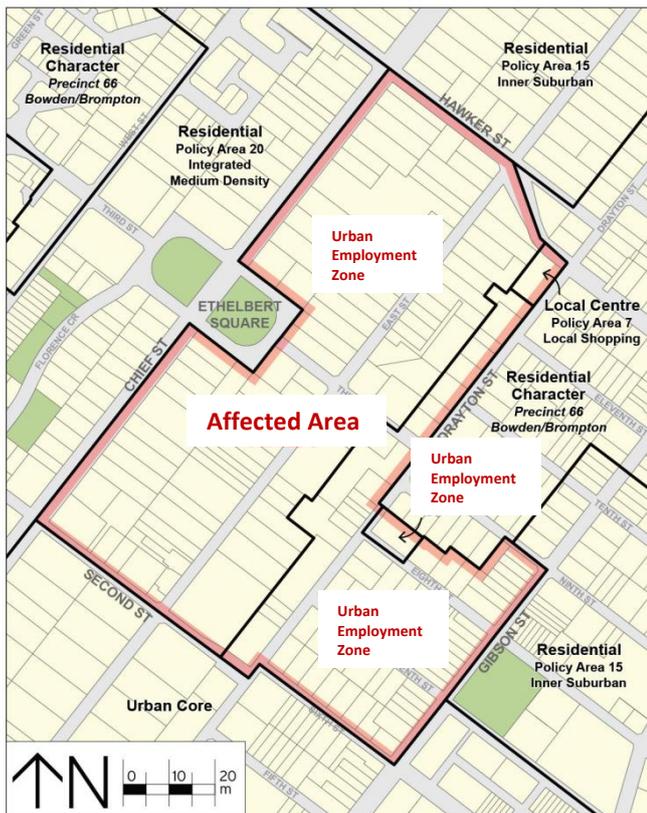


Bowden – Brompton Mixed Use (Residential and Commercial) Development Plan Amendment (DPA) (Privately Funded)

What is this brochure about?

The City of Charles Sturt proposes changes to the Charles Sturt Council Development Plan. These changes are proposed through the Bowden – Brompton (Residential and Commercial) Development Plan Amendment (DPA).

The focus of the DPA is the existing Urban Employment Zone in Bowden – Brompton (see Affected Area in the map below). The DPA proposes to include this area within the Urban Core Zone to facilitate higher density residential and mixed use development.



What are 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 the 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.

What is a 'privately funded' DPA?

A 'privately funded' DPA is one which is substantially funded by private entities, in this case six land owners who control around 80% of the subject land. A Deed of Agreement between the funders and Council sets out the legal arrangements that both parties must abide by. For example, the DPA funders have the same rights as any other member of the public to comment on the draft DPA. However, Council continues to manage the DPA process in accordance with its statutory obligations.

Why did Council initiate this DPA?

Council was approached in early 2016 by six property owners seeking to initiate a privately funded DPA. Council agreed in principle to the proposal in September 2016 and a Deed of Agreement was signed in February 2017. Council initiated the privately funded DPA by submitting a Statement of Intent (SOI) to the Minister for Planning in March 2017. Council received the agreement of the Minister to prepare the DPA in August 2017.

Council agreed with the property owners that a 'land locked' industry precinct in this inner city location is no longer viable. Instead, its proximity to the CBD, public transport and the adjacent Renewal SA urban development project at Bowden suggest that the land would be more suited to higher density residential and mixed use development.

The DPA investigations report by Fyfe Pty Ltd et al confirmed that the land is suited to residential infill and can be economically serviced. The investigations considered a range of matters including preferred building heights, transport, stormwater management, other infrastructure and public open space. Some preliminary community engagement also occurred as part of these investigations in late 2017.

What are the key changes proposed in the DPA?

- Extend the adjacent Urban Core Zone to apply to the subject land.



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- Introduce a Desired Character Statement specifically for the subject land.
- Allow medium to high density residential development ranging from 2 to 5 storeys in different locations.
- Allow low impact and intensity non-residential development to service the needs of the local area, concentrated along Hawker and Chief Streets.
- Introduce a Concept Plan to guide future development and public infrastructure within and adjacent to the area (eg public open space, stormwater management devices, road improvements).
- Ensure that the necessary environmental (contamination) investigations accompany development applications for sensitive land uses.
- Minimise land use conflicts between existing non-residential land uses and future residential development (noting that existing use rights will enable current activities to continue).

How can I view the DPA and the investigations report?

The 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 DPA can also be viewed at Council's five libraries: Civic Library (Woodville), Findon, Henley Beach, Hindmarsh and West Lakes. The DPA and DPA investigations report can be viewed on Council's consultation website www.yoursaycharlessturt.com.au

Copies of the 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 Bowden – Brompton 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 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, Friday 28 September 2018.

Public meeting

A public meeting will be held on **Monday 15 October 2018 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 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

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