

Kidman Park Residential and Mixed Use Draft Code Amendment

Written Submissions Received

Tuesday 12 April - Tuesday 14 June 2022

Submission 31

Archived: Thursday, 9 June 2022 2:31:36 PM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 9 June 2022 2:28:16 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Graeme

Last Name

Williams

Email Address

[REDACTED]

Postal Address

David Ave Findon

Phone Number**Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**

Buildings should be no higher than 3 stories as neither Findon Road nor Valetta Road will be able to handle the increase in traffic otherwise. Streets should be wide enough to allow for parking on both sides and still allow for emergency vehicles access. Garages must be wide enough to allow vehicles to park in them instead of on the street.

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/676

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Submission 32

Archived: Thursday, 9 June 2022 3:38:42 PM

From: [PlanSA Submissions](#)

Sent: Thursday, 9 June 2022 3:04:42 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Christine

Family name: Burford

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am concerned that a development of four-five storeys will spoil the amenity of the area. From the proposal it appear there will be some 227 allotments which must add to traffic issues in the area. This might lead to further development of this type in Kidman Park.

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Attachment 2: No file uploaded

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Submission 33

Archived: Tuesday, 14 June 2022 9:14:58 AM

From: noreply@charlessturt.sa.gov.au

Sent: Thursday, 9 June 2022 7:15:14 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Therese

Last Name

Dunlop

Email Address

[REDACTED]

Postal Address

Unit [REDACTED] number [REDACTED] Motley Ave

Phone Number

[REDACTED]

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

Most of the development should be single storey and 2 storey with a small number of three story dwellings. This is in keeping with a residential suburb and sympathetic with the linear park precinct.

Already Findon Road/Rowell road is very busy. The current plan will make this road exceptionally congested as most residents will use cars for transport because of limited efficient public transport close by.

I would favour more open space incorporated into the design.

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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Submission 34

Archived: Tuesday, 14 June 2022 9:26:48 AM

From: [Jill Purdy](#)

Sent: Friday, 10 June 2022 7:37:21 AM

To: [Jim Gronthos](#)

Subject: Fwd: Metcash development site

Importance: Normal

Sensitivity: None

Sent from my iPhone

Begin forwarded message:

From: Jill Purdy <[REDACTED]>
Date: 10 June 2022 at 7:06:33 am ACST
To: council@charlessturt.sa.gov.au
Subject: Metcash development site

☐To whom it may concern,

I would like to express my great concern at the new development of the Metcash site. While I am not opposed to its development, or even the fact that I realise it will be high density living, I am appalled to find some buildings will be up to 5 stories, thereby making it an incredibly dense number of people living in a small zone. The infrastructure of roads in that area simply cannot safely cope with such a high number of people and extra traffic. Already traffic is congested in the area and in peak hour cars look to avoid the main roads by taking side streets. It is dangerous to attempt to turn right onto Findon road at peak hour. Extra traffic, even with lights, will make the embankment of traffic unmanageable. This has been the case on the corner of Holbrooks and Hartley road where two schools are opposite each other and at times the traffic banks back to the football oval on Hartley road. And that's without the extra enormous number of cars that would be added to it from the Metcash development. On Valetta road there can be a large banking of cars in peak hour waiting to turn onto Findon road. It can be difficult to enter Valetta road during peak hour from any surrounding side streets. How the council could possibly think such high density housing in the area would be ok is beyond me!! This is simply a money making exercise, with no care for the local residence or impact on the area. The infrastructure simply cannot cope with this! It is struggling now!

You must reconsider the density level of the housing planned at the Metcash site and stop thinking about the money to be made. Rather think about the quality of the location for residence to live in. This would not happen if we lived in the eastern suburbs!!

Kind regards,
Jill & Gary Purdy

Sent from my iPhone

Submission 35

Archived: Tuesday, 14 June 2022 9:56:31 AM

From: noreply@charlessturt.sa.gov.au

Sent: Friday, 10 June 2022 12:31:14 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Gilda

Last Name

Melillo

Email Address

[REDACTED]

Postal Address

Findon Road

Phone Number**Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment**

I believe the Sub-zone highlighted area should only be Max 2 level height on the perimeter bordering Valetta road, any higher structures should be inwards behind perimeter (2 level) buildings.

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/676

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Submission 36

9 June 2022

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

Dear Sir/Madam,

Re: Kidman Park Residential and Mixed-Use Code Amendment

I refer to the email dated 7 April 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. 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 2nd 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 Kidman Park Residential and Mixed Use Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email 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

Submission 37



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 652-386

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

Dear Mr Gronthos

Kidman Park Residential and Mixed Use Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the consultation version of the *Kidman Park Residential and Mixed Use Code Amendment* ('the CA').

The affected area comprises the former Metcash food distribution warehouse at 404-450 Findon Road, Kidman Park and warehouses and offices at 5-7 Valetta Road, Kidman Park.

The proposed CA will rezone the entire affected area from the Strategic Employment Zone to an Urban Renewal Neighbourhood Zone, with the north-eastern portion of the affected area being subject to the Mixed Use Transition Subzone. In addition, the following additional Planning and Design Code Overlays will be applied to the affected area:

- Affordable Housing Overlay
- Noise and Air Emissions Overlay
- Future Road Widening Overlay
- Stormwater Management Overlay, and
- Urban Tree Canopy Overlay.

The affected area is approximately 12.6 hectares in area and it is envisaged that the rezoning would facilitate low to medium density residential development and complementary mixed use commercial development. The affected area adjoins the River Torrens (Karrawirra Parri) Linear Park.

Site Contamination

The EPA has reviewed the following report, provided by the applicant to support the CA:

- *Environmental Condition – Site Contamination Study – December 2021 – J174764 – Fairland Group Pty Ltd – Cnr Findon & Valetta Roads, Kidman Park* ('the site contamination report').

The site contamination report divides the affected area into three areas:

- Area 1: 404-406 & 436-450 Findon Road, Kidman Park
- Area 2: 5 Valetta Road, Kidman Park, and
- Area 3: 7 Valetta Road, Kidman Park.

The site contamination report identifies multiple potentially contaminating activities ('PCAs') have occurred onsite including:

- Storage of more than 500 litres or more of a liquid listed substance, associated with seven underground fuel tanks
- Importation of fill materials
- Motor vehicle repair or maintenance, and
- Use of the site as a laboratory.

Area 1

Area 1 is subject to a section 83A notification to the EPA due to the presence of petroleum hydrocarbons and chlorinated hydrocarbons in groundwater at the site. The site contamination report details intrusive assessments of soil, soil vapour and groundwater undertaken at the site. The report further identifies site contamination or indications of site contamination within Area 1, including:

- Chlorinated hydrocarbons in soil vapour above screening criteria for both a residential and commercial / industrial land use
- Asbestos fragments in soil, and
- Variable fill inclusions such as glass, ash and brick.

It is noted that a site contamination audit for Area 1 was commenced on 30 November 2021. The purpose of the audit is to:

- Determine the nature and extent of any site contamination present or remaining on or below the surface of the site
- Determine the suitability of the site for a sensitive use or another use or range of uses, and
- Determine what remediation is or remains necessary for a specified use or range of uses.

The completion of the audit will provide certainty that the site can be made suitable for the proposed sensitive land uses.

If the audit has not been completed prior to development application ('DA') being lodged for land division and/or more sensitive land uses, the site contamination assessment scheme (enacted via the *Planning Development and Infrastructure Act 2016*, *Planning Development and Infrastructure (General) Regulations 2017*, the *Planning and Design Code* and *Practice Direction 14: Site Contamination Assessment 2021*) will apply.

Areas 2 and 3

Site contamination investigations undertaken for Areas 2 and 3 are currently limited to desktop investigations.

Areas 2 and 3 are not included in the site contamination audit that commenced on 30 November 2021.

Additional site contamination investigations (likely detailed site investigations) will need to be undertaken to understand whether site contamination exists, and if so to determine the nature and extent of site contamination and to inform decisions regarding the need for remediation, to give certainty that the site can be made suitable for the proposed residential land uses.

The required additional investigations can be submitted with future land division or change of land use DAs and considered according to the site contamination assessment scheme.

Stormwater management and Water Sensitive Urban Design

Any intensification of urban development should include stormwater drainage systems that are designed to maximise the interception, retention and removal of waterborne physical, chemical and biological pollutants prior to their discharge to stormwater systems or receiving waters and including culverts and creeks.

Water Sensitive Urban Design (WSUD) is a well-recognised approach to managing water in urban environments in a way that minimises impacts on the natural water cycle in an integrated, holistic manner. Through careful design, construction and maintenance, WSUD can support multiple objectives such as water quality and conservation, flood management, enhanced amenity, as well as the protection of biodiversity and ecosystem integrity.

WSUD measures, which may be applied to the proposed area include:

- erosion and sediment control during construction
- detention and use of roof water for hot water, laundry, toilets and irrigation
- detention (treatment) and use of stormwater for irrigation (e.g. on-site detention tanks, ponds, wetlands, aquifer storage and recovery)
- detention, treatment and reuse of grey water for irrigation (e.g. greywater systems, reed beds)
- retention of stormwater through infiltration (e.g. porous paving, soakage pits/trenches)
- specially designed landscaping to treat and utilise stormwater (e.g. swales, rain gardens), and
- protection of existing vegetation to minimise site disturbance and conserve habitat.

This CA proposes to apply the Stormwater Management Overlay to the entire affected area. The intent of the Stormwater Management Overlay is to achieve development that incorporates WSUD techniques to capture and re-use stormwater.

The EPA supports the application of this Overlay.

For further information on this matter, please contact Melissa Chrystal on 8204 1318 or Melissa.Chrystal@sa.gov.au.

Yours sincerely

James Cother

PRINCIPAL ADVISER, PLANNING POLICY & PROJECTS

PLANNING AND IMPACT ASSESSMENT

ENVIRONMENT PROTECTION AUTHORITY

10 June 2022

Submission 38

Archived: Tuesday, 14 June 2022 10:51:16 AM

From: [PlanSA Submissions](#)

Sent: Sat, 11 Jun 2022 13:00:06

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Aaron

Family name: Pignotti

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Current medium density housing in this and neighbouring areas is creating a huge amount of additional congestion on the roads and in the side streets. Perhaps council should be upgrading the local infrastructure before packing in more people into an area to maximise their profit margins.

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

Submission 39

Archived: Tuesday, 14 June 2022 11:40:04 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 11 June 2022 2:10:17 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

David

Last Name

Goreham

Email Address

[REDACTED]

Postal Address

██████████ Frogmore Road, Kidman Park SA

Phone Number

██████████

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

1) Poor notification regarding this development, contacted council and was advised would be kept informed.

NEVER HAPPENED

2) Only found out about 10-6-2022 meeting via a letter box drop. 3 Days notice NOT GOOD ENOUGH

3) With consideration to current and no doubt future developments Traffic flows Pierson Street Lockleys

Metcash Findon

Kidman Estate / Adele Street Grange Road.

Nazareth School Development

Sport Institute Valletta Road

As well as a number of potential Significant parcels of land located on Findon Road

4) The first submission council received of approximately 230 structures of two story was accepted by a high majority of those who attended should be noted

5) Current proposal of 3 plus does not fit with existing areas buildings.

6) The overview by Fairland is a glossary of standard clauses to promote the development without substance in a number of points. It over looks issues which may need further investigation.

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

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Submission 40

Archived: Tuesday, 14 June 2022 11:47:04 AM

From: [PlanSA Submissions](#)

Sent: Saturday, 11 June 2022 7:34:30 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Josephine

Family name: Abrantes

Organisation: Nil

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object as the high density housing proposed does not fit in with Kidman Parks character or the many family homes nearby. I am not opposed to the development, however I object to anything higher than 2 storeys due to the following concerns: high density living Much increased traffic on local roads Parking issues Increased noise pollution Pedestrian hazards Loss of trees or lack of open space

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Attachment 5: No file uploaded

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

Submission 41

Archived: Tuesday, 14 June 2022 11:54:52 AM

From: noreply@charlessturt.sa.gov.au

Sent: Saturday, 11 June 2022 10:36:16 PM

To: [Jim Gronthos](#)

Subject: Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

Importance: Normal

Sensitivity: None



Kidman Park Residential and Mixed Use Draft Code Amendment - Submission Form Form Submission

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

Customer type?

Member of the public

First Name

Stella

Last Name

Raschella

Email Address

[REDACTED]

Postal Address

██████████ Frogmore Rd Kidman Park sa 5025

Phone Number

██████████

Your Submission on the Kidman Park Residential and Mixed Use Draft Code Amendment

I don't object to development and more housing for the area but the scale of this proposal does not fit in with the character of Kidman Park and the existing family friendly homes. The indicative plan of June 2021 with 237 homes with max 2 stories is more sustainable than the proposed 400 dwellings. High density living is usually complimented by strong public transport infrastructure eg rail/tram/bus/road. Findon Road only supports one bus line so the reliance of car transportation means a substantial increase to traffic along the Findon rd between Grange & Henley Beach Roads. Will there be turning lanes on Findon rd for residents to turn into/out of the development? Is Findon Rd really wide enough to accomodate this? Assuming most but not all households have 2 cars this could mean upto an extra 700 cars to be garaged. Will there be underground parking for residents or will it all be street parking for the residents? Where will visitors park? Or will the surrounding streets need to be used? Traditional homes offer lock up garages/car ports etc which apartment living does not offer. The congestion on Findon/Valetta rds, Findon/Pierson rds & Findon/Hartley rds is going to be a nightmare with the extra traffic. Will there be turning lanes on Findon Rd for residents to turn into/out of the development given the width of Findon Rd? This will add to the traffic congestion. Furthermore once Nazareth College opens up with teachers/students driving, the level of traffic on Findon road will only increase and cause further congestion. Will the roads within the development accommodate a Garbage/Fire Trucks adequately as we don't want the same issues that the residents of The West - stage 1 development have...parked cars being swiped because of narrowness of the streets. Does the date of the traffic survey truly represents a post covid time line? More people are travelling back into the office so Findon Road today is would potentially be busier now than at survey time. Finally, why didn't council send out letters/mail drops to residents of the effected area. Kidman Park has a high ethnic population whereby english is no their first language, retired, have lived in their homes for > 20 years plus. Not everyone has a computer so a lot of resident can't search the councils website or they don't have family to help them. The local paper use to keep the community informed but this is no longer an option so more needs to be done by the council in matters like this.

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/676

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Submission 42

Archived: Tuesday, 14 June 2022 12:02:29 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 9:22:18 AM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Roman

Family name: Washyn

Organisation: Resident

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: As a nearby resident in Artarki Street I am concerned with the significant traffic increase and the effect the latest plan will have on existing road network and infrastructure which is already near capacity. The initial proposal of 3 story maximum was only just acceptable. I see no community benefit in the small open space which is only there to help sell the apartments. This space will only receive direct sunlight in the midday. I also object to the removal of the stand of mature trees along the western boundary. They should be incorporated into the buffer zone. I would also like to see how much revenue the Council would lose if the initial plan was adopted with the resultant loss of rates etc.

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Attachment 5: No file uploaded

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

Submission 43

Archived: Tuesday, 14 June 2022 12:17:52 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 15:23:07

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Louise

Family name: Whitney

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object as a frequent user of Findon Road to this over development. High density housing in a small area is not in character with the homes nearby. Especially a five level building seems excessive The removal of trees will be detrimental to the current natural environment and the future pollution will be devastating. The removal of large established trees should be avoided.

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Attachment 5: No file uploaded

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

Submission 44

Archived: Tuesday, 14 June 2022 12:30:00 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 18:03:24

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Serin

Family name: Halliday

Organisation:

Email address: 

Phone number: 

Comments: I object to the high density development that is being proposed in conjunction with changing the planning and design code for this area. This area already has traffic issues which would be further increased with a high density development. Such a development would be an eyesore along the river area, blocking both light and the flow of air, and does not fit in with the character of the area. This area is well suited for residential development in a similar vein to adjacent areas, which includes single and two level housing, with green yard space included. Anything higher than two levels is not appropriate in this environment.

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

Submission 45

Archived: Tuesday, 14 June 2022 12:35:19 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 7:33:04 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Gerrit

Family name: Koldenhof

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Not in favour of four and five storey buildings. I am concerned about the increased volume of traffic, I believe this prime land close to the beach/city/airport should be normal residential dwellings. One & two storey houses.

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

Submission 46

Archived: Tuesday, 14 June 2022 12:41:20 PM

From: [PlanSA Submissions](#)

Sent: Sunday, 12 June 2022 8:05:13 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Chun

Family name: Wong

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am not opposed to the development, however I do oppose any traffic exiting in front of my residence at [REDACTED] Findon road, as it is difficult to leave my property now during peak traffic and is dangerous now. Also the increased noise pollution from all the traffic. Should mix up the levels, reduce the open space, so there is a good mixture of people who like to live in flats and 2 story homes.

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

Submission 47

Archived: Tuesday, 14 June 2022 12:47:21 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 20:16:13

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer
type: Member of the public

Given name: Cherry

Family name: Koldenhof

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

Comments: There is too many high density housing in the proposed plan. The 5 storey building will just too big. The increase housing will cause too much traffic on findon and valetta rd. I do not like this proposal at all.

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

Submission 48

Archived: Tuesday, 14 June 2022 12:59:24 PM

From: [PlanSA Submissions](#)

Sent: Sun, 12 Jun 2022 21:30:27

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Timothy

Family name: Pienaar

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Chief Executive Officer, City of Charles Sturt. I am a resident of Kidman Park, in close vicinity to the proposed rezoning and future development of the Metcash site. My concerns are as follows: Traffic There is already an increase in traffic at Valetta Rd/Findon Rd/Hartley Rd. The intersection at Henley Beach Rd turning right from the city into Rowells Rd is a point of congestion and will deteriorate even further. Suggestions of improved road networks in the area will take time and disruption and will still need to accommodate an increase in dwellings and residents regardless. What is the remediation plan? Has there been any consideration of improving the path along the Torrens all the way to the city to make it smoother, safer, and more cycle friendly to encourage alternative transport means? Environment The proposed number of dwellings and number of apartments/storey's can only increase waste, pollution, noise and service demands. Is there an environmental plan associated with these developments? Shouldn't we be encouraging more green space, community gardens and sports fields. What is the load placed on the Torrens and walking/cycling paths with additional people in the area, particularly if the household numbers are much greater due to apartments living. Aesthetics Buildings of 4-5 storey's high are not in keeping with the architecture of the suburbs of Kidman Park, Flinders Park, Brooklyn Park, Findon nor any of the Western Suburbs of this area. It would be an eye-sore in a suburb previously known for its market gardens and traditional family sized blocks of land. Surely it must be attractive to have a decent block of land, and not create a high density environment where everyone is living on top of each other. Apartment blocks soon become outdated and tired looking. Services How will we ensure our utilities are not disrupted? Ie supply pressure is not diminished to the residents through dilution Why do we need to go to high density living?

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

Submission 49

Archived: Tuesday, 14 June 2022 1:37:00 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 09:53:03

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: GLEN

Family name: KIDMAN

Organisation:

Email address: [REDACTED]u

Phone number: [REDACTED]

Comments: Dear sir / madam After attending a recent community meeting last Fri I offer the following I believe the height restrictions should be those in the June 21 paperwork ie not the higher storey proposal now being sought The higher levels are not in keeping with the Linear Park I don't believe there was a traffic report that considers the implication of all developments in the immediate area eg New Nazareth school , State sports center future development , other infill housing etc There is a single lane bridge plus antiquated roads and intersections which will possibly not cope with increased traffic flows long after the developers have departed Thanks Glen

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

Submission 50

Archived: Tuesday, 14 June 2022 2:00:55 PM
From: [PlanSA Submissions](#)
Sent: Mon, 13 Jun 2022 11:24:45
To: [Jim Gronthos](#)
Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment
Importance: Normal
Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Iggy

Family name: Marcinkowski

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: - For context, my back fence is ~30.5m of the proposed development boundary. - Under the current proposal, this will see a number of two storey dwellings on my boundary which will result in noise pollution from an increased number of people (all backyards will likely face the existing fence line / my boundary) and potential loss of privacy from the upper storey's. Current building practices show that dwellings consume the majority of the site which could see living areas and pools directly on the fence line, leaving no buffer, an increase in noise and reduced wellbeing. - Propose the current row of mature trees remain to shield current residents in the area from the new development. This row of trees could be used for open space. Retaining the trees will help retain the vibrant bird life and provide privacy. - The increased density, (3 - 5 storey) buildings is not fitting with the area and will bring more vehicle movements, creating issues with traffic on Findon, Valetta and Harley roads all currently congested in peak times. A revision of traffic studies is suggested to reassess the impacts of multiple developments combined - Kidman Park, Lockleys, Nazareth High and the future development of the Sport Institute site.

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sent to

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

Submission 51

Archived: Tuesday, 14 June 2022 2:06:25 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 11:36:01

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: John

Family name: Fisher

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Further consideration is required on 1. Traffic Flow - Valetta Rd intersection AND Hartley Rd (which is within 100 metres and already a problem spot). The street accesses on to Findon Rd (3) will create further congestion with the Pierson St intersection and further cluster development proposed close to that intersection. 2. The pedestrian access only at the Northern end of the subdivision should be "swapped" with the final street at the end to clear further congestion heading towards Valetta Rd traffic lights. 3. Commuters from the subdivision will not turn left and head North along Findon Rd when going to the Fulham Gardens or West Lakes Shopping Centres or the Beach - they will use either the new Street on Valetta or more likely Artarki Ave ---->Kooralla Grove with higher traffic levels in that area. 4. Cluster housing in the new subdivision will create much higher on street parking with more 2 car families. 5. Maximum height of apartments should be 4 levels to have some compatibility to the area.

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

Archived: Tuesday, 14 June 2022 4:27:55 PM

From: [Colton EO](#)

Sent: Tuesday, 14 June 2022 10:28:50 AM

To: [Jim Gronthos](#)

Cc: [John Fisher](#)

Subject: RE: Kidman Park Code Amendment

Importance: Normal

Sensitivity: None

Good morning Mr Gronthos,

I write to ensure that the below submission from Mr John Fisher has appropriately been received.

Thanks and kind regards,

Matt Cowdrey OAM MP

Member for Colton | Shadow Treasurer

P: (08) 8353 1111 | E: colton@parliament.sa.gov.au

W: www.mattcowdrey.com.au | F: www.facebook.com/MattCowdreyColton

2A/130 Valetta Road, Fulham Gardens SA 5024



From: John Fisher <[REDACTED]>

Sent: Monday, 13 June 2022 12:06 PM

To: igronthos@charlessturt.sa.gov.au

Cc: Colton EO <Colton@parliament.sa.gov.au>

Subject: Kidman Park Code Amendment

Following my attendance at the Community Meeting at the Lockleys Football Club on 10/6/2022, I submit the following comments

Further consideration should be given to:

1. Traffic Flow - Valetta Rd intersection AND Hartley Rd (which is within 100 metres and already a problem spot). The street accesses on to Findon Rd (3) will create further congestion with the Pierson St intersection and further cluster development proposed close to that intersection. I'm not sure enough thought has been given to considering the JOINT IMPACT of both developments in terms of the congestion it will probably create.
2. The pedestrian access only at the Northern end of the subdivision should be "swapped" with the final street at the end to clear further congestion heading towards Valetta Rd traffic lights (while also being aware of ingress and egress requirements for the future development of the parcel on the cnr of Valetta and Findon Rds as yet unknown) .
3. It is almost certain that commuters from the subdivision will not turn left and head North along Findon Rd when going to the Fulham Gardens or West Lakes Shopping Centres or the Beach - they will use either the new Street on Valetta or more likely Artarki Ave ---->Kooralla Grove with higher traffic levels in that area.

We have already found in our Street (Margaret St) that commuters travelling down Frogmore Rd are avoiding the roundabout congestion at peak times and travelling down Margaret St as a "short cut" to the lights at Valetta/Findon Rd.

This will be no different.

4. Cluster housing in the new subdivision will create much higher on street parking with more 2 car families.

5. Maximum height of apartments should be 4 levels to have some compatibility to the area. I personally would have liked to have seen a North- South Buffer Zone along the strip adjacent to existing residential housing but at the very least a required tree planting screening program to give privacy to those residents.

Please note I have already lodged similar documentation on the Government Planning site.

John Fisher

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Submission 52

Archived: Tuesday, 14 June 2022 2:13:07 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 12:46:12

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Ann

Family name: Hofen

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I strongly support that this plan is amended for the following reasons. Findon/Rowells Rd is a single lane road with a single lane bridge. It is not a transport corridor and does not have close bus or trains to the city. There is no major shopping centre with carpark capacity to hold all the extra spaces that would be needed e.g. Findon Shopping Centre/Fulham Gardens Shopping Centre. There are already a great deal of cars which use Holbrooks Rd, Garden Tce, Pierson St, Rowells Rd as a shortcut. This will increase traffic volume and I would be greatly concerned with regard to pedestrians safety, Garden Tce has too much traffic already, the bus drivers must find it extremely stressful to navigate in peak hours. It is the same on Hartley Rd in peak hours, hard to turn left onto Findon/Rowells Rd and impossible to turn right. Henley Beach Rd, especially at Holbrooks and Marion and also South Rd intersection will create a greater bottleneck than they are now. The proposed development is not sympathetic with the Lockleys and Kidman Park suburbs which are mainly single story dwellings with easy access to a peaceful and quiet Linear Park. We have plenty of trees and open spaces providing a calm habitat for native animals. I cannot imagine where residents are supposed to park their cars. If each household only has 1-2 cars, there will not be enough parking. How will emergency services vehicles and garbage collection trucks have enough room to manoeuvre? The 5 story residences would give no privacy to any of the surrounding dwellings, new and old and even though we are not so close. I wouldn't be surprised if the residents could see into our own backyard. I also am concerned with other issues such as noise, rubbish and social issues which high density living can bring. The previous plan which was published in June 2021 was much more appealing with regard to number of allotments and keeping building heights at a reasonable level.

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

Submission 53

Archived: Tuesday, 14 June 2022 2:19:56 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 14:37:48

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: KAREN

Family name: HOWARD

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: 1. I can not believe the way the council can go from approving a desirable outcome for the metcash site to wanting to turn it into another monstrosity like at West Lakes. High rise in the suburbs of 3 to 5 stories promotes a blight on the landscape. Previous submission was palatable. 2. Increases traffic to the areas with no regard for the community, hope they will not need to acquire peoples homes in the vicinity for widening roads and causing further nuisance in the future. 3. Increased cars on the streets in the area as I am sure there will little off road parking. 4. Concrete jungle with minimal green space, adding to climate change issues. 5. Good for the council, developers for their coffers - funny about that. 6. Will the area be maintained and kept clean and tidy due to high people numbers. 7. Diminishes the idea of having a linear park which gives a back to nature feel. 8. High density building encroaches and intrudes on to established residents in the area.

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

Submission 54

Archived: Tuesday, 14 June 2022 2:26:48 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 15:33:42

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Christine

Family name: Zantvoort

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object to high density housing proposed The current infrastructure is inadequate for such a development. Findon Road is already very busy and will get worse with year 11 and 12 students attending the new Nazareth college once completed. The traffic will not flow safely and the noise and air pollution caused would be a health concern for all local residents The initial proposal by the developers would be acceptable but the new proposal is just a money grab with no consideration for the people living in the area. With new developments usually the roads made are narrow and curve to allow maximum housing but no consideration is made regarding parking and as with many recently established developments people cannot park in front of their own houses let alone have space for visitors

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

Submission 55

Archived: Tuesday, 14 June 2022 2:32:00 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 16:43:57

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Leanne

Family name: Potter

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I strongly object to the high-density housing proposed for Kidman Park. (Kidman Park Residential and Mixed Use Amendment). The density of living in the western suburbs is nearing capacity. The existing infrastructure will not adequately support such an increase in the number of people living between the sea and the city. Already the main roads into the city are congested in the mornings and afternoons during peak hour. On some days it takes 6 sets of lights to cross over South Road when heading east on Grange Road with the 'tail' of cars backing up close to the East Terrace/Holbrooks Road intersection. This will obviously be further negatively impacted by the increase in the number of families in the new development. I would assume that some upgrading of roads will need to be undertaken, however this would only be a bandaid measure if more developments are proposed in the future. We need to stop this NOW and not set a precedent. Additionally, the bridge on Rowells Road is currently a single lane each way. Existing traffic can be very heavy, particularly during school drop off with Lockleys North PS and Underdale High School close by. Furthermore, the question needs to be raised about the capacity of local public schools? Are there sufficient places at the surrounding schools? Being a teacher, I find it difficult to fathom how the schools could increase in size and staffing - knowing that there is a staff shortage at present. I also strongly object to the height of buildings in the new proposal. ALL housing should be limited to 3 stories in height. This area is mainly single storey or two storey houses. The 5 level proposal will be unsightly, contribute to pedestrian and vehicle congestion and foreshadow the section of river on the southern side. If this proposal is approved there will obviously be other developers who will want to follow suit. This would be detrimental to the quality of living in the Western Suburbs.

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

Submission 56

Archived: Tuesday, 14 June 2022 2:40:19 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 16:45:22

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: TREVOR

Family name: POTTER

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I strongly object to the high-density housing proposed for Kidman Park. (Kidman Park Residential and Mixed Use Amendment). The density of living in the western suburbs is nearing capacity. The existing infrastructure will not adequately support such an increase in the number of people living between the sea and the city. Already the main roads into the city are congested in the mornings and afternoons during peak hour. On some days it takes 6 sets of lights to cross over South Road when heading east on Grange Road with the 'tail' of cars backing up close to the East Terrace/Holbrooks Road intersection. This will obviously be further negatively impacted by the increase in the number of families in the new development. I would assume that some upgrading of roads will need to be undertaken, however this would only be a bandaid measure if more developments are proposed in the future. We need to stop this NOW and not set a precedent. Additionally, the bridge on Rowells Road is currently a single lane each way. Existing traffic can be very heavy, particularly during school drop off with Lockleys North PS and Underdale High School close by. Furthermore, the question needs to be raised about the capacity of local public schools? Are there sufficient places at the surrounding schools? Being a teacher, I find it difficult to fathom how the schools could increase in size and staffing - knowing that there is a staff shortage at present. I also strongly object to the height of buildings in the new proposal. ALL housing should be limited to 3 stories in height. This area is mainly single storey or two storey houses. The 5 level proposal will be unsightly, contribute to pedestrian and vehicle congestion and foreshadow the section of river on the southern side. If this proposal is approved there will obviously be other developers who will want to follow suit. This would be detrimental to the quality of living in the Western Suburbs.

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

Submission 57

Archived: Tuesday, 14 June 2022 2:54:20 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 18:04:13

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Anna

Family name: Markou

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am a local resident near the area relating to the Kidman Park Code amendment. While I do support development of the area for residential housing of max 2 storeys, I object to the high-density housing proposed by the developer which gives rise to the Code amendment. I object as follows: 1. The proposal for apartment style buildings of up to 5 levels does not fit with the character and amenity of the area 2. The proposal will result in increased traffic on local roads, especially Findon Road and Valetta Road. The traffic will create congestion especially during peak hours in the morning, late afternoon and at school pick up times due to the local schools near the area (ie Lockleys North Primary School). The development of the Nazareth Catholic College Site on Findon Road with further exacerbate the traffic issue. 3. The proposal will create parking issue, especially where families have multiple vehicles to park. In consider that there will not be enough off street parking to deal with such an issue. 4. The proposal will detract from the natural amenity of Linear park and there is a risk that high-density parking will result in increased litter and damage to the park areas. 5. The proposal will create increase noise pollution as a result of high-density living, this will affect the animals that reside in the trees and water ways. Furthermore, I refer to the Adelaide Now newspaper site on 14 May 2021 where Mr Searle of Fairland was quoted as saying he did not think the site is ultimately needed to contain apartments or other styles of higher-density development. It is my view that this quote was misleading as the proposal to initiate the Code amendment was dated 27 July, which is not long after the newspaper article. It is my view the community has not been properly made aware of the proposal that includes up to 5 level apartment style buildings due to the inaccurate quotes in the Adelaide Now newspaper. Therefore the consultation is insufficient.

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

Submission 58

Archived: Tuesday, 14 June 2022 3:00:22 PM

From: [PlanSA Submissions](#)

Sent: Monday, 13 June 2022 6:07:37 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Theo

Family name: Mylonas

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am a local resident. While I do support development of the area for residential housing of max 2 storeys, I object to the high-density housing proposed by the developer which gives rise to the Code amendment. I object as follows: 1. The proposal for apartment style buildings of up to 5 levels does not fit with the character and amenity of the area 2. The proposal will result in increased traffic on local roads, especially Findon Road and Valetta Road. The traffic will create congestion especially during peak hours in the morning, late afternoon and at school pick up times due to the local schools near the area (ie Lockleys North Primary School). The development of the Nazareth Catholic College Site on Findon Road with further exacerbate the traffic issue. 3. The proposal will create parking issues, especially where families have multiple vehicles to park. 4. The proposal will detract from the natural amenity of Linear park and there is a risk that high-density parking will result in increased litter and damage to the park areas. 5. The proposal will create increase noise pollution as a result of high-density living, this will affect the animals that reside in the trees and water ways.

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

email:

Submission 59

Archived: Tuesday, 14 June 2022 3:05:28 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 18:11:37

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Vicki

Family name: Markou

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am a local resident near the area relating to the Kidman Park Code amendment. While I do support development of the area for residential housing of max 2 storeys, I object to the high-density housing proposed by the developer which gives rise to the Code amendment. I object as follows: 1. The proposal for apartment style buildings of up to 5 levels does not fit with the character and amenity of the area. 2. The proposal will result in increased traffic on local roads, especially Findon Road and Valetta Road. The traffic will create congestion especially during peak hours in the morning, late afternoon and at school pick up times due to the local schools near the area (ie Lockleys North Primary School). The development of the Nazareth Catholic College Site on Findon Road will further exacerbate the traffic issue. 3. The proposal will create parking issues, especially where families have multiple vehicles to park. I consider that there will not be enough off street parking to deal with such an issue. 4. The proposal will detract from the natural amenity of Linear park and there is a risk that high-density parking will result in increased litter and damage to the park areas. 5. The proposal will create increase noise pollution as a result of high-density living, this will affect the animals that reside in the trees and water ways.

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

Archived: Tuesday, 14 June 2022 3:10:33 PM

From: [PlanSA Submissions](#)

Sent: Monday, 13 June 2022 6:14:39 PM

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Vicki

Family name: Markou

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am a local resident near the area relating to the Kidman Park Code amendment. While I do support development of the area for residential housing of max 2 storeys, I object to the high-density housing proposed by the developer which gives rise to the Code amendment. I object as follows: 1. The proposal for apartment style buildings of up to 5 levels does not fit with the character and amenity of the area 2. The proposal will result in increased traffic on local roads, especially Findon Road and Valetta Road. The traffic will create congestion especially during peak hours in the morning, late afternoon and at school pick up times due to the local schools near the area (ie Lockleys North Primary School). The development of the Nazareth Catholic College Site on Findon Road with further exacerbate the traffic issue. 3. The proposal will create parking issues, especially where families have multiple vehicles to park. I consider that there will not be enough off street parking to deal with such an issue. 4. The proposal will detract from the natural amenity of Linear park and there is a risk that high-density parking will result in increased litter and damage to the park areas. 5. The proposal will create increase noise pollution as a result of high-density living, this will affect the animals that reside in the trees and water ways. Furthermore, I refer to the Adelaide Now newspaper site on 14 May 2021 where Mr Searle of Fairland was quoted as saying he did not think the site is ultimately needed to contain apartments or other styles of higher-density development. It is my view that this quote was misleading as the proposal to initiate the Code amendment was dated 27 July 2021, which is not long after the newspaper article. It is my view the community has not been properly made aware of the proposal that includes up to 5 level apartment style buildings due to the inaccurate quotes in the Adelaide Now newspaper. Therefore the consultation is insufficient.

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

Submission 60

Archived: Tuesday, 14 June 2022 3:19:58 PM

From: [PlanSA Submissions](#)

Sent: Mon, 13 Jun 2022 18:49:11

To: [Jim Gronthos](#)

Subject: Public Consultation submission for Kidman Park Residential and Mixed Use Code Amendment

Importance: Normal

Sensitivity: None

Jim Gronthos, City of Charles Sturt,

Submission Details

Amendment: Kidman Park Residential and Mixed Use Code Amendment

Customer type: Member of the public

Given name: Warren

Family name: Hofen

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I strongly object to the high density development proposal at Kidman Park, as it is out of character and does not fit with the existing area. What i would be ok with is 2 story dwellings on the western boundry as on the plan and the rest of the site a maximum of 3 storeys as this would keep population to an acceptable level and minimise traffic and parking on local roads. I totally oppose the 5 storey appartment building on the south eastern corner as it will be an eyesore on Findon rd and on our beautiful linear park. It also would create a precedent for similar buildings along Findon rd.

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