

St Clair Residential Draft Development Plan Amendment (DPA) (Privately Funded)

What is this brochure about?

The City of Charles Sturt proposes changes to the Charles Sturt Council Development Plan via the St Clair Residential Draft Development Plan Amendment (draft DPA) (Privately Funded).

The affected area by the draft DPA relates to the existing Trident Plastics factory at 589-599 Torrens Road, St Clair. The draft DPA seeks to rezone the existing Urban Employment Zone in St Clair (see Figure 1 below) to be included in the Residential Zone under the existing Woodville Medium Density Policy Area 21 (which is the existing zone for land directly to the east and south of the affected area) to facilitate medium density residential development consistent with the character and density of residential development within St Clair, while also providing vehicular, pedestrian and open space linkages throughout the locality.

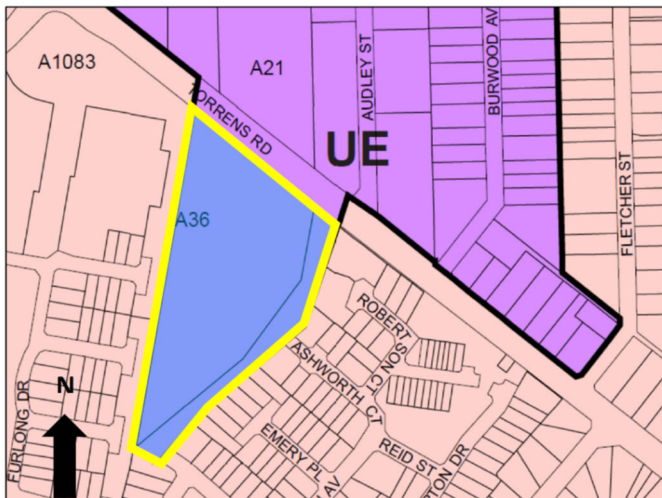


Figure 1: Affected Area (DPA Investigation Area)

What is a 'Development Plan' and a 'DPA'?

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

A Development Plan Amendment (DPA) is a formal document that proposes changes to a Development Plan, it must ultimately be approved by the Minister for Planning. It includes details of the investigations undertaken to justify and support the proposed zone and policy changes.

What is a 'privately funded' DPA?

A 'privately funded' DPA is funded by private entities. In this case the land owner who controls the affected area.

A Deed of Agreement between the funder and Council sets out the legal arrangements. For example, the DPA funder has the same rights as any member of the public to comment on the draft DPA. Council will manage the DPA process in accordance with its statutory obligations.

The land owner of the affected area sought to initiate a privately funded DPA. Council agreed in principle in October 2019 and a Deed was signed in November 2019. Council initiated the draft DPA by submitting a Statement of Intent (SOI) to the Minister for Planning in November 2019. Council received the agreement of the Minister to commence investigations and prepare the draft DPA in December 2019.

Findings of the Investigations

The draft DPA investigations confirmed that the land is suited to residential infill and can be economically serviced. The investigations related to a range of matters including preferred building heights, a transport impact assessment, an environmental assessment, stormwater management, other infrastructure and public open space. Some of the findings are summarized below, and more detail can be viewed in the draft DPA and in its appendices.

- Proposed Zone

Investigations suggest that the extension of the current planning policies (located east and south) over the affected area identified as the **Residential Zone – Woodville Medium Density Policy Area 21**, is considered the most appropriate zoning to reflect the existing character of the immediate locality.

- Traffic Impacts

Investigations suggest:

- an opportunity to consolidate access points on Torrens Road to improve safety and provide for at least one primary intersection on Torrens Road to service the majority of the Affected Area.
- a desire to provide secondary road connections between the Affected Area and Ashworth Avenue (to the east) and Charles Mathews Circle (to the south) to provide greater connections to the broader road network.
- local roads were designed in anticipation of the Affected Area being developed for residential purposes.
- that while direct connections to the local road network will result in an increase to local traffic on the adjacent local road network to the east and



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south, the additional traffic volumes will be within the capacity of these typical local roads.

- Public Open Space

Investigations suggest it is desirable that an area of local open space be provided within future development of the Affected Area to provide direct connectivity to the existing local open space network.

Summary of proposed planning policy changes

- Rezone the affected area from Urban Employment Zone to a Residential Zone, Woodville Medium Density Policy Area 21 to facilitate residential development.
- Amendments to Woodville Medium Density Policy Area 21 including:
 - Desire for up to 3 storey-built form adjacent to Torrens Road within the affected area.
 - Desire for the future provision of an internal road network and vehicle access from Torrens Road to/from the affected area and for a secondary vehicle connection with existing roads to the east and south of the affected area.
 - Desire for safe and convenient pedestrian linkages with the surrounding locality.
- Apply the 'Noise and Air Emissions' and 'Affordable Housing' overlays to the land.
- Introduction of amended policy maps relevant to the area affected.

How can I view the DPA?

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

The draft DPA can also be viewed at the Civic Centre, 72 Woodville Road, Woodville, from 8.30am to 5.00pm, Monday to Friday during the consultation period. A copy of the draft DPA can also be viewed at any of Council's five libraries: Civic Library (Woodville), Findon, Henley Beach, Hindmarsh and West Lakes. Copies of the draft DPA can be purchased at the Civic Centre (\$20 for a paper copy) on request.

How can I comment on the DPA?

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

All written submissions must be clearly marked 'St Clair Residential Draft DPA – Submission' and addressed to:

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

Submissions need to indicate if you wish to be heard or don't wish to be heard at the public meeting.

All written submissions will be public documents and made available for viewing at the Civic Centre from the end of the consultation period until the conclusion of the public meeting, and online at www.yoursaycharlessturt.com.au

Written submissions must be received by Council no later than 5pm, Friday 11 September 2020.

Public meeting

A public meeting will be held on **Monday 21 September 2020 at 6pm at the Civic Centre, Woodville Road**. If social distancing restrictions (due to COVID-19) are still in place by this date, the public meeting may be held electronically. Further details of this will be posted on the Council's website, following the conclusion of the public consultation period. The public meeting may not be held if no submissions are received or if no-one requests to be heard.

What happens next?

After the public meeting Council will consider all submissions and may recommend changes to the draft DPA. A report will then be sent to the Minister for Planning seeking authorisation of the draft DPA (amended or otherwise). The Minister can approve the DPA, approve the DPA subject to certain changes, or decline to approve the DPA.

A new planning system in July 2020

A new planning system is being introduced into South Australia in stages. The Planning and Design Code will consolidate the planning rules contained in all Development Plans into one rulebook in late 2020. If this draft DPA is approved by the Minister for Planning, the intent of the policy changes will be transitioned to the new Code. Refer to the SA Planning Portal at saplanningportal.sa.gov.au for more information on the Government's new planning system.

Draft DPA enquiries

For further information please contact:

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