

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 175

Archived: Thursday, 24 November 2022 11:22:56 AM

From: [REDACTED]

Sent: Thu, 24 Nov 2022 07:27:01


To: [Jim Gronthos](#)

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

Importance: Normal

Sensitivity: None

Attachments:

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

Sent from my iPhone

Begin forwarded message:

From: paul chalubek <[REDACTED]>

Date: 24 November 2022 at 7:15:53 am ACDT

To: [REDACTED]

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



From: paul chalubek <[REDACTED]>

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.

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,

James Chalubek

Lakeview Avenue West Lakes

Screen Shot 2022-08-15 at 11.55.38 am.png

Submission 176

Archived: Thursday, 24 November 2022 11:29:17 AM

From: [Marilyn Chalubek](#)

Sent: Thu, 24 Nov 2022 07:29:35


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](#) 

----- Forwarded message -----

From: paul chalubek < >

Date: Thu, 24 Nov 2022, 7:15 am

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

To: 
 >

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

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Water Feature or similar

Kind regards,

Marilyn Chalubek

■ Lakeview Avenue West Lakes

■



FREDERICK ROAD

EXISTING 20m WIDE EASEMENT

ROAD

Urban Renewal

Neighbourhood waterfront

SA WATER BUFFER TO BE PURCHASED BY POTENTIAL

RESERVE COMMUNITY OPEN SPACE 1.740ha

50m WIDE SA WATER BUFFER

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
Apartment	0.516
Length of roads	2560m

POSSIBLE SOLAR FARM 7423m²

LOCHSIDE DRIVE

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

Submission 177

Archived: Thursday, 24 November 2022 11:45:57 AM

From: [Alex Osborn](#)

Sent: Wed, 23 Nov 2022 21:00:40


To: [Jim Gronthos](#)

Subject: Fwd: 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,

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Please see below my submission.

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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,

Alexandra Chalubek



Lakeview Avenue West Lakes





Submission 178

Archived: Thursday, 24 November 2022 11:51:09 AM

From: [Ryan Piekarski](#)

Sent: Thursday, 24 November 2022 10:04:49 AM

To: [Jim Gronthos](#)

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

The land which is the old wastewater treatment works should be zoned as the rest of west lakes which is Waterfront Neighbourhood Zone, the same as the rest of the surrounding community.

High rise like the west development does not suit west lakes and is actually harming the area and the value of our homes.

West Lakes is such a beautiful suburb and has won awards, but CCS council have slowly been ruining the suburb.

Cheers

Ryan Piekarski

M
E

[REDACTED]

Sent from my iPhone Xs

Submission 179

Archived: Thursday, 24 November 2022 12:08:57 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 24 November 2022 11:49:21 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

silvio

Last Name

i

Email Address

[REDACTED]

Postal Address

westminster avenue

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

I believe that the area should be maintained as a conservation area within the Charles Sturt community.

A green space for the community and the local wildlife.

I am not in favour of rezoning the land as has been proposed.

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

No

To view all of this form's submissions, visit

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

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

Submission 180

Archived: Thursday, 24 November 2022 12:15:41 PM

From: [Jac](#)

Sent: Thursday, 24 November 2022 11:50:44 AM

To: [Jim Gronthos](#)

Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: West Lakes Residential Mixed Use Draft Code Amendment

Importance: Normal

Sensitivity: None

My name is Jacqui Priestley and I am and have been a resident of West Lakes for nearly 20 years, having purchased my home at [REDACTED] Mia Court, West Lakes in 2003.

I strongly object to the rezoning of the development site at Lot 100 and a portion of Lot 101 Frederick Road as proposed by the developer. The character of this neighbourhood is the reason why I originally purchased my home in this area. To now have the area rezoned to allow for multi-storey buildings is going to completely change the character of the area. Additionally, the idea of having an access road onto Lochside Drive is absolutely ludicrous. The volume of traffic will increase dramatically into what is a suburban street.

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 Yerta Aboriginal Corporation (KYAC), should be informed of this information by Council so that appropriate measures can be taken to repatriate the remains.

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

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

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

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

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

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

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

The Heritage listed gardens and two buildings should remain and not be built over (including the placement of a road).

This area should not be re-zoned so part of it can be otherwise used.

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

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

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

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

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

The area does not fit the guidelines for approval of this zone.
No Technical & Numerical Variations different to existing neighbourhood zoning.

- **Buffer-Zones around the site Boundary**

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

- **No Traffic Access to Lochside Drive**

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

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

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

- **Tree Management**

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

- **Habitat Reserve for Vulnerable Cockatoos**

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

- **Heritage Recognition**

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

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

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

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

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

I trust that these submissions will be taken into account and that the concerns and proposals of the residents of West Lakes will be seriously considered.

Yours sincerely

Jacqui Priestley

Address: ■ Mia Court

West Lakes SA 5021

Ph: ■■■■■■■■■■