

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 91

Archived: Wednesday, 2 November 2022 2:31:09 PM

From: [Gail Turnbull](#)

Sent: Wednesday, 2 November 2022 2:12:47 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Being a resident of West lakes for over 20 years I believe the value of living in the "Waterfront Neighbourhood Zone" is essential to the way of life in this area. Whilst many allotments are being divided, the majority are still original homes.

*"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.

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

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

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

Gail Turnbull
[REDACTED] Lochside Drive
West Lakes
Ph [REDACTED]

Submission 92

Archived: Thursday, 3 November 2022 11:31:34 AM

From: [Dan Metcalfe](#)

Sent: Thursday, 3 November 2022 10:56:33 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

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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.

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Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

From:

Daniel Metcalfe

■ Lochside Drive, West Lakes 5021

■

Submission 93

Archived: Thursday, 3 November 2022 11:39:24 AM

From: [Cherie Robertson](#)

Sent: Thursday, 3 November 2022 11:02:47 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

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Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY

Sender:

Cherie Robertson

■ Lochside Drive

West Lakes SA 5021

■

Submission 94

Archived: Monday, 7 November 2022 10:24:37 AM

From: [Savannah Little](#)

Sent: Monday, 7 November 2022 7:05:48 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Savannah Little, [REDACTED] Lakeview avenue west lakes, [REDACTED].

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Open Space to include Buffer Zones - Community Sports Field

Water Feature - the PINERY



Thankyou

Submission 95

Archived: Monday, 7 November 2022 12:17:42 PM
From: [PlanSA Submissions](#)
Sent: Friday, 4 November 2022 3:50:01 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: Lane
Family name: Landreth
Organisation:
Email address: 
Phone number: 
My overall view is: I do not support the Code Amendment
Comments: Don't be greedy
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 96

Archived: Monday, 7 November 2022 12:24:16 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 6 November 2022 8:58:07 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: Shelley

Family name: Travers

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

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

Comments: Nobody who lives in this area wants multi-storey apartments, shops or houses that need to be built up a metre plus in order to negate the contaminated land. This council has a habit of creating neighbourhoods of high-density housing, small homes with no parking or community services for new populations. West Lakes has long been a premier suburb, and West has diminished that - don't let them do it again with another similar development. I do not support the Code Amendment - any development should be inline with the original development ethos - no multi-storey apartments and shops.

Attachment 1: No file uploaded

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Submission 97

Archived: Monday, 7 November 2022 4:11:47 PM

From: noreply@charlessturt.sa.gov.au

Sent: Monday, 7 November 2022 2:42:20 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

Nina

Last Name

Travers

Email Address

[REDACTED]

Postal Address

Baykai Grove, west lakes

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

I am strongly opposed to this development in its current form. There addition of 2-5 storey residential buildings will negatively impact on the visual amenity of the area. We have lived in West Lakes for over 40 years and high rise buildings in this area will impact on all the predominantly single storey homes adjacent the proposed development. The proposed build up of the land to mitigate contamination would further add to the negative visual impact.

Increased traffic will have a huge impact on local residents and traffic management on Lochside Drive and Frederick road.

The planned removal of trees is irresponsible given the history of Charles Sturt Counsels poor revegetation and greening for the whole of the council district. The current bird habitat needs to be retained at all costs.

The council has previously shown no regard for responsible planning when it comes to development companies and we have ended up with the congested ugly WEST development in the old Football park region.

Development should be responsible and sustainable and should add to the visual amenity of the area and not just be another rate grab.

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 98

Archived: Tuesday, 8 November 2022 9:52:51 AM

From: [City of Charles Sturt](#)

Sent: Mon, 7 Nov 2022 05:29:40

To: [Development Applications](#)

Subject: FW: New development

Importance: Normal

Sensitivity: None

[REDACTED]

From: darrjudy <[REDACTED]>

Sent: Monday, 7 November 2022 12:15 PM

To: City of Charles Sturt <council@charlessturt.sa.gov.au>

Subject: New development

I would like to express my concern about the proposed new development on the corner of Lochside Drive and Frederick road. My main concern is the proposed high rise buildings planned. In my opinion this is not a suitable location for high rise buildings because it brings parking problems for vehicles and traffic congestion. Aesthetically it is also a problem in a predominantly single storey area. I live on Lochside Drive and I am concerned about extra traffic along this road.

Regards

Darryl and Judy Tozer

Sent from my Galaxy

Submission 99

Archived: Monday, 14 November 2022 9:09:56 AM

From: [robyn welsh](#)

Sent: Wednesday, 9 November 2022 7:19:17 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Sir,

re the West Lakes Development on Frederick Road (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

Yours sincerely,

Robyn Suzanne Welsh
Bega Court
West Lakes 5021

E: [REDACTED]

Submission 100

Archived: Monday, 14 November 2022 9:58:29 AM

From: [Rob W](#)

Sent: Saturday, 12 November 2022 12:45:45 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Sir

My name is Rob Welsh and I reside at [REDACTED] Bega Court, West Lakes, 5021. My telephone number is [REDACTED].

I write to you in reference to the proposed West Lakes Residential Mixed Use Draft Code Amendment relating to SA Water land bordered by Frederick Road and Lochside Drive in West Lakes.

I am very aware that our nation faces a housing crisis and I understand that development, including urban infill, is one of the strategies necessary to deal with this real issue. The stance of "Not in my backyard" is often adopted when developments are proposed but I would like to emphasise that reasonable compromise can be achieved to enable development of this land whilst avoiding unnecessary harm to the well being of the environment and existing residents. Given that local residents are being sensible and reasonable in considering the proposed development, I submit that every effort should be made to arrive at agreeable solutions.

I have a number of concerns which I know are shared by many local residents. I imagine that you will have received similar expressions from other residents but I also raise some specific, personal concerns.

- It is necessary for the zoning of the development site to be the same as the existing surrounding streets and homes, being **Waterfront Neighbourhood Zone**.
- Technical and Numerical Variations relating to heights of buildings, etc, should be the same as the existing neighbourhood.
- There should be no high-rise buildings or towers which will change the character of the neighbourhood.
- The site is not within a Magor Growth Transport Corridor and medium density housing up to 5 storeys should not apply as this grossly conflicts with the existing community and residences.

- Public transport in this sector of West Lakes is non-existent. Refer to https://www.adelaidemetro.com.au/_data/assets/pdf_file/0009/824247/Adelaide-Metro-network-map.pdf

Bus services do not stop on Frederick road and to access train stations or other bus services requires walking unreasonable distances. Wait times are unrealistic and distances are too great for able people and completely impossible for the elderly and those with a disability. The inevitable result will be a dependence upon motor vehicles causing unmanageable traffic and obvious parking problems in streets which always seem unreasonably narrow in new developments.

- It is vital that no new road entries to Lochside Drive are built. The increase in vehicular traffic from even a modest development in the area will obviously result in too much traffic on this and other existing streets. Entry and exit must be provided from streets within the new development directly onto Frederick road without funnelling this into a bottlenecked snarl on Lochside Drive. It seems obvious that at least two new roads in and out of the development onto Frederick Road will be necessary.

- 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.

- Development of this area must genuinely respect the original Indigenous inhabitants. Any disturbance of Indigenous ancestral remains must be avoided. Accordingly, developers must be compelled to set aside culturally sensitive areas out of respect and for further cultural education. It will be necessary to seek advice from local indigenous elders and a genuine effort will be required to acknowledge their pre-colonial presence and way of life.

- Black Cockatoos are evident in this area and clearly depend upon the vegetation which has remained within the SA Water land and that which has been established on the nearby West Lakes golf course. It is vital that significant trees within the development are protected and any loss of lesser existing vegetation resulting from building works must be replaced by planting a buffer zone. This zone will hopefully help balance habitat loss for the Cockatoos and other flying and ground fauna and will also create a visual and noise barrier between the development and existing residents. This zone also offers the opportunity to establish walking and cycle paths which are vital for physical recreation and mental wellbeing in any built environment. Expert opinion from qualified ecologists will be vital in making this a meaningful and effective measure which combines the well being of residents with the continued well being of local fauna and flora. Please do not allow this important function to be abandoned as unqualified and disinterested developers will not fulfill this need.

- The nature and standard of building within the development is extremely important. An honest observer will acknowledge that homes established in the area during the 1980s incorporate design features appropriate to managing the Australian Summer, including verandas, eaves, appropriately oriented windows, shade blinds, shade trees and gardens. The same honest observer will admit that the slab sided, black roofed, pillbox style of single and two storey homes currently being built with no sun protection

blatantly disregard all design principles for energy efficiency and comfort. All too often these dwellings are surrounded by concrete or hard paving, have no garden and rely on energy hungry and expensive air conditioning to maintain comfort levels. Architects and builders of homes within the proposed development must be compelled to incorporate appropriate design features to reduce energy consumption. There is no reason that passive energy efficiency features should increase building prices and yet they will save enormous amounts of energy in a world fighting climate change and will also save many thousands of dollars for their owners over the lifetime of the home.

- Because new developments tend to feature large homes on small blocks, I submit that requirements could be established for small functional gardens or lawns (perhaps minimum 10 square metres - not more paving) in rear yards and perhaps necessitate the planting of at least one medium or small tree per property, front or rear.
- As modern housing density precludes useful gardens and recreation areas, it is vital that public parks and recreation areas are established within the new development. These could be nature reserves, lawned / treed parks, sporting areas and could tie in the nature buffer zones previously mentioned.
- The Heritage listed buildings currently situated on the site must continue to be protected. Ideally these would be incorporated into public spaces, for community use and would hopefully have surrounding gardens which would contribute to the local aesthetic.

I urge you to give serious consideration to my proposals.

Sincerely

Rob Welsh

Submission 101

Archived: Monday, 14 November 2022 10:09:36 AM

From: [Eddy Arkit](#)

Sent: Sunday, 13 November 2022 10:20:41 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Response from Edward Arkit of [REDACTED] Lochside Drive, West Lakes, 5021, SA

*"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.

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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.

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

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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 102

Archived: Monday, 14 November 2022 10:16:34 AM

From: [Eddy Arkit](#)

Sent: Sun, 13 Nov 2022 10:25:23

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Response from Elizabeth Arkit of [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.*

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

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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 103

Archived: Monday, 14 November 2022 10:26:51 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sun, 13 Nov 2022 03:48:05

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?

West Lakes resident (Semaphore Park Ward)

First Name

Paul

Last Name

Sperling

Email Address

[REDACTED]

Postal Address

█ Lakeview Avenue, West Lakes, SA, 5021

Phone Number

█

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

ATTN: Jim Gronthos

As part of the Community Consultation process with Council for the above proposed development, I wish to present my submission outlining several issues and concerns for your consideration.

I wish to point out that I am not totally opposed to the general development proposal for this site but do not want it to be a high rise or replica of the WEST development.

The WEST development had NO adjoining residential properties to consider as compared to this proposed development.

1: ZONING

I strongly object to the proposed development site being zoned Urban Renewal. The zoning should be more aligned with the current area which is zoned Waterfront Neighbourhood.

A significant number of existing residents, including my family, have lived in the area for 20 plus years (Many residents 40 Years). We purchased our properties for the quiet and safe environment that the area provides, with proximity to the lake and facilities.

Many of our properties are currently assessed by the "Valuer General" (plus the Council 2022/23 council rates notice) to range from in excess of \$1 million up to \$1.5 - \$2 million dollars.

We obviously do not want our property values to diminish by an Urban Renewal (high rise) Development that gives little consideration to existing residents and environment.

1A: ZONING SUGGESTION

As a compromise any buildings in excess of 2 stories high should be restricted to the Eastern half of the site (Eg: Frederick Road side) and should not be allowed to be built towards, or near the open space area towards the North Western boundary.

At a recent meeting with the council planners and the developer, I suggested

serious consideration be given to splitting the zone so that any new housing impacting existing residential neighbourhood housing Eg: Lochside Drive, Lakeview Avenue, Yampi Court, Eildon Court & Mariners Court, be zoned Waterfront Neighbourhood to achieve this outcome. (Diagram attached)

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I have grave fears and objection that allowing a road from the proposed development to access Lochside Drive would be a disaster for existing residents using that thoroughfare to enter & exit onto Frederick Road plus those unfortunate residents with existing homes living opposite the new proposed road (due to noise, headlights at night etc. etc.)

Lochside Drive was never built to carry thousands of extra vehicles (that volume has been identified by the developer's traffic assessment). Without doubt the increased traffic density would cause major traffic congestion, danger and chaos (especially at the Frederick Road intersection).

There should be 2 roads accessing/exiting the development from Frederick Road (which is a major thoroughfare). One to the North and one to the Mid/South on the eastern Frederick Road boundary, in lieu of the proposed road onto Lochside Drive. (Diagram attached)

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Car parking indents should be provided on Lochside Drive in front of the 12 new homes to placate the potential for additional traffic congestion.

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In addition, the retaining walls built around this corner restrict visibility considerably and create a traffic hazard at that intersection. There have been several vehicle accidents there already and the risk will increase exponentially with a much greater volume of traffic.

Regardless, a widening of Lochside Drive to 2 lanes exiting this intersection to allow both LH & RH turn lanes is very important.

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Large Pine trees in the PINERY area should be preserved as they provide a habitat for vulnerable birds. In addition, maintaining these pine trees will help comply with the Urban Tree Canopy plan.

3A: STORMWATER

I have serious concerns over stormwater flowing into a recreation lake from a heavily contaminated site.

How can this be safely managed?

4: OPEN SPACE

It is imperative that this development provides a minimum of regulatory percentage of open space in the form of buffer zones, sports ground, a park, playground etc to service a new population of between 1000 to 1500 residents, many of them children.

No financial contribution from the developer should be considered by council as substitute for open space.

5: SITE REMEDIATION

Soil contamination remediation should NOT involve capping and retainer walls.

Other options should be used by the developer to comply with EPA standards.

Capping & retainer walls as evidenced in the old council depot on the corner of Frederick Road & Lochside Drive could raise existing ground levels to an unacceptable height. Especially if it is necessary behind existing resident's properties along Lakeview Avenue, Yampi Court & Eildon Court.

It could potentially raise the height of new dwellings (from 2 stories to closer to 3 stories) directly behind these existing resident's homes.

6: TRANSPORT

There is currently no public transport passing this new development on Frederick Road. The bus service needs to be restored due to the number of new residents requiring close, convenient access to Public Transport for schools, work, shopping etc. The distance to the nearest operable bus stops is considerable and certainly not desirable.

Thank you for the opportunity to have a say (as a long term and concerned local resident) and your subsequent consideration.

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

Upload any documents that support your submission

- [Document_2022-11-04_103256.pdf](#)

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.

ORIGINAL SHEET SIZE 1:1000

ADDITIONAL
EXIT/ENTRY

FREDERICK

EXISTING 20m
WIDE EASEMENT

ROAD

50m WIDE SA WATER BUFFER

SITE AREA	16.981ha
Mixed Use	2.043ha
Residential Development Area (Site area less Mixed Use)	14.938ha
Total Reserves	2.968ha (20%)

PEDESTRIAN
/ CYCLE
PATH ONLY

LOCHSIDE DRIVE

EXISTING
RESERVE

9001
RESERVE
997m²

9747m²

9211m²

8169m²

3087m²

1.571 ha

2787m²

2000m²

4719m²

RESERVE
2.961ha

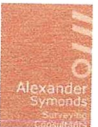
4672m²

6467m²

8114m²

1720m²

2.237 ha



EXISTING RESERVE

EXISTING RESERVE
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FREDERICK ROAD

EXISTING 20m WIDE EASEMENT

URBAN MIXED USE

50m WIDE SA WATER BUFFER

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Total Reserves	2.988ha (20%)

PEDESTRIAN / CYCLE PATH ONLY

LOCHSIDE DRIVE

SA WATERFRONT

Submission 104

Archived: Monday, 14 November 2022 10:33:18 AM

From: noreply@charlessturt.sa.gov.au

Sent: Sun, 13 Nov 2022 04:03:07

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?

West Lakes resident (Semaphore Park Ward)

First Name

Judy

Last Name

Sperling

Email Address

[REDACTED]

Postal Address

█ Lakeview Avenue West lakes SA 5021

Phone Number

█

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

ATTN: Jim Gronthos

Dear Jim

As part of the Community Consultation process with Council for the above proposed development, I wish to present my submission outlining several issues and concerns for your consideration.

I wish to point out that I am not totally opposed to the general development proposal for this site but do not want it to be a high rise or replica of the WEST development.

1: ZONING

I do not agree with the proposed development site being zoned Urban Renewal. The zoning should be more aligned with the current area which is zoned Waterfront Neighbourhood.

A significant number of existing residents, including my family, have lived in the area for 20 plus years.

We purchased our properties for the quiet and safe environment that the area provides, with proximity to the lake and facilities.

Urban Renewal (high rise) Development gives little consideration to existing residents.

1A: ZONING SUGGESTION

Buildings in excess of 2 stories high should be restricted to the Eastern half of the site (Eg: Frederick Road side).

Is it possible to split the zone so that any new housing impacting existing residential neighbourhood housing Eg: Lochside Drive, Lakeview Avenue, Yampi Court, Eildon Court & Mariners Court, be zoned Waterfront Neighbourhood to achieve this outcome. (Diagram attached)

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I object to a new road from the proposed development to access Lochside Drive. It would be terrible for existing residents using that thoroughfare to enter & exit onto Frederick Road plus those unfortunate residents with existing homes living

opposite the new proposed road (due to noise, headlights at night etc. etc.) Lochside Drive was never built to carry thousands of extra vehicles. The increased traffic would cause major traffic congestion. (Especially at the Frederick Road intersection).

It should be considered that 2 roads accessing/exiting the development from Frederick Road which is a major thoroughfare. One to the North and one to the Mid/South on the eastern Frederick Road boundary, in lieu of the proposed road onto Lochside Drive. (Diagram attached)

With an additional 12 homes proposed to be built by the new developer on the northern side of Lochside Drive between the pumping station and Lakeview Avenue there should be car parking indents in front of the 12 new homes to placate the potential for additional traffic congestion.

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How is the new developer going to manage stormwater flowing into a recreation lake from a heavily contaminated site.

4: OPEN SPACE

The development must provide a minimum of regulatory percentage of open space in the form of buffer zones, sports ground, a park, playground etc. to service a new population of between 1000 to 1500 residents, many of them children. NO FINANCIAL CONTRIBUTION from the developer should be considered by council as substitute for open space.

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Especially if it is necessary behind existing resident's properties along Lakeview Avenue, Yampi Court & Eildon Court.

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Thank you for the opportunity to have a say (as a long term and concerned local resident) and your subsequent consideration.

Kind regards

Judy Sperling

█ Lakeview Avenue

West Lakes SA 5021

Email: █
█

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

- [Document_2022-11-04_103256.pdf](#)

To view all of this form's submissions, visit

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Charles Sturt.

ORIGINAL SHEET SIZE 1:1000

ADDITIONAL
EXIT/ENTRY

FREDERICK

EXISTING 20m
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ROAD

50m WIDE SA WATER BUFFER

SITE AREA	16.981ha
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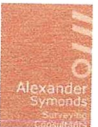
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PEDESTRIAN / CYCLE PATH ONLY

LOCHSIDE DRIVE

SA WATERFRONT



1:1000 @ A1

Submission 105

Archived: Monday, 14 November 2022 10:46:16 AM

From: [Paul Sperling](#)

Sent: Sun, 13 Nov 2022 14:39:27


To: [Jim Gronthos](#)

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

Importance: Normal

Sensitivity: None

Attachments:

[Document_2022-11-04_103256.pdf](#) 

ATTN: Jim Gronthos

Dear Jim

As part of the Community Consultation process with Council for the above proposed development, I wish to present my submission outlining several issues and concerns for your consideration.

I wish to point out that I am not totally opposed to the general development proposal for this site but do not want it to be a high rise or replica of the WEST development.

The WEST development had NO adjoining residential properties to consider as compared to this proposed development.

1: ZONING

I strongly object to the proposed development site being zoned **Urban Renewal**.

The zoning should be more aligned with the current area which is zoned **Waterfront Neighbourhood**.

A significant number of existing residents, including my family, have lived in the area for 20 plus years (Many residents 40 Years). We purchased our properties for the **quiet and safe environment that the area provides**, with proximity to the lake and facilities.

Many of our properties are currently assessed by the "Valuer General" (**plus the Council 2022/23 council rates notice**) to range from in excess of \$1 million up to \$1.5 - \$2 million dollars.

We obviously do not want our property values to diminish by an **Urban Renewal (high rise) Development that gives little consideration to existing residents and environment**.

1A: ZONING SUGGESTION

As a compromise **any buildings in excess of 2 stories high** should be restricted to the **Eastern half** of the site (**Eg: Frederick Road side**) and should not be allowed to be built towards, or near the open space area towards the North Western boundary.

At a recent meeting with the council planners and the developer, I suggested serious consideration be given to **splitting the zone** so that **any new housing impacting existing residential neighbourhood housing** Eg: Lochside Drive, Lakeview Avenue, Yampi Court, Eildon Court & Mariners Court, **be zoned Waterfront Neighbourhood** to achieve this outcome. **(Diagram attached)**

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I have grave fears and objection that allowing **a road from the proposed development to access Lochside Drive** would be a disaster for existing residents using that thoroughfare to enter & exit onto Frederick Road **plus those unfortunate residents with existing homes living opposite the new proposed road** (due to noise, headlights at night etc. etc.)

Lochside Drive was never built to carry thousands of extra vehicles (that volume has been identified by the developer's traffic assessment). Without doubt the increased traffic density would cause **major traffic congestion, danger and chaos** (especially at the Frederick Road intersection).

There should be **2 roads accessing/exiting the development from Frederick Road (which is a major thoroughfare)**. One to the **North and one to the Mid/South** on the **eastern Frederick Road boundary**, in lieu of the proposed road **onto Lochside Drive**. **(Diagram attached)**

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Most of the **new residents, in the old Council Depot site, park their cars on the road** in front of their homes on Lochside Drive, creating **dangerous traffic conditions** with other vehicles having to **cross the centre white lines (with head on traffic)** to pass parked vehicles, on the way in and out onto Frederick Road.

In addition, the **retaining walls built around this corner restrict visibility considerably** and create a **traffic hazard** at that intersection. There have been several vehicle accidents there already and the **risk will increase exponentially** with a much greater volume of traffic.

Regardless, a widening of Lochside Drive to **2 lanes exiting this intersection** to allow both **LH & RH turn lanes** is very important.

3: ENVIRONMENT, FLORA & FAUNA

Large Pine trees in the **PINERY area should be preserved** as they provide a **habitat for vulnerable birds**. In addition, **maintaining these pine trees** will help comply with **the Urban Tree Canopy plan**.

3A: STORMWATER

I have serious concerns over **stormwater flowing into a recreation lake from a heavily contaminated site**.

How can this be safely managed?

4: OPEN SPACE

It is imperative that this development provides a **minimum of regulatory percentage of open space** in the form of **buffer zones, sports ground, a park, playground etc** to service a new population of between 1000 to 1500 residents, **many of them children**.

No financial contribution from the developer should be considered by council as **substitute for open space**.

5: SITE REMEDIATION

Soil contamination remediation **should NOT involve capping and retainer walls**. Other options should be used by the developer to **comply with EPA standards**. **Capping & retainer walls as evidenced in the old council depot** on the corner of Frederick Road & Lochside Drive could raise existing **ground levels to an unacceptable height**. Especially if it is necessary **behind existing resident's properties** along Lakeview Avenue, Yampi Court & Eildon Court.

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6: TRANSPORT

There is currently **no public transport** passing this new development on Frederick Road. **The bus service needs to be restored** due to the number of new residents requiring close, convenient access to **Public Transport for schools, work, shopping etc**.

The distance to the nearest operable bus stops is considerable and certainly not desirable.

7: SPEAKING TO SUBMISSION

I would appreciate being given time to speak to my submission at the appropriate council meeting.

Thank you for the opportunity to have a say (as a long term and concerned local resident) and your subsequent consideration.

Kind regards

Paul D Sperling

█ Lakeview Avenue

West Lakes SA 5021

Email: █

ORIGINAL SHEET SIZE 1:1000

ADDITIONAL
EXIT/ENTRY

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ROAD

50m WIDE SA WATER BUFFER

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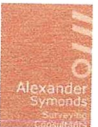
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PEDESTRIAN / CYCLE PATH ONLY

LOCHSIDE DRIVE

SA WATERFRONT

Submission 106

Archived: Monday, 14 November 2022 11:05:32 AM
From: [Paul Sperling](#)
Sent: Sunday, 13 November 2022 2:42:57 PM
To: [Jim Gronthos](#)
Subject: West Lakes Residential Mixed Use Draft Code Amendment
Importance: Normal
Sensitivity: None
Attachments:
[Document_2022-11-04_103256.pdf](#) 

ATTN: Jim Gronthos

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I wish to point out that I am not totally opposed to the general development proposal for this site but do not want it to be a **high rise or replica of the WEST development.**

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Kind regards

Judy Sperling

█ Lakeview Avenue

West Lakes SA 5021

Email: █

ORIGINAL SHEET SIZE: A1

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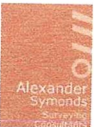
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LOCHSIDE DRIVE

SA WATERFRONT

Submission 107

Archived: Monday, 14 November 2022 11:14:34 AM

From: [Robyn & Trevor Brewer](#)

Sent: Sunday, 13 November 2022 5:12:29 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: 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.

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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.

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Buffer-Zones around the site Boundary

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

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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

Trevor Brewer [REDACTED] *Lockside dr West Lakes 5021*

Ph [REDACTED]

Submission 108

Jim Baldacchino

█ Bega Court

WEST LAKES SA 5021

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14/11/2022

West lakes Residential mixed Use Draft Code Amendment.

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Submission 109

Brenton Holmsted

█ Lochside Drive

WEST LAKES SA 5021

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█

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Submission 110

Helen Holmsted

█ Lochside Drive

WEST LAKES SA 5021

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Submission 111

Edward King

Frome Crescent

WEST LAKES SA 5021

[REDACTED]

[REDACTED]

14/11/2022

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Robert Williams

Frome Crescent

WEST LAKES SA 5021

14/11/2022

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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 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 113

Maxine Williams

█ Frome Crescent

WEST LAKES SA 5021

█

█

14/11/2022

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.

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These special Value trees should then be protected and should remain in the boundary buffer-Zones.

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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.

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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 114

From: [Susan Prettejohn](#)

Sent: Monday, 14 November 2022 4:55:09 PM

To: [Jim Gronthoslee@parliament.sa.gov.au](mailto:Jim.Gronthoslee@parliament.sa.gov.au) [Cr Stuart Ghent](#)

Subject: Port Adelaide Wastewater Treatment Re-zoning

Importance: Normal

Sensitivity: None

Archived: Tuesday, 15 November 2022 9:42:08 AM

Dear Sir/Madam,

I am very concerned to hear of the residential development on the Frederick Rd site.

My concerns are:-

- Designs that just look like boxes with little or no thought for our climate eg. eaves & porches etc
- Double garages not big enough for two cars let alone one car therefore causing congestion in streets for traffic and rubbish collection
- As has happened in other West Lakes developments recently, it appears to be just a money making exercise for developers and councils. West Lakes has been ruined with the over development and poorly designed houses of recent years.
- My fears are that new developments will only become our slums of the future as previous designs have a lot to be desired.

Please note my disgust at the road closure of Brebner drive to allow housing to have exclusive uninterrupted views of the Grange golf course. A classic example of greed and those who care little about the community. I'm disappointed at myself for not noticing this and taking action at the time.

I would ask that you be mindful of all future residential developments and build suburbs that we can be proud of without just seeing the dollar signs. Please consider our community.

Regards,
Susan Prettejohn.

Submission 115

I would have thought that the location of this parcel of land would have made it attractive to developers, however this doesn't seem to be the case. Is this because it is contaminated and the cost involved to remediate it? This is probably the case based on the cheap unacceptable

retaining wall method proposed by the current developer. In the early 2000's the Government paid for many houses around the old Port Adelaide Treatment Works to have their grounds remediated to protect against cadmium contamination that originated from the Treatment Works. The Government should be prepared to remediate its own land at Lot 100 before trying to sell it via SA Water. The council could then rezone Lot 100 to Waterfront Neighborhood zone and it could be offered to developers on that basis. In this way the land will be far more attractive to developers, which would create more bids, the required competitive tension and a good outcome for the community.

If the code amendment is disallowed and that causes the developer to walk away so be it. There is no rush based on the time taken so far. There is time to remediate the land to make it more attractive and go again for a much better result. If this plan is deemed to not be viable then the land should stay green space like it has been for the last 18 years and improved over time. It could eventually be a park or wet lands etc.

Some might say that with the advent of the "West" development this sets the precedent and allows the development of medium to high density housing in West Lakes. I disagree, the West development is a long distance from the traditional West Lakes development and is separated by a major road, a golf course and two shopping centres, it is stand alone. Whereas building similar structures directly adjacent to Waterfront Neighborhood housing is way out of character and will cause issues with retained property values, ugliness, privacy, overshadowing, overcrowding and for infrastructure that was designed for far fewer people living in the same area.

The proposed new access road in Lochside Drive from the development will just add more traffic issues with the daily car movements proposed and the issues at the end of Lochside Drive with parked cars and intersection design. Two access roads onto Fredrick Road and none to Lochside Drive would be the solution as Fredrick Road is the road the residents in the new development ultimately want to access anyway. The lesser housing density of a waterfront Neighborhood zone will naturally reduce the traffic movements and negate the need for any road onto Lochside Drive.

In addition I support the submission below that was presented to the public meeting which I attended at St Bebe's on 13/10/2022 and was carried unanimously.

"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.

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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.

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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)

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

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

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- 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

Regards,

Peter South

■ Lochside Drive West Lakes 5021

Ph ■

Submission 116

Archived: Tuesday, 15 November 2022 10:04:55 AM

From: [REDACTED]

Sent: Mon, 14 Nov 2022 18:55:19

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment - submission by Sue South

Importance: Normal

Sensitivity: None

To - Jim Gronthos

My details -

Sue South

[REDACTED] Lochside Drive West Lakes 5021

Ph [REDACTED]

Note I do not wish to speak at the Public Meeting proposed in February 2023 in regard to this submission.

Dear Jim,

As per my Husband, Peter South's submission, I have lived on Lochside Drive for approximately 32 years. I have enjoyed the peace afforded by the undeveloped "Lot 100" opposite our property although anticipated development would be investigated at some point.

I am mindful this is a contaminated site which will impact on opportunity and type of development. However I am disappointed at the proposal offered by the only developer which flies in the face of the pride that the City of Charles Sturt Council takes in its developments and claims of caring for the environment. (Not including the housing development at the end of Lochside Drive). This proposal presents as being rushed and unsympathetically prepared to suit the local area. It also seeks a change to the area zoning to Urban Renewal Neighbourhood Zone which is out of step with the surrounding suburb and the 2014 Strategic Directions report. I am very disappointed that our local Council would consider this a viable option. Like my Husband I am surprised that it has taken 18 years to get to this point, and further time could and should be allowed for the right developer to be found who can deliver a development in the current character of the adjacent housing and the greater award winning West Lakes development.

I support the following concerns as raised by my Husband.:

Some specific concerns I have with the development code amendment related to where I live are as follows -

- We have had no housing across the road for 32 years, what housing will the code amendment bring?
- Will there be housing or a buffer zone in line with current West Lakes standards?
- If the outcome is housing a "West" style development seems to be where things are heading, will we end up with a row of double story townhouses packed together like the West development on West Lakes Boulevard?
- Will the blocks be so small that on street parking is the norm which will cause more chaos and add to the issues already caused by the on street parking at the end of Lochside Drive, arising from the botched development of the old council depot?
- Will we see building setbacks reduced from the current West Lakes standard which will promote on street parking and smaller gardens? This was allowed at the old council depot development and is out of character with the rest of West Lakes.

I view Lot 100 as being the last parcel of undeveloped land of the greater West Lakes development. To this end it has always been my expectation that one day across the road from my house will be a development to match the character and density of the existing West Lakes development. Therefore the blocks on Lot 100 across the road and in the entire development would be of a similar size and density to the existing housing around Lot 100, therefore a mix of traditional house and courtyard blocks with 1-2 story housing. This also seemed to be the Council's expectation in its 2014 Strategic Directions report.

If Lot 100 was zoned Waterfront Neighborhood in line with the adjacent housing, then all of my specific concerns would be eliminated or reduced. We have a daily reminder of what a great neighborhood we have to live in at West Lakes and a lot of that

is a complement to the original waterfront neighborhood zoning and the encumbrance by the original developers. West Lakes is not a medium to high density area so let's not start now with this last remaining land. Let's find a developer that is prepared to finish off the West Lakes development as envisaged by the Delfin developers.

I understand that SA Water has been trying to sell the land for some time, it is of concern that the current developer was the only one to submit a proposal. If this is the case there is no competitive tension in the process between multiple proposals and basically puts the single developer in the driver's seat, that is if you want to sell then it's our way or the highway. Council has an important job to ensure this doesn't happen and the way to address this is via the correct zoning, Waterfront Neighborhood to drive the development to match the character of the surrounding environs.

I would have thought that the location of this parcel of land would have made it attractive to developers, however this doesn't seem to be the case. Is this because it is contaminated and the cost involved to remediate it? This is probably the case based on the cheap unacceptable retaining wall method proposed by the current developer. In the early 2000's the Government paid for many houses around the old Port Adelaide Treatment Works to have their grounds remediated to protect against cadmium contamination that originated from the Treatment Works. The Government should be prepared to remediate its own land at Lot 100 before trying to sell it via SA Water. The council could then rezone Lot 100 to Waterfront Neighborhood zone and it could be offered to developers on that basis. In this way the land will be far more attractive to developers, which would create more bids, the required competitive tension and a good outcome for the community.

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Significant / Regulated / Exempt trees to remain
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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

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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,

Sue South

■ Lochside Drive West Lakes 5021

Ph ■

Submission 117

I would also like you to tell me how the soil has changed over the last 25 years. When I resided in Lakeview

Avenue, all residents from that street and surrounding streets were told not to eat anything from their garden due to high cadmium levels. This is personally quite concerning as, whilst the effects of cadmium to a human doesn't have immediate effects, the build-up of cadmium in your body can result in negative health effects over time including lung cancer if breathed in.

Finally, make this space a space that you, yourself, would be proud of.

Put in a dog park, install walking trails, build a community sports field & playground for people to enjoy and make this area a place for the surrounding community to enjoy and be proud of as there is a distinct lack of these types of amenities in this area.

There are so many great options for this area so please don't take the easy one and be creative.

Look forward to your response.

Kind regards

Scotty Daniells

Ph [REDACTED]

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Submission 118

Archived: Wednesday, 16 November 2022 1:19:54 PM

From: [Susan Rohmert](#)

Sent: Wednesday, 16 November 2022 1:15:56 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Sir/Madam,

I am writing this email to express my concern over the proposed new development at the SA water works on Frederick Road.

I want the zoning of the development site to be Waterfront Neighbourhood Zone in line with the surrounding area. This area was developed to give a comfortable living experience with no congestion of living conditions. Any change would bring a density that is no longer consistent with this!

Technical and Numerical Variations relating to buildings (e.g. no high rise) should be the same as the surrounding area. The site is NOT in a Major Growth Transport Corridor!

Council's own research into housing yields in 2014 does not match the present proposal and would not fit in with the existing neighbourhood.

It is of great concern to me the proposed road access from Lochside drive as this would create great traffic problems. It is now often a problem with parked cars and exit onto Frederick Road especially when riding my bike. There should be two roads from the development directly onto Frederick Road.

Environmentally is also a concern with the proposed loss of trees and nature, causing loss of habitat for numerous animals. Charles Sturt Council shows in any new building plans, great concern over loss of trees and or planting of new trees so how can this be that a large section of nature can be removed?? Recognition of Heritage areas should be maintained

Building on this site also involves disturbing contaminated soil (as I now have to deal with all the time). The proposed covering of two metres seems to be the cheapest way out and will also raise the heights of buildings compared to the neighborhood. Hopefully the new home owners will be aware of this when buying and not as with most residents after living here.

Retainer walls as proposed with void areas can be extremely dangerous to children as well as wildlife, other soil options are available.

Also the availability of public transport in close proximity is non-existent (a walk of 1,5 kilometres is not near.) Nor is there any proposed community sport or recreational areas. These are surely necessary in any community.

Susan Rohmert
[REDACTED] Lakeview Ave.
West Lakes
[REDACTED]

Submission 119

Archived: Wednesday, 16 November 2022 1:33:58 PM

From: [Kai Rohmert](#)

Sent: Wednesday, 16 November 2022 1:30:14 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Hello,

My name is Kai Rohmert

[REDACTED] Lakeview Ave, West Lakes SA 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 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

Regards
Kai Rohmert
Lakeview Ave, West Lakes SA 5021

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Have a great day 💎 ?💎 ?

Kai Melissa Rohmert

‘Happiness is not a destination it is a way of life’

Submission 120

Archived: Thursday, 17 November 2022 8:55:26 AM

From: [Ronald & Rosemary Baker](#)

Sent: Wednesday, 16 November 2022 8:35:20 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Sir

As a resident for over 40 years it is very important that development of the former SA Water site fits in with the existing surrounding neighbourhood. To do anything else would be unfair to the old and new residents that live in the area.

*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)

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Buffer-Zones around the site Boundary

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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

Ron Baker

 Frome Crescent

West Lakes

Submission 121

Archived: Thursday, 17 November 2022 9:27:39 AM

From: [Rosemary Baker](#)

Sent: Wednesday, 16 November 2022 8:41:27 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Sir

As a resident for over 40 years it is very important that development of the former SA Water site fits in with the existing surrounding neighbourhood. To do anything else would be unfair to the old and new residents that live in the area.

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

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

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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.

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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.

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No Technical & Numerical Variations different to existing neighbourhood zoning

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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

Rosemary Baker

 Frome Crescent

West Lakes

Submission 122

Archived: Thursday, 17 November 2022 10:37:41 AM

From: [Garry Dohnt](#)

Sent: Thu, 17 Nov 2022 10:12:22

To: [Jim Gronthos](#)

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

Importance: Normal

Sensitivity: None

Attachments:

[Garry Dohnt Submission.pdf](#) 

Dear Jim,

In regard to the above Community Engagement Process, I wish to submit my comments in relation to this rezoning project.

Whilst I am certainly not opposed to the development of the land, I believe that the proposed zoning is completely contrary to the character and amenity afforded the current West Lake area and does not take into consideration the existing residents, especially those living adjacent to the land (some have been there for 40 years) and or, to the additional traffic flow that will be generated by the proposed number of new dwellings. I am a long-term resident of 40 years living in Lakeview Avenue and someone who has been actively involved in the discussion with other residents who will be severely affected by any change in the zoning of this land.

We do not want another WEST Development!!!

My areas of concern are:

- 1. Waterfront Neighbourhood Zone.** I strongly believe that the area should be rezoned as Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail) which aligns with the existing zoning that applies to all the land immediately adjacent to the area in question. It should **NOT** be re-zoned as Urban Renewal Neighbourhood Zone as the area does not fit the definition of this zone and does not align with the current neighbourhood. However, I would be prepared to accept a number of higher-level buildings fronting Frederick Road to give the developers some flexibility in increasing the number of dwellings, provided the majority of the development is changed to Waterfront Neighbourhood zoning. [I have attached a diagram to illustrate this.](#)
- 2. No Traffic Access to Lochside Drive** This road was never built as an access road to allow the number of vehicles being proposed in addition to the traffic that currently uses this road. Along with the additional on-street parking and the severely restricted view at the corner of Frederick Road caused by the previous redevelopment of the old council depot any additional traffic will result in a dangerous outcome for all existing and future residents. Car park incidents should also be considered on Lochside Drive in front of the proposed 12 new homes fronting this road to help reduce the potential for additional traffic congestion.

I would ask the council to seriously consider two access roads onto Frederick Road which is a main arterial road capable of handling the expected additional traffic flows tea using Lochside Drive.

Once again, the **attached diagram** illustrates my suggested alternative for the access road onto Frederick Road and the indent parking on Lochside Drive.

3. Impact of Soil Contamination on Storm Water. I am extremely concerned about the impact of the additional stormwater into the lake. With the large number of extra dwelling being proposed this will result in a considerable amount of extra stormwater running into the lake and if the land has not been correctly remediated then this will have a severe impact on the quality of the lake water and on the health of those using the lake for public recreation. I would request that the council ensure that the public is made fully aware of any risks that may result from this issue. Also, any soil contamination remediation should **NOT** involve capping and retainer walls as allowed in the old council depot development at the corner of Frederick Road and Lochside Drive. Other options should be used by the developer to comply with EPA standards.

4. Increase of Open Space. I would like to see sufficient open space included, such as sports park, playgrounds, walking trails and a buffer zone along the boundaries with the existing residents. It is essential that future and existing residents can enjoy an outdoor lifestyle that currently exists in the West Lakes area. I would request that council ensure the open space exceeds the minimum requirement as allowed for development today and that council does not accept any financial contribution to restrict the amount of open space required. I would also reduce the proposed buffer zone around the existing Pumping Station to 20 meters as 50 meters seems extreme to me. **See attached diagram.**

5. Preservation of Heritage Buildings, Fauna and Flora. I would like assurances from the council that any proposed development ensures the protection of the heritage buildings and of any significant trees (including the Rnery Forest) that currently exist on the land. As I believe it is essential to ensure the preservation of any protected species of fauna or flora and that the council respect any indigenous history that may have existed on the land.

6. Transport

There is currently no public transport passing this new development on Frederick Road. The bus service needs to be restored due to the number of new residents requiring close, convenient access to public transport for schools, work, shopping etc. The distance to the nearest operable bus stops is considerable and not suitable.

I would also request the option of speaking to my submission at the appropriate time indicated in the community engagement process.

I sincerely hope that my and the other residents' concerns are fully considered by the council and that we are given a fair and reasonable outcome that will enable us to continue to enjoy our lifestyle that West Lakes is renowned for.

Regards

Garry

Garry Dohnt
[redacted] Lakeview Ave
West Lakes SA 5021
Tel: [redacted]
Email: [redacted]



Archived: Thursday, 17 November 2022 10:49:45 AM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 17 November 2022 10:21:13 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

Garry

Last Name

Dohnt

Email Address

[REDACTED]

Postal Address

█ Lakeview Ave

Phone Number

█

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

Attention: Jim Gronthos

Dear Jim,

In regard to the above Community Engagement Process, I wish to submit my comments in relation to this rezoning project.

Whilst I am certainly not opposed to the development of the land, I believe that the proposed zoning is completely contrary to the character and amenity afforded the current West Lakes area and does not take into consideration the existing residents, especially those living adjacent to the land (some have been there for 40 years) and or, to the additional traffic flow that will be generated by the proposed number of new dwellings. I am a long-term resident of 40 years living in Lakeview Avenue and someone who has been actively involved in the discussion with other residents who will be severely affected by any change in the zoning of this land.

We do not want another WEST Development!!!

My areas of concern are:

1. Waterfront Neighbourhood Zone. I strongly believe that the area should be rezoned as Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail) which aligns with the existing zoning that applies to all the land immediately adjacent to the area in question. It should NOT be re-zoned as Urban Renewal Neighbourhood Zone as the area does not fit the definition of this zone and does not align with the current neighbourhood. However, I would be prepared to accept a number of higher-level buildings fronting Frederick Road to give the developers some flexibility in increasing the number of dwellings, provided the majority of the development is changed to Waterfront Neighbourhood zoning. I have attached a diagram to illustrate this.

2. No Traffic Access to Lochside Drive. This road was never built as an access road to allow the number of vehicles being proposed in addition to the traffic that currently uses this road. Along with the additional on-street parking and the severely restricted view at the corner of Frederick Road caused by the previous redevelopment of the old council depot any additional traffic will result in a

dangerous outcome for all existing and future residents. Car parking indents should also be considered on Lochside Drive in front of the proposed 12 new homes fronting this road to help reduce the potential for additional traffic congestion.

I would ask the council to seriously consider two access roads onto Frederick Road which is a main arterial road capable of handling the expected additional traffic flow instead of using Lochside Drive.

Once again, the attached diagram illustrates my suggested alternative for the access road onto Frederick Road and the indent parking on Lochside Drive.

3. Impact of Soil Contamination on Storm Water. I am extremely concerned about the impact of the additional stormwater into the lake. With the large number of extra dwellings being proposed this will result in a considerable amount of extra stormwater running into the lake and if the land has not been correctly remediated then this will have a severe impact on the quality of the lake water and on the health of those using the lake for public recreation. I would request that the council ensure that the public is made fully aware of any risks that may result from this issue. Also, any soil contamination remediation should NOT involve capping and retainer walls as allowed in the old council depot development at the corner of Frederick Road and Lochside Drive. Other options should be used by the developer to comply with EPA standards.

4. Increase of Open Space. I would like to see sufficient open space included, such as a sports park, playgrounds, walking trails and a buffer zone along the boundaries with the existing residents. It is essential that future and existing residents can enjoy an outdoor lifestyle that currently exists in the West Lakes area. I would request that council ensure the open space exceeds the minimum requirement as allowed for development today and that council does not accept any financial contribution to restrict the amount of open space required. I would also reduce the proposed buffer zone around the existing Pumping Station to 20 meters as 50 meters seems extreme to me. See attached diagram.

5. Preservation of Heritage Buildings, Fauna and Flora. I would like assurances from the council that any proposed development ensures the protection of the heritage buildings and of any significant trees (including the Pinery Forest) that currently exist on the land. Also, I believe it is essential to ensure the preservation of any protected species of fauna or flora and that the council respect any indigenous history that may have existed on the land.

6. Transport

There is currently no public transport passing this new development on Frederick Road. The bus service needs to be restored due to the number of new residents requiring close, convenient access to public transport for schools, work, shopping etc. The distance to the nearest operable bus stops is considerable and not suitable.

I would also request the option of speaking to my submission at the appropriate time as indicated in the community engagement process.

I sincerely hope that my and the other residents' concerns are fully considered by the council and that we are given a fair and reasonable outcome that will enable us to continue to enjoy a lifestyle that West lakes is renowned for.

Regards

Garry

Garry Dohnt

█ Lakeview Ave

West Lakes SA 5021

Tel: █

Email: █

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

Upload any documents that support your submission

- [Garry_Dohnt_Submission.pdf](#)

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 123

Archived: Thursday, 17 November 2022 2:12:00 PM
From: [Terry Rawson](#)
Sent: Thursday, 17 November 2022 1:54:28 PM
To: [Jim Gronthos](#)
Subject: West Lakes Residential Mixed Use Draft Code Amendment
Importance: Normal
Sensitivity: None

Dear sir,

I write to you in regards to the below email, which I know you have received many copies of. I trust that for once, you and the City of Charles Sturt Council, take notice of the residents and ratepayers, and not allow developers to rule how council operates, no matter how much money is on, or under the table.

*"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

Kind regards

Terry Rawson

■ Actil Avenue, St Clair, 5011

■

Submission 124

15. Nov. 2022

To: Chief Executive officer
City of Charles Sturt
PO Box 1
Woodville SA 5011

subject: Wes Lakes Residential Mixed Use
Draft Code Amendment

From: Sarka Laznicka
[REDACTED] Lochside Drive
West Lakes SA 5021

I have listed my comments
on attached list

Thank you
Sarka Laznicka

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
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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:

Ms Sarka Laznicka

■ Lochside Dr

WEST LAKES SA 5021



To: Chief Executive Officer
City of Charles Sturt
West Lakes Residential and Mixed
Use Draft Code Amendment
(att: to Jim Gronthos)

PO Box 1

Woodville

SA 5011

Submission 125

Cc: [REDACTED]

Sensitivity: None

My phone number is [REDACTED].

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.

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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:

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

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No Technical & Numerical Variations different to existing neighbourhood zoning

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

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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

Also, On-Street Parking has become a problem in McDonald Grove.

Approvals to allow demolishing of homes and rebuilding multiple homes on the same block is causing traffic congestion on the street.

As McDonald Grove is curved, this has become a significant safety issue.

Many children play on the street verges. Even travelling slowly, it has become very dangerous as children run onto the road between the parked vehicles.

Please consider this matter seriously.

Kind Regards.

John L. SCOTCHER.

Submission 126

Archived: Monday, 21 November 2022 9:16:57 AM
From: [Sue McKay](#)
Sent: Saturday, 19 November 2022 9:46:01 AM
To: [Jim Gronthos](#)
Subject: West Lakes Residential Mixed Use Draft Code Amendment
Importance: Normal
Sensitivity: None

Good morning

I'd like to add my voice to the number of residents local to West Lakes who oppose the proposed high rise development at the former SA Water Waste Treatment Plant at Frederick Road, West Lakes.

I want the site to be a Waterfront Neighbourhood Zone, the same as the rest of the surrounding community.

I would appreciate confirmation of receipt of this email.

Many thanks,
Sue

Sue McKay



Compelling imagery of significant sporting events and people

www.kickittome.com

Phone: [REDACTED]

Email: [REDACTED]

Instagram: www.instagram.com/kickittome

Facebook: www.facebook.com/kickittome

Twitter: www.twitter.com/said_sue

Submission 127

Archived: Monday, 21 November 2022 9:30:54 AM
From: [Dave Mckay](#)
Sent: Saturday, 19 November 2022 10:10:37 AM
To: [Jim Gronthos](#)
Subject: West Lakes Residential Mixed Use Draft Code Amendment
Importance: Normal
Sensitivity: None

Good morning

I'd like to add my voice to the number of residents local to West Lakes who oppose the proposed high rise development at the former SA Water Waste Treatment Plant at Frederick Road, West Lakes.

I want the site to be a Waterfront Neighbourhood Zone, the same as the rest of the surrounding community.

I would appreciate confirmation of receipt of this email.

Regards Dave

--

Regards

Dave McKay

Submission 128

Archived: Monday, 21 November 2022 9:43:44 AM
From: [Kevin Bourke](#)
Sent: Saturday, 19 November 2022 4:20:07 PM
To: [Jim Gronthos](#)
Subject: West Lakes Residential and Mixed Used Draft Code Amendment
Importance: Normal
Sensitivity: None

ATT: Jim Gronthos

In regards to the above proposed development I wish to present my submission outlining several issues and concerns for your consideration.

I am not against a development on this site, but do not want it to be high density or a replica of the West development that has no adjoining residential properties, as compared to this site.

ZONING

I strongly object to the proposed development site being zoned Urban Renewal. The Zoning should be more aligned with the current area which is Waterfront Neighbourhood.

PROPERTY VALUES

Many of the properties in the Waterfront Neighbourhood are currently valued in excess of \$1 million up to \$1.5 - \$2 million dollars.

We obviously do not want to see our property values diminish by an Urban Renewal high density development.

OPEN SPACE

It is imperative this development provide a sports ground, a park and playground etc to service a new population.

TRAFFIC ACCESS ONTO LOCHSIDE DRIVE

I have grave fears and object to allowing a road from the proposed development to access Lochside Drive. This would be a disaster for existing residents using that thoroughfare to enter and exit Frederick Road.

Lochside Drive wasn't designed to carry thousands of extra vehicles (that volume has been identified by the developers traffic assessment). Without doubt it would cause major traffic congestion, danger and chaos especially at Frederick Road intersection.

There should be 2 roads accessing and exiting the development from Frederick Road, as this is a major thoroughfare. One to the north and one to the mid/south on the eastern Frederick Road boundary, in lieu of the proposed road onto Lochside Drive.

The Frederick Road/Lochside Drive intersection has already been impacted enormously by the old council depot being changed to housing. Most of the new residents in the old depot site, park their cars on the road in front of their homes on Lochside Drive, creating dangerous traffic conditions, with others vehicles having to cross the centre white lines to pass the parked cars on the way in and out onto Frederick Road. In addition the retaining walls built around the corner restrict visibility considerably and create a traffic hazard at this intersection. There have been several accidents there already and the risk will increase exponentially with a much greater volume of traffic.

Regardless, a widening of Lochside Drive to 2 lanes exiting this intersection to allow both left and right turn lanes is very important.

Car parking indents should also be considered in front of any new homes the developer is proposing on Lochside Drive to avoid any further congestion along this section of road.

Thankyou for the opportunity to have our say

Regards Kevin and Lorraine Bourke

████ Lakeview Ave