

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 171

Archived: Thursday, 24 November 2022 10:36:16 AM

From: [Ian Westwood](#)

Sent: Wednesday, 23 November 2022 9:04:34 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

I would like to express my concerns over the proposed development on the West Lakes SA Water land on Frederick Road. I am concerned with the proposed higher density of housing by the developer and wish to have the land zoned " Water Neighbourhood Zone" in keeping with the rest of the area.

As someone who lives directly in the area I believe a high density housing area would be a detriment to my family's life. Please note 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

The community does not want high density housing. I find it hard to believe our council would go against their community/ ratepayers wishes in favour of a developer whose aim is to make as much money as possible. A decision to approve high density living on the SA Water land by the council shows to me the system is broken and a further downfall to society.

I trust you will do the right thing and zone the area WaterFront Neighbourhood.

regards

Ian Westwood
Eildon Court, West Lakes, 50021

Submission 172

Archived: Thursday, 24 November 2022 10:43:46 AM

From: [REDACTED]

Sent: Wednesday, 23 November 2022 9:04:49 PM

To: [Jim Gronthos](#)

Cc: [REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Dear Mr Gronthos

*As a resident of Lochside Drive my family and I strongly oppose the current proposed development plans for SA Water Lot 100 (the ex Port Adelaide Waste Water Treatment Plant). It **MUST** be zoned as a **Waterfront Neighbourhood Zone**. Let's not cram the west of our city with high to medium density housing on every available piece of land. Not everyone wants to live in a box with no outdoor area or garden. The Area is NOT to be rezoned as an Urban Renewal Neighbourhood Zone*

We wish the zoning of the development site to be a **Waterfront Neighbourhood Zone** which is the same zone as the surrounding neighbourhood for the following reasons:

Technical and Numerical Variations relating to heights of buildings should be the same as the existing neighbourhood with NO high-rise towers built that will change the character of the neighbourhood. *It is totally irresponsible for Council to approve a high to medium density development similar to that of The Square at Albert Park, or West on The Boulevard, West Lakes on a site adjacent to a lowrise neighbourhood.*

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

Access to public transport around Lochside Drive is very limited. From my home at 77A Lochside Drive it is at least a 15 minute walk to Frederick Road, a 45 minute walk to Albert Park railway station and a 15 minute walk to the bus stop on The Boulevard. The best public transport close to my home is a 45 minute walk to the train. I personally have experienced the challenges of using available public transport in the area as I was unable to drive for 4 months this year due to eye surgery. I had to walk and use public transport. Apart from upgrading the Albert Park station little has been done to improve or encourage the use of public transport.

The initial proposed WEST development focused on improved public transport (TOD) to cater for sustainable forms of high to medium density living and working and increased density of population. Initially a regular tram or train service along The Boulevard was proposed connecting to Port Road. This was never realised. We are now looking at an even greater increase in population and housing with no consideration of public transport.

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 access roads into Lochside Drive (or any other surrounding street) as it will cause significant traffic chaos. The two new roads from the development should be directly onto Frederick Road.

Dangerous traffic conditions already exist at the north eastern and south eastern ends of Lochside Drive. The southern end has a popular small shopping centre with limited parking and an entrance/exit very close to Frederick Road. It's a dangerous intersection with regular accidents due to poor visibility. Egress on and off Frederick Road can be extremely difficult due to parked cars on both sides of Lochside Drive and on Frederick Road outside the shopping centre.

Lochside Drive at the northern end always has parked cars in front of the new medium density housing due to limited off street parking narrowing the road. New access roads onto Lochside Drive.

Buffer zones should be around the site boundary

There should be a 20 metre buffer-zone around the development as there has been for the last 40 years. The buffer-zone can be used as noise buffering, habitat protection for the Cockatoos, a walking/cycling trail around the development, a cultural/historic walking trail incorporating Aboriginal Cultural markers and if needed storm-water swales. This Trail could be informative and link to similar Trails that exist in Port Adelaide and along the Torrens River in Adelaide. Because of the Aboriginal significance of the area, it should be recognised in an appropriate manner within the development site.

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 with the The Heritage

listed gardens and two buildings remaining and not be built over. 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

There are many other options available that would still comply with EPA standards.

My family have been proud residents of the City of Charles Sturt since 1976 and we commend the Council staff and our hard working councillors for the wonderful work they do. In the past ten years I have witnessed many wonderful improvements to the area, and in particular in West Lakes. It has been invigorated with the upgrading of many of its open space areas, new verge gardens and trees have been planted and maintained to soften the urban landscape and forward thinking projects for flood mitigation and water recycling have set the area up for the future. A particular personal favourite is the new library, Ngutungka.

Our family sincerely hopes the Council will improve West Lakes and maintain the original vision of a place 'to take a year round holiday at home' and a place to 'live, work and play'. Another medium to high density housing project at the SA Water site will not enhance the area. West Lakes will no longer retain its crown of 'the best real estate project in the world' awarded by the French based Real Estate Federation.


We trust that Council will make a decision to enhance the life of its residents not the pocket of a developer with no history of residential development in Adelaide.

Yours sincerely,

Heather Sawyer
[REDACTED] Lochside Drive
West Lakes SA 5021

M [REDACTED]

Submission 173

Archived: Thursday, 24 November 2022 11:09:48 AM
From: [paul chalubek](#)
Sent: Wed, 23 Nov 2022 20:45:16
To: [Jim Gronthos](#)
Subject: West Lakes Residential Mixed Use Draft Code Amendment
Importance: Normal
Sensitivity: None
Attachments:
[Screen Shot 2022-08-15 at 11.55.38 am.png](#) 

Hello Jim,

I was originally part of the leadership team but have since left the group as I felt there were some things that were conflicting for me in the approach to community consultation.

Please see attached a potential concept for a dual re-zoning of the site. One that would maintain the current housing landscape and provide existing residents with less impact.

As you can see a there is a division of **Urban Renewal** and **Neighbourhood Waterfront** as defined by the yellow line. Something similar would suit the current community and I think would allow for a better outcome not only for the residents but also the developers as there would be less opposition.

Please see below my submission.

Dual re-zoning Water front neighbourhood and urban renewal

Buffer-Zones around the site Boundary

No Traffic Access to Lochside Drive

Have 2 roads from Frederick Road into the development

Possible Inclusion of a Community Sports Field & Playground

Retainer Wall development that raises Ground Heights. Please consider alternatives (as part of any soil remediation 'Capping' option)

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field
Water Feature or similar

Kind regards,

Paul Chalubek



Urban Renewal

Neighbourhood waterfront

ALLOTMENTS (Excluding MD, MU & APT)	222
SITE AREA	16,981ha
Mixed Use	2,285
Residential Development Area	14,696
Reserves	2,635 (17.9%)
Medium Density	1,231
Apartments	0,516
Length of roads	2,560m

Mixed Use	10
Apartments	50
Medium Density	24
Traditional	48
Courtyard	73
Premium Villa	17
Villa	
Terrace	
Urban Studio	

Submission 174

Archived: Thursday, 24 November 2022 11:17:01 AM

From: [Lila Chalubek](#)

Sent: Thu, 24 Nov 2022 07:24:39


To: [Jim Gronthos](#)

Subject: Fwd: FW: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

Attachments:

[Screen Shot 2022-08-15 at 11.55.38 am.png](#) 

From: paul chalubek < >

Date: Thursday, 24 November 2022 at 7:15 am

To: jgronthos@charlessturt.sa.gov.au <jgronthos@charlessturt.sa.gov.au>

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Hello Jim,

Please see attached a potential concept for a dual re-zoning of the site. One that would maintain the current housing landscape and provide existing residents with less impact.

As you can see a there is a division of **Urban Renewal** and **Neighbourhood Waterfront** as defined by the yellow line. Something similar would suit the current community and I think would allow for a better outcome not only for the residents but also the developers as there would be less opposition.

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Retainer Wall development that raises Ground Heights. Please consider alternatives (as part of any soil remediation 'Capping' option)

No Financial Contribution in lieu of actual Open Space

Open Space to include Buffer Zones - Community Sports Field

Water Feature or similar

Kind regards,

Lila Chalubek

■ Lakeview Avenue West Lakes

■

