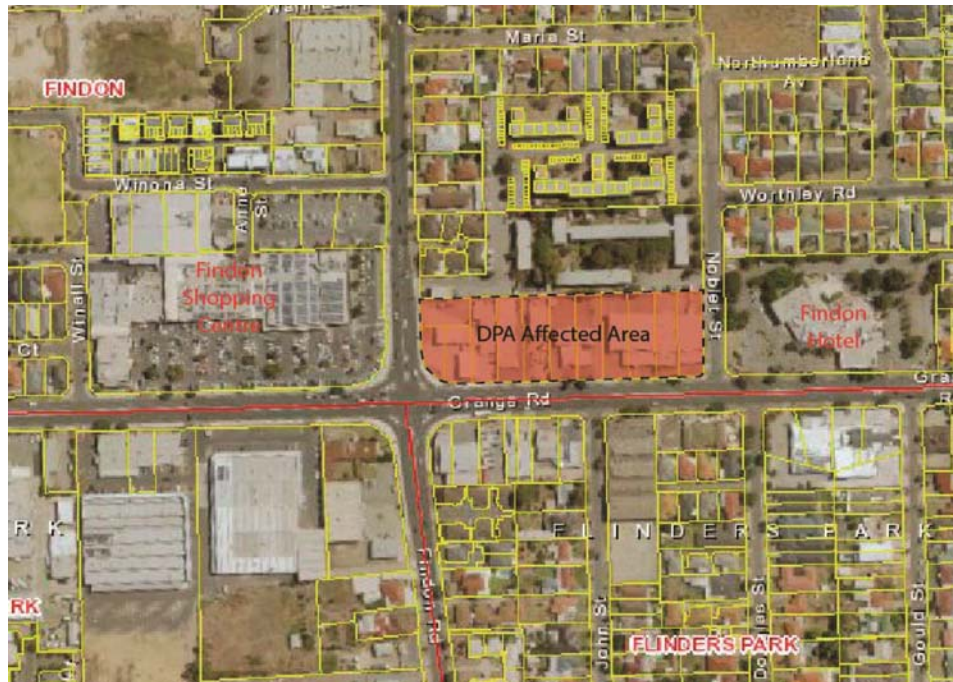


Draft Grange Road, Findon Development Plan Amendment (DPA) (Privately Funded)

What is this brochure about?

The City of Charles Sturt proposes changes to the Charles Sturt Council Development Plan. These changes are proposed through the draft Grange Road, Findon Development Plan Amendment (DPA) (Privately Funded).

The focus of the draft DPA is the existing Mixed Use Zone in Findon (see DPA Affected Area in the map below). The draft DPA proposes to include this area within the Neighbourhood Centre Zone to facilitate a potential supermarket and bulky goods retail development.



What is a 'privately funded' DPA?

A 'privately funded' DPA is one which is substantially funded by a private entity. In this case ALDI Stores (A limited Partnership) is the proponent. A Deed of Agreement between the proponent and Council sets out the legal arrangements that both parties must abide by. For example, the DPA funder has the same rights as any other member of the public to comment on the draft DPA. However, Council continues to manage the DPA process in accordance with its statutory obligations.

Why did Council initiate this DPA?

Council was formally approached by ALDI in early 2016 seeking to initiate a privately funded DPA process over land located at 263A – 275 Grange Road, Findon. Council agreed in principle to the proposal in October 2017 and a Deed of Agreement was signed in November 2017. Council initiated the privately funded DPA by submitting a Statement of Intent (SOI) to the Minister for Planning in November 2017. Council received the agreement of the Minister to commence investigations to inform a draft DPA in February 2018.

What are a Development Plan and a DPA?

The Development Plan is a key statutory document in the SA planning system and contains development assessment policy to guide development. Development applications are assessed against the policies contained within the Development Plan.

A DPA is a formal document that proposes changes to a Development Plan, which must ultimately be approved by the Minister for Planning.

The intent of the DPA was to investigate planning policy amendments to determine the suitability of the Affected Area to facilitate potential retail development in the form of an ALDI store (eastern portion of the subject site). A standard ALDI store gross leasable area is approximately 1600m² – 1700m², with a retail floor area of approximately 1100m² and an area of approximately 500m² for allied facilities such as storage areas and offices. An ALDI store generally requires a total site area of approximately 5000m² to accommodate carpark requirements and commercial on-site vehicle manoeuvring.

The draft DPA investigations undertaken on behalf of Council confirmed that the land is suited to a higher order of retail activities. This report and its appendices



Draft Grange Road, Findon Development Plan Amendment (DPA) (Privately Funded)

considered a range of matters including a retail analysis, transport assessment, stormwater management, environmental management and interface issues.

What are the key changes proposed in the draft DPA?

- Rezone the Affected Area from the current Mixed Use Zone to the Neighbourhood Centre Zone
- Creation of a new Precinct 84 Findon Centre East for the Affected Area within Policy Area 10 and include policies covering:
 - the intended use for supermarket, bulky good and residential uses
 - active facades and avoidance of blank walls to the Grange Road and Findon Road frontages
 - management of the interface with residential properties to the rear.
- Updating of Concept Plan Map ChSt/7 to include the Affected Area and provide guidance on preferred vehicle access movements, pedestrian connections and landscape buffers.
- Applying the Noise and Air Emissions Overlay to the Affected Area (introduction of map).
- Subsequent amendments to mapping to reflect the above zone and precinct changes.

How can I view the draft DPA and the investigations report?

The draft DPA can be viewed at the Civic Centre, 72 Woodville Road, Woodville, from 8.30am to 5.00pm, Monday to Friday.

A copy of the draft DPA can also be viewed at Council's five libraries: Civic Library (Woodville), Findon, Henley Beach, Hindmarsh and West Lakes.

The draft DPA and its investigations can be viewed on Council's consultation website
www.yoursaycharlessturt.com.au

Copies of the DPA can be purchased at the Civic Centre (\$20 for a paper copy or \$5 for a Compact Disk).

How can I comment on the draft DPA?

All written submissions must be clearly marked '**Draft Grange Road, Findon DPA – Submission**' and addressed to:

Chief Executive Officer
City of Charles Sturt
PO Box 1, Woodville SA 5011

Submissions may also be lodged electronically by visiting **www.yoursaycharlessturt.com.au**

Submissions need to indicate if the interested party wishes to be heard at the public meeting. Copies of all written submissions will be public documents and made available for viewing at the Civic Centre from the end of the consultation period until the conclusion of the public meeting, and online at **www.yoursaycharlessturt.com.au**

Written submissions must be received by Council no later than 5pm, Friday 30 November 2018.

Public meeting

A public meeting will be held on **Monday 18 February 2019 at 6pm at the Civic Centre, Woodville Road.**

Members of the public may attend and make verbal representations in relation to the DPA or any public submission.

The public meeting may not be held if no submissions are received or if no-one requests to be heard.

What happens next?

After the public meeting Council will consider all submissions and may recommend changes to the DPA.

A report will then be sent to the Minister for Planning seeking authorisation of the DPA (amended or otherwise).

The Minister has the ability to authorise the DPA, authorise the DPA subject to minor changes, or decline to authorise the DPA.

DPA enquiries

For further information please contact:
Jim Gronthos, Senior Policy Planner
Ph: (08) 8408 1265 (Monday to Friday)
Email: jgronthos@charlessturt.sa.gov.au