

West Lakes Residential and Mixed Use Draft Code Amendment

Written Submissions Received

Wednesday 28 September - Thursday 24 November 2022

List of Written Submissions Received

No.	Names
1.	Adrian Tero Epic Energy
2.	Daniel Cooper Apa
3.	Scott Rankine
4.	Schanett Size
5.	Brenton Maidment
6.	Dieter Kletschkus
7.	Rick Chenoweth City of Prospect
8.	Rob Snowdon
9.	Colin Umpherston
10.	Lynda Smith
11.	Sue Curran Manager Strategy and Business City of West Torrens
12.	Stacey Terrell
13.	Larry Finis
14.	Emmil Priebe
15.	Veronica Maidment
16.	Roger and Gail Rowe
17.	Brenton Maidment
18.	Kym Withey
19.	Lorraine Hammond
20.	Joshua Bryant
21.	Gabrielle Bryant
22.	Dylan Bryant
23.	Mark Worthley
24.	Claudia Worthley
25.	Zak Worthley
26.	James Lucas
27.	Peter Searle
28.	Estelle Lucas
29.	Julien Lucas
30.	Lauren Malec
31.	Jean Woodley
32.	Daryl Cocks
33.	Helen Surplice
34.	Robert Surplice
35.	Courtney Hammond
36.	Kerri Huckel
37.	Rachel Egel
38.	Dieter Kletschkus
39.	Ashley Johnson
40.	Monica Szczepanowski
41.	Chris Szczepanowski
42.	Shaun Turnbull
43.	Shaun Turnbull
44.	Allison Bampton
45.	Ky Bampton
46.	Zoe Bampton
47.	Todd Bampton
48.	Christine Kletschkus
49.	Patricia Curry
50.	Michael Wooten
51.	Julie Withey

No.	Names
52.	Jordan Zampogna
53.	Siena Withey
54.	Claudia Withey
55.	Mandy Miller
56.	Dieter Kletschkus
57.	Joseph Debono
58.	Steve Hooper City of Port Adelaide Enfield
59.	Anna Debono
60.	Tom McCready Acting Chief Executive Officer City of Adelaide
61.	Mathew Maidment
62.	Ian Wright
63.	Luise Humby
64.	John Stallard
65.	Carmine Cafasso
66.	Toula Valenta
67.	Frank Valenta
68.	Andrew Valenta
69.	Lucas Valenta
70.	Gail Stallard
71.	John Kurda
72.	Morgan Humby
73.	Kerri Huckel
74.	Glyn Wingard
75.	Heather Wingard
76.	Peter Searle
77.	John L Cooper
78.	Jesper Munch
79.	Carmen Carter
80.	Julie McIntyre Grand Kitchens
81.	Kevin M Fox
82.	Margaret D Fox
83.	Kim Teder
84.	Nathan Teder
85.	Jenine Tracey
86.	Michael Teder
87.	John L Cooper Coopers Accessible Vehicles Pty Ltd
88.	Helen E Cooper
89.	John Cooper J.P.
90.	Joanna Wells Outreach Coordinator Conservation Council SA
91.	Gail Turnbull
92.	Daniel Metcalfe
93.	Cherie Robertson
94.	Savannah Little
95.	Lane Landreth
96.	Shelley Travers
97.	Nina Travers
98.	Darryl and Judy Tozer
99.	Robyn Suzanne Welsh
100.	Rob Welsh
101.	Edward Arkit

No.	Names
102.	Elizabeth Arkit
103.	Paul Sperling
104.	Judy Sperling
105.	Paul Sperling (also lodged submission 103)
106.	Judy Sperling
107.	Trevor Brewer
108.	Jim Baldacchino
109.	Brenton Holmsted
110.	Helen Holmsted
111.	Edward King
112.	Robert Williams
113.	Maxine Williams
114.	Susan Prettejohn
115.	Peter South
116.	Sue South
117.	Scott Daniells
118.	Susan Rohmert
119.	Kai Rohmert
120.	Ron Baker
121.	Rosemary Baker
122.	Gary Dohnt
123.	Terry Rawson
124.	Sarka Laznicka
125.	John L Scotcher
126.	Sue McKay
127.	Dave McKay
128.	Kevin and Lorraine Bourke
129.	Stephen Hammond on behalf of: SA Water Code Amendment Community Resident's Group (SWCACRG)
130.	Bob Nicol
131.	Teresa Nicol
132.	Stephen Townsend
133.	Belinda Dzido
134.	Chris
135.	Bruce Townsend
136.	Gianna Finis
137.	Ryan Stewart Broadway Property Advisory
138.	Mrs Dionne Robertson
139.	Ann-marie Bryant
140.	Andrew Zammit
141.	Jamie Guerra Leedwell
142.	Isabella Okulewicz
143.	Jacky Semler
144.	Russell Davey
145.	Jacky Semler
146.	Anne Dohnt
147.	Con Kikianis
148.	Jennifer Townsend
149.	Bruce Henshall
150.	Richard Billis
151.	Riley Price
152.	Darrell Martin
153.	Sue Martin

No.	Names
154.	Jeanette Ramsey
155.	Ian Wright
156.	Trevor and Carolyn Harding
157.	Julien Maddem
158.	Lisa Chan
159.	John Kong
160.	Kevin Kong
161.	Ken Kong
162.	Steven Langley President Birds SA
163.	Sandra Grant
164.	David Grant
165.	Peter Dinan Freedom Fitness
166.	Luke Fearne
167.	Michelle Fearne
168.	Mickey Chan
169.	Chris Vounasis Future Urban On behalf of: Duxton Capital (Australia) Pty Ltd
170.	Chantelle Bartlett
171.	Ian Westwood
172.	Heather Sawyer
173.	Paul Chalubek
174.	Lila Chalubek
175.	James Chalubek
176.	Marilyn Chalubek
177.	Alexandra Chalubek
178.	Ryan Piekarski
179.	Silvio I
180.	Jacqui Priestley
181.	Stephen Mullighan MP Member for Lee
182.	Paul Sykes
183.	L.C and J.A Barnes
184.	Scott Douglas Environment Protection Authority
185.	Alex Ward Department for Environment and Water
186.	Pat Gerace Chief Executive UDIA
187.	John Hunter
188.	Sue Hunter
189.	Meredith Huxley
190.	Marlene Timms
191.	Mary Firth
192.	Daryl Ireland
193.	Matt Minagall SA Water

Submission 1

Archived: Monday, 26 September 2022 2:01:35 PM

From: [Adrian Tero](#)

Sent: Monday, 26 September 2022 1:57:40 PM

To: [Jim Gronthos](#)

Subject: RE: Consultation by the City of Charles Sturt on the West Lakes Residential and Mixed Use Draft 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

Level 6, 70 Franklin Street Adelaide SA 5000

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: Monday, 26 September 2022 1:38 PM

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

Subject: Consultation by the City of Charles Sturt on the West Lakes Residential and Mixed Use Draft 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,

Please note that the West Lakes Residential and Mixed Use Draft Code Amendment will be released for consultation on **Wednesday 28 September 2022 until Thursday 24 November 2022**, with a public meeting scheduled for early 2023 (date to be advised following the local government elections).

Enclosed is an information brochure summarising the proposed policy amendments and details of the public consultation process, including how you can submit your comments. Please also see the attached Notice as required under Regulation 20

of the *Planning, Development and Infrastructure (General) Regulations 2017*. The Notice provides details of the land which is specifically impacted by the Code Amendment, including a description of the impact on that land. The Notice also provides details of where you can inspect the draft Code Amendment and information about other consultation which will occur on the draft Code Amendment.

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, draft Code Amendment and supporting documents can be inspected online from 28 September 2022, 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.

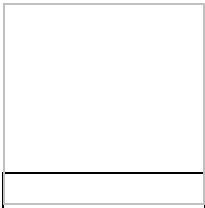
Please provide any comments on the draft Code Amendment by **5.00pm on Thursday 24 November 2022** either through the SA Planning Portal or YourSay links above or by email to jgronthos@charlessturt.sa.gov.au or by post to Chief Executive Officer, City of Charles Sturt, Titled 'West Lakes Residential and Mixed Use Draft 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



The City of Charles Sturt acknowledges and pays respect to the traditional custodians of the land, the Kaurna people of the Adelaide plains.

Go Green - Think before you print

This initiative forms part of our environmental plan

Warning - This email message is intended only for the addressee(s) and may contain information that is confidential, subject to legal or other professional privilege, or protected by copyright. If you have received this in error, please notify the sender by reply email and delete this email from your system. You are not permitted to use, reproduce or disclose the contents of this email. No representation is made that this email is free of viruses. Virus scanning is recommended and is the sole responsibility of the recipient. Thank you.

Submission 2

Archived: Tuesday, 27 September 2022 10:38:39 AM

From: [Cooper, Daniel](#)

Sent: Tuesday, 27 September 2022 10:25:42 AM

To: [Jim Gronthos](#)

Subject: NEP-3174_Frederick Rd, West Lakes

Importance: Normal

Sensitivity: None

Attachments:

~WRD035.jpg; [Information Brochure.PDF](#);

Hi Jim,

Following a review of the proposed Code Amendment for West Lakes I am able to advise there appear to be no direct impacts to APA gas infrastructure. Should there be individual customer gas service inlets and gas meters, these should be removed following the correct procedure before any development of the area could begin.

APA has no objections to the proposal as it has been presented. Please feel free to contact me should you require further information.

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

Sent: Monday, 26 September 2022 1:43 PM

To: Tucci, Daniel <Daniel.Tucci@apa.com.au>; Cooper, Daniel <daniel.cooper@apa.com.au>

Subject: FW: Consultation by the City of Charles Sturt on the West Lakes Residential and Mixed Use Draft Code Amendment

Kind Regards,



Chris Liew

Senior Integrity Compliance Engineer

Networks – Engineering & Planning

Submission 3

Archived: Thursday, 29 September 2022 7:41:30 AM

From: [PlanSA Submissions](#)

Sent: Wednesday, 28 September 2022 8:38:37 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for West Lakes Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: West Lakes Residential and Mixed Use Code Amendment

Customer
type: Member of the public

Given name: Scott

Family name: Rankine

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

My overall
view is: I support the Code Amendment

Comments: I support the Code Amendment, however i would like to see housing limited to a maximum of 2-3 Stories. There are already areas such as the West Development which exceeds this and does not fit in with the Overall appeal of living in West Lakes.

Attachment
1: 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 4

Archived: Thursday, 29 September 2022 8:59:34 AM

From: noreply@charlessturt.sa.gov.au

Sent: Wednesday, 28 September 2022 10:41:54 PM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Schanett

Last Name

Size

Email Address

[REDACTED]

Postal Address

frome crescent

Phone Number**Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment**

I so no to any more residential areas especially high rises. West lakes is already looking like a boxed ghetto. This land should remain natural habitat area as it has been for generations especially for the wildlife, birds trees and insects as the rest of the area is all housing. there is no more free land in the area that houses haven't been built on. There is a major high way on Frederick road and the smaller roads like lochside drive you can no longer drive thru only one way as too many units where built on old council depot have not planed for adequate parking. west lakes shopping centre cannot cater for the people shopping there finding a park most days is impossible. we need more open areas not more boxed high density housing, not one building has even been planned with eco friendly. natural storm water, solar or any water recycling . I would rather see a solar plant there so land can be-left natural.

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

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

Submission 5

Archived: Thursday, 29 September 2022 3:49:04 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 29 September 2022 3:43:00 PM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Brenton

Last Name

Maidment

Email Address

[REDACTED]

Postal Address

■ Yampi Place, West Lakes 5021

Phone Number

■

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

A green buffer zone around the development boundaries

No vehicle access into any surrounding street, all from Frederick Road

Limit buildings to 2 storeys

Traffic and parking issues

Contamination issues

No public transport goes past the development

How much Open Space there would be

Storm water issues with existing residences

Removal of existing old trees 100 plus years old

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

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

Submission 6

Archived: Tuesday, 4 October 2022 9:43:03 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 30 September 2022 2:01:00 PM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Council

First Name

dieter

Last Name

klutschkus

Email Address

[REDACTED]

Postal Address

■■■■ Lochside Drive

Phone Number

■■■■■■■■■■

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

Please consider and act on the following amendments to your plan

- 1) Delete vehicle access to and from the proposed site onto Lochside Drive. a) Since the completion of the housing development on the corner of Lochside and Frederick, residents cars are parked on Lochside creating a traffic bottle neck now and will be worse if proposed plan is approved. b) Significant additional vehicle traffic will be experienced at this end of Lochside as vehicle enter and leave the proposed development further exacerbating the traffic bottle neck as vehicles try to enter Frederick road worsened if the try to make a right hand turn. c) Frustrated drives unable to access Frederick road at the development will choose the alternate Lochside exit onto Frederick road near Woodlake Centre, driving increased traffic flow towards the golf course along Lochside from the proposed development. Unfortunately there are no additional speed reduction measures proposed on Lochside where cars already significantly exceed the local speed limit despite the existing traffic restriction measure (chicane). This will increase the risk of bodily injury or worse loss of life with increased traffic flow. d) The section of Lochside road adjacent to the development is far too narrow to support increased traffic flows.
- 2) Restrict building heights to 1-2 storey. This is consistent with the height of dwellings which surround the proposed development on 3 of its 4 sides and is in character with this immediate local area.
- 3) Future verge widening for footpath and streetscaping must be increased and undertaken immediately. Not left to some undefined future time. Early action will allow a visual green buffer and enhance the visual impact of the site during and after construction.
- 4) The narrow walkway (part of the Public open space) near the centre of the proposed development must be significantly widened to allow a contiguous wide open space throughout the proposed development. This reduces the penitentiary feel of this stretch thereby enhancing a positive mental health of all residents, which is a known outcome of increased urban green spaces.

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

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

Submission 7

Archived: Wednesday, 5 October 2022 1:10:48 PM

From: [Rick Chenoweth](#)

Sent: Wednesday, 5 October 2022 12:48:51 PM

To: [Jim Gronthos](#)

Cc: [Scott McLuskey](#)

Subject: FW: Consultation by the City of Charles Sturt on the West Lakes Residential and Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Information Brochure.PDF](#) 

Hi Jim

Thank you for reaching out to City of Prospect regarding the West Lakes Residential and Mixed Use Draft Code Amendment. Council staff have reviewed the documents and do not see that there are any matters of relevance to City of Prospect and therefore have no comments 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 Kaurna people of the Adelaide Plains region, and we pay our respect to Elders past and present.



Submission 8

Archived: Wednesday, 5 October 2022 2:49:16 PM

From: noreply@charlessturt.sa.gov.au

Sent: Wednesday, 5 October 2022 2:12:31 PM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Rob

Last Name

Snowdon

Email Address

[REDACTED]

Postal Address

█ Everard Ct, West Lakes SA 5021

Phone Number

█

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

The proposed development will place unnecessary strain on Lockside Drive vehicle traffic, particularly at the entry/ exit on to Frederick Road. Vehicle traffic at the Lockside/ Frederick intersection is already heavy, particularly peak hours and there are invariable delays and often vehicle accident near-misses (impatience of drivers and blind-spot). The addition of increased road traffic will be accidents and frustration waiting to happen.

In addition, the proposed entry/ exit point for vehicles off Lockside Drive will be a gross invasion of privacy for the adjacent neighbouring residences, which will cause unease and, we suspect, a decrease in property values.

We recommend the development proposal is amended to withdraw vehicle access to and from Lockside Drive and that all vehicle access into the proposed development is via Frederick Road. We support bike and pedestrian access to and from Lockside Drive as a compromise. Thanks, Rob & Anne Snowdon

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

Submission 9

Archived: Thursday, 6 October 2022 2:54:30 PM

From: [Colin Umpherston](#) - [REDACTED]

Sent: Thursday, 6 October 2022 2:47:19 PM

To: [Jim Gronthos](#)

Subject: Re the Proposed Potentia development old Water Treatment plant , corner Frederick Road & Lochside drive West Lakes

Importance: Normal

Sensitivity: None

Attachments:

[Lochside Drive Reality.pdf](#);

To City of Charles Sturt

Regarding Potentia's Draft

I have been fortunate enough to live in the West Lakes area since 1975, currently residing at [REDACTED] Leith Price Court West lakes which is basically half way along Lochside drive.

My Wife & I have worked hard all of our lives in an effort to afford and build our dream home in a quiet spacious suburb on the lake which we moved in to around two years ago.

- We would have no problem with single and two storey houses that have sufficient land space and parking.
- We are extremely opposed to a medium / high density cement jungle with cars parked on the streets and a once beautiful place turning in to a congested mess that will de value the area and my property overnight.
If this happens and a mess is allowed I and am sure everyone else will demand our rates be reduced accordingly.
People purchase in nice spacious and quiet suburbs to avoid the West's.
- Lochside drive is not built to handle the extra traffic and a little lead in and medium strip won't fix it , have in and out entrances off Frederick road only , still with decent lead ins.
This will reduce a lot of the mess for Lochside drive and its residents, I am glad I am not the people opposite the proposed entrance exit on Lochside drive with 50 sets of headlights in to his house every night & work traffic noise in the morning.
- Again decent blocks with single & two storey places then people who purchased properties prior to this don't suffer.
- I have attached a PDF showing current Lochside drive reality and why you will have a mess there.
- Parking doesn't get a big mention in the draft amendment, take St Clair as an example with minimal car parking per place, cars line the streets both sides and make it disgusting to visit friends.
Usually have to park at least a street or two away to visit anyone.
- There are no one car families now days, these buildings / dwellings need to cater for 3 & 4 cars each.
- Potentia paint a rosey picture but reality is Schools are already full around the area and why the hell would we need another petrol station.
- Looking at the following points stated in draft shows the living size being like tiny dog boxes.
- Section 4.7 Medium density up to 70 dwellings per hectare = 142 sq m per dwelling.
- Section 4.7 - 10.15 hectares = 560 dwellings average of 181 square metres per dwelling.
- Section 4.3.6 PO 4.1 buildings set back from street boundarys ??

Set back how far, the places at West on the boulevard look like you could put your arm over the fence & touch them, rubbish bins out on the boulevard is a good look also.

I could ramble on forever but all in all am worried about greedy developers leaving us with a slum and then they are gone and bad luck.

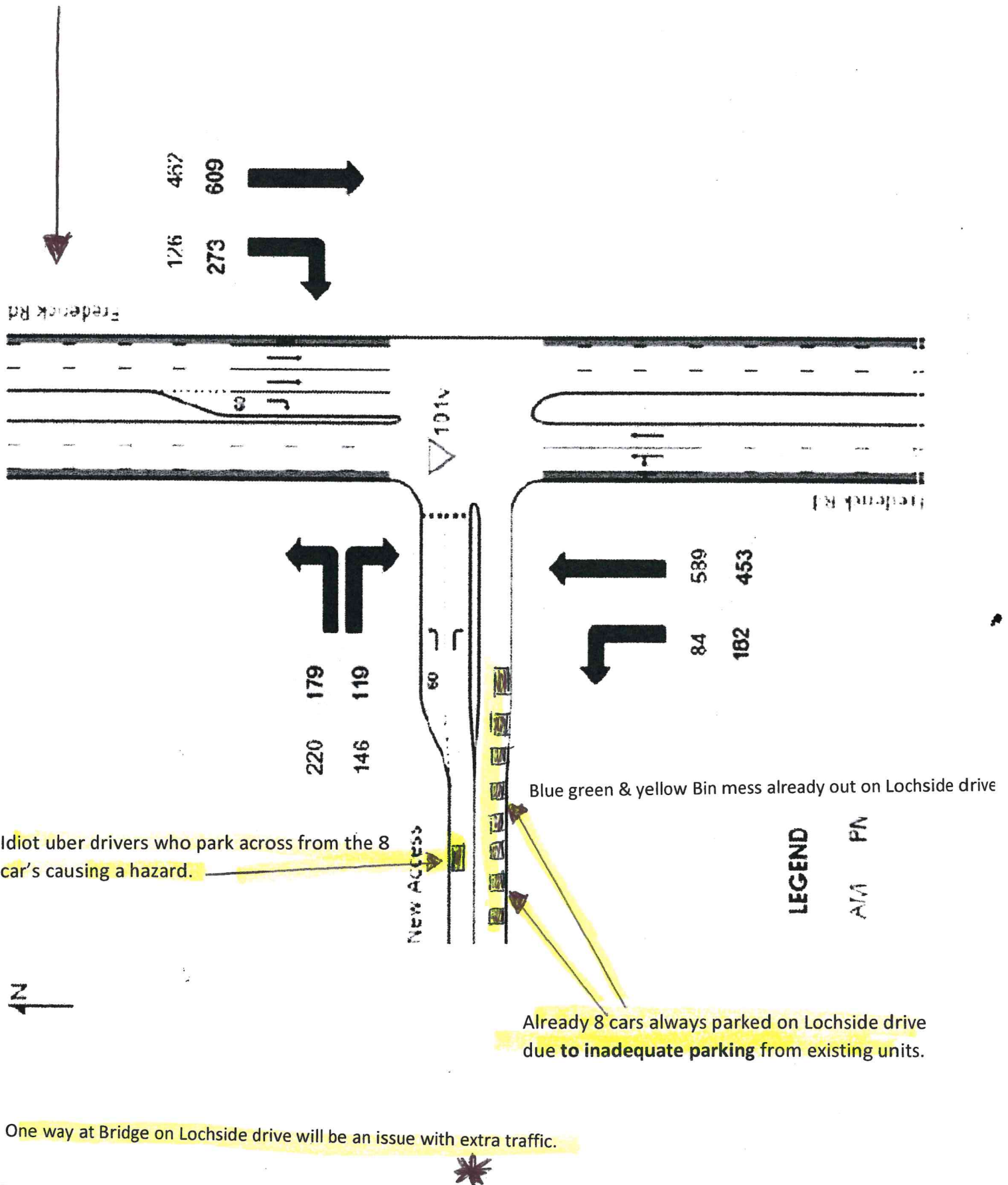
Look forward to your thoughts.

Regards Colin Umpherston

Leith Price Court West Lakes

M

Should be no access to Lochside Drive from new development,
 Have in and out to Frederick road only deleting impact on
 Lochside Drive intersection



One way at Bridge on Lochside drive will be an issue with extra traffic.

Archived: Saturday, 22 October 2022 1:49:52 PM

From: [Colin Umpherston](#) - [REDACTED]

Sent: Monday, 10 October 2022 9:34:44 AM

To: [Jim Gronthos](#)

Subject: FW: Re the Proposed Potentia development Water Treatment plant , Frederick Road & Lochside drive West Lakes

Importance: Normal

Sensitivity: None

Attachments:

[Lochside Drive Reality.pdf](#) [REDACTED]

City of Charles Sturt

Regarding Potentia's Draft to build in the old Water Treatment site .

- **One thing that will ease the pain for existing residents is removing the entry/exit to Lochside drive.**
- **Have no car entry exit on to Lochside Drive , only walking & Bike exits this will delete the chaos that would occur on Lochside drive.**
- This will remove a heap of extra traffic on Lochside Drive & the mess that will occur at Frederick/Lochside intersection , there will be no need for new development residents to use it.
- The poor house on Lochside drive opposite exit entry won't have 70 sets of headlights in his window every night & go mad with traffic day and night.
- **565m road frontage on Frederick road , make two large in & out entry exits to this new development with decent Frederick road turning lead in and outs.**
- I have attached Potentia's Lochside Dive intersection idea & reasons why it will be a mess , shows 8 cars already always on the street due to inadequate parking in existing units.
- Potentia should allow 3 car parking spaces for each dwelling so that we don't have congestion on the streets, there are no one car families any more most have two three or four.
- Leave a decent space around boundaries so that it doesn't feel so crowded and horrible.
- I would be fine with single & two storey dwellings on this land but would prefer no tiny cement dogboxes that devalue all our properties.
- I didn't work hard all my life to afford & build our dream home on a lake 2 years ago in a spacious quiet suburb to cop what may be coming.
- **Again no entry exit from new development on to Lochside drive will help.**

I could ramble on forever but all in all am worried about greedy developers leaving us with an overcrowded cement slum and once they are gone it's our bad luck.

Look forward to your thoughts.

Regards Colin Umpherston

[REDACTED] Leith Price Court (half way around Lochside Dr) West Lakes

M [REDACTED]
[REDACTED]

Submission 10

Archived: Saturday, 22 October 2022 10:57:37 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 7 October 2022 9:29:42 AM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Lynda

Last Name

Smith

Email Address

[REDACTED]

Postal Address

██████████ Frederick Road West Lakes

Phone Number

██████████

**Your Submission on the West Lakes Residential and Mixed Use Draft
Code Amendment**

I do not agree with the proposed re-zoning of the area

**Do you wish to make a verbal submission at the Public Meeting to be held
in February 2023 (date and time to be confirmed) 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/706](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/706)

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

Submission 11

10 October 2022

Mr Jim Gronthos
West Lakes Residential and Mixed Use Code Amendment Consultation
Via: jgronthos@charlessturt.sa.gov.au

Dear Mr Gronthos,

West Lakes Residential and Mixed Use Code Amendment Consultation

Thank you for the invitation to provide feedback on the proposed West Lakes Residential and Mixed Use Code Amendment.

The City of West Torrens does not wish to make a submission or to be heard at the public meeting on the proposed Code Amendment.

Should you require further information, please contact me on 08 8416 6326.

Yours sincerely



Sue Curran
Manager Strategy and Business

Submission 12

Archived: Saturday, 22 October 2022 2:05:33 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 11 October 2022 10:42:42 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for West Lakes Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: West Lakes Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: stacey

Family name: Terrell

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I absolutely do not support the proposed code amendments particularly in regards to the density limits of the residential areas. In the last ten years West Lakes, particularly the areas around Frederick Road have become swamped with medium and high density developments. The development on the corner of Frederick rd and West Lakes Boulevard was initially designated as an aged care facility but is now packed full with 3 story, there are thousands continuing to cram into tiny dog boxes with no parking facilities, making the entire development a safety hazard as the hoards of cars parked down every street each night make it impossible for fire engines to access most streets and crime in the area is going through the roof. In addition to the huge influx of additional residents to the area the council also sold off one of the main feed in roads to Westfield leaving the centre a nightmare to access and my car continually getting side swiped at the Frederick Road and West Lakes Boulevard intersection by cars turning left to access Westfield. The council have only just tried to sell off the Freshwater lakes/ duck ponds area and now this? How many more people are they trying to cram into this suburb? I have been a resident for 15 years and sadly over this time have watched as what was once an award winning and nationally recognised development get sold off piece by piece for increased revenue. I am appalled at the councils management of a once beautiful suburb. Please no more 3,4 and 5 story development. Enough is enough.

Attachment 1: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment No file uploaded

4:

Attachment No file uploaded

5:

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

Archived: Saturday, 22 October 2022 2:07:02 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 11 October 2022 10:42:43 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for West Lakes Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: West Lakes Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: stacey

Family name: Terrell

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I absolutely do not support the proposed code amendments particularly in regards to the density limits of the residential areas. In the last ten years West Lakes, particularly the areas around Frederick Road have become swamped with medium and high density developments. The development on the corner of Frederick rd and West Lakes Boulevard was initially designated as an aged care facility but is now packed full with 3 story, there are thousands continuing to cram into tiny dog boxes with no parking facilities, making the entire development a safety hazard as the hoards of cars parked down every street each night make it impossible for fire engines to access most streets and crime in the area is going through the roof. In addition to the huge influx of additional residents to the area the council also sold off one of the main feed in roads to Westfield leaving the centre a nightmare to access and my car continually getting side swiped at the Frederick Road and West Lakes Boulevard intersection by cars turning left to access Westfield. The council have only just tried to sell off the Freshwater lakes/ duck ponds area and now this? How many more people are they trying to cram into this suburb? I have been a resident for 15 years and sadly over this time have watched as what was once an award winning and nationally recognised development get sold off piece by piece for increased revenue. I am appalled at the councils management of a once beautiful suburb. Please no more 3,4 and 5 story development. Enough is enough.

Attachment 1: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment No file uploaded

4:

Attachment No file uploaded

5:

Sent to

proponent jgronthos@charlessturt.sa.gov.au

email:

Archived: Saturday, 22 October 2022 2:08:57 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 11 October 2022 10:43:54 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for West Lakes Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: West Lakes Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Stacey

Family name: Terrell

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I absolutely do not support the proposed code amendments particularly in regards to the density limits of the residential areas. In the last ten years West Lakes, particularly the areas around Frederick Road have become swamped with medium and high density developments. The development on the corner of Frederick rd and West Lakes Boulevard was initially designated as an aged care facility but is now packed full with 3 story, there are thousands continuing to cram into tiny dog boxes with no parking facilities, making the entire development a safety hazard as the hoards of cars parked down every street each night make it impossible for fire engines to access most streets and crime in the area is going through the roof. In addition to the huge influx of additional residents to the area the council also sold off one of the main feed in roads to Westfield leaving the centre a nightmare to access and my car continually getting side swiped at the Frederick Road and West Lakes Boulevard intersection by cars turning left to access Westfield. The council have only just tried to sell off the Freshwater lakes/ duck ponds area and now this? How many more people are they trying to cram into this suburb? I have been a resident for 15 years and sadly over this time have watched as what was once an award winning and nationally recognised development get sold off piece by piece for increased revenue. I am appalled at the councils management of a once beautiful suburb. Please no more 3,4 and 5 story development. Enough is enough.

Attachment 1: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment No file uploaded

4:

Attachment No file uploaded

5:

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

Archived: Saturday, 22 October 2022 2:09:20 PM

From: [PlanSA Submissions](#)

Sent: Tuesday, 11 October 2022 10:47:57 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for West Lakes Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos,

Submission Details

Amendment: West Lakes Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Stacey

Family name: Terrell

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Absolutely DO NOT support. In the last 10 years West Lakes, particularly the areas around Frederick Road have become swamped with medium and high density developments. The development on the corner of Frederick rd and West Lakes Boulevard was initially designated as an aged care facility but is now packed with 3 story housing. Thousands are continuing to cram into tiny dog boxes with no parking facilities in the West development, making the entire development a safety hazard as the hoards of cars parked down every street each night make it impossible for fire engines to access most streets and crime in the area is going through the roof. In addition to the huge influx of additional residents to the area the council also sold off one of the main feed in roads to Westfield leaving the centre a nightmare to access and my car continually getting side swiped at the Frederick Road and West Lakes Boulevard intersection by cars turning left to access Westfield. The council have only just tried to sell off the Freshwater lakes/ duck ponds area and now this? How many more people are they trying to cram into this suburb? I have been a resident for 15 years and sadly over this time have watched as what was once an award winning and nationally recognised development get sold off piece by piece for increased revenue. I am appalled at the councils management of a once beautiful suburb. Our house prices are now not reflecting the increases throughout the rest of the western suburbs indicating a growing distaste at the population density levels now in place. Please no more 3,4 and 5 story development. Enough is enough.

Attachment 1: No file uploaded

Attachment 2: No file uploaded

Attachment: No file uploaded

3:

Attachment
4: No file uploaded

Attachment
5: No file uploaded

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

Submission 13

Archived: Saturday, 22 October 2022 2:39:05 PM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 14 October 2022 12:46:55 PM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public, a local resident and local business owner

First Name

Larry

Last Name

Finis

Organisation (if relevant)

Resident and Belle Property West Lakes

Email Address

[REDACTED]

Postal Address

[REDACTED] Hawaii Court West Lakes and also Suite [REDACTED] Brebner Drive West Lakes

Phone Number

[REDACTED]

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

My family and I, are not opposed to ongoing development where large parcels of land have been an eyesore for many years. It would be welcomed to many parts of the Western Suburbs. What is of grave concern is how these areas will be developed..! Looking at the proposed concept plan for the SA Water site, it seems that the developers are not giving any consideration to the existing residents, who are living and have been living in a most beautiful tranquil setting that the Western suburbs can provide. My concerns are:

1. it will no longer be a family friendly suburb
2. traffic congestion in and around the site. (most properties will become investors rentals as what has happened in the West Development
3. each home has not 1 car, but 2 & 3 leaving them on the roads making it a traffic hazard (look at the West Development) see photos attached
4. the prestige and the well planned Lake that was once put into place some 45 years ago, will have a major impact to wildlife, roads, stormwater etc and will now become an over developed, congested high density suburb
5. the developer is not considering a way to work with us, they want to see how much MONEY they can make out of it (the resident really has no say. You, the council should be on our side to help the taxpayer)
6. the area does not need any more commercial or retail stores. They can't fill what's there now.

The site being so close to established homes will open up a lot of future issues ie. overcrowded areas, roads, noise, crime etc

The list goes on.....!

The re-zoning of this site should be in accordance with all existing areas and should be zoned " Waterfront Neighbourhood" with a maximum height of 3 stories. This will protect everyone that lives in and around our beautiful lake.

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) at the Civic Centre, 72

Woodville Road, Woodville?

No

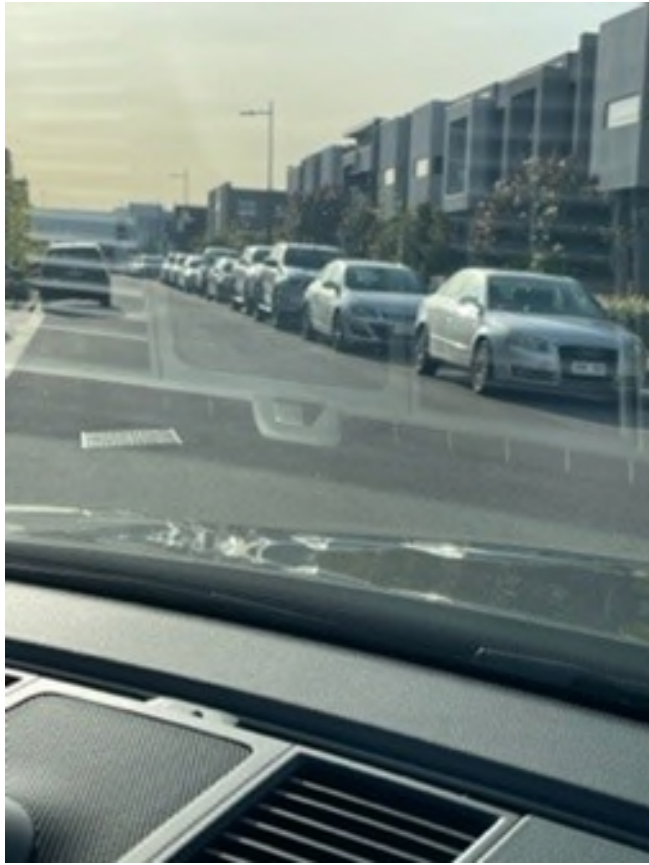
Upload any documents that support your submission

- [west_1.jpg](#)
- [west2.jpg](#)
- [west3.jpg](#)
- [west4.jpg](#)

To view all of this form's submissions, visit

https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/706

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





Submission 14

Archived: Monday, 24 October 2022 10:48:34 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 15 October 2022 11:16:24 AM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Emmil

Last Name

Priebe

Email Address

[REDACTED]

Postal Address

Mc Donald Grove West Lakes 5021

Phone Number**Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment**

I am very keen to for the proposed development to be an environmentally friendly one which has a minimum impact on the existing community that surrounds it.

I am keen for it to retain as much open green space on the site as possible.

To retain as many existing trees on the site as possible.

Retaining the existing trees will help to maintain and protect the population of endangered yellow tailed black cockatoos that migrate to this site every year.

I think that the proposed development should be one that is low density and that has low impact.

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

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

Submission 15

Archived: Monday, 24 October 2022 11:02:57 AM

From: [Veronica Maidment](#)

Sent: Sunday, 16 October 2022 12:23:12 PM

To: [Jim Gronthos](#)

Cc:

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

?

?

?

?

? "I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the

development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Veronica Maidment
Yampi Place
West Lakes 5021 SA



Sent from my iPhone

Submission 16

Archived: Monday, 24 October 2022 11:08:46 AM

From: [Roger Rowe](#)

Sent: Sunday, 16 October 2022 2:25:18 PM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Re: Rezoning of former SA Water treatment facility.

Dear Jim,

Below is input comment on how I would like to see the Council decide on the amendment.

Zoning to be Waterfront Neighborhood Zone which is consistent with existing surrounds.

No high or medium density housing

5 storey buildings not permitted.....2 storey maximum on set back from lakefront

Significant trees to remain

Buffer zones to be around boundary Northern and Southern boundaries and the retention of setback to the **existing fenceline** on Mariner's Park.

Yours faithfully,
Gail Rowe (West Lakes resident)

Submission 17

Archived: Monday, 24 October 2022 11:16:42 AM

From: [Brenton Maidment](#)

Sent: Sunday, 16 October 2022 4:15:31 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

[REDACTED]

[REDACTED]

[REDACTED] Brenton Maidment

[REDACTED] Yampi Place

West Lakes 5021
[REDACTED]

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Sent from my iPhone

Sent from my iPhone

Submission 18

Archived: Monday, 24 October 2022 11:20:03 AM

From: [REDACTED]

Sent: Sunday, 16 October 2022 7:11:02 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Good Day ,

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act,

1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The

retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Regards

Kym Withey ■ *hawaii court West Lakes*



Submission 19

Archived: Monday, 24 October 2022 11:26:13 AM

From: [Steve Hammond](#)

Sent: Sunday, 16 October 2022 8:38:06 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

West Lakes Residential Mixed Use Draft Code Amendment

Hello all,

My name is Lorraine Hammond of [REDACTED] Lakeview Ave, West Lakes, [REDACTED]

I wish to voice my concern regarding the proposed code amendment and make the following submission:

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is

provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Submission 20

Archived: Monday, 24 October 2022 11:38:41 AM

From: [Dylan Bryant](#)

Sent: Monday, 17 October 2022 9:06:12 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

To Whom it may Concern My name is Joshua Bryant I live at [REDACTED] Lakeview Avenue West Lakes Ph
[REDACTED]

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick

Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the

Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Regards Joshua.

Submission 21

Archived: Monday, 24 October 2022 11:45:04 AM

From: [Dylan Bryant](#)

Sent: Monday, 17 October 2022 9:22:21 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

To Whom it may concern,

My Name is Gabrielle Bryant I live at [REDACTED] lakeview Avenue West Lakes. Ph : [REDACTED]

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick

Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the

Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Regards Gabrielle

Submission 22

Sensitivity: None

Cc:

To Whom it may concern,

My name is Dylan Bryant , I live at Lakeview Avenue West Lakes . Ph :

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood."*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Regards Dylan Bryant

Refined Motor Body Repairs



Acrylon Road

Salisbury South 5106

Ph. [REDACTED]



Submission 23

From: [REDACTED]
[REDACTED] 7 AM

Cc: [REDACTED]

Sensitivity: None

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act,

1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The

retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Thanks.

Kind Regards,

Mark Worthley

Hawaii Court,
West Lakes S.A. 5021

Ph:

Wk:

Email:

Submission 24

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Thanks.

Kind Regards,

Claudia Worthley

Hawaii Court,
West Lakes S.A. 5021

Ph:

Wk:

Email: [REDACTED]

Submission 25

Archived: Monday, 24 October 2022 12:22:23 PM

From: [Claudia Worthley](#)

Sent: Monday, 17 October 2022 10:23:19 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hi Jim,

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should

remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Thanks.

Kind Regards,

Zak Worthley

Hawaii Court,
West Lakes S.A. 5021

Ph:

Wk:

Email: [REDACTED]

Submission 26

Archived: Monday, 24 October 2022 1:08:58 PM

From: [Jamie Lucas](#)

Sent: Monday, 17 October 2022 6:22:57 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hello,

My name is James Lucas.

Address: [REDACTED] Mariners Crescent, West Lakes

[REDACTED]

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick

Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the

Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Jamie Lucas
Field Technician



Intrax Housing | intrax.com.au

 Fullarton Road, Dulwich SA
5065

Submission 27

Archived: Monday, 24 October 2022 1:50:11 PM

From: [Jean Woodley](#)

Sent: Monday, 17 October 2022 6:24:42 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

*The site is **NOT** in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should **NOT** apply.*

*Council's own research in '**The Council Assessment of housing yields in their April 2014 Strategic Directions Report**' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would have to 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.*

*The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities (gas, electrical, water, sewerage, storm water management) are obtained and reviewed **independently before any zoning approval is provided. This is a highly toxic area due to years of contamination due to the old sewerage plant** and it should not just be covered over like the old council site on Lochside Drive as evidence by the retainer wall.*

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos leading to possible accidents. There should be two roads from the development onto Frederick Road but not through the historic section.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act,

1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and a prevention of a visual eyesore, and if needed storm-water swales.

The Council should implement the recommendation included in the **2011 sponsored research** (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should **be informed of this information by Council** so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A **Special Value Tree assessment** should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains, and open space of which we are under serviced in this area..

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

*Council **should not allow** any Financial Contribution to be paid for the loss of any Open Space Area within the development and should not be able to buy more land around the historical site.*

*Open Space should include the buffer-zones, a community sports field, PINERY, water feature and **at least** 1 other appropriately sized reserve area in the site.*

*The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should **not be re-zoned** so part of it can be otherwise used.*

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Storm Water run-off Audit

to be investigated before building to ensure with climatic change (increased rainfall in Adelaide area) that if Port River outlet can't be opened due to high tides flooding will not occur in areas adjacent to the lake housing areas. Flooding could result in Council being liable as they had prior knowledge this could occur.

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Lots of people have caravans and some have trucks needing to use this road and it is already a hazard to access Frederick Rd.

Lochside Drive due to housing development on the old council depot is already a hazard due to people parking on the road.

Inclusion of a Community Sports Field & Playground/ picnic area/garden area/enclosed dog park

Families have to play/de-stress somewhere - 1km to the nearest sportsground is too far

Dogs can be contained to run free in a safe area.

Tree Management

Significant / Regulated / Exempt trees to remain

Trees for the Black Cockatoo to remain

A Special Value Tree Assessment must be conducted

Removal of trees in this area will result in micro climate temperature increase; due to more carbon dioxide in the area due to trees not available to process the carbon dioxide into oxygen, the increase in cars polluting the air, and the amount of bitumen reflecting the heat.

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected as a heritage historical site- Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens / buildings to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY - at least one other open area

I do not want another area created like the old Crows grounds as it is ugly, high density living and in my opinion totally inappropriate for this area. As proven in Melbourne, high density areas in small areas, causes mental health issues, neighbour disputes flare up easier and high density allows diseases to spread easier.

Please take into consideration these points before making a decision.

Regards Peter Searle

■ Frome Crescent

West Lakes



Submission 28

Archived: Monday, 24 October 2022 2:17:31 PM

From: [Jamie Lucas](#)

Sent: Monday, 17 October 2022 6:27:48 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hello,

My name is Estelle Lucas,

Address: [REDACTED] Mariners Crescent West Lakes.

[REDACTED] (Dad's number)

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick

Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the

Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Jamie Lucas
Field Technician

M: [REDACTED]

Intrax Housing | intrax.com.au

[REDACTED] Fullarton Road, Dulwich SA
5065

Submission 29

Archived: Monday, 24 October 2022 2:34:05 PM

From: [Jamie Lucas](#)

Sent: Monday, 17 October 2022 6:30:39 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hello,

My name is Julien Lucas,

Address: [REDACTED] Mariners Crescent, West Lakes.

[REDACTED] (Dads number)

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as

it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that

identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Jamie Lucas
Field Technician

M: [REDACTED]
[REDACTED]

Intrax Housing | intrax.com.au

[REDACTED] Fullarton Road, Dulwich SA
5065

Submission 30

Archived: Monday, 24 October 2022 2:41:56 PM

From: [Lauren Malec](#)

Sent: Monday, 17 October 2022 6:38:44 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Mr Gronthos,

I am a resident of the suburb of West Lakes and am writing in relation to Lot 100 and Lot 101 Frederick Road, WEST LAKES upon receipt of the public consultation letter received via mail. Please see below my comments on the matter, along with my personal details.

Name: Lauren Malec

Address: [REDACTED] Yampi Place, West Lakes 5021

Phone: [REDACTED]

My preference for the zoning of the development site is **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.

In my opinion, Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly fewer people and less housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for

the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an

appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

- **The Area to be RE-ZONED as a Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)**
 - 1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

- **The Area NOT to be re-zoned as Urban Renewal Neighbourhood Zone**
 - The area does not fit the guidelines for approval of this zone.
 - No Technical & Numerical Variations different to existing neighbourhood zoning

- **Buffer-Zones around the site boundary**

- Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
- Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

- **NO Traffic Access to Lochside Drive**

- Traffic Chaos - Have 2 roads from Frederick Road into the development

- **Inclusion of a Community Sports Field & Playground**

- Families have to play somewhere - 1km to the nearest sportsground is too far

- **Tree Management**

- Significant / Regulated / Exempt trees to remain
- A Special Value Tree Assessment must be conducted

- **Habitat Reserve for Vulnerable Cockatoos**

- The Yellow-Tailed Black Cockatoos needs protection
- The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

- **Heritage Recognition**

- Heritage Gardens to be maintained, no road through it and not re-zoned
- The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

- **Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) SHOULD NOT BE permitted**

- Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

- **NO Financial Contribution in lieu of actual Open Space**

- Open Space to include Buffer Zones - Community Sports Field
- Water Feature - the PINERY

Thank you for your consideration.

Kind regards,

Lauren Malec

■ *Yampi Place, West Lakes 5021*

Ph: ■

Submission 31

Archived: Monday, 24 October 2022 2:49:35 PM

From: [Jean Woodley](#)

Sent: Monday, 17 October 2022 6:42:17 PM

To:

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

*"I, Jean Woodley, want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

*The site is **NOT** in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should **NOT** apply.*

*Council's own research in '**The Council Assessment of housing yields in their April 2014 Strategic Directions Report**' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would have to 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.*

*The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities (gas, electrical, water, sewerage, storm water management) are obtained and reviewed **independently before any zoning approval is provided. This is a highly toxic area due to years of contamination due to the old sewerage plant** and it should not just be covered over like the old council site on Lochside Drive as evidence by the retainer wall.*

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos leading to possible accidents. There should be two roads from the development onto Frederick Road but not through the historic section.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act,

1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and a prevention of a visual eyesore, and if needed storm-water swales.

The Council should implement the recommendation included in the **2011 sponsored research** (included in the document – The City Of Charles Sturt: Kaurua Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurua Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurua Yerti Aboriginal Corporation (KYAC), should **be informed of this information by Council** so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A **Special Value Tree assessment** should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains, and open space of which we are under serviced in this area..

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

*Council **should not allow** any Financial Contribution to be paid for the loss of any Open Space Area within the development and should not be able to buy more land around the historical site.*

*Open Space should include the buffer-zones, a community sports field, PINERY, water feature and **at least** 1 other appropriately sized reserve area in the site.*

*The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should **not be re-zoned** so part of it can be otherwise used.*

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

The number of people proposed to live here would put a major strain on the areas resources, utilities and services. Where are the doctor services, schools (Early Learning, JP & Pr)etc to be located to service the thousands of new residents proposed by the developer????

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which is the same zoning as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Storm Water run-off Audit

*to be **investigated before building** to ensure that with climatic change (increased rainfall in Adelaide area), that if the Port River outlet can't be opened, due to high tides and the storm water increased run off into the lake from the development, **flooding will not occur** in areas adjacent to the lake housing areas. Flooding could result in Council being liable as they had prior knowledge*

this could occur and allowed development.

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Lots of people have caravans and some have trucks needing to use this road and it is already a hazard to access Frederick Rd safely.

Lochside Drive due to housing development, on the old council depot, is already a hazard due to people parking on the road.

More people are using the road already due to more blocks having 2 houses built on them where there used to be one.

Inclusion of a Community Sports Field & Playground/ Picnic area/Garden area/Enclosed dog park

Families have to play/de-stress somewhere - 1km to the nearest sports ground is too far

Dogs can be contained to run free in a safe area.

Tree Management

Significant / Regulated / Exempt trees to remain

Trees for the Black Cockatoo to remain

A Special Value Tree Assessment must be conducted

Removal of trees in this area can result in micro climate temperature increase; due to more carbon dioxide in the area due to trees not available to process the carbon dioxide into oxygen, the increase in cars polluting the air, and the amount of bitumen reflecting the heat. This was found to happen when trees were removed from North Tce. Aren't we supposed to care about the environment?

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection and aren't we supposed to care about wild life!!

The PINERY needs to be protected as a heritage historical site- Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens / buildings to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation

'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY - and at least one other open area

I do not want another area created like the old Crows grounds as it is in my opinion totally inappropriate for this area and a greedy grab of land for the developer to make a quick profit at the expense of open space and surrounding neighbourhood. As proven in Melbourne during the pandemic, high density areas in small areas, causes mental health issues, neighbour disputes flare up easier and high density allows infections to spread easier.

Please take into careful consideration the above points before making a decision.

Regards
Jean Woodley
■ Frome Crescent
West Lakes
■

Submission 32

Archived: Monday, 24 October 2022 2:55:24 PM

From: [Daryl Cocks](#)

Sent: Monday, 17 October 2022 6:50:16 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hi Jim,

Please find below my concerns and views on the West Lakes Residential Mixed Use Draft Code Amendment.

Thank you.

Regards,

Daryl Cocks,
[REDACTED] Lochside Drive,
West Lakes, 5021.

I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing

than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

**EACH PERSON IN THE HOUSE
CAN MAKE A SEPARATE
SUBMISSION**

Submission 33

Archived: Monday, 24 October 2022 3:00:33 PM

From: [Helen Surplice](#)

Sent: Monday, 17 October 2022 7:17:02 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hello,

My name is Helen Surplice. I live at [REDACTED] Lakeview Avenue, West Lakes 5021. Our home backs on to what was once the easement park between the homes and the SA Water Treatment Plant. My husband and I have lived here for approximately 35 years.

My mob. phone no. is [REDACTED]

Email [REDACTED]

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should

be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Submission 34

Archived: Monday, 24 October 2022 3:09:51 PM

From: [Rob Surplice](#)

Sent: Monday, 17 October 2022 7:53:46 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hello,

My name is Robert Surplice. I live at [REDACTED] Lakeview Avenue, West Lakes 5021. Our home backs on to what was once the easement park between the homes and the SA Water Treatment Plant. My wife and I have lived here for approximately 35 years.

My mob. phone no. is [REDACTED]

Email [REDACTED]

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should

be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

--

Regards Rob Surplice

Ph 

Submission 35

Archived: Monday, 24 October 2022 3:27:09 PM

From: [Courtney Hammond](#)

Sent: Monday, 17 October 2022 8:46:57 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act,

1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Submission 36

Archived: Monday, 24 October 2022 3:45:45 PM

From: [Huckel, Kerri MS](#)

Sent: Tuesday, 18 October 2022 9:46:38 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment [SEC=UNOFFICIAL]

Importance: Normal

Sensitivity: None

UNOFFICIAL

Good morning Councillors

My name is Kerri Huckel and I live at [REDACTED] Lochside Drive West Lakes, directly opposite the area in question . My mobile number is [REDACTED]. Another adult and 2 little children aged 5 and 8 also live with me. I have lived here for 2.5 years. I bought this property because of the open space in front of my home, the trees, the sound of the birds. We all love listening to the birds, the open area, the trees and there is so much wildlife in that area that should be protected. I would love to see a walking trail around the nature area, a playground amongst it all for the children in the area to play in, a pond with natural surroundings for water life.

This area should not be used for high rise apartment living as it will increase the population in the area of up to 1000 additional people. The area should retain the same zoning of the local neighbourhood with homes built that fit in with the other homes in the area with a maximum of 2 storeys. If this development is approved, the impact on the neighbourhood will include increase in traffic congestion on Lochside drive, additional pollutants produced by vehicle exhausts include carbon monoxide, hydrocarbons, nitrogen oxides, particles, volatile organic compounds and sulfur dioxide. Hydrocarbons and nitrogen oxides react with sunlight and warm temperatures to form ground-level ozone. Ground-level ozone, a main ingredient in smog, can cause upper respiratory problems and lung damage. But most importantly the impact on the landscape change will be damaging to the environment, the wildlife who make that area their home and plant life. Unnatural modifications of landscape structure such as habitat loss and fragmentation can isolate populations and disrupt biological communities, affecting species survival and altering the complex set of relationships between plants and pollinators.

I ask that you please consider our application. I 100% support the West Lakes neighbourhood submission below.

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the cur proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable listed (SA National Parks & Wildlife Act, 1972 Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 4 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurua Public Space Recognition and Inquiry on Page 51) that states there is an opportunity to contribute the interpretation (of the Port Adelaide Kaur Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by S Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. The documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retaining walls (with voids in between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Submission 37

Archived: Monday, 24 October 2022 3:52:50 PM

From: [Huckel, Kerri MS](#)

Sent: Tuesday, 18 October 2022 10:19:40 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment [SEC=UNOFFICIAL]

Importance: Normal

Sensitivity: None

UNOFFICIAL

Good morning Councillors

My name is Rachel Egel and my 2 daughters Milla aged [REDACTED] and Harper aged [REDACTED] live at [REDACTED] 8 Lochside Drive West Lakes with my mother, directly opposite the area in question. My mobile number is [REDACTED] email [REDACTED]

My children often walk or ride their bikes with my mum and I along Lochside drive towards the lake and stop to look at the birds, wild flowers and other wildlife which have included sleepy lizards and geckos. I would not like to see high rise development in that area taking away the natural habitat and bringing more traffic and pollution to the area. If exit road(s) from the development are on Lochside drive that would significantly increase the traffic and make Lochside Drive a very busy road which could have an impact on the safety of my children walking or riding along the footpath which is a major concern to me

I also support the submission made by the West Lakes Neighbourhood and the additional comments my mother made in her email below .

We love living here because of the of the open space in front of our home, the trees, the sound of the birds. We all love listening to the birds, the open area, the trees and there is so much wildlife in that area that should be protected. I would love to see a walking trail around the nature area, a playground amongst it all for the children in the area to play in, a pond with natural surroundings for water life.

This area should not be used for high rise apartment living as it will increase the population in the area of up to 1000 additional people. The area should retain the same zoning of the local neighbourhood with homes built that fit in with the other homes in the area with a maximum of 2 storeys. If this development is approved, the impact on the neighbourhood will include increase in traffic congestion on Lochside drive, additional pollutants produced by vehicle exhausts include carbon monoxide, hydrocarbons, nitrogen oxides, particles, volatile organic compounds and sulfur dioxide. Hydrocarbons and nitrogen oxides react with sunlight and warm temperatures to form ground-level ozone. Ground-level ozone, a main ingredient in smog, can cause upper respiratory problems and lung damage. But most importantly the impact on the landscape change will be damaging to the environment, the wildlife who make that area their home and plant life. Unnatural modifications of landscape structure such as habitat loss and fragmentation can isolate populations and disrupt biological communities, affecting species survival and altering the complex set of relationships between plants and pollinators.

I ask that you please consider our application. I 100% support the West Lakes neighbourhood submission below.

"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable listed (SA National Parks & Wildlife Act, 1972 Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 4 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurana Public Space Recognition and included on Page 51) that states there is an opportunity to continue the heritage trail (of the Port Adelaide Kaur Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by

the Port River, it has special significance to Abai g nd People who lived fished and hunted in t area. It is also a known burial locat i on and whilst no registered Abai g nd site is recarded i n t h development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administrat i on Bül d ng u until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current ef f ats by S Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarat i ons signed under the Oat hs Act testifying to thi s fact. The documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisat i ons, such as the Kaur na Yer ti Aborigi nd Corporation (KYA), shoul d informed of this informat i on by Council so t hat appropri ate measures can be taken to repatri ate t h remains.

Because of the Aboriginal signif i cance of t he areg it shoul d be recognised i n an appropri ate manne within the development site.

All Signif i cant/Regul ated/Exe mpt trees shoul d not be re moved and the devd op mnt shoul d b designed around them. A Special Value Tree assessment shoul d be conducted that ident ifies t Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees shoul d then be protected and shoul d remain in the boundary Buffer-zones.

The large sect i on of P ne trees (The P NERY) shoul d be p r t e d and not re moved The retent i on these trees supports the Council's Tree Canopy Plan.

The development shoul d include a suitable sized water feature and fountains.

A community sports fi el d & p ayground shoul d be i nd uded i n t he site as t here is a d st i nct lack these amenities in the Western Suburbs.

Council shoul d not allow any Financial Contribut i on to be pa d f r t he loss of any Open Space Are within the development.

Open Space shoul d include the buff er-zones, t he co mmunity sports field P I NERY, water feature and least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings shoul d remain and not be built over (including the placement of a road). This area shoul d not be re-zoned so part of it can be otherwise used.

A Soil Remediat i on opt i on shoul d not i nvol ve 'Cappi ng' and t he use of retai ner wll s (w t h w d s i between) to raise ground heights shoul d also not be allowed. There are many other opt i ons avai ab that woul d still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Submission 38

Archived: Tuesday, 25 October 2022 9:32:12 AM

From: [dieter kletschkus](#)

Sent: Tuesday, 18 October 2022 12:01:04 PM

To: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children or habitats for vermin – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Dieter Kletschkus
[REDACTED] Lochside Drive
West Lakes SA 5021
[REDACTED]

**"MAKE Frederick Road Development a
WATERFRONT Neighborhood Zone"**

Submission 39

Archived: Tuesday, 25 October 2022 10:15:37 AM

From: [Jamie Lucas](#)

Sent: Tuesday, 18 October 2022 8:41:44 PM

To: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hello Jim,

My name is Ashley Johnson, I am a resident of West Lakes – [REDACTED] Mariners Crescent ([REDACTED]).

My property backs on to the old water treatment plant on the north side.

I attended the community meeting last week re the proposal to rezone the area for high / medium density residential development – in line with the current development proposal.

I am actually quite horrified at the level of development that is currently in discussion.

I do not oppose development – but expect it would be kept in the line with the current residential area that surround the water treatment plant.

What I can not get my head around is that fact an ostentatious and seriously out of place development is being considered in this area, with the reason provided by the developer regarding the necessity of an excessive number of dwellings is to mitigate the cost of soil contamination. Where is SA's responsibility regarding this! Why do we the community have to accept a development that is completely out of touch with the area as a result of soil contamination that is attributed to SWater and the state government.....please explain this to me.

I 100 % agree with all the residents in the area regarding the below points.

Thanks you for your time.

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014

Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurua Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurua Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.
No Technical & Numerical Variations different to existing neighbourhood *zoning*

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Submission 40

Archived: Tuesday, 25 October 2022 10:25:33 AM

From: [Monica Szczepanowski](#)

Sent: Tuesday, 18 October 2022 10:24:45 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Jim Gronthos,

My name is Monica Szczepanowski, I live at [REDACTED] Lakeview Ave, West Lakes SA 5021 and my phone number is [REDACTED].

My husband and I share the same views as many of the other residents in the area regarding the new zoning of the development site (which will be directly behind our house). The developer has never contacted us even though they apparently were 'in the community'.

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is

provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Please note, I do not wish to make a verbal submission at the public meeting in February next year,

Kind regards,
Monica Szczepanowski

Submission 41

Archived: Tuesday, 25 October 2022 10:30:51 AM

From: [Chris](#)

Sent: Tuesday, 18 October 2022 10:42:08 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Jim Gronthos,

My name is Chris Szczepanowski, I live at [REDACTED] Lakeview Ave, West Lakes SA 5021 and my phone number is [REDACTED].

My wife and I share the same views as many of the other residents in the area regarding the new zoning of the development site (which will be directly behind our house). The developer has never contacted us even though they apparently were 'in the community'.

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is

provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Please note, I do not wish to make a verbal submission at the public meeting in February next year,

Kind regards,
Chris Szczepanowski

Submission 42

Archived: Tuesday, 25 October 2022 10:42:16 AM

From: [Shaun Turnbull](#)

Sent: Wednesday, 19 October 2022 11:09:45 AM

To: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

A "Sub Zone" along Lochside Drive to ensure widening & building offsets are the same as the surrounding neighbourhood. (Not the Community Plan located on corner Lochside & Frederick) but the existing Lochside residences.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as

it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that

identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Shaun Turnbull

Lochside Drive, West Lakes

ph :

Submission 43

Archived: Tuesday, 25 October 2022 10:50:22 AM

From: noreply@charlessturt.sa.gov.au

Sent: Wednesday, 19 October 2022 11:40:16 AM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Shaun

Last Name

Turnbull

Email Address

[REDACTED]

Postal Address

■ Lochside Drive

Phone Number

■

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

"I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

Charles Sturt.

Submission 44

Archived: Tuesday, 25 October 2022 10:59:15 AM

From: [Alli B](#)

Sent: Wednesday, 19 October 2022 2:29:28 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Good afternoon,

My name is Allison Bampton, and I reside at [REDACTED] Lakeview Ave, West Lakes - ph: [REDACTED].

I am writing to you to provide my feedback on the rezoning of the current SA Water site.

"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone ‘missing’ and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council’s Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Kind regards,

Allison Bampton

Submission 45

Archived: Tuesday, 25 October 2022 11:37:39 AM

From: [Alli B](#)

Sent: Wednesday, 19 October 2022 2:35:52 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Good afternoon,

My name is Ky Bampton, and I reside at [REDACTED] Lakeview Ave, West Lakes - ph: [REDACTED].

I am writing to you to provide my feedback on the rezoning of the current SA Water site.

"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone ‘missing’ and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council’s Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.
No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Kind regards,

Ky Bampton

Submission 46

Archived: Tuesday, 25 October 2022 11:44:20 AM

From: [Alli B](#)

Sent: Wednesday, 19 October 2022 2:37:25 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Good afternoon,

My name is Zoe Bampton, and I reside at [REDACTED] Lakeview Ave, West Lakes - ph: [REDACTED].

I am writing to you to provide my feedback on the rezoning of the current SA Water site.

"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Kind regards,

Zoe Bampton

Submission 47

Archived: Tuesday, 25 October 2022 11:49:39 AM

From: [Todd Bampton](#)

Sent: Wednesday, 19 October 2022 2:41:37 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Good afternoon,

My name is Todd Bampton, and I reside at [REDACTED] Lakeview Ave, West Lakes - ph: [REDACTED].

I am writing to you to provide my feedback on the rezoning of the current SA Water site.

"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water

swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Kind regards,

Todd Bampton

Submission 48

Archived: Tuesday, 25 October 2022 11:54:44 AM

From: [Christine Kletschkus](#)

Sent: Wednesday, 19 October 2022 3:26:03 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: Fwd: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children or habitats for vermin – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Christine Kletschkus
[REDACTED] Lochside Drive
West Lakes SA 5021
[REDACTED]

**"MAKE Frederick Road Development a
WATERFRONT Neighborhood Zone"**

Submission 49

Archived: Tuesday, 25 October 2022 12:08:50 PM

From: [Pat Curry](#)

Sent: Wednesday, 19 October 2022 8:05:04 PM

To: [Jim Gronthos](#)

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

?

?

?

?

?

?

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road, but at a reasonable distance from existing residences on the Northern fence boundary (Mariners Crescent) so that traffic noise does not impact on home-owners.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act,

1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The

retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

From:

Mrs Patricia Curry
■ Mariners Crescent
West Lakes. SA. 5021

Ph. ■■■■■■■■

Sent from my iPad

Submission 50

Archived: Tuesday, 25 October 2022 12:15:21 PM

From: [Mandy](#)

Sent: Wednesday, 19 October 2022 8:12:40 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

?

?

?

?

My name is Michael Wooten of [REDACTED] Lakeview Avenue, West Lakes 5021. Phone number [REDACTED].

My partner and I bought our home because of the outlook from our property and we're led to believe that this land (old pumping station) was never to be built on. We feel this land should be low density buildings and to keep trees and wildlife in the area.

Charles Sturt keep on spouting off about how they are a GREEN Council and conscientious about the environment in their Kaleidoscope magazine but clearly they are not AT ALL if this proposed development is passed.

I am in agreement with all of the points that follow

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Mike Wootten

Submission 51

From: [Julie Withey](#)

Sent: Wednesday, 19 October 2022 8:42:21 PM

To: [Jim Gronthos](#)

Cc:

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Archived: Tuesday, 25 October 2022 12:28:18 PM

want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character,

number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered

Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Regards

Julie Withey
■ HAWAII COURT
WEST LAKES SA 5021

Submission 52

Archived: Tuesday, 25 October 2022 12:33:38 PM

From: [jordan zampogna](#)

Sent: Wednesday, 19 October 2022 9:08:12 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Jordan Zampogna

[REDACTED] Anthea Court West Lakes, 5021
[REDACTED]

It is of great concern that the development wanting to take place is going to have a large negative impact to the area of West Lakes including surrounding suburbs. This land should not be seen as an opportunity for a narrow-minded investor to capitalize on at the local resident's expense. At worst, this land should be capped at "Residential zoning" and any development completed should be done with the intention of keeping the area of West Lakes at the standard of living it has been for decades.

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the

proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate

manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aborigines living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Submission 53

Archived: Tuesday, 25 October 2022 12:39:14 PM

From: kym.withey1@gmail.com

Sent: Wednesday, 19 October 2022 9:11:04 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: RE: West Lakes Residential Mixed Use Draft Code Amendment - Siena Withey

Importance: Normal

Sensitivity: None

Good Day ,

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should

remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Regards

Siena Withey ■ hawaii court West Lakes sa 5021

Submission 54

Archived: Tuesday, 25 October 2022 12:43:39 PM

From: kym.withey1@gmail.com

Sent: Wednesday, 19 October 2022 9:16:25 PM

To: [Jim Gronthos](#)

Cc:

Subject: RE: West Lakes Residential Mixed Use Draft Code Amendment - Claudia Withey

Importance: Normal

Sensitivity: None

Good Day ,

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act,

1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The

retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Regards

Claudia Withey ■ hawaii court West Lakes sa 5021

Submission 55

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have

been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil

remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Mandy Miller

Sent from my iPad

Submission 56

Archived: Tuesday, 25 October 2022 1:39:13 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 20 October 2022 10:30:20 AM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Council

First Name

dieter

Last Name

klutschkus

Email Address

[REDACTED]

Postal Address

■■■■ Lochside Drive

Phone Number

■■■■■■■■■■

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the

development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA

standards

standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children or habitats for vermin – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Dieter Kletschkus

Lochside Drive

West Lakes SA 5021

"MAKE Frederick Road Development a WATERFRONT Neighborhood Zone"

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

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

Submission 57

Archived: Tuesday, 25 October 2022 2:15:26 PM

From: [Joseph Debono](#)

Sent: Friday, 21 October 2022 1:20:47 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: Subdivision proposal

Importance: Normal

Sensitivity: None

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Joseph Debono

■ *Lochside Drive*

West Lakes 5021



Submission 58

20 October 2022



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

Sent via email jgronthos@charlessturt.sa.gov.au

Attention: Jim Gronthos, Senior Policy Planner

Dear Mr Gronthos

Re: West Lakes Residential and Mixed Use Draft Code Amendment

I refer to the abovenamed Code Amendment that has been released for consultation. It is noted that the amendment intends to adopt an Urban Renewal Zone and a Mixed Use Transition Subzone, with maximum building heights ranging from 2-5 storeys.

Council has no specific policy comments to make on this occasion, noting that the same zone and subzone also exist within the City of Port Adelaide Enfield, at Blair Athol and Kilburn.

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

Yours faithfully

A handwritten signature in black ink, appearing to read "Steve Hooper", with a long horizontal stroke extending to the right.

Steve Hooper
Manager Development Services

CIVIC CENTRE

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

COUNCIL OFFICES

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

CONTACT

P (08) 8405 6600
E service@cityofpae.sa.gov.au
www.cityofpae.sa.gov.au

FOLLOW US



Submission 59

Archived: Tuesday, 25 October 2022 2:27:01 PM

From: [Joseph Debono](#)

Sent: Friday, 21 October 2022 2:12:27 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: Subdivision proposal

Importance: Normal

Sensitivity: None

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same

as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the

Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood *zoning*

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within

the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Anna Debono

■ *Lochside Drive*

West Lakes 5021

■

Submission 60

Enquiries: Beth Merrigan
Reference: ACC2022/128867

20 October 2022

Paul Sutton
Chief Executive Officer
City of Charles Sturt
'West Lakes Residential and Mixed-Use Draft
Code Amendment (Privately Funded)'
PO Box 1
WOODVILLE SA 5011

Dear Mr Sutton

Thank you for providing the opportunity to consider the West Lakes Residential and Mixed-Use Draft Code Amendment.

It is noted that while Charles Sturt Council seeks to initiate the Code Amendment, the process will be funded by a private developer who has entered into a contract with the owners of the land (SA Water) for the purchase and development of the site.

Council administration have reviewed the Code Amendment and notwithstanding that the site is some distance from the city and is unlikely to have a strategic impact to the City of Adelaide, we note the aspirations of the Code Amendment to achieve the following:

- The facilitation of sensitive infill development which responds to the context of this large, consolidated site.
- The facilitation of a mixed-use development outcome including a range of low rise (1-2 storey) low to medium density residential development as well as medium rise (3-6 storey) medium to high density residential development and supporting commercial services and facilities (subject to investigation findings) in a future master planned community.
- The promotion of diverse housing options on the site.

We look forward to hearing about the outcome of both the consultation and the consideration of the Code Amendment by the Minister for Planning.

Should you like to discuss this further, please contact Matt Field, Acting Team Leader, City Policy and Heritage on 8203 7373.

Yours sincerely



Tom McCready
Acting Chief Executive Officer

Submission 61

Archived: Tuesday, 25 October 2022 2:55:09 PM
From: [Mathew Maidment](#)
Sent: Saturday, 22 October 2022 9:25:19 AM
To: [Jim Gronthos](#)
Subject: Re: West Lakes Residential Mixed Use Draft Code Amendment
Importance: Normal
Sensitivity: None

On Sat, 22 Oct 2022, 9:19 am Veronica Maidment, <[REDACTED]> wrote:

Begin forwarded message:

To: jgronthos@charlessturt.sa.gov.au

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] "I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurua Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurua Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the

area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should

not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.
No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area)
must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other
soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

Mathew Maidment

Harbour Court

West Lakes 5021 SA

?

Sent from my iPhone

Submission 62

Archived: Tuesday, 25 October 2022 3:16:55 PM
From: [Ian Wright](#)
Sent: Saturday, 22 October 2022 2:02:42 PM
To: [Jim Gronthos](#)
Subject: West Lakes Code Ammendment - Ian Wright
Importance: Normal
Sensitivity: None

Dear Sir

I wish to be provided information on the process by which a significant piece of virgin bushland (the SA Water Land at West Lakes) can be Sold to Corporate interests.

Can you provide me with a copy of the council's policy on the protection of fauna and flora within the City of Charles Sturt. (or any and all environment policies on the management of the environment for the residents of Charles Sturt. eg Open Space Policy.

Can you also provide me with any environmental fauna & flora impact reports conducted in relation to The Land which is subject to the code amendment.

Can you provide a current public open space proportion of the Woodville West Ward indicating what land is included and excluded.

I am a 77 year old resident of Charles Sturt, born and lived here most of my life. I am not opposed to development, just concerned that the Council is not preserving our natural assets.

The number of significant tall trees and open public accessible spaces have declined noticeably in my lifetime. You don't know what you have til it's gone.

I wish to make a submission on the Code Amendment and attend the Public Meeting in 2023.

Ian Wright
Cooke Crescent
ROYAL PARK
[REDACTED]

Submission 63

From: [REDACTED]

To: Jim Gronthos

Cc:

Sensitivity: None

- a zoning of Urban Renewal Neighbourhood Zone which contravenes the current neighbourhood planning code
- high rise towers up to 5 storeys high that will change the character and demeanour of this peaceful, attractive neighbourhood,
- plans for high density housing amounting to a vastly increased amount of traffic, both foot and vehicle traffic
- the lack of public transport accessible to the site makes the increase in residents impractical
- infrastructure which cannot possibly accommodate the increase in residential population.

- an entry through Lochside Avenue which will cause immense traffic congestion between the proposed development and Frederick Road,
- Retaining walls to support built up soil for building foundations
- no room for a buffer zone around the development for noise buffering, walking trails and habitat protection,
- little or no greenbelt areas for outdoor living and community use.
- Moreover, this development will completely eradicate what few trees remain on the site as protection for the Yellow-Tailed Black Cockatoos
- It will not support a walking trail for the community along the edge of West Lakes lakefront
- It does not include any open space, sports fields or playgrounds

Consequently, following needs to be included into the zoning of the SA Water land

1. ***The zoning of this development site must be Waterfront Neighbourhood Zone, to maintain consistency with the surrounding neighbourhood***
2. ***There should be no high-rise towers that will change the character of the neighbourhood***
3. ***The number of proposed residents to the site should be dramatically reduced***
4. ***Infrastructure such as road surfaces, schools, medical facilities, food outlets needs to be increased***
5. ***Entry or entries to this proposed site should be off Frederick Street, as a secondary road, rather than through Lochside Avenue, which is already overtaxed by both the blind corner and the parked vehicles from the recently created subdivision on the corner of Lochside Avenue and Frederick Road***
6. ***A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. These are death traps for children.***
7. ***A buffer zone must be included for noise buffering, walking trails, cultural and historic trails, habitat protection, sports fields and lawned areas adjoining the lakefront for public use***
8. ***The removal of all trees and the area known as The Pinery should not be permitted. Trees of significance and Special Value Trees should be retained within part of the buffer zone***
9. ***The Heritage listed gardens and two buildings should remain intact. This area should not be re-zoned so part of it can be otherwise used.***
10. ***The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development.***

Yours sincerely

Luise Humby
 Lakeview Avenue

West Lakes 5021

Mobile: [REDACTED]

Submission 64

Archived: Wednesday, 26 October 2022 9:27:30 AM

From: [REDACTED]

Sent: Saturday, 22 October 2022 9:24:34 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

I am responding to Council's correspondence 23/9/22 regarding planning amendments associated with the SA Water land Frederick Road, WEST LAKES to facilitate future house and commercial development.

I reside at [REDACTED] Waikiki Court WEST LAKES and our property overlooks Mariners Reserve and the forested area of the SA Water Treatment Works.

Our preference is that this site be reverted to WATERFRONT NEIGHBOURHOOD ZONE in line with our existing neighbourhood.

In 2014 Council's own *Strategic Directions Report* identified **SIGNIFICANTLY** less housing and population in this development. This report **CLEARLY** identified that such a development would 'fit' with the existing neighbourhood, NOT altering its character.

Below are extracts from the profiles of nominees for Mayor and Councillors - City of Charles Sturt/Semaphore Park Ward (2022 elections)

Angela EVANS – incumbent Mayor/nominee

... & Council is stepping up its part in countering global warming.

Matt MITCHELL – nominee for Mayor

We need a greener city and to protect our open spaces, beaches, rivers and lakes

Nicholas LE LACHEUR – Councillor Nominee

If elected, my key focus areas include environmental sustainability ...

Dulin WAKEFIELD – Councillor Nominee

I will strongly advocate for the environment ... conservation of our natural landscapes and biodiversity preservation on Delfin Island. I want all residents, and especially our children, to thrive in a clean, green city.

Stuart GHENT – Councillor Nominee/Incumbent

Now planting more trees increasing the canopy of shade

Gerard FERRAO - Councillor Nominee/Incumbent

I intend to ensure strong financial management and a balanced budget

THE ENVIRONMENT FEATURES STRONGLY. TO ALLOW THIS SITE TO CHANGE FROM ANYTHING BUT A WATERFRONT NEIGHBOURHOOD ZONE WILL HAVE A SIGNIFICANT NEGATIVE ENVIRONMENTAL IMPACT.

The West Lakes cadmium issue that has evolved from soil was first raised (publicly) in 2001.

This is an extract from Council documents through this saga;

The investigations identified an opportunity to extend additional public open space within the Affected Area into the Mariners Reserve, which is currently underutilised and has little infrastructure apart from a narrow footpath along the lakefront.

The proposed location of public open space also seeks to retain an existing portion of a vegetated area near Mariners Reserve to preserve existing biodiversity in the locality.

Now Council wants to allow a development that will in effect, destroy what Council has been striving to achieve and what our incumbents/nominees have identified as election platform issues.

This area is;

- Home to flock/s of Yellow Tailed Black Cockatoos (that have also been seen in similar pines at the West Lakes Golf Club – pines that are being removed without environmental considerations).
 - **There needs to be habitat protection for the survival of these vulnerable birds.**

By Council allowing this proposed development also destroys the landscape of the 99% of the West Lakes waterfront. An epic failure by Council, certainly not in the name of progress.

The next level is protection of native vegetation on private land, with similar goals **of preserving remnant habitats to conserve biodiversity.**

Below is a chronological timeline of Councils efforts to revegetate the reserve to **“PRESERVE EXISTING BIODIVERSITY IN THE LOCALITY”**.

6/11/2009 (Council Correspondence)

Mariner’s Reserve is the largest of the cadmium affected sites within the City. To ensure sustainable management and responsible water use, in line with current SA Water restrictions, Council has approved a redesign and landscape at this site.

- *Development of mulched garden beds planted with low growing coastal grasses, shrubs and ground covers (designed to ensure views are not affected)*
- *Additional Norfolk pines which will provide shade and structure to the site*
- *Additional seating and picnic tables and paths*
- *Retention of approximately 40% of the existing grassed area which will be irrigated by sub surface (similar to drip) irrigation*

27/4/10 (Council Correspondence)

Works will commence in the week of Monday 3 May 2010 and will be completed by the end of June 2010. The works will be carried out as per the last consultation plan, and will include;

- *Installation of sub-surface irrigation system*
- *12 tree removals*
- *21 tree replacements (Norfolk Island Pines)*

30/9/2010 - From Harold Anderson (Mayor)

- *25 trees were removed, and 200 new trees planted*
- *Including Ruby Saltbush, Satin Everlasting, Cushion Bush, Groundsel, Native Pigface, Flax Lily and Knobby Club Rush*

Environmentally imperative.

Replacement planting and additional plants have been placed in these beds to create a denser coverage.

2010 - From council records

Budget estimates and actuals for the remediation of the area to **“PRESERVE EXISTING BIODIVERSITY IN THE LOCALITY”**.

\$75,000 Annual revised Expenditure budget.

\$78,232 YTD expenditure re actual (an estimate of value for 2022 \$106,400)

In essence these sites must be maintained in a way that either mulch or turf coverage is constant and dense enough to ensure no soil is bare or exposed.

This project seeks to redesign these sites and remove irrigated turf replacing with weed mat, mulched garden beds, paths and trees.

21/9/20 (Council correspondence)

We would like to inform you that councils Horticulture team will be commencing upgrade works in the garden bed along the lakefront at Mariners Reserve, West Lakes.

The scope of works includes –

- *Removal of declining shrubs*
- *Reinstatement of various vegetation*
- *Revamped area to be re-mulched*

The development site is an area that was surrounded by a pine forest that has special significance to the First Nations people. My advice is that the site Aboriginal bones were on display in the Administration Building on the site – bones that seem to have conveniently been removed in the late 1990's. One could be sceptical even cynical of the timing.

It would not be drawing a long bow to believe that this pine forest extended south into the area now utilised by the West Lakes Golf Club. This area abounds with pine trees similar to those in the development area, as previously identified.

Significant issues facing residents on the eastern side of the lake. Issues that include, but not limited to

- The site not being in a **MAJOR GROWTH TRANSPORT CORRIDOR**,
 - therefore medium density housing up to 5-storeys should NOT apply.
 - No public transport, significantly increasing traffic flow in and around the area
- Traffic issues for Frederick Road and Lochside Drive that **WILL** ensue as a result;
 - There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.
 - Bound to become ACCIDENT BLACK SPOTS adding an impost on Council coffers to find solutions – solutions that should have been resolved in development considerations.

Neighbours are able to object to the use another neighbour is making, or proposes to make to the land, or the type, size or colour of a building that is to be erected on the land, usually because:

- **it is, or will be out of character with, or different from the rest of the area**
- **the building will be too tall, block the sun, obstruct the view or, even though it is on the other side of the boundary, be too close**
- **it is causing, or will cause, parking problems.**

These issues are all factored in the proposal to change the zoning. This development must be retained as **WATERFRONT NEIGHBOURHOOD ZONE**

Flood mitigation has been discussed but a more likely threat is fire. If fire was to take hold anywhere within the proposed high-density development, given the limited access/egress to the site, would be catastrophic.

Given the Federal Government's commitment to Zero Emissions it would be a significant retrograde step for the Charles Sturt Council to allow considerable denigration of the forested area for the proposed development and the area of Mariners Reserve.

Council has gone to considerable effort and expense to **"PRESERVE EXISTING BIODIVERSITY IN THE LOCALITY"** of Mariners Reserve. This reserve abuts the development area where considerable existing forest and vegetation can only enhance Council's commitment to National targets.

It would be financially and environmentally irresponsible to totally deforest the development area and Mariners Reserve. Mature trees that will take another 30 plus years to reach their current stage of development.

The role of trees plays a crucial role in net zero emissions **as they can hold huge amounts of carbon**, absorbing it from the atmosphere, compensating for, or 'offsetting', some of the emissions released by fossil fuels. Removal of and replanting of trees and vegetation only sets back Council's contribution toward National targets.

It was inevitable that this land would be redeveloped but the proposal to change its zoning is **TOTALLY** out of character with the footprint of West Lakes.

Please, do not let poor development and environmental decisions made by those responsible within City of Charles Sturt now, be the burden of rate payers or their children for the future.

Given the election issues raised by Mayor/Councillor nominees (and incumbents) in their profiles it is imperative that they commit their words to actions.

I repeat;

Our preference is that this site be reverted to WATERFRONT NEIGHBOURHOOD ZONE in line with our existing neighbourhood.

Yours sincerely

John Stallard



Submission 65

Archived: Wednesday, 26 October 2022 9:36:36 AM

From: [Carmine Cafasso](#)

Sent: Sunday, 23 October 2022 11:52:05 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Regarding the proposed development of the SA Water Depot, Fredrick Road, West Lakes.

As a resident of West Lakes, I ask that the following information be considered by Council as the process of development proceeds at the SA Water Resource on Frederick Road.

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as

it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that

identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

I look forward to receiving further information and monitoring of the progress on this issue and appreciate Council's consideration of this request.

Carmine Cafasso

Eildon Court, West Lakes

Submission 66

Archived: Wednesday, 26 October 2022 9:52:09 AM

From: [Valenta](#)

Sent: Sunday, 23 October 2022 1:41:51 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Mr Gronthos,

I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic

walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurua Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurua Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone ‘missing’ and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurua Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council’s Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

- The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)
 - 1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood
- The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone
 - The area does not fit the guidelines for approval of this zone.
 - No Technical & Numerical Variations different to existing neighbourhood zoning
- Buffer-Zones around the site Boundary
 - Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
 - Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)
- No Traffic Access to Lochside Drive
 - Traffic Chaos - Have 2 roads from Frederick Road into the development
- Inclusion of a Community Sports Field & Playground
 - Families have to play somewhere - 1km to the nearest sportsground is too far
- Tree Management
 - Significant / Regulated / Exempt trees to remain
 - A Special Value Tree Assessment must be conducted
- Habitat Reserve for Vulnerable Cockatoos
 - The Yellow-Tailed Black Cockatoos needs protection
 - The PINERY needs to be protected - Achieves Urban Tree Canopy Plan
- Heritage Recognition
 - Heritage Gardens to be maintained, no road through it and not re-zoned
 - The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development
- Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted
 - Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available
- No Financial Contribution in lieu of actual Open Space
 - Open Space to include Buffer Zones - Community Sports Field
 - Water Feature - the PINERY

Regards,

Toula Valenta



Lakeview Ave, West Lakes



Submission 67

Archived: Wednesday, 26 October 2022 10:00:35 AM

From: [Valenta](#)

Sent: Sunday, 23 October 2022 1:46:28 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Mr Gronthos,

I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic

walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurua Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurua Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone ‘missing’ and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurua Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council’s Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

- The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)
 - 1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood
- The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone
 - The area does not fit the guidelines for approval of this zone.
 - No Technical & Numerical Variations different to existing neighbourhood zoning
- Buffer-Zones around the site Boundary
 - Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
 - Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)
- No Traffic Access to Lochside Drive
 - Traffic Chaos - Have 2 roads from Frederick Road into the development
- Inclusion of a Community Sports Field & Playground
 - Families have to play somewhere - 1km to the nearest sportsground is too far
- Tree Management
 - Significant / Regulated / Exempt trees to remain
 - A Special Value Tree Assessment must be conducted
- Habitat Reserve for Vulnerable Cockatoos
 - The Yellow-Tailed Black Cockatoos needs protection
 - The PINERY needs to be protected - Achieves Urban Tree Canopy Plan
- Heritage Recognition
 - Heritage Gardens to be maintained, no road through it and not re-zoned
 - The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development
- Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted
 - Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available
- No Financial Contribution in lieu of actual Open Space
 - Open Space to include Buffer Zones - Community Sports Field
 - Water Feature - the PINERY

Regards,

Frank Valenta



Lakeview Ave, West Lakes



Submission 68

Archived: Wednesday, 26 October 2022 10:09:24 AM

From: [Valenta](#)

Sent: Sunday, 23 October 2022 1:48:45 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Mr Gronthos,

I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic

walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurua Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurua Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone ‘missing’ and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurua Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council’s Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

- The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)
 - 1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood
- The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone
 - The area does not fit the guidelines for approval of this zone.
 - No Technical & Numerical Variations different to existing neighbourhood zoning
- Buffer-Zones around the site Boundary
 - Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
 - Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)
- No Traffic Access to Lochside Drive
 - Traffic Chaos - Have 2 roads from Frederick Road into the development
- Inclusion of a Community Sports Field & Playground
 - Families have to play somewhere - 1km to the nearest sportsground is too far
- Tree Management
 - Significant / Regulated / Exempt trees to remain
 - A Special Value Tree Assessment must be conducted
- Habitat Reserve for Vulnerable Cockatoos
 - The Yellow-Tailed Black Cockatoos needs protection
 - The PINERY needs to be protected - Achieves Urban Tree Canopy Plan
- Heritage Recognition
 - Heritage Gardens to be maintained, no road through it and not re-zoned
 - The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development
- Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted
 - Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available
- No Financial Contribution in lieu of actual Open Space
 - Open Space to include Buffer Zones - Community Sports Field
 - Water Feature - the PINERY

Regards,

Andrew Valenta



Lakeview Ave, West Lakes



Submission 69

Archived: Wednesday, 26 October 2022 10:17:03 AM

From: [Valenta](#)

Sent: Sunday, 23 October 2022 1:50:38 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Mr Gronthos,

I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic

walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurua Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurua Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone ‘missing’ and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurua Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council’s Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

- The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)
 - 1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood
- The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone
 - The area does not fit the guidelines for approval of this zone.
 - No Technical & Numerical Variations different to existing neighbourhood zoning
- Buffer-Zones around the site Boundary
 - Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks
 - Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)
- No Traffic Access to Lochside Drive
 - Traffic Chaos - Have 2 roads from Frederick Road into the development
- Inclusion of a Community Sports Field & Playground
 - Families have to play somewhere - 1km to the nearest sportsground is too far
- Tree Management
 - Significant / Regulated / Exempt trees to remain
 - A Special Value Tree Assessment must be conducted
- Habitat Reserve for Vulnerable Cockatoos
 - The Yellow-Tailed Black Cockatoos needs protection
 - The PINERY needs to be protected - Achieves Urban Tree Canopy Plan
- Heritage Recognition
 - Heritage Gardens to be maintained, no road through it and not re-zoned
 - The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development
- Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted
 - Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available
- No Financial Contribution in lieu of actual Open Space
 - Open Space to include Buffer Zones - Community Sports Field
 - Water Feature - the PINERY

Regards,

Lucas Valenta



Lakeview Ave, West Lakes



Submission 70

Archived: Wednesday, 26 October 2022 10:43:20 AM

From: gailjohn@adam.com.au

Sent: Sunday, 23 October 2022 3:54:55 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

I am making a submission in regard to planning amendments, namely **West Lakes Residential Mixed Use Draft Code** to the SA Water Treatment Works development site on Frederick Road, West Lakes.

My husband and I reside at [REDACTED] Waikiki Court, West Lakes. Our property overlooks Mariners Reserve and the forested area of the SA Water Treatment Works.

28 years ago we chose our block because of the landscape view of the lake and majestic trees which give shelter to the amazing birds and wildlife.
Delfin developed West Lakes to be a quiet waterside lifestyle with a good blend of generously sized homes.

The zoning of the development site should be **Waterfront Neighbourhood Zone** to keep the consistency of the surrounding neighbourhood zone.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood and there should be no high-rise towers built that will change the character of the neighbourhood.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There is no public transport passing the site and the number of residents being proposed to inhabit this area is inappropriate. The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

There should be no new road access into Lochside Drive (or any other surrounding street) as it

will cause traffic chaos. I suggest there should be two roads from the development onto Frederick Road.

Habitat protection should be implemented for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

It is recommended that Council consider and respond to the cries of residents to keep the consistency of the surrounding neighbourhood and zone the development site, **Waterfront Neighbourhood Zone**.

-
-
-

Gail Stallard

Tel: [REDACTED]

Submission 71

Archived: Wednesday, 26 October 2022 11:03:01 AM

From: [REDACTED]

Sent: Monday, 24 October 2022 11:17:14 AM

To: [Jim Gronthos](#)

Subject: West lakes code amendment

Importance: Normal

Sensitivity: None

Dear Sir/Madam

No objection to developement but strongly object to any vehicle access on Lochside Drive.

The subject land must have access on FREDERICK RD. only and not on Lochside Drive as that stretch

particularly has cars parked daily in front of their homes which would cause unnessesary holdups and/or collisions;

considering there would be more traffic build up waiting to enter or exit Lochside Drive. As a resident of over 40 years

this would definately in my view be very wrong and frustrating to all; not just the new occupiers. With all the knockdowns being done

around the neighbourhood there are more people more cars and traffic which is causing issues now. Most residences if not all

believe not to introduce any more traffic from the new developement onto Lochside Drive.

Yours Sinceirly

John Kurda



Lochside Drive West Lakes

Submission 72

Archived: Wednesday, 26 October 2022 11:45:14 AM

From: [Joe](#)

Sent: Tuesday, 25 October 2022 3:55:22 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Having purchased in West Lakes for all the reasons of living within a quiet residential area, with schools close for the education of the children, Hospital close enough for the older generation when needed. I can see no reason to alter the zoning from the current zoning of Waterfront Neighbourhood Zone to that of the proposed Urban Renewal Neighbourhood Zone, with no renewal being undertaken and the Neighbourhood zone has done us well for the last 40 years.

I have been living here, with the two story development being the maximum height for this zone and changing this zoning will increase the maximum height to 5 stories as depicted in the Concept Plan, plus the additional height brought about by the capping of contaminated soil (which should not be allowed), could have an outcome of up to six or seven metres in height from the original base height. These heights of buildings would break up the character of the current neighbourhood and as this site is not a Major Growth Transport Corridor the density and highest of the proposed buildings are out of the question.

I live in Lakeview Avenue and therefore travel out to Fredrick Road via Lochside Drive, having to drive in the gutter past the newly developed housing development with cars coming the other way at the start of Lochside Drive (North Entrance) where cars are parked on the road due to lack of parking provided within that development. Allowing a road access on to Lochside Drive from the proposed development, along with more parking along the road would provide more chaos. It would make more sense to have more access to Fredrick Road from within the development, rather than out into Lochside Drive.

The current limited public transport availability at the moment, cannot support additional increase in population proposed for this area leading to more use of vehicular traffic within the area.

A buffer zone should be retained around the development for noise abatement, walking trails for public use and habitat protection. Trees of significance ie: 'The Pinery' and Special Value Trees must be retained especially within the buffer zone.

I have been informed that there is a significant Aboriginal history within the area which should be retained and recognised within the development, to complement the Port Adelaide Cultural Centre being built along Bower Road.

Yours sincerely

Morgan Humby

[REDACTED] Lakeview Avenue

West Lakes 5021.

Mobile; [REDACTED]

Submission 73

Archived: Wednesday, 26 October 2022 11:59:44 AM

From: [Kerri SUSAN](#)

Sent: Wed, 26 Oct 2022 10:55:06

To: [Jim Gronthos](#)

Subject: e: West Lakes Residential Mixed Use Draft Code Amendment [SEC=UNOFFICIAL]

Importance: Normal

Sensitivity: None

Hi Jim

Have sent again. Please respond to my personal email and not the defence email

Thanks

Kerri

On Tue, 18 Oct 2022, 08:45 Huckel, Kerri MS, <[REDACTED]> wrote:

UNOFFICIAL

Good morning Councillors

My name is Kerri Huckel and I live at [REDACTED] Lochside Drive West Lakes, directly opposite the area in question . My mobile number is [REDACTED]. Another adult and 2 little children aged 5 and 8 also live with me. I have lived here for 2.5 years. I bought this property because of the open space in front of my home, the trees, the sound of the birds. We all love listening to the birds, the open area, the trees and there is so much wildlife in that area that should be protected. I would love to see a walking trail around the nature area, a playground amongst it all for the children in the area to play in, a pond with natural surroundings for water life.

This area should not be used for high rise apartment living as it will increase the population in the area of up to 1000 additional people. The area should retain the same zoning of the local neighbourhood with homes built that fit in with the other homes in the area with a maximum of 2 storeys. If this development is approved, the impact on the neighbourhood will include increase in traffic congestion on Lochside drive, additional pollutants produced by vehicle exhausts include carbon monoxide, hydrocarbons, nitrogen oxides, particles, volatile organic compounds and sulfur dioxide. Hydrocarbons and nitrogen oxides react with sunlight and warm temperatures to form ground-level ozone. Ground-level ozone, a main ingredient in smog, can cause upper respiratory problems and lung damage. But most importantly the impact on the landscape change will be damaging to the environment, the wildlife who make that area their home and plant life. Unnatural modifications of landscape structure such as habitat loss and fragmentation can isolate populations and disrupt biological communities, affecting species survival and altering the complex set of relationships between plants and pollinators.

I ask that you please consider our application. I 100% support the West Lakes neighbourhood submission below.

"I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same

zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating

Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the

Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Submission 74

Archived: Wednesday, 26 October 2022 12:49:05 PM

From: [heatherandglyn](#)

Sent: Wednesday, 26 October 2022 12:38:35 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Glyn Wingard

[REDACTED] Yampi Place

West Lakes SA 5021

I am sending this email because I am disappointed to hear that the zoning for the West Lakes land will include entrance on to Lochside Drive and the following needs to be addressed.

*“I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the

former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other

appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood *zoning*

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation ‘Capping’ option) should not be permitted

Retainer Walls with ‘Voids’ are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Thank you for accepting my objection

Glyn Wingard

Submission 75

Archived: Wednesday, 26 October 2022 2:09:54 PM

From: [REDACTED]

Sent: Wednesday, 26 October 2022 1:51:03 PM

To: [Jim Gronthos](#) [REDACTED]

Subject: Fwd: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

----- Forwarded Message -----

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Date: Wed, 26 Oct 2022 12:38:26 +1030

From: heatherandglyn <[REDACTED]>

To: jgronthos@charlessturt.sa.gov.au

CC: [REDACTED]

Heather Wingard

[REDACTED] Yampi Place

West Lakes SA 5021

I am sending this email as I do not approve the zoning for the West Lakes land which include the entrance to Lochside Drive and the following needs to be addressed.

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document

– The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone ‘missing’ and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council’s Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation ‘Capping’ option) should not be permitted

Retainer Walls with ‘Voids’ are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

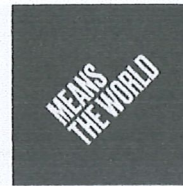
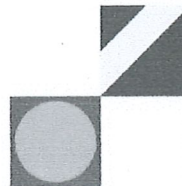
Thank you for accepting my objection

Heather Wingard

Submission 76

SUBMISSION FORM

Urban Projects



West Lakes Residential and Mixed Use Draft Code Amendment

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

Consultation closes at 5.00pm on Thursday 24 November 2022.

Tell us your thoughts!

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

- Complete this hardcopy submission form.

OR

- Complete the ONLINE feedback form at:
yoursaycharlessturt.com.au/west-lakes-code-amendment

Your Details

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

Name: Peter Searle
(Mr/Mrs/Miss/Ms/Dr) (First Name) (Surname)

Organisation (if relevant): _____

Address: Frome Cres.

Suburb: West Lakes State: SA P/Code: 5021

Email: _____

Phone Home: _____ Mobile: _____

Your Submission

1. Customer type? (tick one)

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

2. Your submission on the West Lakes Residential and Mixed Use Draft Code Amendment:

The draft code amendment for West Lake residential and mixed use is totally unacceptable for this part of West Lakes. It will be just another eyesore like the Football stadium development. The area should

2. Your submission, continued:

remain as a Waterfront neighbourhood zone.

The last thing I want is more traffic and high rise in this area. This is the reason we came to live in this part of West Lakes, peace and quiet and room to move. Think about the existing residents for a change. This amendment draft is just wrong.

The council in April 2014 has identified that less people and housing for this area, not what is proposed in the current draft.

It would appear it's all about the money!!

Please stick with the Waterfront Neighbourhood Zone

Thanks. Peter Searle

Frome Cres

West Lakes

5021

3. Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) at the Civic Centre, 72 Woodville Road, Woodville? (tick one)

☐ Yes

☒ No

Please provide your feedback to Council by 5.00pm on Thursday 24 November 2022, addressed to the Chief Executive Officer, City of Charles Sturt, PO Box 1, Woodville SA 5011.

Thank you for taking the time to complete this feedback form.
To keep up to date with the progress of this proposal and Council's consultation projects generally visit
yoursaycharlessturt.com.au

Submission 77

John L Cooper

■ Frome Crescent

WEST LAKES SA 5021

■

■

West lakes Residential mixed Use Draft Code Amendment.

I want the zoning of the development site to be a **Waterfront Neighbourhood Zone**

Which is the same zone as the surrounding neighbourhood.

Technical and Numerical variations relating to heights of buildings etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a major Growth Transport corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in there April 2014 Strategic Directions Report' Identified significantly less people and housing than depicted in the current proposal.

That assessment clearly identified that a future development would "fit in" with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utility's are obtained and reviewed independently before any Zoning approval is provided.

These should be NO new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & wildlife Act 1972-Schedule 8) Yellow-tailed Black Cockatoos that live in the development site.. These Birds Migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 meter buffer-zone around the development as there has been for the last 40 years.

The buffer-Zone can be used as a noise buffering, habitat protection for the cockatoos, a walking /cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsor research (included in the document- The City Of Charles Sturt: Kurna Public Space recognition and inclusion , page 51)

That states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural/Walking/ Cycling trail to the new Port Adelaide Cultural Centre being built.

The trail could be informative and be similar to other Trails that exist In Port Adelaide and along the river Torrens in Adelaide.

As the development site is in an area that once was surrounded by large pine Forrest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area.

It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand drawn map of where these were found in the site, they were on public display in the former Administration Building up until 1999.

I have been informed that the bones have since gone 'missing' and current efforts by SA Water to try and locate them.

I understand that there are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to the fact. These documents can be obtained from Community Advocate- Stephen Hammond.

Relevant Aboriginal organizations, such as Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognized in an appropriate manner within the development site.

All significant/Regulated/exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos.

These special Value trees should then be protected and should remain in the boundary buffer-Zones.

The large section of Pine trees (THE PINERY) should be protected and not removed. The retention of these trees supports the Councils Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community Sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs. Council should NOT allow any Financial Contribution to be paid for the loss of any Open Space Area within the development. Open Space should include the buffer-zones, the community sports field. PINERY, water feature and at least 1 other appropriately sized reserve in the area in the site.

The heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be rezoned so part of it can be otherwise used.

A soil remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main Issues are summarised in the following Dot Points:

The Area To Be Re-Zoned As A Waterfront Neighbourhood Zone (& mixed Use sub-zone retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same Zone as the surrounding neighbourhood.

The Area (NOT) To Be Re-Zoned As Urban Renewal Neighbourhood Zone

This area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing Neighbourhood zoning.

Buffer-Zones around the site boundary

Cultural/Historic trail Link to Pt, Adelaide – Cycling/walking tracks Habitat for Cockatoos-noise buffer for residents- (Stormwater Swales if Necessary)

NO Traffic Access to Lochside drive

Traffic chaos , have 2 roads from Fredrick road into the development.

Inclusion of a Community Sport Field & Playground

Families have to play somewhere- 1 km to the nearest Sportsground is too far.

Tree Management

Significant/Regulated /Exempt trees to remain.

A Special Value Tree Assessment Must Be Conducted.

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected-Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, No road throughit and not rezoned . The history of Aboriginals living in the area (PINERY/Port River Area) must be recognized within the new development.

Retaining wall development that raises ground heights (as part of any soil Remediation 'Capping' option) should not be permitted.

Retainer Walls with ' Voids' are DEATH TRAPS for small children_ other soil remediation options are available.

NO Financial contribution in lieu of actual open space

Open space to include buffer zones, Community Sports Field, Water feature The PINERY

Submission 78

Archived: Monday, 31 October 2022 9:30:59 AM
From: [Jesper Munch](#)
Sent: Thursday, 27 October 2022 2:44:02 PM
To: [Jim Gronthos](#)
Subject: Corrected submission re: Waterfront Neighbourhood Zone
Importance: Normal
Sensitivity: None

Dear Jim Gronthos,
Thank you for letting me submit a slightly reworded submissions:

This is a letter from :

Jesper Munch
[REDACTED] Waikiki Court
West Lakes 5021

At [REDACTED] or [REDACTED],

in support of changing the zoning of the former Waste Water Treatment Site to:

Waterfront Neighbourhood Zone,

consistent with the surrounding parts of West Lakes.

A very significant reason is the preservation of a mature green canopy in order to mitigate in part the threat of climate change. A well argued prediction from the University of Adelaide is that Adelaide will become unlivable as a 50 degree city and that this can be avoided only by cooling the city by an extensive green canopy. Please see:

<https://blogs.adelaide.edu.au/environment/2021/06/17/as-climate-change-worsens-adelaide-will-become-a-50-degree-city/>

The site in question currently contains a significant number of mature trees and these should be preserved whenever possible. The trees are not only essential for keeping Adelaide livable, but are also essential as a habitat for many birds, including threatened species...please see below. Nonetheless the first action item of the proposed developers is "to clear all vegetation". I believe such action would be a very grave misconduct of duties to preserve the environment. A recent example of destruction of green canopy is the redevelopment of the former football training grounds at West Lakes Oval, where green space and reasonably mature trees have been displaced by a concrete jungle. It is imperative that we avoid a similar development at the site in question. It is easy to argue that a single site will not save Adelaide, but each site is part of a network that hopefully will.

I believe that present and especially future generations of West Lakes residents would applaud the farsightedness of the City Council to preserve as much of the mature green space on the Waste Water Site as possible. I am not against some development of the site, but very strongly believe that this development should serve the citizens of the area as opposed to the profits of the developers. After all, SA Water is owned by the Government of South Australia, and thus by "we, the people" and I am asking that the interests of the latter be honoured. Please see below.

In addition I am concerned by the known contamination of the site, and find the proposed solution of covering the whole site with

a thick layer of non-contaminated earth a very crude and probably inadequate approach which does not take into account the spread of contamination by the necessary excavation, storm-water run-off into the lake etc. The City of Charles Sturt spent a significant effort in mitigating the Cadmium contamination in part of West Lakes in 2000-2004. At that time the official excuse was that the spread of contaminated soil was “best practice” at the time. This excuse will not work again.

I also share the concerns of the Citizens Committee, including :

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales. This buffer zone should also be included along the lakefront of the site, thus expanding the existing reserve.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY and at

least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area To Be Re-zoned As A Waterfront Neighbourhood Zone,

limited to 1-2 storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Preservation of mature trees and green canopy, by for example a Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

Improved public transport and no Traffic Access to Lochside Drive

Require essential new public transport and avoid traffic chaos - eg have improved bus or light rail and have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

West Lakes was once awarded very significant, international recognition as a model city and model development. Let us try to preserve as much of that as possible.

Sincerely,

Jesper Munch

■ Waikiki Court ,

West Lakes.

■

Submission 79

Archived: Monday, 31 October 2022 9:44:37 AM

From: [Carmen Carter](#)

Sent: Thu, 27 Oct 2022 06:08:41

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

*I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all

the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain
A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection
The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned
The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature - the PINERY

This is extremely important to me and my family.

Yours faithfully

CARMEN CARTER



Lochside Drive, West Lakes

Submission 80

Archived: Monday, 31 October 2022 9:48:44 AM

From: noreply@charlessturt.sa.gov.au

Sent: Thu, 27 Oct 2022 06:16:05

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Julie

Last Name

McIntyre

Organisation (if relevant)

Grand Kitchens

Email Address

[REDACTED]

Postal Address

[REDACTED] Frederick Road

Phone Number

[REDACTED]

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

Thank you for your letter dated 23rd September 2022.

I am the current owner of Units 2/15-13/15 Frederick Rd and Manager of Grand Kitchens. We manufacture Kitchen cabinetry for SA builders, (Metro & Country) and employ 27 staff plus Contractors.

Grand Kitchens is directly across the road from this Development.

I also own U13/2 Brandwood which is currently being set-up in a new business venture, dedicated to servicing the community.

I've studied the proposed Draft WL development.

At this stage I do not anticipate the development will have a negative impact on Grand Kitchens. We are familiar with building sites and procedure.

I believe the Development will have positive impact for new business into the area. All looks very exciting.

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

Submission 81

Archived: Monday, 31 October 2022 10:29:41 AM

From: [Kevin Fox](#)

Sent: Fri, 28 Oct 2022 14:51:20

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Used Draft Code Amendment

Importance: Normal

Sensitivity: None

Name : Kevin M. Fox

Address : [REDACTED] Lochside Drive West Lakes 5021

Phone [REDACTED]

I support the following

*want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014

Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and

bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Submission 82

Archived: Monday, 31 October 2022 10:43:33 AM

From: [Kevin Fox](#)

Sent: Fri, 28 Oct 2022 15:33:56

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Used Draft Code Amendment

Importance: Normal

Sensitivity: None

Name : Margaret D. Fox

Address : [REDACTED] Lochside Drive West Lakes 5021

Phone : [REDACTED]

I support the following in regard to the SA Water development on Frederick Road

I want the zoning of the development site to be Waterfront Neighbourhood Zone which is the same zone as the surrounding neighbourhood.

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Submission 83

Archived: Monday, 31 October 2022 11:57:34 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sunday, 30 October 2022 5:32:21 PM

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Kim

Last Name

Teder

Email Address

[REDACTED]

Postal Address

█ Lakeview Avenue WEST LAKES SAUST 5021

Phone Number

█

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

I wish to express my concerns with the development of West Lakes and especially the property surrounding the old Port Adelaide Treatment Works to ensure that we are maintaining the spirit of the West Lakes community. When I drive on West Lakes Boulevard it is very disappointing to see how all the new high-rise buildings are affecting the landscape. It is starting to look like a concrete jungle (with the potential of becoming a ghetto in the future if not managed well). There is a real concern with all the clearing of land and development within the surrounding West Lakes area and how many multi storey properties have approval to be built. I have questions regarding how is this effecting the existing resident's living in the area, the sustainability, the landscape of West Lakes, and how it'd affect existing property value?

In 1992, West Lakes won the Prix D'Excellence by the FIABC International Real Estate Federation due to the forethought that went into planning out the area (<https://fiabciprix.com/2004-1992-winners/>), and a lot of people bought properties off that rating. When you look around the area prior to the current developments, you could see why, we have or had a lot of green spaces which are not only beautiful but are vital to ensure we are protecting our current environment and our eco-system i.e. natural habitats for our flora, birds and animals, such as the black cockatoo which migrates to this area on a yearly basis. Green areas are vital to managing the effects of climate change, with one impact being it helps mitigate the urban heat island effect (i.e., replacing green space with medium/high density buildings ends up causing a localised warming effect, which has a flow on effect that'll increase energy costs and air pollution levels). I also would like to question creating a small solar farm in response to this as it smacks of being a hollow, and poorly thought-out gesture. Another impact increasing the amount of green space is it would help to mitigate flooding from storm surges (which is likely to become more frequent as climate change worsens, as an example the severe, repeated flooding events occurring in VIC, NSW and QLD during La Nina years, as there is evidence of climate change making El Nino/La Nina cycles more severe) as it would help drain flowing water into our local aquifers and provide evapotranspiration of water into the atmosphere. This is particularly important as

West Lakes was highlighted in the Charles Sturt Councils Residential Growth and Character Study (May 2011) as an area most at risk to climate change in our local council zone.

Ascetically, high rise buildings are not appealing and have the potential to undermine the character and liveability of the area around the old Port Adelaide Treatment Works. One thing I observed when travelling through Europe was how beautiful and well-maintained green areas can be used to build a community. Considering the move towards changing the residential zoning of the treatment works to medium-density housing, it is vital that we are creating more green spaces in the current development plans to ensure we are supporting the community (i.e. allowing for safe areas for children's to play in and walking/cycle trails) around this region being part of West Lakes, an impact highlighted in the Charles Sturts Planning Social Infrastructure and Community Services for Urban Growth Areas (February 2012). The current community are well invested in the area and to be a warm and friendly and would like to see development supporting to maintain it.

Another query we have is through the plan to add a single access road to Lochside Drive and a collector road to Frederick Road to service this new development. It seems in the concept plan provided to us in the West Lakes Residential and Mixed-Use Draft Code Amendment Information Brochure that there is a lack of access roads to support this development plan, as the two-storey zonal area does not seem to be supported by either of these roads. This concerns us as it does not look like there is a solid plan for these sections and it could be re-evaluated to being a four or five storey area in the future after construction begins. It also begs the question as additional roads look like they are needed to support these areas where they'll exit onto Lochside Drive and if it'll end up impacting the living arrangements of current residents, whether through the removal of houses or an increase in the need for parking space? We have seen with smaller past development i.e the old council depot which currently has a negative impact on parking availability in that section of Lochside Drive, alongside increasing risk for motorists due to adding obstacles near the Lochside Drive-Frederick Road intersection.

How has similar developments affected local property prices in the Charles Sturt Community?

If there is a negative impact:

- will we see a decrease in our council rates?

- will we be compensated for any decrease in property value?

In conclusion and in line with winning the Prix D'Excellence real estate award in 1992, I want:

- The zoning of the development site to be Waterfront Neighbourhood Zone i.e. 1 – 2 storey buildings, which is the same zone as the surrounding neighbourhood.
- Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood. In line with this there should be no high-rise towers built that will change the character of the neighbourhood. “Do not rezone this area”
- As per Councils own research in the Council Assessment of housing yields in their April 2014 Strategic Directions Report found significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would ‘fit’ in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings
- There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.
- There should be a 20-meter buffer-zone around the development as there has been 40 years. The buffer-zone can be used as a form of green space for the community i.e. parkland or a walking/cycling trail and this can double up as a way to mitigate storm water damage.

Kim Teder

█ Lakeview Avenue
West Lakes SA 5021

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

Submission 84

Archived: Monday, 31 October 2022 12:14:42 PM

From: noreply@charlessturt.sa.gov.au

Sent: Sun, 30 Oct 2022 08:10:04

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Nathan

Last Name

Teder

Email Address

[REDACTED]

Postal Address

█ Lakeview Avenue, West Lakes

Phone Number

█

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

I wish to express my concerns with the development of West Lakes and especially the property surrounding the old Port Adelaide Treatment Works to ensure that we are maintaining the spirit of the West Lakes community. When I drive on West Lakes Boulevard it is very disappointing to see how all the new high-rise buildings are affecting the landscape. It is starting to look like a concrete jungle (with the potential of becoming a ghetto in the future if not managed well). There is a real concern with all the clearing of land and development within the surrounding West Lakes area and how many multi storey properties have approval to be built. I have questions regarding how is this effecting the existing resident's living in the area, the sustainability, the landscape of West Lakes, and how it'd affect existing property value?

In 1992, West Lakes won the Prix D'Excellence by the FIABC International Real Estate Federation due to the forethought that went into planning out the area (<https://fiabciprix.com/2004-1992-winners/>), and a lot of people bought properties off that rating. When you look around the area prior to the current developments, you could see why, we have or had a lot of green spaces which are not only beautiful but are vital to ensure we are protecting our current environment and our eco-system i.e. natural habitats for our flora, birds and animals, such as the black cockatoo which migrates to this area on a yearly basis. Green areas are vital to managing the effects of climate change, with one impact being it helps mitigate the urban heat island effect (i.e., replacing green space with medium/high density buildings ends up causing a localised warming effect, which has a flow on effect that'll increase energy costs and air pollution levels). I also would like to question creating a small solar farm in response to this as it smacks of being a hollow, and poorly thought-out gesture. Another impact increasing the amount of green space is it would help to mitigate flooding from storm surges (which is likely to become more frequent as climate change worsens, as an example the severe, repeated flooding events occurring in VIC, NSW and QLD during La Nina years, as there is evidence of climate change making El Nino/La Nina cycles more severe) as it would help drain flowing water into our local aquifers and provide evapotranspiration of water into the atmosphere. This is particularly important as West Lakes was highlighted in the Charles Sturt Councils Residential Growth and

Character Study (May 2011) as an area most at risk to climate change in our local council zone.

Ascetically, high rise buildings are not appealing and have the potential to undermine the character and liveability of the area around the old Port Adelaide Treatment Works. One thing I observed when travelling through Europe was how beautiful and well-maintained green areas can be used to build a community. Considering the move towards changing the residential zoning of the treatment works to medium-density housing, it is vital that we are creating more green spaces in the current development plans to ensure we are supporting the community (i.e. allowing for safe areas for children's to play in and walking/cycle trails) around this region being part of West Lakes, an impact highlighted in the Charles Sturts Planning Social Infrastructure and Community Services for Urban Growth Areas (February 2012). The current community are well invested in the area and to be a warm and friendly and would like to see development supporting to maintain it.

Another query we have is through the plan to add a single access road to Lochside Drive and a collector road to Frederick Road to service this new development. It seems in the concept plan provided to us in the West Lakes Residential and Mixed-Use Draft Code Amendment Information Brochure that there is a lack of access roads to support this development plan, as the two-storey zonal area does not seem to be supported by either of these roads. This concerns us as it does not look like there is a solid plan for these sections and it could be re-evaluated to being a four or five storey area in the future after construction begins. It also begs the question as additional roads look like they are needed to support these areas where they'll exit onto Lochside Drive and if it'll end up impacting the living arrangements of current residents, whether through the removal of houses or an increase in the need for parking space? We have seen with smaller past development i.e the old council depot which currently has a negative impact on parking availability in that section of Lochside Drive, alongside increasing risk for motorists due to adding obstacles near the Lochside Drive-Frederick Road intersection.

In conclusion and in line with winning the Prix D'Excellence real estate award in 1992, I want:

- The zoning of the development site to be Waterfront Neighbourhood Zone i.e. 1 – 2 storey buildings, which is the same zone as the surrounding neighbourhood.
- Technical and Numerical Variations relating to heights of buildings, etc, should

be the same as the existing neighbourhood. In line with this there should be no high-rise towers built that will change the character of the neighbourhood. "Do not rezone this area"

- As per Councils own research in the Council Assessment of housing yields in their April 2014 Strategic Directions Report found significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings
- There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.
- There should be a 20-meter buffer-zone around the development as there has been 40 years. The buffer-zone can be used as a form of green space for the community i.e. parkland or a walking/cycling trail and this can double up as a way to mitigate storm water damage.

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706

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

Submission 85

Archived: Monday, 31 October 2022 3:06:17 PM

From: [Jenine Tracey](#)

Sent: Monday, 31 October 2022 2:46:19 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hi Jim,

*"I want the zoning of the development site to be **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood.*

Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a Major Growth Transport Corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in their April 2014 Strategic Directions Report' identified significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would 'fit' in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utilities are obtained and reviewed independently before any zoning approval is provided.

There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & Wildlife Act, 1972 -Schedule 8) Yellow-tailed Black Cockatoos that live in the development site. These birds migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsored research (included in the document – The City Of Charles Sturt: Kaurna Public Space Recognition and Inclusion, Page 51) that states there is an opportunity to continue the interpretation (of the Port Adelaide Kaurna Trail) into the Charles Sturt area. This would involve linking the Cultural / Walking / Cycling trail in the development, along the edge of West Lakes, past Point Misery and linking to the new Port Adelaide Cultural Centre being built.

This Trail could be informative and be similar to other Trails that exist in Port Adelaide and along the Torrens River in Adelaide.

As the development site is in an area that was once surrounded by a large Pine Forest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area. It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand-drawn map of where these were found in the site, were on public display in the former Administration Building up until approximately 1999.

I have also been informed that the bones have since gone 'missing' and there are current efforts by SA Water to try and locate them.

There are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to this fact. These documents can be obtained from Community Advocate - Stephen Hammond.

Relevant Aboriginal organisations, such as the Kaurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

All Significant/Regulated/Exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the

Vulnerable Cockatoos. These Special Value trees should then be protected and should remain in the boundary Buffer-zones.

The large section of Pine trees (The PINERY) should be protected and not removed. The retention of these trees supports the Council's Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community sports field & playground should be included in the site as there is a distinct lack of these amenities in the Western Suburbs.

Council should not allow any Financial Contribution to be paid for the loss of any Open Space Area within the development.

Open Space should include the buffer-zones, the community sports field, PINERY, water feature and at least 1 other appropriately sized reserve area in the site.

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be re-zoned so part of it can be otherwise used.

A Soil Remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main issues are summarised in the following Dot-Points:

The Area TO Be Re-zoned As A Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same zone as the surrounding neighbourhood

The Area NOT To Be Re-zoned As Urban Renewal Neighbourhood Zone

The area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing neighbourhood zoning

Buffer-Zones around the site Boundary

Cultural/Historic Trail Link to Pt. Adelaide - Cycling/Walking tracks

Habitat for Cockatoos - Noise Buffer for Residents - (Stormwater Swales if necessary)

No Traffic Access to Lochside Drive

Traffic Chaos - Have 2 roads from Frederick Road into the development

Inclusion of a Community Sports Field & Playground

Families have to play somewhere - 1km to the nearest sportsground is too far

Tree Management

Significant / Regulated / Exempt trees to remain

A Special Value Tree Assessment must be conducted

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected - Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, no road through it and not re-zoned

The history of Aboriginals living in the area (PINERY / Port River area) must be recognized within the new development

Retainer Wall development that raises Ground Heights (as part of any soil remediation 'Capping' option) should not be permitted

Retainer Walls with 'Voids' are DEATH TRAPS for small children – other soil remediation options are available

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Regards,

Jenine Tracey

■ Polynesia Grove

West Lakes SA 5021

Phone: ■■■■■■■■■■

Submission 86

Archived: Monday, 31 October 2022 3:15:12 PM

From: noreply@charlessturt.sa.gov.au

Sent: Mon, 31 Oct 2022 04:22:08

To: [Jim Gronthos](#)

Subject: West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



West Lakes Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Michael

Last Name

Teder

Email Address

[REDACTED]

Postal Address

█ Lakeview Ave West Lakes SA 5021

Phone Number

█

Your Submission on the West Lakes Residential and Mixed Use Draft Code Amendment

I wish to express my concerns with the development of West Lakes and especially the property surrounding the old Port Adelaide Treatment Works to ensure that we are maintaining the spirit of the West Lakes community. When I drive on West Lakes Boulevard it is very disappointing to see how all the new high-rise buildings are affecting the landscape. It is starting to look like a concrete jungle (with the potential of becoming a ghetto in the future if not managed well). There is a real concern with all the clearing of land and development within the surrounding West Lakes area and how many multi storey properties have approval to be built. I have questions regarding how is this effecting the existing resident's living in the area, the sustainability, the landscape of West Lakes, and how it'd affect existing property value?

In 1992, West Lakes won the Prix D'Excellence by the FIABC International Real Estate Federation due to the forethought that went into planning out the area (<https://fiabciprix.com/2004-1992-winners/>), and a lot of people bought properties off that rating. When you look around the area prior to the current developments, you could see why, we have or had a lot of green spaces which are not only beautiful but are vital to ensure we are protecting our current environment and our eco-system i.e. natural habitats for our flora, birds and animals, such as the black cockatoo which migrates to this area on a yearly basis. Green areas are vital to managing the effects of climate change, with one impact being it helps mitigate the urban heat island effect (i.e., replacing green space with medium/high density buildings ends up causing a localised warming effect, which has a flow on effect that'll increase energy costs and air pollution levels). I also would like to question creating a small solar farm in response to this as it smacks of being a hollow, and poorly thought-out gesture. Another impact increasing the amount of green space is it would help to mitigate flooding from storm surges (which is likely to become more frequent as climate change worsens, as an example the severe, repeated flooding events occurring in VIC, NSW and QLD during La Nina years, as there is evidence of climate change making El Nino/La Nina cycles more severe) as it would help drain flowing water into our local aquifers and provide evapotranspiration of water into the atmosphere. This is particularly important as West Lakes was highlighted in the Charles Sturt Councils Residential Growth and

Character Study (May 2011) as an area most at risk to climate change in our local council zone.

Aesthetically, high rise buildings are not appealing and have the potential to undermine the character and liveability of the area around the old Port Adelaide Treatment Works. One thing I observed when travelling through Europe was how beautiful and well-maintained green areas can be used to build a community. Considering the move towards changing the residential zoning of the treatment works to medium-density housing, it is vital that we are creating more green spaces in the current development plans to ensure we are supporting the community (i.e. allowing for safe areas for children's to play in and walking/cycle trails) around this region being part of West Lakes, an impact highlighted in the Charles Sturts Planning Social Infrastructure and Community Services for Urban Growth Areas (February 2012). The current community are well invested in the area and to be a warm and friendly and would like to see development supporting to maintain it.

Another query we have is through the plan to add a single access road to Lochside Drive and a collector road to Frederick Road to service this new development. It seems in the concept plan provided to us in the West Lakes Residential and Mixed-Use Draft Code Amendment Information Brochure that there is a lack of access roads to support this development plan, as the two-storey zonal area does not seem to be supported by either of these roads. This concerns us as it does not look like there is a solid plan for these sections and it could be re-evaluated to being a four or five storey area in the future after construction begins. It also begs the question as additional roads look like they are needed to support these areas where they'll exit onto Lochside Drive and if it'll end up impacting the living arrangements of current residents, whether through the removal of houses or an increase in the need for parking space? We have seen with smaller past development i.e the old council depot which currently has a negative impact on parking availability in that section of Lochside Drive, alongside increasing risk for motorists due to adding obstacles near the Lochside Drive-Frederick Road intersection.

How have similar developments affected local property prices in the Charles Sturt Community?

If there is a negative impact:

- will we see a decrease in our council rates?
- will we be compensated for any decrease in property value?

In conclusion and in line with winning the Prix D'Excellence real estate award in 1992, I want:

- The zoning of the development site to be Waterfront Neighbourhood Zone i.e. 1 – 2 storey buildings, which is the same zone as the surrounding neighbourhood
- The area NOT to be rezoned as Urban Renewal Neighbourhood Zone. This area does not fit the guidelines for approval of this zone. No Technical and numerical Variations different to existing neighbourhood zoning
- Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood. In line with this there should be no high-rise towers built that will change the character of the neighbourhood. “Do not rezone this area”
- Retainer wall development that raises Ground Heights (as part of any soil remediation ‘Capping’ option) should not be permitted. Retainer walls with voids are Death Traps for small children – other soil remediation options are available
- As per Councils own research in the Council Assessment of housing yields in their April 2014 Strategic Directions Report found significantly less people and housing than depicted in the current proposal. That assessment clearly identified that a future development would ‘fit’ in with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings
- There should be no new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.
- There should be a 20-meter buffer-zone around the development as there has been 40 years. The buffer-zone can be used as a form of green space for the community i.e. parkland or a walking/cycling trail and this can double up as a way to mitigate storm water damage.

Michael Teder

█ Lakeview Avenue
West Lakes SA 5021

Do you wish to make a verbal submission at the Public Meeting to be held in February 2023 (date and time to be confirmed) 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/706](#)

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

Submission 87

Coopers Accessible Vehicles Pty Ltd

■ Howards Road

BEVERLEY SA 5009

■

■

West lakes Residential mixed Use Draft Code Amendment.

I want the zoning of the development site to be a **Waterfront Neighbourhood Zone**

Which is the same zone as the surrounding neighbourhood.

Technical and Numerical variations relating to heights of buildings etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a major Growth Transport corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in there April 2014 Strategic Directions Report' Identified significantly less people and housing than depicted in the current proposal.

That assessment clearly identified that a future development would "fit in" with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utility's are obtained and reviewed independently before any Zoning approval is provided.

These should be NO new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & wildlife Act 1972- Schedule 8) Yellow-tailed Black Cockatoos that live in the development site.. These Birds Migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 meter buffer-zone around the development as there has been for the last 40 years.

The buffer-Zone can be used as a noise buffering, habitat protection for the cockatoos, a walking /cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsor research (included in the document- The City Of Charles Sturt: Kurna Public Space recognition and inclusion , page 51)

That states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural/Walking/ Cycling trail to the new Port Adelaide Cultural Centre being built.

The trail could be informative and be similar to other Trails that exist In Port Adelaide and along the river Torrens in Adelaide.

As the development site is in an area that once was surrounded by large pine Forrest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area.

It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand drawn map of where these were found in the site, they were on public display in the former Administration Building up until 1999.

I have been informed that the bones have since gone 'missing' and current efforts by SA Water to try and locate them.

I understand that there are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to the fact. These documents can be obtained from Community Advocate- Stephen Hammond.

Relevant Aboriginal organizations, such as Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognized in an appropriate manner within the development site.

All significant/Regulated/exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos.

These special Value trees should then be protected and should remain in the boundary buffer-Zones.

The large section of Pine trees (THE PINERY) should be protected and not removed. The retention of these trees supports the Councils Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community Sports field & playground should be included in the site as there is a distinct lack of these amenity's in the Western Suburbs. Council should NOT allow any Financial Contribution to be paid for the loss of any Open Space Area within the development. Open Space should include the buffer-zones, the community sports field. PINERY, water feature and at least 1 other appropriately sized reserve in the area in the site.

The heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be rezoned so part of it can be otherwise used.

A soil remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main Issues are summarised in the following Dot Points:

The Area To Be Re-Zoned As A Waterfront Neighbourhood Zone (& mixed Use sub-zone retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same Zone as the surrounding neighbourhood.

The Area (NOT) To Be Re-Zoned As Urban Renewal Neighbourhood Zone

This area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing Neighbourhood zoning.

Buffer-Zones around the site boundary

Cultural/Historic trail Link to Pt, Adelaide – Cycling/walking tracks Habitat for Cockatoos-noise buffer for residents- (Stormwater Swales if Necessary)

NO Traffic Access to Lochside drive

Traffic chaos , have 2 roads from Fredrick road into the development.

Inclusion of a Community Sport Field & Playground

Family's have to play somewhere- 1 km to the nearest Sportsground is too far.

Tree Management

Significant/Regulated /Exempt trees to remain.

A Special Value Tree Assessment Must Be Conducted.

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected-Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, No road throughit and not rezoned . The history of Aboriginals living in the area (PINERY/Port River Area) must be recognized within the new development.

Retaining wall development that raises ground heights (as part of any soil Remediation 'Capping' option) should not be permitted.

Retainer Walls with ' Voids' are DEATH TRAPS for small children_ other soil remediation options are available.

NO Financial contribution in lieu of actual open space

Open space to include buffer zones, Community Sports Field, Water feature The PINERY

Submission 88

Helen E Cooper

■ Frome Crescent

WEST LAKES SA 5021

■

■

West lakes Residential mixed Use Draft Code Amendment.

I want the zoning of the development site to be a **Waterfront Neighbourhood Zone**

Which is the same zone as the surrounding neighbourhood.

Technical and Numerical variations relating to heights of buildings etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a major Growth Transport corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in there April 2014 Strategic Directions Report' Identified significantly less people and housing than depicted in the current proposal.

That assessment clearly identified that a future development would "fit in" with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utility's are obtained and reviewed independently before any Zoning approval is provided.

These should be NO new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & wildlife Act 1972-Schedule 8) Yellow-tailed Black Cockatoos that live in the development site.. These Birds Migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 meter buffer-zone around the development as there has been for the last 40 years.

The buffer-Zone can be used as a noise buffering, habitat protection for the cockatoos, a walking /cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsor research (included in the document- The City Of Charles Sturt: Kurna Public Space recognition and inclusion , page 51)

That states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural/Walking/ Cycling trail to the new Port Adelaide Cultural Centre being built.

The trail could be informative and be similar to other Trails that exist In Port Adelaide and along the river Torrens in Adelaide.

As the development site is in an area that once was surrounded by large pine Forrest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area.

It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand drawn map of where these were found in the site, they were on public display in the former Administration Building up until 1999.

I have been informed that the bones have since gone 'missing' and current efforts by SA Water to try and locate them.

I understand that there are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to the fact. These documents can be obtained from Community Advocate- Stephen Hammond.

Relevant Aboriginal organizations, such as Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognized in an appropriate manner within the development site.

All significant/Regulated/exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos.

These special Value trees should then be protected and should remain in the boundary buffer-Zones.

The large section of Pine trees (THE PINERY) should be protected and not removed. The retention of these trees supports the Councils Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community Sports field & playground should be included in the site as there is a distinct lack of these amenity's in the Western Suburbs. Council should NOT allow any Financial Contribution to be paid for the loss of any Open Space Area within the development. Open Space should include the buffer-zones, the community sports field. PINERY, water feature and at least 1 other appropriately sized reserve in the area in the site.

The heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be rezoned so part of it can be otherwise used.

A soil remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main Issues are summarised in the following Dot Points:

The Area To Be Re-Zoned As A Waterfront Neighbourhood Zone (& mixed Use sub-zone retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same Zone as the surrounding neighbourhood.

The Area (NOT) To Be Re-Zoned As Urban Renewal Neighbourhood Zone

This area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing Neighbourhood zoning.

Buffer-Zones around the site boundary

Cultural/Historic trail Link to Pt, Adelaide – Cycling/walking tracks Habitat for Cockatoos-noise buffer for residents- (Stormwater Swales if Necessary)

NO Traffic Access to Lochside drive

Traffic chaos , have 2 roads from Fredrick road into the development.

Inclusion of a Community Sport Field & Playground

Family's have to play somewhere- 1 km to the nearest Sportsground is too far.

Tree Management

Significant/Regulated /Exempt trees to remain.

A Special Value Tree Assessment Must Be Conducted.

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected-Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, No road throughit and not rezoned . The history of Aboriginals living in the area (PINERY/Port River Area) must be recognized within the new development.

Retaining wall development that raises ground heights (as part of any soil Remediation 'Capping' option) should not be permitted.

Retainer Walls with ' Voids' are DEATH TRAPS for small children_ other soil remediation options are available.

NO Financial contribution in lieu of actual open space

Open space to include buffer zones, Community Sports Field, Water feature The PINERY

Submission 89

John Cooper J.P.

■ Anthea Court

WEST LAKES SA 5021

■

■

West lakes Residential mixed Use Draft Code Amendment.

I want the zoning of the development site to be a **Waterfront Neighbourhood Zone**

Which is the same zone as the surrounding neighbourhood.

Technical and Numerical variations relating to heights of buildings etc, should be the same as the existing neighbourhood.

There should be no high-rise towers built that will change the character of the neighbourhood.

As there is no public transport passing the site the number of residents being proposed to inhabit this area is unworkable.

The site is NOT in a major Growth Transport corridor and therefore medium density housing up to 5-storeys should NOT apply.

Council's own research in 'The Council Assessment of housing yields in there April 2014 Strategic Directions Report' Identified significantly less people and housing than depicted in the current proposal.

That assessment clearly identified that a future development would " fit in' with the existing neighbourhood and would not alter the character, number or heights of the surrounding buildings.

The Council should ensure that all data tests, assessments and capacity reports for the proposed utility's are obtained and reviewed independently before any Zoning approval is provided.

These should be NO new road access into Lochside Drive (or any other surrounding street) as it will cause traffic chaos. There should be two roads from the development onto Frederick Road.

There should be habitat protection for the Vulnerable Listed (SA National Parks & wildlife Act 1972- Schedule 8) Yellow-tailed Black Cockatoos that live in the development site.. These Birds Migrate annually and are already threatened due to habitat destruction. Removing all the trees from the site could have a devastating effect on their survival.

There should be a 20 meter buffer-zone around the development as there has been for the last 40 years.

The buffer-Zone can be used as a noise buffering, habitat protection for the cockatoos,

a walking /cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales.

The Council should implement the recommendation included in the 2011 sponsor research (included in the document- The City Of Charles Sturt: Kurna Public Space recognition and inclusion , page 51)

That states there is an opportunity to continue the interpretation (of the Port Adelaide Kurna Trail) into the Charles Sturt area. This would involve linking the Cultural/Walking/ Cycling trail to the new Port Adelaide Cultural Centre being built.

The trail could be informative and be similar to other Trails that exist In Port Adelaide and along the river Torrens in Adelaide.

As the development site is in an area that once was surrounded by large pine Forrest and bounded by the Port River, it has special significance to Aboriginal People who lived, fished and hunted in the area.

It is also a known burial location, and whilst no registered Aboriginal site is recorded in the development area, I have been informed that Aboriginal bones, skulls and a hand drawn map of where these were found in the site, they were on public display in the former Administration Building up until 1999.

I have been informed that the bones have since gone 'missing' and current efforts by SA Water to try and locate them.

I understand that there are two community residents who have come forward and stated they saw the bones on display and have made Statutory Declarations signed under the Oaths Act testifying to the fact. These documents can be obtained from Community Advocate- Stephen Hammond.

Relevant Aboriginal organizations, such as Kurna Yerti Aboriginal Corporation (KYAC), should be informed of this information by council so that appropriate measures can be taken to repatriate the remains.

Because of the Aboriginal significance of the area, it should be recognized in an appropriate manner within the development site.

All significant/Regulated/exempt trees should not be removed and the development should be designed around them. A Special Value Tree assessment should be conducted that identifies the Remnant Vegetation in the site as well as those trees that are inhabited by the Vulnerable Cockatoos.

These special Value trees should then be protected and should remain in the boundary buffer-Zones.

The large section of Pine trees (THE PINERY) should be protected and not removed. The retention of these trees supports the Councils Tree Canopy Plan.

The development should include a suitable sized water feature and fountains.

A community Sports field & playground should be included in the site as there is a distinct lack of these amenity's in the Western Suburbs. Council should NOT allow any Financial Contribution to be paid for

the loss of any Open Space Area within the development. Open Space should include the buffer-zones, the community sports field. PINERY, water feature and at least 1 other appropriately sized reserve in the area in the site.

The heritage listed gardens and two buildings should remain and not be built over (including the placement of a road). This area should not be rezoned so part of it can be otherwise used.

A soil remediation option should not involve 'Capping' and the use of retainer walls (with voids in-between) to raise ground heights should also not be allowed. There are many other options available that would still comply with EPA standards.

My main Issues are summarised in the following Dot Points:

The Area To Be Re-Zoned As A Waterfront Neighbourhood Zone (& mixed Use sub-zone retail)

1-2 Storey buildings which takes advantage of waterfront locations which is the same Zone as the surrounding neighbourhood.

The Area (NOT) To Be Re-Zoned As Urban Renewal Neighbourhood Zone

This area does not fit the guidelines for approval of this zone.

No Technical & Numerical Variations different to existing Neighbourhood zoning.

Buffer-Zones around the site boundary

Cultural/Historic trail Link to Pt, Adelaide – Cycling/walking tracks Habitat for Cockatoos-noise buffer for residents- (Stormwater Swales if Necessary)

NO Traffic Access to Lochside drive

Traffic chaos , have 2 roads from Fredrick road into the development.

Inclusion of a Community Sport Field & Playground

Family's have to play somewhere- 1 klm to the nearest Sportsground is to far.

Tree Management

Significant/Regulated /Exempt trees to remain.

A Special Value Tree Assessment Must Be Conducted.

Habitat Reserve for Vulnerable Cockatoos

The Yellow-Tailed Black Cockatoos needs protection

The PINERY needs to be protected-Achieves Urban Tree Canopy Plan

Heritage Recognition

Heritage Gardens to be maintained, No road throughit and not rezoned . The history of Aboriginals living in the area (PINERY/Port River Area) must be recognized within the new development.

Retaining wall development that raises ground heights (as part of any soil Remediation 'Capping' option) should not be permitted.

Retainer Walls with ' Voids' are DEATH TRAPS for small children_ other soil remediation options are available.

NO Financial contribution in lieu of actual open space

Open space to include buffer zones, Community Sports Field, Water feature The PINERY

Submission 90



Conservation Council SA

Attention: Jim Gronthos
Title: Senior Policy Planner, City of Charles Sturt
Address 72 Woodville Road, Woodville, 5011

The Joinery
Level 1, 111 Franklin Street
Adelaide, SA, 5000

(08) 8223 5155

general@conservationsa.org.au
www.conservationsa.org.au

ABN: 22 020 026 644

Date: November 3, 2022

Dear Jim,

We're keen to see outcomes that reflect the following community priorities:

Development of housing within the area to be low-rise so that it sits comfortable, at human scale, with its surroundings.

Retention of the pines and sheoaks which provide valuable food and habitat for the vulnerable yellow tailed black cockatoos. So much of their habitat has already been cleared.

Maintenance of the strong connections to the site for local Kaurna people, with Aboriginal bones having previously been stored at the SA Water building.

For this reason, we recommend the use of this historic building as part of a heritage trail. Truth telling is healing for both Kaurna and non-Kaurna peoples. This could include both the Pinery and Port Misery and also link up with the existing trail at Port Adelaide. This would provide valuable walking and cycling trails, encouraging exercise and active transport for both local people and tourists.

Buffer zones around the site boundary would provide noise abatement and stormwater swales would help to manage runoff on the site. We would like to see the retention of the Heritage Garden.

We recommend the retention of regulated and significant trees within the site, in line with Charles Sturt policy of protecting, conserving, nurturing and valuing existing trees and other vegetation in the Council area.

2014 figures quoted in the 2016 Seed Consulting Services Report *Tree Canopy Cover in the City of Charles Sturt - Benchmarking Assessment* indicates that impervious services were up in both the public and private realms, whilst tree canopy and plantable areas were both down, again in both realms. 2018 LiDAR statistics have canopy at 11.97% in the Charles Sturt Council area, indicating that retention of existing canopy is a key part of growing the canopy. Removal of existing canopy will impede Council efforts towards achieving the necessary improvements to mitigate against climate change and increase community resilience.

Given that there is plenty of evidence from studies carried out right around the world showing that canopy within 1.6km of home indicates that we are 30% less likely to suffer from health in the poor to fair range and also 30% less likely to suffer from mental health problems such as anxiety and depression, it

is interesting that in 2014-15 approximately, 17.3% of the population of Charles Sturt assessed their health as 'fair', or 'poor', rather than as 'good', 'very good', or 'excellent'; this is 11% above the metropolitan average rate, of 15.6%. (Population Health Profile, City of Charles Sturt).

This highlights the importance of retention of areas such as this, with their existing canopy. They are essential cooling, health giving lungs for local residents and are increasingly valuable. The health benefits - both mental and physical provided by canopy within walking distance of one's home - are well documented. Protection of the Pinery would help to achieve Charles Sturt's Urban Tree Canopy Plan.

Your sincerely,

Joanna

Joanna Wells

Outreach Coordinator