the EPA due to the presence of petroleum hydrocarbons and chlorinated hydrocarbons in groundwater at the site. The site contamination report details intrusive assessments of soil, soil vapour and groundwater undertaken at the site. The report further identifies site contamination or indications of site contamination within Area 1, including:

- Chlorinated hydrocarbons in soil vapour above screening criteria for both a residential and commercial / industrial land use
- Asbestos fragments in soil, and
- Variable fill inclusions such as glass, ash and brick.

It is noted that a site contamination audit for Area 1 was commenced on 30 November 2021. The purpose of the audit is to:

- Determine the nature and extent of any site contamination present or remaining on or below the surface of the site
- Determine the suitability of the site for a sensitive use or another use or range of uses, and
- Determine what remediation is or remains necessary for a specified use or range of uses.

The completion of the audit will provide certainty that the site can be made suitable for the proposed sensitive land uses.

If the audit has not been completed prior to development application ('DA') being lodged for land division and/or more sensitive land uses, the site contamination assessment scheme (enacted via the *Planning Development and Infrastructure Act 2016*, *Planning Development and Infrastructure (General) Regulations 2017*, the *Planning and Design Code* and *Practice Direction 14: Site Contamination Assessment 2021*) will apply.

Areas 2 and 3

Site contamination investigations undertaken for Areas 2 and 3 are currently limited to desktop investigations.

Areas 2 and 3 are not included in the site contamination audit that commenced on 30 November 2021.

Additional site contamination investigations (likely detailed site investigations) will need to be undertaken to understand whether site contamination exists, and if so to determine the nature and extent of site contamination and to inform decisions regarding the need for remediation, to give certainty that the site can be made suitable for the proposed residential land uses.

The required additional investigations can be submitted with future land division or change of land use DAs and considered according to the site contamination assessment scheme.

Stormwater management and Water Sensitive Urban Design

Any intensification of urban development should include stormwater drainage systems that are designed to maximise the interception, retention and removal of waterborne physical, chemical and biological pollutants prior to their discharge to stormwater systems or receiving waters and including culverts and creeks.

Water Sensitive Urban Design (WSUD) is a well-recognised approach to managing water in urban environments in a way that minimises impacts on the natural water cycle in an integrated, holistic manner. Through careful design, construction and maintenance, WSUD can support multiple objectives such as water quality and conservation, flood management, enhanced amenity, as well as the protection of biodiversity and ecosystem integrity.

WSUD measures, which may be applied to the proposed area include:

- erosion and sediment control during construction
- detention and use of roof water for hot water, laundry, toilets and irrigation
- detention (treatment) and use of stormwater for irrigation (e.g. on-site detention tanks, ponds, wetlands, aquifer storage and recovery)
- detention, treatment and reuse of grey water for irrigation (e.g. greywater systems, reed beds)
- retention of stormwater through infiltration (e.g. porous paving, soakage pits/trenches)
- specially designed landscaping to treat and utilise stormwater (e.g. swales, rain gardens), and
- protection of existing vegetation to minimise site disturbance and conserve habitat.

This CA proposes to apply the Stormwater Management Overlay to the entire affected area. The intent of the Stormwater Management Overlay is to achieve development that incorporates WSUD techniques to capture and re-use stormwater.

The EPA supports the application of this Overlay.

For further information on this matter, please contact Melissa Chrystal on 8204 1318 or Melissa.Chrystal@sa.gov.au.

Yours sincerely

James Cother

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

10 June 2022

Submission 38

Archived: Tuesday, 14 June 2022 10:51:16 AM

From: [PlanSA Submissions](#)

Sent: Sat, 11 Jun 2022 13:00:06

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: Aaron

Family name: Pignotti

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Current medium density housing in this and neighbouring areas is creating a huge amount of additional congestion on the roads and in the side streets. Perhaps council should be upgrading the local infrastructure before packing in more people into an area to maximise their profit margins.

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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 39

Archived: Tuesday, 14 June 2022 11:40:04 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 11 June 2022 2:10:17 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

David

Last Name

Goreham

Email Address

[REDACTED]

Postal Address

█ Frogmore Road, Kidman Park SA

Phone Number

█

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

1) Poor notification regarding this development, contacted council and was advised would be kept informed.

NEVER HAPPENED

2) Only found out about 10-6-2022 meeting via a letter box drop. 3 Days notice NOT GOOD ENOUGH

3) With consideration to current and no doubt future developments Traffic flows Pierson Street Lockleys

Metcash Findon

Kidman Estate / Adele Street Grange Road.

Nazareth School Development

Sport Institute Valletta Road

As well as a number of potential Significant parcels of land located on Findon Road

4) The first submission council received of approximately 230 structures of two story was accepted by a high majority of those who attended should be noted

5) Current proposal of 3 plus does not fit with existing areas buildings.

6) The overview by Fairland is a glossary of standard clauses to promote the development without substance in a number of points. It over looks issues which may need further investigation.

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

Submission 40

Archived: Tuesday, 14 June 2022 11:47:04 AM

From: [PlanSA Submissions](#)

Sent: Saturday, 11 June 2022 7:34:30 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: Josephine

Family name: Abrantes

Organisation: Nil

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object as the high density housing proposed does not fit in with Kidman Parks character or the many family homes nearby. I am not opposed to the development, however I object to anything higher than 2 storeys due to the following concerns: high density living Much increased traffic on local roads Parking issues Increased noise pollution Pedestrian hazards Loss of trees or lack of open space

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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

Submission 41

Archived: Tuesday, 14 June 2022 11:54:52 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 11 June 2022 10:36:16 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

Stella

Last Name

Raschella

Email Address

[REDACTED]

Postal Address

██████████ Frogmore Rd Kidman Park sa 5025

Phone Number

██████████

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

I don't object to development and more housing for the area but the scale of this proposal does not fit in with the character of Kidman Park and the existing family friendly homes. The indicative plan of June 2021 with 237 homes with max 2 stories is more sustainable than the proposed 400 dwellings. High density living is usually complimented by strong public transport infrastructure eg rail/tram/bus/road. Findon Road only supports one bus line so the reliance of car transportation means a substantial increase to traffic along the Findon rd between Grange & Henley Beach Roads. Will there be turning lanes on Findon rd for residents to turn into/out of the development? Is Findon Rd really wide enough to accomodate this? Assuming most but not all households have 2 cars this could mean upto an extra 700 cars to be garaged. Will there be underground parking for residents or will it all be street parking for the residents? Where will visitors park? Or will the surrounding streets need to be used? Traditional homes offer lock up garages/car ports etc which apartment living does not offer. The congestion on Findon/Valetta rds, Findon/Pierson rds & Findon/Hartley rds is going to be a nightmare with the extra traffic. Will there be turning lanes on Findon Rd for residents to turn into/out of the development given the width of Findon Rd? This will add to the traffic congestion. Furthermore once Nazareth College opens up with teachers/students driving, the level of traffic on Findon road will only increase and cause further congestion. Will the roads within the development accommodate a Garbage/Fire Trucks adequately as we don't want the same issues that the residents of The West - stage 1 development have...parked cars being swiped because of narrowness of the streets. Does the date of the traffic survey truly represents a post covid time line? More people are travelling back into the office so Findon Road today is would potentially be busier now than at survey time. Finally, why didn't council send out letters/mail drops to residents of the effected area. Kidman Park has a high ethnic population whereby english is not their first language, retired, have lived in their homes for > 20 years plus. Not everyone has a computer so a lot of resident can't search the councils website or they don't have family to help them. The local paper use to keep the community informed but this is no longer an option so more needs to be done by the council in matters like this.

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 42

Archived: Tuesday, 14 June 2022 12:02:29 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 9:22:18 AM

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: Roman

Family name: Washyn

Organisation: Resident

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: As a nearby resident in Artarki Street I am concerned with the significant traffic increase and the effect the latest plan will have on existing road network and infrastructure which is already near capacity. The initial proposal of 3 story maximum was only just acceptable. I see no community benefit in the small open space which is only there to help sell the apartments. This space will only receive direct sunlight in the midday. I also object to the removal of the stand of mature trees along the western boundary. They should be incorporated into the buffer zone. I would also like to see how much revenue the Council would lose if the initial plan was adopted with the resultant loss of rates etc.

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Attachment 2: No file uploaded

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Submission 43

Archived: Tuesday, 14 June 2022 12:17:52 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 15:23:07

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: Louise

Family name: Whitney

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object as a frequent user of Findon Road to this over development. High density housing in a small area is not in character with the homes nearby. Especially a five level building seems excessive The removal of trees will be detrimental to the current natural environment and the future pollution will be devastating. The removal of large established trees should be avoided.

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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 44

Archived: Tuesday, 14 June 2022 12:30:00 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 18:03:24

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: Serin

Family name: Halliday

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object to the high density development that is being proposed in conjunction with changing the planning and design code for this area. This area already has traffic issues which would be further increased with a high density development. Such a development would be an eyesore along the river area, blocking both light and the flow of air, and does not fit in with the character of the area. This area is well suited for residential development in a similar vein to adjacent areas, which includes single and two level housing, with green yard space included. Anything higher than two levels is not appropriate in this environment.

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Attachment 2: No file uploaded

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Attachment 5: No file uploaded

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

Submission 45

Archived: Tuesday, 14 June 2022 12:35:19 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 7:33:04 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: Gerrit

Family name: Koldenhof

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Not in favour of four and five storey buildings. I am concerned about the increased volume of traffic, I believe this prime land close to the beach/city/airport should be normal residential dwellings. One & two storey houses.

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Attachment 5: No file uploaded

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

Submission 46

Archived: Tuesday, 14 June 2022 12:41:20 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 8:05:13 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: Chun

Family name: Wong

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am not opposed to the development, however I do oppose any traffic exiting in front of my residence at [REDACTED] Findon road, as it is difficult to leave my property now during peak traffic and is dangerous now. Also the increased noise pollution from all the traffic. Should mix up the levels, reduce the open space, so there is a good mixture of people who like to live in flats and 2 story homes.

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Attachment 5: No file uploaded

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

Submission 47

Archived: Tuesday, 14 June 2022 12:47:21 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 20:16:13

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: Cherry

Family name: Koldenhof

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: There is too many high density housing in the proposed plan. The 5 storey building will just too big. The increase housing will cause too much traffic on findon and valetta rd. I do not like this proposal at all.

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Attachment 5: No file uploaded

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

Submission 48

Archived: Tuesday, 14 June 2022 12:59:24 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 21:30:27

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: Timothy

Family name: Pienaar

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Chief Executive Officer, City of Charles Sturt. I am a resident of Kidman Park, in close vicinity to the proposed rezoning and future development of the Metcash site. My concerns are as follows: Traffic There is already an increase in traffic at Valetta Rd/Findon Rd/Hartley Rd. The intersection at Henley Beach Rd turning right from the city into Rowells Rd is a point of congestion and will deteriorate even further. Suggestions of improved road networks in the area will take time and disruption and will still need to accommodate an increase in dwellings and residents regardless. What is the remediation plan? Has there been any consideration of improving the path along the Torrens all the way to the city to make it smoother, safer, and more cycle friendly to encourage alternative transport means? Environment The proposed number of dwellings and number of apartments/storey's can only increase waste, pollution, noise and service demands. Is there an environmental plan associated with these developments? Shouldn't we be encouraging more green space, community gardens and sports fields. What is the load placed on the Torrens and walking/cycling paths with additional people in the area, particularly if the household numbers are much greater due to apartments living. Aesthetics Buildings of 4-5 storey's high are not in keeping with the architecture of the suburbs of Kidman Park, Flinders Park, Brooklyn Park, Findon nor any of the Western Suburbs of this area. It would be an eye-sore in a suburb previously known for its market gardens and traditional family sized blocks of land. Surely it must be attractive to have a decent block of land, and not create a high density environment where everyone is living on top of each other. Apartment blocks soon become outdated and tired looking. Services How will we ensure our utilities are not disrupted? Ie supply pressure is not diminished to the residents through dilution Why do we need to go to high density living?

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

Submission 49

Archived: Tuesday, 14 June 2022 1:37:00 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 09:53:03

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: GLEN

Family name: KIDMAN

Organisation:

Email address: [REDACTED]u

Phone number: [REDACTED]

Comments: Dear sir / madam After attending a recent community meeting last Fri I offer the following I believe the height restrictions should be those in the June 21 paperwork ie not the higher storey proposal now being sought The higher levels are not in keeping with the Linear Park I don't believe there was a traffic report that considers the implication of all developments in the immediate area eg New Nazareth school , State sports center future development , other infill housing etc There is a single lane bridge plus antiquated roads and intersections which will possibly not cope with increased traffic flows long after the developers have departed Thanks Glen

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