

**Archived:** Wednesday, 11 January 2023 10:57:54 AM

**From:** [Sladic, Daniel \(DIT\)](#)

**Sent:** Tuesday, 10 January 2023 1:15:08 PM

**To:** [Jim Gronthos](#)

**Subject:** RE: West Lakes Residential and Mixed Use Code Amendment - DIT comments

**Importance:** Normal

**Sensitivity:** None

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## OFFICIAL

Dear Mr Gronthos

Thank you for the opportunity to provide comment on the West Lakes Residential and Mixed Use Code Amendment. The Department for Infrastructure and Transport supports the proposed Code Amendment and makes the following comments:

- Future access points should be consistent with the proposed concept plan and Austroads Guidelines/Australian Standards Including but not limited to, separation between accesses and appropriate sight distances.
- It is advised that any final access arrangements or potential infrastructure upgrades will require further traffic assessment and acceptance at the Land Division/Land Use application stage(s).
- Any future Traffic Impact Assessment at subsequent planning and development stages should include:
  - Access locations and treatments in more detail
  - Details pertaining to the proposed traffic generation of the development for the weekday AM and PM peaks and Saturday peak
  - Largest vehicle expected onsite, with appropriate turn paths
  - Delivery vehicle accessibility and movement through the site to and from loading areas
  - Analysis of warrants for turn treatments (eg urban auxiliary left-turn treatment) and sight distances for all future proposed access location points per Austroad Guidelines)
  - Review of the adequacy of the proposed parking to ensure no parking overflows result on the arterial roads.
  - Review of pedestrian linkages and catering for cycling.
  - Any staging of the development and implications for the above traffic, road user and infrastructure considerations
- Allowance should be made in the final site design to enable the provision of a left turn lane from Lochside Drive into Frederick Road should it be required in the future. It will be necessary to ensure that the design of this left turn lane is in accordance with Austroads Guide to Road Design and that sight lines for all vehicles are maximised. The introduction of a Future Road Widening Layer over a portion of the site to achieve this is supported. It will be necessary to consider how this Overlay will be applied as the trigger for referral relates to requirements under the Metropolitan Adelaide Road Widening Plan (MARWP).
- The implementation of further access treatments or infrastructure upgrades may be further considered in the future, as this development progresses (together with other operational considerations relevant at that time).
- The proposed street and pedestrian network should be designed to connect to Frederick Road. The development should be designed to encourage the use of public transport through providing a safe and walkable streetscape environment through natural surveillance, and pedestrian linkages. Pedestrian linkages should be designed to create an efficient pedestrian network which integrates with the public transport network.
- Pedestrian linkages should be designed to create an efficient pedestrian network which integrates with the existing public transport network. Pedestrian linkages should also consider the provision of potential future services within the development area.
- Should bus services be established on the adjacent section of Frederick Road in the future, the development must take into account the need for bus stops to be established. Locations for bus stops should be allowed for in the design of

the Frederick Road streetscape with references required to the Bus Operational Guidelines Master Specifications so that standards are met.

Regards,

**Daniel Sladic**

Transport Strategy and Planning Division



**Government of South Australia**

Department for Infrastructure  
and Transport

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The Department for Infrastructure and Transport acknowledges the Traditional Custodians of the Country throughout South Australia and recognises their continuing connection to land and waters. We pay our respects to the diversity of cultures, significance of contributions and to Elders past, present and emerging.

We are committed to creating a diverse and inclusive culture where everyone is valued and respected.

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