



Proposal to rezone land along Findon Road, Kidman Park

Draft Findon Road, Kidman Park (North) Mixed Use (Residential and Commercial) Development Plan Amendment (Privately Funded)

What is the proposal?

The City of Charles Sturt proposes changes to the Charles Sturt Council Development Plan. The focus of the proposal is to rezone land along Findon Road, Kidman Park (North) from an Urban Employment Zone to a Mixed Use Zone to facilitate medium density residential uses and commercial opportunities.

These changes are proposed through the draft Findon Road, Kidman Park (North) Mixed Use (Residential and Commercial) Development Plan Amendment (DPA) (Privately Funded), hereafter referred to as the draft DPA.

The map below shows the area affected by the rezoning proposal as shaded in **Red**.



What is a Development Plan?

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

What is a Development Plan Amendment (DPA)?

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

What is a 'privately funded' DPA?

A 'privately funded' DPA is one which is substantially funded by a private entity (proponent). In this case Leander Investments Pty Ltd is the proponent. A Deed of Agreement sets out the legal arrangements between Council and the proponent. The DPA proponent has the same rights as any other member of the public to comment on the draft DPA, and Council will manage the DPA process in accordance with its statutory obligations.

Why did Council initiate this DPA?

Council was approached in mid-2018 by the proponent (a land owner within the DPA affected area) to initiate a privately funded DPA. Council agreed in principle to the proposal in August 2018 and a Deed of Agreement was signed in September 2018. Council initiated the privately funded DPA by submitting a Statement of Intent (SOI) to the Minister for Planning in September 2018. Council received the agreement of the Minister to prepare the DPA in October 2018.

Council agreed with the proponent that the viability of some commercial operations within the existing Urban Employment Zone is limited given interface issues with surrounding residential land uses. Issues such as truck movements to and from the proponent's site, and associated noise issues from heavy vehicles and loading and un-loading activities, have restricted commercial operations on the land.

The draft DPA investigations report confirms that rezoning the land to a Mixed Use Zone, consistent with the zoning of land to the north, will facilitate a range of medium density residential uses and commercial opportunities.

The draft DPA investigations report considers a range of matters including preferred building heights, transport, stormwater management, infrastructure and environmental management.

What about existing land uses activities?

Land uses within the area affected by the rezoning proposal retain existing use rights and will be able to continue.



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What are the key changes proposed in the draft DPA?

- Rezone the area affected from the existing Urban Employment Zone to a Mixed Use Zone under Urban Village Findon Policy Area 9 and Precinct 50 – Village Employment and Living.
- Amendments to the Desired Character statement for *Urban Village Findon Policy Area 9* and general policies to include:
 - siting and designing sensitive land uses to reduce the potential for adverse impacts from existing uses
 - the need for site contamination investigations at the development proposal stage.
 - consideration of public open space requirements.
 - the desirability of retaining a number of mature trees along the Findon Road frontage.
 - providing an internal road network, linkages and inter-connection of land parcels within the area affected.
 - limiting the height of new development in the area affected to 8.5 metres (up to 2 storeys) within 25 metres of adjacent residential areas in the Residential Zone and Precinct 52 of Urban Village Findon Policy Area 9.
 - recognising that, within the area affected, dwellings can be constructed irrespective of whether they are associated with commercial uses.
- Applying the Affordable Housing and Noise and Air Emissions Overlays to the area affected.
- Amending the existing Concept Plan for *Urban Village Findon Policy Area 9* to include the area affected and key design features.

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

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

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

The draft DPA and its investigations can be viewed on Council's consultation website

www.yoursaycharlessturt.com.au

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

How can I comment on the draft DPA?

All written submissions must be clearly marked '**Draft Findon Road, Kidman Park (North) Mixed Use DPA – Submission**' and addressed to:

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

Submissions may also be lodged electronically by emailing to jgronthos@charlessturt.sa.gov.au

Submissions can also be completed by visiting [https://www.yoursaycharlessturt.com.au/admin/projects/Findon Road, Kidman Park \(North\) Rezoning-Proposal-DPA](https://www.yoursaycharlessturt.com.au/admin/projects/Findon_Road,_Kidman_Park_(North)_Rezoning-Proposal-DPA) and completing our online submission form.

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

Written submissions must be received by Council no later than 5pm, Thursday 23 May 2019.

Public meeting

A public meeting will be held on **Monday 17 June 2019 at 6pm at the Civic Centre, Woodville Road**. Members of the public may attend and make verbal representations in relation to the DPA or any public submission.

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

What happens next?

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

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

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

DPA enquiries

For further information please contact:
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