

MINISTER FOR URBAN DEVELOPMENT AND PLANNING

PUBLIC CONSULTATION REPORT OF THE DEVELOPMENT POLICY  
ADVISORY COMMITTEE (DPAC) -  
SHERIDAN SITE PAR – PLAN AMENDMENT REPORT BY THE  
MINISTER

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## 1.0 INTRODUCTION

The draft Sheridan Site Plan Amendment Report (PAR), has been prepared pursuant to Sections 24 (1)(a)(ii) and 26(1) of the *Development Act 1993*, following a formal request from the City of Charles Sturt. The preparation of the draft PAR, has been funded by Stockland Pty Ltd (the owners of the subject land affected by the draft PAR). The draft PAR was prepared on behalf of Stockland Pty Ltd, by Connor Holmes (Consultants).

On 8 July 2006, you requested that the Development Policy Advisory Committee (DPAC) undertake the public consultation process on your behalf and determine the most appropriate consultation mechanism for the draft PAR.

The draft PAR was placed on concurrent Council and public consultation from Thursday 27 July 2006 to Wednesday 27 September 2006. In addition two (2) information sessions were held, where interested persons were able to ask questions regarding the draft PAR. The Public Hearing was held on Monday 9 October 2006 at 7.30 pm at the Murree Smith Memorial Hall, Kemp Street, Woodville. The DPAC Public Hearing, Panel which conducted the Public Hearing comprised Mario Barone (Presiding Member), Sue Filby and Jane Moore.

The DPAC considered the written submissions on the draft PAR and the issues raised at the Public Hearing, at its meeting held on 15 November 2006.

The DPAC notes that you have requested that advice be provided back to you after the completion of the public consultation process by no later than 13 October 2006. While the DPAC has endeavoured to meet this deadline, it has not been possible due the consultation process not concluding until 9 October 2006. Since that time, the Public Hearing Panel has been seeking resolution of a number of issues which were raised during the consultation process.

This Public Consultation Report is submitted to you in accordance with Section 26(7) of the *Development Act 1993*, being the advice of the DPAC on matters raised as a result of public consultation and on any proposed alterations to the draft PAR.

## 2.0 DISCUSSION

### 2.1 Policy Changes

The consultation version of the draft PAR proposed the following specific rezoning amendments:

- rezoning all of the affected area from Industry Zone to Residential Zone;

- creation of a new Policy Area within the Residential Zone (Woodville Medium Density Policy Area 67);
- incorporation of a new Concept Plan to provide guidance in respect to:
  - the provision of public open space;
  - the interface of the subject land with Torrens Road, the railway corridor, industry uses to the south and Viscount Plastics;
  - appropriate vehicular access locations, major road links within the subject land and potential future links with adjoining land to the west; and
  - the provision of appropriate pedestrian and the cycle links within the subject land, as well as with the Woodville Railway Station, the Woodville High School, the St Clair Oval and Recreation Centre and local shopping and community facilities, within the Woodville District Centre.

## 2.2 Submissions

There were ten (10) written public submissions and a further ten (10) submissions from Government Agencies' received in relation to the draft PAR. Tables containing a summary of public and Government agency submissions, are attached for your information (Attachment A). These Tables provide a detailed summary of the submissions, the DPAC's response to the issues raised and details, where appropriate, of what the DPAC considers are necessary changes to the draft PAR.

Overall, it is reasonable to conclude that there was not significant opposition to the proposed rezoning of the subject land from Industrial to Residential. The majority of submissions raised concerns regarding the policy framework proposed to govern the development of the Sheridan site. In a number of instances, the DPAC considers it appropriate that minor amendments be made to the proposed policy framework. There were some public submissions which, given the location of the subject land adjacent to the Cheltenham Racecourse, appeared to the DPAC, to be more related to the possible sale and re-development of Cheltenham Racecourse than to concerns over the rezoning of the former Sheridan site.

### 2.2.1 Public Submissions

Of the public submissions which have been received, the majority have not expressed opposition to the proposed rezoning. Some submissions appeared to express concern that the draft PAR was a "precursor" to the possible sale and re-development of the Cheltenham Racecourse and others raised concerns over the density of development proposed for the subject land, the height of buildings and the provision and location of open space.

The City of Charles Sturt have provided a detailed submission suggesting a number of policy amendments and representatives of the Woodville High School, also raised a number of concerns in their submission. The DPAC is satisfied that all of the concerns raised, have either been addressed in the draft PAR or can be addressed through the suggested amendments to the policies contained in the draft PAR.

### 2.2.2 Government Agency Submissions

Most of the responses from the State Government Agencies have either no specific comment to make on the draft PAR or generally supported its overall intent. A number of submissions, most notably from the Department for

Transport, Energy and Infrastructure and the Department for Families and Communities, have suggested a number of clarifications and modifications to the policies contained in the draft PAR. The majority of these suggestions have been considered by the DPAC to be appropriate and have made recommendations to that effect.

### **2.3 Public Hearing**

Approximately fifteen (15) persons attended the Public Hearing and a total of five (5) verbal representations were made at the Hearing. A summary of the issues raised at the Public Hearing, is provided in the "Summary of Public Submissions Made at Public Hearing" (in Attachment B). Many of the people who addressed the Public Hearing, also made a written submission on the draft PAR.

No new matters relevant to the draft PAR, were raised in the verbal presentations that were not already mentioned in one or more of the written submissions.

### **2.4 Suggested Policy Amendments**

Set out below is a summary of the key issues raised in relation to the draft PAR and where considered necessary, the DPAC's recommended amendments to the policies.

#### Opening of Brocas Avenue / Possible Round-about at main entry into site

A number of submissions raised concerns regarding the potential impact of re-opening Brocas Avenue (which runs between Actil Avenue and Woodville Road) and the possible impact of increased traffic levels on the Woodville High School. The draft PAR proposes this location as the main entry / exit point for the Sheridan site. Traffic impact investigations were undertaken as part of the draft PAR and the key findings of the investigations (supported by Transport SA in their submission) are as follows:

- no new access points should be provided onto Torrens Road; and
- Brocas Avenue (currently closed mid-way along its length) should be re-opened as the main entry/exit route.

The DPAC is of the view that it is important to ensure that access arrangements into and out of the subject land (and the potential negative impacts on the School) takes into account the impact on the School. In this regard, the DPAC is of the view that the Concept Plan for the subject land should be amended to include a possible roundabout (or similar treatment) at the junction of the main entry road and Brocas Avenue.

The DPAC notes that both the re-opening of Brocas Avenue and the construction of a round-about, cannot be guaranteed through the PAR process and will need to be secured as part of any land division application. However, the policies state that development of the subject land should accord with the Concept Plan and this in turn will require a roundabout (or similar) to be negotiated.

#### Ultimate proposed Site density

A number of submissions questioned the proposed density of the development for the subject land. The draft PAR contains a policy requiring that "no density limitations were to apply in the Policy Area". The DPAC considered that this was an inappropriate provision and have recommended that it be removed. The DPAC

sought advice on what Stockland Pty. Ltd. intended as an overall density for the subject land and that this figure be included in the Desired Future Character Statement for the subject land. Advice was subsequently received that Stockland Pty. Ltd's current plan for the subject land has a gross density of around 19 dwellings per hectare, however they indicated that the density may range from around 15 dwellings per hectare for the lower density housing products to around 35/40 dwellings per hectare for the medium density housing products. Stockland Pty. Ltd's intention is to work with a few selected builders to provide a broad range of dwelling types and densities to accommodate different household sizes at a range of price points.

Based on this advice, the DPAC considers that the policy indicating no density limitations be removed and replaced by a new sentence at the commencement of paragraph 7 of the Desired Future Character Statement as follows:

*"It is anticipated that the policy area will be developed at a gross density of approximately 20 dwellings per hectare. There may be sites within the policy area where dwellings will be developed between a range of 15 dwellings per hectare for lower density up to 35 to 40 dwellings per hectare for higher density"*

#### Acoustic Issues

The DPAC has raised concern over the proposed Principle of Development Control 45, relating to "Acoustic Privacy" and considered that it should be expanded to allow for a range of design solutions. This is an important issue and must be resolved to "best practice" standards. The DPAC did not consider that Principle of Development Control 27 (c) (allowing rear walls of dwellings to act as a noise buffer) was a comprehensive design solution to resolve noise issues on the boundary of the subject land (particularly adjacent to Viscount Plastics) and that it should be deleted.

The DPAC notes that this issue is partially addressed by the existing Council Wide Principle of Development Control 152, which provides design solutions to minimise noise entry into noise sensitive rooms and useable private open space areas. To provide a comprehensive approach, the DPAC has recommended that Principle of Development Control 45 should be amended as follows:

*"Design solutions to reduce the noise impact on adjoining residential properties (including combinations thereof) may include*

- (a) the use of a solid free standing acoustic barrier and associated vegetated buffers; and/or*
- (b) the use of landscaped mounding.*

#### Buffer Area in North West portion of the Sheridan Site

The DPAC is of the view, that the buffer area in the north west portion of the subject land (immediately adjacent to Viscount Plastics), should not be included in the calculation of open space requirements. To this end, the DPAC has proposed a new Principle of Development Control under the heading of "Amenity and Public Spaces" to read:

*"The noise and visual buffer areas designated on Concept Plan Fig R/4 should not be held as open space for the purposes of the open space contribution system unless the area is greater than 1,500 m<sup>2</sup> and has an average width not less than 15 metres."*

### Other key issues

As a result of a number of other issues which have been raised, the DPAC has made the following recommendations:

- there should be no requirement to indicate the location of higher density residential areas on the Concept Plan as this was adequately described in the draft PAR;
- the designation of an open space area, with possible stormwater detention facilities in the north west corner of the site was not supported;
- no new access should be provided onto Torrens Rd; and
- building heights should be restricted to three (3) storeys.

### **RECOMMENDATION**

The Development Policy Advisory Committee considers the draft Sheridan Site Plan Amendment Report, is in a form suitable for approval, pursuant to Section 26(8) of the *Development Act 1993*, subject to the amendments recommended in Attachment A being made to the draft Planning Amendment Report



Mario Barone FPIA  
PRESIDING MEMBER  
**DEVELOPMENT POLICY ADVISORY COMMITTEE**

Date: *30 November 2006.*

Attachment: (a) Suggested amendments to draft PAR  
(b) Summary of Public Submissions & Summary of Government Agency Submissions