

Albert Park Mixed Use Draft Code Amendment

Written Submissions Received

March 21 - May 23, 2022

## Jim Gronthos

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**From:** Adrian Tero <Adrian.Tero@epic.com.au>  
**Sent:** Tuesday, 15 March 2022 4:29 PM  
**To:** Jim Gronthos  
**Subject:** RE: Consultation by the City of Charles Sturt on the Albert Park Mixed Use Code Amendment

Hi Jim,

Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.

Regards

Adrian Tero  
**Risk and Compliance Advisor**



**Epic Energy South Australia Pty Ltd**  
26 High Street Dry Creek SA 5094

**T** +61 8 8343 8138 **F**+61 8 8349 6493 **M** +61 418 849 422  
**E** Adrian.Tero@epic.com.au

epicenergy.com.au

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**From:** Jim Gronthos <jgronthos@charlessturt.sa.gov.au>  
**Sent:** Tuesday, 15 March 2022 3:30 PM  
**To:** Adrian Tero <Adrian.Tero@epic.com.au>  
**Subject:** Consultation by the City of Charles Sturt on the Albert Park Mixed Use Code Amendment

**CAUTION:** This email originated from outside the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is safe.

Dear Adrian,

The City of Charles Sturt will be releasing the Albert Park Mixed Use Draft Code Amendment for consultation on 21 March 2022 as required under the Planning, Development and Infrastructure Act 2016 (the Act).

Enclosed is an information brochure summarising the proposed policy amendments and details of the public consultation process, including how you can submit your comments.

Consultation will take place in accordance with the Engagement Plan prepared by the City of Charles Sturt and as required by the Community Engagement Charter under the Act.

The Engagement Plan, Code Amendment and supporting documents can be inspected online on the SA Planning Portal at [https://plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments) or at [www.yoursaycharlessturt.com.au](http://www.yoursaycharlessturt.com.au)

A copy of the Community Engagement Charter can be found at the following link

[https://plan.sa.gov.au/resources/planning/community\\_engagement\\_charter](https://plan.sa.gov.au/resources/planning/community_engagement_charter)

The consultation involves an eight (8) week period.

Please provide any comments on the Code Amendment by **5.00pm on Monday 23 May 2022** either through the SA Planning Portal or YourSay links above or by email to [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au) or by post to Chief Executive Officer, City of Charles Sturt, Titled 'Albert Park Mixed Use Code Amendment', PO Box 1, Woodville SA 5011.

Should you have any questions regarding the Code Amendment, please contact me on 8408 1265 or by email at [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)

Thank you and kind regards

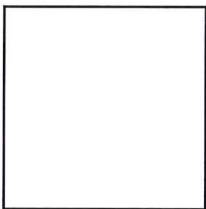
Jim Gronthos  
Senior Policy Planner  
Urban Projects

**(Monday to Thursday)**

T: 08 8408 1265

M: 0491 317 281

[www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au)



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**Archived:** Wednesday, 30 March 2022 12:36:34 PM

**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)

**Sent:** Tuesday, 29 March 2022 7:27:11 PM

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

**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission

**Importance:** Normal

**Sensitivity:** None

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## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

### Customer type?

Member of the public

### First Name

Daniel

### Last Name

Chapman

### Email Address

[REDACTED]

### Postal Address

Gordon Street Albert Park

**Phone Number**



**Your Submission on the Albert Park Mixed Use Draft Code Amendment**

I vote to keep Albert park as existing zoning and not increase it to 3-4 level density. the suburb doesn't not need these type of high rise blocks in the area.

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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**Archived:** Tuesday, 5 April 2022 9:05:04 AM

**From:** [Rick Chenoweth](#)

**Sent:** Monday, 4 April 2022 5:06:49 PM

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

**Subject:** RE: Consultation by the City of Charles Sturt on the Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[~WRD0000.jpg](#);

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Hi Jim

Thank you for seeking City of Prospect's views on your proposed Code Amendment, but council has no comments to make on the proposal.

Regards

**Rick Chenoweth**

Senior Policy Planner

T 08 8269 5355

Payinthe - 128 Prospect Road, Prospect, SA 5082 | PO Box 171, Prospect SA 5082

[rick.chenoweth@prospect.sa.gov.au](mailto:rick.chenoweth@prospect.sa.gov.au)

*City of Prospect acknowledges that we are on the traditional country of the Kaurana people of the Adelaide Plains region, and we pay our respect to Elders past and present.*



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**From:** Jim Gronthos <[jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)>

**Sent:** Wednesday, 16 March 2022 9:40 AM

**To:** Administration <admin@prospect.sa.gov.au>

**Subject:** Consultation by the City of Charles Sturt on the Albert Park Mixed Use Code Amendment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr White,

The City of Charles Sturt will be releasing the Albert Park Mixed Use Draft Code Amendment for consultation on 21 March 2022 as required under the Planning, Development and Infrastructure Act 2016 (the Act).

Enclosed is an information brochure summarising the proposed policy amendments and details of the public consultation process, including how you can submit your comments.

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Please provide any comments on the Code Amendment by **5.00pm on Monday 23 May 2022** either through the SA Planning Portal or YourSay links above or by email to [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au) or by post to Chief Executive Officer, City of Charles Sturt, Titled 'Albert Park Mixed Use Code Amendment', PO Box 1, Woodville SA 5011.

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Thank you and kind regards

Jim Gronthos  
Senior Policy Planner  
Urban Projects

**(Monday to Thursday)**

T: 08 8408 1265

M: 0491 317 281

[www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au)





**Archived:** Wednesday, 6 April 2022 1:17:29 PM

**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)

**Sent:** Wednesday, 6 April 2022 1:02:21 PM

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

**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission

**Importance:** Normal

**Sensitivity:** None

---



## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

### Customer type?

Member of the public

### First Name

Lauren

### Last Name

Brett

### Email Address

[REDACTED]

### Postal Address

[REDACTED] West Lakes Boulevard, Albert Park SA 5014

**Phone Number**



**Your Submission on the Albert Park Mixed Use Draft Code Amendment**

I do not want 4 level housing in Albert Park.

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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**Archived:** Monday, 11 April 2022 12:23:39 PM

**From:** [REDACTED]

**Sent:** Thu, 7 Apr 2022 13:10:00

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

**Subject:** Code Amendment -Albert Park

**Importance:** Normal

**Sensitivity:** None

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Hi Jim

I write as a representative of Gateway Church on Jervois street, Albert Park.

We think the re-zoning of the 11 hectares around our church to medium density housing is a fantastic idea and if we can be a part of positive impact of the community in the future, that would be great.

We would love to be able to secure the land that fronts west lakes boulevard for commercial/community use..

Regards

Rev Jeremy Jaques



City of Charles Sturt Council  
Attention Mr Jim Gronthos  
PO Box 1  
WOODVILLE SA 5011

23 April, 2022

Dear Sir,

**Re: Albert Park Mixed Use Draft Code Amendment (Part-Privately Funded)**

Thank you for meeting with Bruce Williams, Jeanine McKenzie ("Street Champion"), Angie Vinicky and Kelly Thomas on 21 April, 2022 and taking the time to explain the intention of the Draft Code in more detail.

We note that Kelly Thomas will not on this occasion be able to provide any support to the Residents of Albert Park who are affected by this proposed Draft Code.

We make the following comments:

- Not able to see how the Draft Code Amendment Plan ("DCAP") will interlock with the "Neighbourhood Plan" ("NP") which is intended to co-ordinate street improvements, recreation and greening opportunities, and support community well being.
- The DCAP has the potential to turn a smart, nice suburb into a concrete jungle. It appears that anything can be destroyed in the name of money. There are not many smart, nice suburbs left. We should try our utmost to keep ours!
- It is not obvious to us that there is anything in this privately funded plan that preserves and enhances the amenity of the Locality.
- The DCAP has the potential to destroy the character and heritage of Albert Park which as it stands is a really smart suburb tucked in between West Lakes Boulevard and the Port Road, and not too many people know about.
- There was green space planned between Glyde and Murray Streets. Doesn't appear on the DCAP. Where has it gone?
- The "Traffic Investigations" scenario mentioned is a joke. It is simply not accurate. Ask those that live here. There are houses and Units in May Street that have a minimum of 3-4 cars. Where will they park?
- We do not want to end up looking like West Lakes West with huge concrete buildings where one struggles to see the sky or the sun. It also has the potential to increase crime activity in the area as has been shown in the new West Lakes West development.
- The suburbs of West Croydon/Croydon are a classic example of further restricting urban development and the houses are in keeping with the character of the area. We should be maintaining what we have.
- It is not a pleasure, as yet to walk in the suburb of Albert Park, but once streets are beautified Albert Park has the potential to become a very sought after place to live.
- Suffice to say that we do not support the DCAP.

Angelika Vinicky  
[REDACTED] May Street, ALBERT PARK. 5014  
[REDACTED]



Jeanine McKenzie  
Street Champion  
Area Co-ordinator for Albert Park  
Neighbourhood Watch  
[REDACTED] May Street,  
ALBERT PARK. 5014  
[REDACTED]







**Archived:** Thursday, 5 May 2022 7:25:44 AM

**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)

**Sent:** Wednesday, 4 May 2022 10:05:13 PM

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

**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission

**Importance:** Normal

**Sensitivity:** None

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## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

### Customer type?

Member of the public

### First Name

Matthew

### Last Name

Pignotti

### Email Address

[REDACTED]

### Postal Address

[REDACTED] Glyde street, Albert Park

**Phone Number**



**Your Submission on the Albert Park Mixed Use Draft Code Amendment**

I do not support this proposal, specifically the high density housing and multi-story dwellings. This would result in a dramatic increase in traffic, vehicles and congestion on already dangerous roads. Port road is heavily congested and adding more population and traffic would only increase the challenges. Add to this the proposal for living streets and further contesting local roads and the streets will be impossible to use without risk of accidents. This proposal seems like a greedy grab for extra land taxes and council rates and at some point there needs to be a stop to this ongoing development. A better suggestion would be to have single story homes on 350+ Sqm blocks with the addition of community green space with a fenced dog park. This would allow for reasonable residential development while managing the overall density and congestion.

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?**

No

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[https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms\\_new/data/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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**Archived:** Wednesday, 11 May 2022 10:22:27 AM

**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)

**Sent:** Monday, 9 May 2022 8:01:12 PM

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

**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission

**Importance:** Normal

**Sensitivity:** None

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## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

### Customer type?

Member of the public

### First Name

JACK

### Last Name

HOLMES

### Email Address

[REDACTED]

### Postal Address

[REDACTED] Cator Street, West Hindmarsh

**Phone Number**



**Your Submission on the Albert Park Mixed Use Draft Code Amendment**

I support the Albert Park Mixed Use Draft Code Amendment.

The rezoning of those parcels adjoining the existing neighbourhood as HDN and 3-storeys is acceptable as it limits the extent to which existing residents will feel the development is overbearing or overlooking their backyards.

The rezoning of the Port Road frontage as SB and 4-storey is also acceptable as there is a buffer between existing residents and this location.

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?**

No

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[https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms\\_new/data/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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**Archived:** Wednesday, 11 May 2022 10:47:31 AM  
**From:** [PlanSA Submissions](#)  
**Sent:** Tuesday, 10 May 2022 11:19:13 AM  
**To:** [Jim Gronthos](#)  
**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment  
**Importance:** Normal  
**Sensitivity:** None

---

Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Paul

Family name: STRUBE

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: My wife and I and family are residents on Murray Street, Albert Park. We are already concerned at the traffic load down West Lakes Blvd past our intersection. We strongly support the installation of a traffic light at the Murray St/West Lakes Blvd intersection, given the expected increased traffic load your Draft Code estimates, and the likely increase in heavy vehicle usage. Waiting times to enter the traffic flow from Murray Street can be as high as 5 minutes at the moment.

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Attachment 5: No file uploaded

sent to  
proponent email: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)

**Archived:** Monday, 23 May 2022 12:00:53 PM

**From:** [PlanSA Submissions](#)

**Sent:** Monday, 23 May 2022 11:50:18 AM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

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Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Paul

Family name: STRUBE

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I have already submitted this form about my concerns with increased traffic and the need for a traffic light at the corner of Murray Street and West Lakes Boulevard. I have recently received information which suggests the planning changes would involve the construction of many 2, 3 or 4 floor apartments, for a total of up to 515 new dwellings in my immediate neighbourhood of Murray Street. I am opposed to this for crowding and noise factors. But if it goes ahead that would make our concern for the new traffic light even more important. I understand also that a single rate payer in Murray Street is paying the Council to go through the steps to get this zoning change. I believe that to be contrary to practice and unethical. Sincerely, Dr Paul Strube

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sent to  
proponent email: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)



05 May 2022

Mr Jim Gronthos  
Albert Park Mixed Use Code Amendment Consultation  
Via: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)

Dear Mr Gronthos,

**Albert Park Mixed Use Code Amendment Consultation**

Thank you for the invitation to provide feedback on the proposed Albert Park Mixed Use Code Amendment.

The City of West Torrens does not wish to make a submission or to be heard at the public meeting on the proposed Code Amendment.

Should you require further information, please contact me on 08 8416 6326.

Yours sincerely



**Sue Curran**  
**Manager Strategy and Business**





**Archived:** Monday, 16 May 2022 8:03:48 AM

**From:** [REDACTED]

**Sent:** Saturday, 14 May 2022 1:46:42 PM

**To:** [Mayor Angela Evans](#) [Jim Gronthos](#)

**Subject:** Albert Park mixed use code amendment

**Importance:** Normal

**Sensitivity:** None

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To whom it may concern

I am writing as a concerned resident of Albert Park re the proposed changes to the code amendment.

Having already been a respondent to a submission lodged re the Portside Isuzu development on Port Road where residents' issues were dismissed & the development proceeded, I am not holding out any hope that the same won't happen this time, particularly with Portside part funding the proposal, however as a ratepayer I would like to have my say for what it is worth! In relation to the Portside Isuzu development, it is worth noting that many of the issues identified by residents are now occurring, staff parking in Glyde & Malin Streets; car transporters parking in Glyde & Malin Streets outside of residential properties to unload vehicles; car yard light shining into resident property, etc. These issues have been reported to Council & taken up with Portside, but still they continue.

To this end, I feel that whatever developments Portside have planned with this new code amendment, the Council will be happy to take their money and the Council will just wear fobbing off a few disgruntled ratepayers, of which I am one.

My concerns with the Mixed Use Amendment are as follows:

How will traffic management be addressed, particularly with increased traffic flow down Glyde Street, Murray Street & the section of Malin Street, between Glyde Street and Murray Street. This section is already No Entry from Murray Street but no one obeys this, nor is it policed in any way, which causes congestion with residents' cars parked in Malin Street & even more so when car transporters park and unload numerous vehicles, and other cars from surrounding buildings park here during the day.

What parking (both staff and customers) will be required on site for any new businesses to ensure no off-site parking, loading/unloading occurs in adjoining streets?

What is planned to curb noise & air emissions from potential businesses who may wish to set up in this area?

We have been affected with EPA concerns from both the old Gadsden & Hendon site & now we are encouraging more businesses into a residential area.

How will stormwater from additional businesses be controlled. Already there is a problem in Malin Street with drains overflowing when there are heavy rains.

How will this effect residential properties with being able to access flood cover on their properties from insurance companies if we will be deemed to be in a flood prone area due to increased pressure on local stormwater because of more businesses in the immediate vicinity?

With buildings being able to increase to 4 storeys, this will certainly impact several residences in relation to natural light being able to enter their properties. Also there is the issue of privacy with buildings of this height being able to look into the yards of residential homes.

The Council have been talking much about the greening of local streets and more open spaces, but this seems completely irrelevant now if multi storey businesses will be taking up the majority of this area. A few trees outside homes will not make it more appealing.

I feel that as a long term resident of Albert Park & Charles Sturt Council, we just get railroaded by big businesses who come in flashing money at the Council.

It seems that the 'little person' who dutifully pays their rates & abides by the Council regulations, is completely taken for granted. The owners of these businesses do not live in the surrounding streets (probably not even in the Council area) & I am sure they would not want this happening next door to their homes.

I know this is David trying to fight Goliath & I have probably wasted my time in submitting this, but perhaps the Council needs to not just pay lip service to residents who live and pay rates in the area, but try and put themselves in our 'shoes' and think how they would feel if this was happening next door to them.

If a private entity can fund Council proposals to their own end, we might as well give up now as we are on a hiding to nothing as individual ratepayers.

Thank you.



**Archived:** Monday, 16 May 2022 9:27:21 AM

**From:** [PlanSA Submissions](#)

**Sent:** Sunday, 15 May 2022 3:04:36 PM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

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Jim Gronthos,

**Submission Details**

Amendment: Albert Park Mixed Use Code Amendment

Customer  
type: Member of the public

Given name: NATASHA

Family name: ROSSI

Organisation: Rate Payer

Email  
address: [REDACTED]

Phone  
number: [REDACTED]

Comments: I vote NO to this development - It will devalue my homes. I own two homes in this street, it will cause MORE TRAFFIC in this area and crime will increase and I am VOTING NO!!!!!!

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Attachment 5: No file uploaded

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

**Archived:** Monday, 16 May 2022 9:54:18 AM

**From:** [REDACTED]

**Sent:** Sunday, 15 May 2022 3:48:18 PM

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

**Cc:** [nadia.gencarelli@sa.gov.au](mailto:nadia.gencarelli@sa.gov.au) [jtagliaferri@charlessturt.sa.gov.au](mailto:jtagliaferri@charlessturt.sa.gov.au)

**Subject:** Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

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Dear Madam/Sirs,

I am writing in regards to the proposed re-zoning of land at Albert Park. I am a resident of Murray Street, I am a rate payer in the council area of Charles Sturt and I own 2 homes in this street. I do not agree with this proposed re-zoning **and I vote no to it.**

The development **will not bring value to the homes** in this area – **In fact it will lower the value of homes, increase traffic to the streets and there will be a rise in crime in this area.**

This development will bring no good to our suburb. There are already traffic flow issues in our area due to the urban stacking of homes by subdividing and allowing 2 or more dwellings along with many more issues.

Please consider the residents and the home owners in this area and listen & hear to our concerns. **Please do not approve this development.**

Your sincerely,  
Natasha Rossi



**Archived:** Monday, 16 May 2022 10:07:35 AM

**From:** [PlanSA Submissions](#)

**Sent:** Sunday, 15 May 2022 3:07:41 PM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

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Jim Gronthos,

**Submission Details**

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Zayd

Family name: Rossi

Organisation: Resident

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I VOTE NO to this new development. I own two homes in this area and this will great devalue them.  
Traffic will increase 10 fold!

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Attachment 5: No file uploaded

sent to proponent email: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)

**Archived:** Monday, 16 May 2022 10:11:19 AM

**From:** [REDACTED]

**Sent:** Sunday, 15 May 2022 4:08:13 PM

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

**Cc:** [nadia.gencarelli@sa.gov.au](mailto:nadia.gencarelli@sa.gov.au) [jtagliaferri@charlessturt.sa.gov.au](mailto:jtagliaferri@charlessturt.sa.gov.au)

**Subject:** Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

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Please consider the residents and the home owners in this area and listen & hear to our concerns. Please do not approve this development.

Your sincerely,  
Zayd Rossi





**Archived:** Monday, 16 May 2022 11:51:17 AM

**From:** [PlanSA Submissions](#)

**Sent:** Monday, 16 May 2022 11:27:25 AM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

---

Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Helga

Family name: Ferrari

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: To whom it may concern, Albert Park is a sweet and quiet small suburb that we chose to live in when we were growing our family. The proposed Mixed code use amendment suggests that there will be a lot more dwellings than currently available. I currently have cramped townhouses that can see when I am in my backyard and it is not a nice view. This leads me to think that we are likely to see multi-units and townhouses in our area. My family and I believe that this will cheapen the price of real estate in the area thus, have a negative impact on our newly renovated home. In addition, this will have an impact on the traffic of the area which is already a struggle when trying to drive south from the streets off West Lakes boulevard. As such, we are Voting 'No' to this development .

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Attachment 5: No file uploaded

sent to  
proponent email: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)



**Archived:** Monday, 16 May 2022 12:17:51 PM

**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)

**Sent:** Monday, 16 May 2022 12:11:12 PM

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

**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission

**Importance:** Normal

**Sensitivity:** None

---



## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

**Customer type?**

Council

**First Name**

Marlene

**Last Name**

Maretis

**Email Address**

[REDACTED]

**Postal Address**

[REDACTED] Murray street Albert Park

**Phone Number**



**Your Submission on the Albert Park Mixed Use Draft Code Amendment**

I am so against the planing to build 2,3,4, etc apartments town house building industrial buildings in the area of Albert park Murray street It's such a nice suburb why destroy it

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?**

Yes

To view all of this form's submissions, visit

[https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms\\_new/data/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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**Archived:** Tuesday, 17 May 2022 4:49:28 PM

**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)

**Sent:** Tuesday, 17 May 2022 4:44:14 PM

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

**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission

**Importance:** Normal

**Sensitivity:** None

---



## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

**Customer type?**

Member of the public

**First Name**

Craig

**Last Name**

Harris

**Organisation (if relevant)**

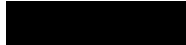
Resident - [REDACTED] May Street Albert Park

**Email Address**

[REDACTED]

**Postal Address**

38 May Street, ALBERT PARK SA 5014

**Phone Number****Your Submission on the Albert Park Mixed Use Draft Code Amendment**

Dear Hon Minister Stephen Mullighan (cc City of Charles Sturt CE)

Following receipt of your correspondence, as both a resident of May Street Albert Park and constituent of Lee, I wish to make the following submission in opposition to the proposed amendment to the 11 hectares in Albert Park.

There are a number of concerns, in particular the lack of transparency regarding the private owner of 50% of the proposed area and the application to rezone including any background submissions to Council from this landowner, including the proposed/intended plans for this area.

Firstly, any proposal to approve residential properties (assumed apartment blocks) of 3 stories in Zone 3 is strongly opposed. Zone 3 is offset from Port Road and is a residential area with predominantly single storey dwellings. A limit of 2 stories should be applied as a maximum for Zone 3. This still allows urban infill and development opportunities, but will not see the area turned into an apartment ghetto as seen in other developments in Adelaide suburbs.

Port Road frontage (Zone 4) whilst historically industrial and shop fronts/warehouses, the limit in this area should be 3 stories which would cater for mixed use, development and/or residential.

Anzac Highway is an example of the poor result of higher number of stories approved on main arterials.

Parking in the area is already now at a premium with the current redevelopment of May Street.

As a resident of this area I am appalled to see what is currently emerging in this precinct and without any transparency from Council or the land owner pushing for this rezoning (ie what is the background plan and proposed future development anticipated) I am in opposition to the proposed increase in heights.



I am in full support of reducing the industrial zone and footprint being reviewed (including improving or replacing some very poorly maintained industrial zones in that precinct). To introduce 3-4 storey buildings however is opposed, particularly in Zone 3 as it is not consistent with the suburb or any of the surrounding suburbs.

If there are any council meetings whereby this rezoning is tabled for discussion amongst elected members and public gallery I would like to request now an invitation to attend. In the interim I will be speaking with all residents in the affected area to gain their views including comments on the May Street redevelopment currently underway (which the timing of this particular redevelopment and this rezoning also suggests there is more to this than coincidence).

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?**

Yes

To view all of this form's submissions, visit

[https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms\\_new/data/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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**Archived:** Wednesday, 18 May 2022 9:10:37 AM  
**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)  
**Sent:** Tuesday, 17 May 2022 4:57:14 PM  
**To:** [Jim Gronthos](#)  
**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission  
**Importance:** Normal  
**Sensitivity:** None

---



## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

### Customer type?

Member of the public

### First Name

Peter

### Last Name

Golding

### Email Address

[REDACTED]

### Postal Address

[REDACTED] Glyde Street, ALBERT PARK

**Phone Number**



**Your Submission on the Albert Park Mixed Use Draft Code Amendment**

Feedback: One private owner of approx 1/3 of the site, funding 50% of the cost doesn't seem like a representative proportion of the people affected. Not providing definitions of GN, SB HDN with the proposal seems like trying to hide the actual impact of the rezoning. A common feature of recent medium to high density housing developments in nearby areas has been high density street parking and subsequent limited vehicular access through the streets. I am also concerned about the impact of such a sudden surge in housing on utilities in the area. Is this a case of "build it and they will come" or "be careful what you wish for"?

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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# SUBMISSION FORM

Urban Projects



## Albert Park Mixed Use Draft Code Amendment

The City of Charles Sturt is inviting submissions on the Albert Park Mixed Use Draft Code Amendment (Part Privately Funded).

Consultation closes at 5.00pm on Monday 23 May 2022.

### Tell us your thoughts!

To provide your feedback please do **ONE (1)** of the following:

- Complete this hardcopy submission form.

OR

- Complete the ONLINE feedback form at:  
[yoursaycharlessturt.com.au/albert-park-mixed-use-code-amendment-rezoning-proposal](https://yoursaycharlessturt.com.au/albert-park-mixed-use-code-amendment-rezoning-proposal)

### Your Details

Please provide your name or organisation and e-mail address should we need to contact you regarding your feedback. (By completing this form, you consent to the City of Charles Sturt collecting, retaining and using the personal information provided by you in line with Council's Privacy Policy)

Name: Agma Femia  
(Mr/Mrs/Miss/Ms/Dr) (First Name) (Surname)

Organisation (if relevant): \_\_\_\_\_

Address: [Redacted] Glyde Street

Suburb: Albert Park State: SA P/Code: 5014

Email: [Redacted]

Phone Home: \_\_\_\_\_ Mobile: [Redacted]

### Your Submission

#### 1. Customer type? (tick one)

- ☒ Member of the public
- ☐ Council
- ☐ Agency
- ☐ Other (please specify) \_\_\_\_\_

#### 2. Your submission on the Albert Park Mixed Use Draft Code Amendment:

I agree the area needs to be improved  
& have no objection to ~~the~~ single & two  
storey house being built but  
strongly object to three & four storey

2. Your submission, continued:

duellings being erected. This is not a new Subdivision nor a Large area. it is in between single house duellings. <sup>with a character house</sup> Albert Park cannot sustain high rise apartments extra cars, noise, pollution etc. & also will not fit in ambience of Albert Park.

3. Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville? (tick one)

- ☒ Yes  
☐ No

Please provide your feedback to Council by 5.00pm on Monday 23 May 2022, addressed to the Chief Executive Officer, City of Charles Sturt, PO Box 1, Woodville SA 5011.

Thank you for taking the time to complete this feedback form.  
To keep up to date with the progress of this proposal and Council's consultation projects generally visit  
[yoursaycharlessturt.com.au](http://yoursaycharlessturt.com.au)





**Archived:** Monday, 23 May 2022 9:08:53 AM

**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)

**Sent:** Thu, 19 May 2022 01:06:42

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

**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission

**Importance:** Normal

**Sensitivity:** None

---



## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

### Customer type?

Member of the public

### First Name

Anthony

### Last Name

Stevens

### Email Address

[REDACTED]

### Postal Address

[REDACTED] Glyde Street, Albert Park

**Phone Number**



**Your Submission on the Albert Park Mixed Use Draft Code Amendment**

I am strongly opposed to the proposed building heights for this re-zoning.

While I can see the benefit of multiple level dwellings to enable a greater population to be housed on a smaller footprint, provided this is used to enable greater areas of green space to be available to offset the environmental (local and widespread) impact of artificial structures, the proposed heights are inconsistent with the character of this suburb, which substantially consists of single storey dwellings. I am concerned about the impact this will have on the well-being of the community, particularly those dwellings immediately adjacent to the new development. I believe it would be reasonable to limit the height of the structures adjacent to any existing residences (including residences facing the bordering roads to the area) to 2 stories only.

I also see there is a benefit for council and state government to get greater returns, with less maintenance costs for the same area of land. Unfortunately, neither level of government has shown a relevant level of commitment to environmental concerns despite increasing scientific and community concerns about potential climate damage.

I believe the time has come for all future building approvals for any residential properties only be given approval provided a minimum green space (say 40% of land total land area) is maintained.

There will be a significant impact to traffic on the roads in the immediate surrounding roads. With the greatly increased population from multiple level housing, it can be expected there will be a substantial increase in the number of vehicles travelling down our currently relatively quiet streets, particularly the use of Glyde Street to travel to, and from, West Lakes Boulevard. This will have an undesirable impact to the serenity and well being of the residents immediately affected.

I have concerns about the impact on parking on the streets. It cannot be disputed that developers often do not make adequate provision for off-street parking consistent with motor vehicle ownership characteristic of the people of Adelaide - just take a drive through some of the clogged streets in the St Clair development. Any approval for land use change should be conditional to the provision of at least 2 off-street car park for every residence.

Finally, I am incensed that developers are continually being given licence by councils and state governments to ride roughshod over the existing community in the interests of greed (both for themselves and the governing bodies). I wonder how successful I, as an individual land holder, would be in seeking approval to build a structure greater than 2 stories on my single residential block.

In summary, I am opposed to the approval of any re-zoning allowing the construction of housing in the affected zone under consideration greater than 2 stories, with the exception of the strip immediately facing Port Road, which I have no objection to increasing the maximum height to 4 stories.

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 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/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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**Archived:** Monday, 23 May 2022 9:19:35 AM

**From:** [PlanSA Submissions](#)

**Sent:** Thursday, 19 May 2022 7:48:23 PM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

---

Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: mark

Family name: reynolds

Organisation: resident

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am totally opposed to this development/destruction of a peaceful quiet small suburb. It will create major parking problems and overcrowding of people. I reject the right of one person/group to have the right to pay for rezoning. I thought that was what council did. Talk about rolling over to the rich. Murray street will be opened up to provide access to the train station. To put up to 550 dwellings in Albert Park is nothing short of absurd. I will oppose this vehemently.

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Attachment 5: No file uploaded

sent to  
proponent email: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)



**Archived:** Monday, 23 May 2022 11:02:36 AM

**From:** [PlanSA Submissions](#)

**Sent:** Friday, 20 May 2022 2:37:41 PM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

---

Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Brian

Family name: Sanders

Organisation: Nil

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I oppose the amendment on the basis of density and height. There are no other structures of the proposed height in the vicinity and I don't think the proposal is in keeping with the area. I am not opposed to housing in the zone but I believe that the proposed size and density will compromise the privacy and quality of life of the established residents.

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sent to  
proponent email: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)







**Environment Protection Authority**  
GPO Box 2607 Adelaide SA 5001  
211 Victoria Square Adelaide SA 5000  
T (08) 8204 2000 F (08) 8204 2020  
Country areas 1800 623 445

EPA 645-277

Mr Jim Gronthos  
Senior Policy Planner  
City Of Charles Sturt  
72 Woodville Road  
WOODVILLE SA 5011

Dear Mr Gronthos

**Albert Park Mixed Use Code Amendment**

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the Albert Park Mixed Use Code Amendment.

The EPA has reviewed the Code Amendment to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in ensuring that the rezoning is appropriate and that any potential environmental and human health impacts that would result from future development are able to be addressed at the development application stage.

As you are aware, the EPA has provided the City of Charles Sturt with previous advice in relation to this Code Amendment, particularly around site contamination matters. The EPA has focussed its comments below on site contamination and interface between land uses.

Site contamination

Site contamination matters are summarised in section '4.4.9 Site Contamination'.

Site contamination investigations have centred on 24-30 Murray Street, Albert Park and interim audit advice has been lodged with the EPA. It is stated in the Code Amendment that the investigation concluded that remediation of 24-30 Murray Street would be necessary to make the southern part of the site suitable for sensitive use and may be necessary for the northern part for commercial use.

It is noted in the Code Amendment that further investigations are likely to be necessary for those parts of the affected area that are outside of 24-30 Murray Street. The nature and extent of site contamination in these areas is unknown, noting many potentially contaminating activities have been identified through preliminary investigations.

Collectively, the *Planning, Development and Infrastructure (General) Regulations 2017*, *State Planning Commission Practice Direction 14 (Site Contamination Assessment) 2021* and the Planning and Design Code contain processes for site contamination assessment when land use changes to a more sensitive use.

Any future development applications at the affected area may be subject to the site contamination assessment scheme provisions.

The EPA considers that there is sufficient policy within the Planning and Design Code to ensure that site contamination will be addressed as part of any future development applications.

#### Interface between land uses

The Code Amendment identifies policies to ensure that potential noise and air emissions from surrounding land uses are addressed during assessment of any future development applications.

The affected area is located within proximity of various land uses that have the potential for noise and air emissions that may have an impact on sensitive land uses.

There are several nearby sites that are licensed by the EPA under the *Environment Protection Act 1993*, but only EPA Licence 51108 issued for a retail petrol station at 938-942 Port Road, Woodville West is within the evaluation distance recommended by the EPA document, *Evaluation distances for effective air quality and noise management* (2016). Potential noise and air emissions from the site will need to be addressed as part of any future development applications.

It is proposed in the Code amendment that the Noise and Air Emissions Overlay and the Interface Management Overlay be applied to the affected area.

The EPA considers that there is sufficient policy proposed to be applied to the affected area to ensure that issues related to noise and air emissions can be addressed during assessment of any future development applications.

For further information on this matter, please contact Geoff Bradford on 8204 9821 or [geoffrey.bradford@sa.gov.au](mailto:geoffrey.bradford@sa.gov.au).

Yours sincerely

James Cother

**PRINCIPAL ADVISER, PLANNING POLICY & PROJECTS**

**PLANNING AND IMPACT ASSESSMENT**

**ENVIRONMENT PROTECTION AUTHORITY**

20 May 2022



**Archived:** Monday, 23 May 2022 11:17:44 AM

**From:** [PlanSA Submissions](#)

**Sent:** Sunday, 22 May 2022 11:48:52 AM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

---

Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer  
type: Member of the public

Given name: Ashley - Pat

Family name: Ruehland

Organisation:

Email  
address: [REDACTED]

Phone  
number: [REDACTED]

Comments: We vote NO, as we don't want 2/3/4 storey housing effecting privacy for us or our neighbors, higher volumes of on street parking, and increased traffic, greater noise and disturbances, This will also effect our ability to enjoy the current peacefulness of our suburb.

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sent to  
proponent  
email: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)



**Archived:** Monday, 23 May 2022 11:24:33 AM  
**From:** [Smith, De-Anne \(DEW\)](#)  
**Sent:** Sun, 22 May 2022 08:01:28  
**To:** [Jim Gronthos](#)  
**Subject:** Albert Park Mixed Use Code Amendment - DEW comments  
**Importance:** Normal  
**Sensitivity:** None

---

Dear Mr Gronthos

The Department for Environment and Water and Green Adelaide have taken the opportunity to review the Albert Park Mixed Use Code Amendment and we provide the following comments for your consideration:

- we acknowledge the Code Amendment has considered flood risk and we support the continued application of the Hazard (Flooding – General) Overlay.
- we supports the extension of the Stormwater Management Overlay and Urban Tree Canopy Overlay over the new Housing Diversity Neighbourhood Zone area.
- we note that the existing Suburban Employment Zone contains good policies for landscaping along arterial roads that are lost in the transfer of this land to the Suburban Business Zone. Is there some way to address this loss of policy through the concept plan or via the application of other policy? We also consider there is value in extending the Stormwater Management Overlay and Urban Tree Canopy Overlay over this area of the Suburban Employment Zone to ensure the appropriate policies apply to any infill residential development that occurs here.
- we note that the concept plan allocates an area of open space that also provide for stormwater detention. While we support the multiple benefits open space can provide we would encourage consideration be given to the provision of additional space for landscaping and trees to assist in cooling our neighbourhoods and meeting greening targets.

If you have any questions regarding these comments please don't hesitate to contact me using the details below.

Regards

**De'Anne Smith**

Principal Planning Officer

**I am only in the office on Wednesday and Thursday.**

Planning & Assessment | Environment, Heritage and Sustainability  
Department for Environment and Water  
P (08) 8463 4824  
Level 8, 81-95 Waymouth Street, Adelaide, 5000  
GPO Box 1047, Adelaide, SA 5001, AUSTRALIA

[environment.sa.gov.au](http://environment.sa.gov.au)



**Government of South Australia**  
Department for Environment  
and Water

*Helping South Australians conserve, sustain and prosper*

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**From:** [REDACTED]  
**Sent:** Sunday, 22 May 2022 9:13:45 PM  
**To:** [Jim Gronthos](#)  
**Subject:** Albert Park development  
**Importance:** Normal  
**Sensitivity:** None  
**Archived:** Monday, 23 May 2022 11:33:32 AM

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Mr Gronthos, Mr Champion

This short email is to advise you that we are absolutely opposed to the rezoning and proposed development being considered by Charles Sturt Council. Our street is already being used as a short-cut (usually speeding) between West Lake blvd and Port rd, putting pedestrians, children and cyclists at risk as well as causing unnecessary additional traffic noise and pollution already, let alone what would be caused by the residents of an additional 550 dwellings. Parking can also be an issue, as council have been on a cash grab by allowing multiple "dog boxes" with one parking space to be built where one home was, while not allowing for additional vehicles to be parked. The Units opposite the Albert Park train station is a perfect example, where residents are parking additional vehicles in the train station car park. Then of course comes the issue of privacy. Who would want a 4 story block of units overlooking their yards, weirdos watching their kids, or the noise and smells from 20 people where there were only 2 previously.

There is also something smelly with the fact that the developer will be paying for half of the rezoning costs. If the development is such a good idea, and actually good for the area, why doesn't council suck up the cost?? God Knows we pay enough rates for them to have some coin in the bank. Or are their snouts in the trough??

Sincerely

Guy Feuerherdt

Julie Feuerherdt

Grace Feuerherdt

Maddison Feuerherdt





**Archived:** Monday, 23 May 2022 11:38:35 AM

**From:** [PlanSA Submissions](#)

**Sent:** Sunday, 22 May 2022 9:19:44 PM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

---

Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Guy

Family name: Feuerherdt

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am absolutely opposed to the rezoning and proposed development being considered by Charles Sturt Council. Our street is already being used as a short-cut (usually speeding) between West Lake blvd and Port rd, putting pedestrians, children and cyclists at risk as well as causing unnecessary additional traffic noise and pollution already, let alone what would be caused by the residents of an additional 550 dwellings. Parking can also be an issue, as council have been on a cash grab by allowing multiple "dog boxes" with one parking space to be built where one home was, while not allowing for additional vehicles to be parked. The Units opposite the Albert Park train station is a perfect example, where residents are parking additional vehicles in the train station car park. Then of course comes the issue of privacy. Who would want a 4 story block of units overlooking their yards, weirdos watching their kids, or the noise and smells from 20 people where there were only 2 previously. There is also something smelly with the fact that the developer will be paying for half of the rezoning costs. If the development is such a good idea, and actually good for the area, why doesn't council suck up the cost?? God Knows we pay enough rates for them to have some coin in the bank. Or are their snouts in the trough?? Sincerely Guy Feuerherdt

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



**Archived:** Monday, 23 May 2022 4:10:03 PM

**From:** [REDACTED]

**Sent:** Monday, 23 May 2022 3:56:56 PM

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

**Subject:** Albert Park re zoning

**Importance:** Normal

**Sensitivity:** None

---

Dear Jim,

Myself and my Husband (Rita and Geoff Eason) would like to be included in any discussions regarding the re-zoning of the Albert Park Site.

After looking at the proposal at the Library, we have a great many questions that the submission has not for us addressed. We believe we will be adversely affected by the proposed changes as we live directly opposite the proposed development.

With a proposed 550 new residences, we believe that the residents surrounding this proposal site, need a much clearer understanding of what this rezoning actually means and how it is going to impact the area.

The document on display is written by "experts" in getting "council and planning approvals". The document is difficult to follow for many.

The fact that there is one private owner of a large portion of the site means there needs to be a close scrutiny of that person's profit, and that of the community interest.

GTA concluded that there are no parking issues in the area. We believe this to be incorrect and can provide examples to the contrary.

We would both like to speak and be heard at any council meetings regarding this re zoning.

Kind Regards,

Rita Eason

Geoff Eason

Wiara Pty Ltd



**Archived:** Monday, 23 May 2022 4:32:16 PM

**From:** [noreply@charlessturt.sa.gov.au](mailto:noreply@charlessturt.sa.gov.au)

**Sent:** Monday, 23 May 2022 4:28:27 PM

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

**Subject:** Albert Park Mixed Use Code Amendment - Submission Form Form Submission

**Importance:** Normal

**Sensitivity:** None

---



## Albert Park Mixed Use Code Amendment - Submission Form Form Submission

There has been a submission of the form Albert Park Mixed Use Code Amendment - Submission Form through your Your Say Charles Sturt website.

### Customer type?

Member of the public

### First Name

Alicja

### Last Name

Cummins

### Email Address

[REDACTED]

### Postal Address

[REDACTED] Botting Street

**Phone Number**



**Your Submission on the Albert Park Mixed Use Draft Code Amendment**

I have serious concerns and object to the density limits of this proposal. I fear this will make Albert Park another overcrowded area - I am not impressed with what I see in St Clair or "West" at West Lakes. 3 level living should only be allowed along main roads. Albert Park is a beautiful suburb - please do not over develop it as you have done in our surrounding suburbs. If land sizes were larger, such as in Cheltenham, surely this would increase the value of all housing in the area.

**Do you wish to make a verbal submission at the Public Meeting to be held at 6.00pm on Monday 20 June 2022 at the Civic Centre, 72 Woodville Road, Woodville?**

Yes

To view all of this form's submissions, visit

[https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms\\_new/data/644](https://www.yoursaycharlessturt.com.au/index.php/dashboard/reports/forms_new/data/644)

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





**Archived:** Monday, 23 May 2022 4:39:24 PM

**From:** [PlanSA Submissions](#)

**Sent:** Monday, 23 May 2022 4:30:30 PM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

---

Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer type: Member of the public

Given name: Fiona

Family name: Stevens

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Albert Park has been a relatively small quiet suburb with convenient access. I appreciate the need to limit urban sprawl the necessary to offset the cost of reclaiming toxic land. However, the well being of existing residents should be considered in addition to economic factors. I consider the code should be amended so to permit 3 storey buildings only in the area immediately bordering Port Road. Buildings adjacent to dwellings should be 2 storey at most to avoid overshadowing and inconsistent character. Despite current assurances, if the legislation/regulations do not reflect this, parties may take advantage of the code in the future. Suburban infilling has further depleted green canopy and increased warming, inconsistent with the government drive for a green Adelaide. Recent street tree planting although welcome, is insufficient to compensate for the continuing loss. In nearby developments such as Woodville West and St Clair, most buildings are multiple (attached) apartments better suited for singles and include plenty of concrete. This can create cold wind tunnels during winter and heat during summer. Generally, insufficient car parking is provided and building quality is variable. Further considerations include: -while the developers will have to provide green areas for residents' use, I believe the proportion allocated to be inadequate to overcome the negative effects. -in Albert Park, infilling has caused issues with car parking and proximity to noisy and inconsiderate neighbours. These issues are likely to increase. -due to the increased traffic flows and traffic light changes, it is currently difficult to turn into West Lakes Boulevard at certain times, including weekends. Potential traffic increase along Glyde street was not addressed in Code application. -increased parking at Albert Park and St Clair railway stations may be necessary -bus services on Port Rd were reduced by previous government. Go zone no longer operates from Woodville road.

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Attachment 2: No file uploaded

Attachment 3: No file uploaded

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4: No file uploaded

Attachment  
5: No file uploaded

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



**Archived:** Tuesday, 24 May 2022 9:07:43 AM

**From:** [PlanSA Submissions](#)

**Sent:** Monday, 23 May 2022 4:45:13 PM

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

**Subject:** Public Consultation submission for Albert Park Mixed Use Code Amendment

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[RESPONSE\\_TO\\_CHARLES\\_STURT\\_PROPOSED\\_DRAFT\\_AMENDMENT\\_-\\_PLAN\\_SA.docx](#);

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Jim Gronthos,

### Submission Details

Amendment: Albert Park Mixed Use Code Amendment

Customer  
type: Other

Given name: Anakin

Family name: Daniel

Organisation: Home owner, rate payer

Email  
address: [REDACTED]

Phone  
number: [REDACTED]

Comments: I am the owner of a property in the "affected area" of the Albert Park Mixed Use Draft Code Amendment. I do not consent to a multi-storey development of any sort being erected overlooking my garden and the rear of my house. As a veteran with PTSD I value privacy and quiet above all else, and I specifically chose the property I own because it is a character home surrounded by other single-storey character homes, in a quiet area with no windows overlooking the backyard. For further comment, see attachment. I will add: Although it was stated in the mailout to residents that copies of the amendment would be freely available in all libraries and Civic Centre for a period of 2 months, it took 3 visits before Charles Sturt Council staff coughed up a copy of the (>200 page) document, just over a week ago. Therefore if I run out of time to finish this submission before 5 pm, I will mail the rest of it directly to Minister for Planning, with explanation.

Attachment: [RESPONSE\\_TO\\_CHARLES\\_STURT\\_PROPOSED\\_DRAFT\\_AMENDMENT\\_-\\_PLAN\\_SA.docx](#), type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 449.1 KB

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3: No file uploaded

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4: No file uploaded

Attachment  
5: No file uploaded

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

## **Response to *Albert Park Mixed Use Code Amendment City of Charles Sturt (Part Privately Funded)***

I am the owner of a property in Glyde Street, Albert Park. This is my response to the proposed Albert Park 'Mixed Use Code Amendment.'

First of all, let us call a spade a spade. This is a proposed development of multi-storey buildings looking straight into our homes, not merely a proposed code change. The private owner of the 4-hectare property on the corner of Murray Street has not paid 50% of costs for this consultation because he loves codes. He expects to make a profit: If the amendment is approved, building *will* commence.

### **I am not a peepshow.**

**Privacy.** I do not want the rear of my house, and garden, to be overlooked by people in apartments or office buildings. I do not consent to a multi-storey development of any type being erected overlooking my garden and the rear of my house. As both an introvert and a veteran with PTSD I value privacy and quiet above all else. I specifically chose to purchase my property because it is a character home surrounded by other single-storey character homes, in a currently quiet area with no windows overlooking my backyard. The mixed-use amendment proposes buildings of up to three storeys looking straight down into my home (map below).

### **Wellbeing**

Peace and privacy are healing; noise, overwhelm and crowding are not. For introverts, persons with neurological differences such as ADD or autism, anyone who has had their life threatened: the provision of 'facilities' as a measure of wellbeing pales into insignificance next to the need to own, and control our boundaries. Who is allowed near, how many people, and for how long. Our needs are not negotiable, or alienable. They are our needs.

### **Noise**

There is as great a need for legislation for the provision of mandatory soundproofed 'noise' centres as there is for 'greenspace'. There is no explanation in the draft amendment, or in any Plan SA legislation I have yet discovered, as to how increased exposure to stressful levels of noise - resulting from the government's attempts to force people to live in closer proximity - would be mitigated.

Charles Sturt Council does not currently make any provision for people to play their acoustic drums, noisy electric guitars etc. anywhere but in private homes, thus tormenting unfortunate neighbours for hours on end. It is left entirely to those individuals with inconsiderate neighbours to manage noise pollution problems themselves. This is usually achieved by calling the police in desperation.

## **Crowding**

In my lived experience, forcing people to live in close proximity does not generate 'community' as much as stress.

## **Unjustifiable hardship**

Should the mixed-use draft amendment be approved, and a multi-storey development permitted to be built over looking my home, I would be forced to move to obtain the same degree of peace and privacy elsewhere. However, character homes are now significantly more expensive, and banks are reluctant to give mortgages to customers with a Veterans Affairs (or any other type of) pension as their income. This constitutes unjustifiable hardship (Disability Discrimination Act 1992 section 11).

## **Compensation**

The draft amendment does not make any mention of compensating people for the devaluation in property values caused by proposed overdevelopment of primarily residential area. Residents on Portrush Road were compensated when the road was widened, for example. Land which I have paid for (my garden for instance) becomes land I cannot use, if it is intrusively overlooked. It is land that is no longer fit for the purpose it was purchased for.

## **Environmental Pollution**

Residents have previously been advised by the Environmental Protection Agency that the site of the proposed Murray Street development (formerly a tin can factory) is a source of toxic vapours arising from the soil.

## **Aesthetics**

Building projects approved by the Council in recent years (West Lakes Boulevard, St Clair, Woodville West) have made no attempt to blend in with surrounding architecture. The result has been row upon row of unappetising buildings lining West Lakes Boulevard, resembling a barracks rather than a desirable neighbourhood.



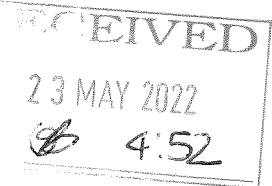
## Proposed Zone Map



Figure 1: My house, marked by the red square. I do not consent to multi-storey buildings overlooking my property.



■ Glyde Street  
ALBERT PARK SA 5014



23 May 2022

Chief Executive Officer  
Charles Sturt Council  
Albert Park Mixed Use Draft Code Amendment  
72 Woodville Road  
WOODVILLE SA 5011

Dear Officer

I submit my following submission for the Albert Park Mixed Use Draft Code Amendment (APMUDCA) and request to be verbally heard at the public meeting on Monday 20 June 2022 at 6pm.

I live at 42 Glyde Street, Albert Park and am directly affected by the Draft Code amendment.

Albert Park is a misnomer where there is no Public Park within the boundaries of the Suburb.

There have been many petitions for a centrally located Public Park in Albert Park spanning over the past 80 years that were lodged with the Council only to fall upon deaf ears.

Children are still seen playing out in the streets throwing balls and kicking footballs etc. where the traffic speed is at an unacceptable 50kph in a much now heavily populated suburb.

Traffic control is at best poor in some of the more dangerous streets connecting West Lakes Boulevard and Port Road such as Glyde Street where cars are often seen over speeding and not giving way to cross traffic as frequently occurs in Glyde and Osbourne Street intersections.

In fact, there was a major accident only recently on Friday 20 May 2022 one of many that I have witnessed over the 60 plus years that I have lived in the area.

Most disturbing is that the Council's very own Community Bus was involved in 2 major collisions at this intersection where the bus ended up on its side lying on top of the resident's fence at 48 Glyde Street.

Yet the Council insists on keeping the give way sign there at the intersection rather than to simply change it for a stop sign.

Little foresight or consideration has been put into the rest of the area making it a hotchpotch development which is understandable for the developer as their only consideration is of maximum profit of little consequence to them but inexcusable for the Council who have responsibilities to the community.

1. Air conditioner noise pollution in areas of overdeveloped residential housing which would be difficult to manage operating times compliance for their usage.
2. People noise from every day activity in areas of overdeveloped residential housing.
3. Car noise and traffic noise from every day activity in areas of overdeveloped residential housing.
4. Street traffic congestion/competition and potential imminent road rage events if vehicular traffic were to be directed into the existing community from the proposed overdeveloped residential areas.
5. Character of the area of the original residential area will be severely compromised with two sets of planning rules will be forced to coexist without any form of buffer zone to distance and delineate the areas.
6. Amenity of the area of the original residential area will be severely compromised with two sets of planning rules will be forced to coexist without any form of buffer zone to distance and delineate the areas.
7. Very high probability of the residential homes being occupied by an itinerant population of renters rather than by first home buyers.

8. Loss of natural light and natural air flow from these high-rise residential buildings complicating overheating and air quality adding to the disastrous effects of climate change and global warming.
9. Blockage of television and digital communication reception where existing single-story homes are not in a direct line vantage point to receive clear and full signals.
10. High density buildings crammed on small land areas leading to community health issues and disorder not to mention increase in crime levels and domestic disputes.
11. Lack of suitable quality open spaces of proportions akin to an oval as previously mentioned not being catered for the existing and for the new communities.
12. Lack of buffer zones between the existing homes and the amended area which are socially, visually and characteristically worlds apart, especially with 3 story buildings impinging on the older community.
13. Over capitalization of the area with no regard to the issues and problems caused by poor planning in an attempt for developers to make as much money out of the polluted sites after having to deal with the contamination and rehabilitation issues.
14. Polluted grounds and ground water with seeping noxious gases from the areas marked for residential use.

The Council commissioned Sinclair Knight Merz Pty Ltd to undertake a site history assessment of the property 24 to 30 Murray St in Albert Park which was finalised in May 2013 for the area butting against the residential zone and existing housing which has been delineated for three story high rise residential development.

This report refers to other previous reports which all highlight the implications of site pollution and contamination by previous manufacturing activities.

A number of reports are available from the SA Environmental Protection Authority who conducted community information sessions to collect known historic data from residents and to advise them of the extent and future implications of the contamination and pollution emanating from the industrial sites between Glyde Street and Port Road.

As a resident of Glyde Street along with other in the near vicinity, we have been banned from using our legally registered water bores as the contamination of the water table from noxious chemicals is of serious concern to public health and safety.

15. Huge amounts of existing deteriorating asbestos products from the old near derelict buildings and factories which include past use of asbestos pipe lagging.
16. No mention of the fate of the 1880's Heritage home formally owned by John Fletcher being the Gadsden site 24 – 30 Murray Street which was developed as a botanical garden and open to the public.

The Gadsden Site is historically linked to the Brocas site on Woodville Road and forms a large part of the Community and Council's history.

Previous Park petitions lodged with the Council in the 1990's well describe the history of the Gadsden site from its inception and provides for an accurate demographic social and family data statistic collection from almost every home in Albert Park who were asked a number of pertinent questions.

17. Devaluation of existing properties in the area as no consideration has been provided to the character and amenity of the existing residential area which will be overshadowed and diminished by a development with potential to become another housing ghetto development with all its associated problems.
18. Tree retention of significant trees and the lack of trees from being removed as has occurred all too frequently in the past and currently from over development.
19. Global warming has not been taken into consideration in the APMUDCA plan given the huge scale of residential housing proposed to be crammed vertically and horizontally on small parcels of land in stark contrast to the rest of the existing residential housing.

There are no statements on how this APMUDCA plan will address this.

20. Climate change has not been taken into consideration in the APMUDCA plan given the scale of residential housing proposed to be crammed

vertically and horizontally on small parcels of land in stark contrast to the rest of the existing residential housing.

There are no statements on how this APMUDCA plan will address this.

21. Does not provide a green solution to development. There are no designated parcels of land in the APMUDCA plan to ensure a healthy community or to provide the necessary areas for rain water retention or indeed for providing treed corridors for the existing wildlife animals and insect communities.

There are no statements on how this APMUDCA plan will address this.

22. Does not provide for quality Australian traditional family accommodation and open space with people living in close quarters to each other and in an environment likened to keeping livestock in confined areas such as chicken egg farming.

There are no statements on how this APMUDCA plan will address these potential outcomes in the future.

There is community expectation that the Council ensures that any future development is sympathetic and complementary to the existing character and amenity which could only enhance the lives of its residents.

The rates ratepayers pay are outlandish and over the top and do not reflect the proposed outcomes promised in the forced Amalgamation of the Woodville and Hindmarsh Councils and then to the forced Amalgamation of the Woodville Hindmarch Council with the Henley and Grange Council.

My rates this year have gone up that much that they had to be capped.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Carlo Meschino', with a stylized, flowing script.

Carlo Meschino.





**Archived:** Tuesday, 24 May 2022 1:44:36 PM

**From:** [Mark](#)

**Sent:** Tuesday, 24 May 2022 1:11:23 PM

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

**Subject:** Fwd: Submission to council regarding proposed rezoning at Albert Park to 11 hectares of land.

**Importance:** Normal

**Sensitivity:** None

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Sent from my iPhone

Begin forwarded message:

**From:** Mark <[REDACTED]>

**Date:** 24 May 2022 at 8:34:38 am ACST

**To:** [igronthos@charlessturt.sa.gov.au](mailto:igronthos@charlessturt.sa.gov.au)

**Subject:** Submission to council regarding proposed rezoning at Albert Park to 11 hectares of land.

?

To Whom It May Concern .

Being a resident and home owner at 17 Glyde Street Albert Park which is in the proposed rezoning area, my wife and i have grave concerns for privacy and safety due to the possibility of three storey housing developments to the rear of our property. I believe most residents would like to see the old Gadgens site developed and this should be of more importance than affecting other areas in the proposal.

Thankyou Mark Hill .[REDACTED]



01 June 2022

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

Dear Sir/Madam,

**Re: Albert Park Mixed use - Code Amendment**

I refer to the email dated 15 March 2022 received from your office seeking our comments on the above Code Amendment and wish to advise the following:

SA Water currently provides water and sewerage services to the area subject the above code amendment.

We note the comments regarding water and wastewater infrastructure made on section 4.3 Infrastructure Planning (page 16 of the Code Amendment document). Please note that water and sewer networks augmentation may be required should the proposed rezoning generate an increase in existing demands.

The extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2<sup>nd</sup> paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

Our general comments in respect to new developments or redevelopments are provided below.

**SA Water Planning**

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

**Protection of Source Water**

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
  - Landfill shall be outside of Water Protection Zones;
  - Landfill area to include leachate collection facilities;
  - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
  - Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.

- Development shall not dam, interfere, or obstruct a watercourse
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

### **Provision of Infrastructure**

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
  - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
  - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

### **Trade Waste Discharge Agreements**

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: [Trade Waste Guidelines and Fact Sheets](#)

Thank you for the opportunity to comment on the Albert Park Mixed Use Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email [peter.iliescu@sawater.com.au](mailto:peter.iliescu@sawater.com.au) in the first instance should you have further queries regarding the above matter.

Yours sincerely

per Matt Minagall  
Senior Manager, Customer Growth

Phone: 08 7424 1363  
Email: [Matt.Minagall@sawater.com.au](mailto:Matt.Minagall@sawater.com.au)

