

Kilkenny Mixed Use (Residential and Commercial) 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 Kilkenny Mixed Use (Residential and Commercial) Development Plan Amendment (DPA) (Privately Funded).

The draft DPA seeks to rezone the existing Urban Employment Zone in Kilkenny, north of the railway line (see 'Area Affected' below). This area is proposed to be included in the Suburban Activity Node Zone to facilitate higher density residential and mixed use development.



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

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

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

Why did Council initiate this DPA?

Council was approached in May 2018 by the majority property owner seeking to initiate a privately funded DPA. Council agreed in principle in June 2018 and a Deed was signed in August 2018. Council initiated the DPA by submitting a Statement of Intent (SOI) to the Minister for Planning in August 2018. Council received the agreement of the Minister to prepare the DPA in October 2018.

Council agreed with the property owner that the land was no longer suitable as an industrial precinct. Instead, its location adjacent to the Kilkenny Railway Station, and the MJ McInerney Reserve suggest that the land would be more suited to higher density residential and mixed use development.

Findings of the Investigations

The 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 noise 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.

- Traffic Impacts

Investigations suggest that there will be an increase in traffic in the surrounding streets given the low traffic currently generated by the subject land, limited number of access points, and the estimated number of residential units and commercial floorspace to be developed. Mundulla Street is expected to experience significant increases in traffic, which will need to be addressed through various traffic management measures.

- Noise and Air Emissions

The proximity to David Terrace, the railway line and industrial operations, combined with the fact that the zone will allow mixed use development, requires that a 'Noise and Air Emissions Overlay' be applied to the land. This means that future residential development will need to be designed and constructed to minimise external noise and air emission impacts.

- Public Open Space

The proximity to MJ McInerney Reserve (2.45 Ha) suggests that additional public open space in the local



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area is not needed. The DPA does anticipate the establishment of a public plaza adjacent to Wilpena Terrace near the northern station platform and extension of the Outer Harbour Greenway through the subject land.

What are the key proposed changes?

- Rezone the land to a Suburban Activity Node Zone (a mixed use zone).
- Allow medium to high density residential development ranging from 2 to 5 storeys in different locations.
- Limit development along Mundulla Street to a maximum of 2 storeys (for a setback distance of 9.5m).
- Allow low impact and intensity non-residential development to service the needs of the local area, concentrated along David and Wilpena Terraces.
- Apply the 'Noise and Air Emissions' and 'Affordable Housing' overlays to the land.
- Ensure pedestrian connections to MJ McInerney Reserve and the station platform.
- Allow for the location of the Outer Harbour Greenway through the subject land, adjacent to the railway corridor.

How can I view the DPA?

The draft DPA can 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. The draft DPA can be viewed online 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 DPA?

All written submissions must be clearly marked 'Draft Kilkenny Mixed Use (Residential and Commercial) DPA – Submission' and addressed to:

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

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

Submissions need to indicate if you 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, Tuesday 14 April 2020.

Public meeting

A public meeting will be held on **Monday 18 May 2020 at 6pm at the Civic Centre, Woodville Road**. Members of the public may attend and make verbal representations in relation to the draft DPA or any public submission. The public meeting may not be held if no submissions are received or if no-one requests to be heard.

What happens next?

After the public meeting Council will consider all submissions and may recommend changes to the DPA. A report will then be sent to the Minister for Planning seeking authorisation of the DPA (amended or otherwise). The Minister 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 July 2020. If this DPA is approved by the Minister for Planning, the intent of the policy changes will be transitioned to the new Code.

Consultation on the draft Code is currently underway. At this stage the changes proposed in this DPA have not been incorporated into the draft Code. Refer to the SA Planning Portal at sapanningportal.sa.gov.au for more information.

DPA enquiries

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