

# **City of Port Adelaide Enfield**

**Corner of Days & Regency Roads, Croydon  
Park - Development Plan Amendment**

## **Summary of Public and Agencies Submissions**

## Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

Sub No.	Name and Address	Submission Summary	Comment	Recommended Council Response (Changes to the DPA)
1.	Sarah Kibble Croydon Park  Date Received: 26 January 2021	<ul style="list-style-type: none"> <li>Notes support for the intention of the DPA.</li> <li>Highlights the benefits redevelopment of the site for residential and retail type land uses would have on the local area.</li> <li>Recognises that there is potential for site remediation as a result of the relocation of industrial activities which is supported.</li> </ul>	Noted.	No change to DPA.
2.	Daniel Cooper APA Group  Date Received: 27 January 2021	<ul style="list-style-type: none"> <li>Raises no objections to the proposal, noting that no major gas infrastructure will be directly affected.</li> <li>Highlights that existing customer inlet connections will require capping and abandonment prior to development of the site.</li> <li>Reminds the proponents of their requirement to provide advance advice of any works to be undertaken in association with the abandonment of connections.</li> </ul>	Noted. Proponents for future development will work with APA to ensure that infrastructure requirements are met.	No change to DPA.
3.	Emily McLuskey City of Norwood Payneham & St Peters  Date Received: 28 January 2021	No specific comment to make.	Noted.	No change to DPA.
4.	Rick Chenoweth City of Prospect	The following is noted:		No change to DPA.

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	Date Received: 28 January 2021	<ul style="list-style-type: none"> <li>Comments that there is land located at the corner of Regency Road and Churchill Road that may be developed by Renewal SA for similar purposes to that as proposed as part of the DPA. Questions whether this has been considered.</li> <li>Makes reference to the proposed future zoning of the land as Residential, citing that the inclusion of the retail/commercial component does not seem to sit comfortably with the Residential Zone or future Suburban Neighbourhood Zone under the Planning and Design Code. Notes that there is an Emerging Activity Centre Subzone.</li> <li>Highlights text from the DPA document that references existing Concept Plans, however notes that there is no cross reference to the</li> </ul>	<p>Noted. It is understood that Renewal SA purchased the site in 2020 and will seek to undertake a master planning exercise to determine the most appropriate land use options. Whilst acknowledging that this land is vacant and held for development purposes, little information is available at this time to understand Renewal SA's future intentions.</p> <p>Acknowledged. The DPA recognised the need to consider future P&amp;D Code Zoning and the requirement to utilise a standardised policy approach. It is understood that the intent and policy approach which formed the previous Suburban Neighbourhood Zone has transitioned to the Master Planned Neighbourhood Zone (MPNZ). A key element of the DPA was the retention of flexibility, namely the ability to provide localised commercial activities fronting Regency Road should the market demand. The MPNZ policy provides this flexibility, and whilst consideration has been given to the use of the Emerging Activity Centre Subzone, the intention is not to 'lock-in' a new centre. The proponents will work closely with Council and the Department in finalising the transition of policy intent across to the P&amp;D Code to ensure that flexibility is retained.</p> <p>Noted. Upon review of the DPA document it is understood that the specific reference to Concept Plans is found in Attachment C - Suburban Neighbourhood Zone Desired</p>	<p>No change to DPA.</p> <p>No change to DPA.</p>

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		relationship of these to the DPA land.	Character Statement. Specific reference has been inserted into the Desired Character Statement to the potential for a new centre at Croydon Park, however no cross-reference has been made to a new Concept Plan as this is not proposed. The reason for this is acknowledged in the DPA which notes that the Planning and Design Codes will not use Concept Plans in the same manner as it presented in Councils Development Plan. As such, a Concept Plan is not proposed in this instance.	
5.	S & E Stepan 90 Days Road, Croydon Park  Date Received: 9 March 2021	This submission specifically rejects the rezoning of land at 90 Days Road, Croydon Park. Concern has been raised about the future zoning of the land for residential type purposes and the impact that this may have on the continued operation of their business, particularly the impost of noise and waste legislation being changed.	<p>The DPA includes the rezoning of thirteen (13) allotments, including that property identified as 90 Days Road.</p> <p>The concern of the landowner to continue their current motor repair business is acknowledged.</p> <p>The DPA has been funded and advanced by the collection of majority landowners. There remains a balance of five (5) properties which form part of the DPA however declined to contribute funding to its progression. These allotments comprise residential and service trade activities and includes 90 Days Road.</p> <p>It is noted that the rezoning of the land will not impact upon the continuation of the current land uses. The motor repair station located at 90 Days Road benefits from existing use rights and the change of zoning will not materially alter the landowner's ability to conduct</p>	No change to DPA.

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			<p>business at the site in its current form. Separately, should the landowner seek to expand operation of the business this would be considered as a Performance Assessed development under the Master Planned Neighbourhood Zone.</p> <p>When considering the application of separate waste and noise management legislation, it is highlighted that the zoning of the land will not alter the landowner's obligations to comply with relevant noise and waste management legislation which apply irrespective of zoning. It is however acknowledged that the <i>Environmental Protection (Noise) Policy 2007</i> provides guidance on the noise levels that should not be exceeded for certain land use categories, and the change in allowable land uses occurring adjacent to the site may result in a reduction in allowable noise generation.</p> <p>Section 5 of this Act provides an overview of the indicative noise levels that are acceptable for both residential and commercial activities. As the motor repair station is a commercial activity, the indicative day time noise level is 62 dB(A), whilst the indicative day time noise level for a residential land use is 52 dB(A). In circumstances where there are mixed land uses, the average of the noise factors must be taken. In this instance, should the future use of the land immediately adjoining the representors property be residential in nature, the indicative allowable day time noise level would be 57dB(A).</p>	

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			<p>Whilst a reduction, this reduction in allowable noise is considered to be immaterial.</p> <p>Notwithstanding, further protection is provided via the policy controls contained in the Planning and Design Code (the Code). The Code places the onus for the management of interface impact between potentially conflicting land uses on the new entrant. In this instance, in the event that land on the shared boundary is divided for residential type purposes, appropriate mitigation measures would need to be considered as part of the application and adequate opportunity exists for this to occur at the development application stage.</p>	
6.	<p>James [no surname given]            66 Days Road, Croydon Park</p> <p>Date Received: 9 March 2021</p>	<p>This submission:</p> <ul style="list-style-type: none"> <li>• supports the rezoning from industry to suburban neighbourhood zone.</li> <li>• Identifies a range of desired design outcomes and future land uses.</li> </ul>	<p>Noted. This DPA seeks to provide the enabling environment to allow the development of the land. The future land uses, and design elements are yet to be determined.</p>	<p>No change to DPA.</p>

## Summary and Response to Agencies Submissions

Report on each Agency submission received (including summary, comments and action taken in response)

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1.	Keryl Howie South Australia Police  Date Received: 11 February 2021	Nothing specific has been identified, however SAPOL note an interest in being involved in future discussions related to the application of principles of Crime Prevention through Environmental Design (CPTED) in considering lighting, design of public spaces etc.	The future design and ultimate development of the land will take into account the key principles contained in the Planning and Design Code. It is noted that provision is made to accommodate the principles of CPTED within the Open Space and Recreation General Module, whilst specific provision is made for under the Land Division General Module to the design of allotments to face public open space and public streets.  The controls contained in the Planning and Design Code are considered sufficient the need for specific engagement with SAPOL.	No change to DPA.
2.	Vince Puopolo Department of Infrastructure and Transport (DIT)  Date Received: 24 February 2021	DIT notes support for the DPA, highlighting a range of technical comments including: <ul style="list-style-type: none"> <li>Requirements as part of future development to undertake traffic modelling and assessment to consider the impact of ultimate traffic volumes on the arterial road network and intersections.</li> <li>Designs should minimise direct access to Regency Road.</li> <li>Future priority-controlled junctions should accommodate connectivity for all modes to and from the land and designed to Austroads standards.</li> <li>Comments that bicycle lanes will be removed as part of intersection works. Notes that DIT does not support removal of this infrastructure and consideration should be</li> </ul>	Noted. Documents supporting the rezoning of the land have been prepared to provide guidance on the anticipated road and intersection upgrades required, and to provide confidence that upgrades can be accommodated. More specifically, the CIRQA traffic report and accompanying drawings are investigative in nature and intended to demonstrate capability of the network to accommodate likely interventions.  It is noted that the land is subject to a number of Overlay's under the Planning and Design Code, namely the Traffic Generating Development Overlay. This Overlay will trigger referral to the Commissioner of Highways for direction in circumstances where land division creates 50 or more allotments or retail development is	No change to DPA.

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		<p>given to provision of a bike ramp facility to retail connectivity.</p> <ul style="list-style-type: none"> <li>• Reminds the proponent that consideration needs to be given to the existing public transport network and encourages new driveway crossovers to be located in a manner that does not impede existing bus stops.</li> <li>• Notes the need for the streetscape environment to be designed to encourage public transport use through natural surveillance and pedestrian linkages.</li> </ul> <p>Provides specific comments in response to the CIRQA traffic report as follows:</p> <ul style="list-style-type: none"> <li>• The notional plans show an extension of the right turn lane on Regency Road (W) at the Regency Road/Days Road intersection, however this has already been extended.</li> <li>• The plan shows one new access to Regency Road and 2 new access points to Days Road, however the report is not clear on the exact location and type of intersection.</li> </ul>	<p>proposed with a gross floor area of 2000m2 or more.</p> <p>Proponents will work closely with DIT as part of future land division application/s to design and deliver the required interventions in a manner which achieves network efficiency and takes into account existing treatments.</p>	
	<p>Nadia Gencarelli  AGD PLUS</p> <p>Date Received: 3 March 2021</p>	<p>AGD noted that:</p> <ul style="list-style-type: none"> <li>• The proposed Suburban Neighbourhood Zone will transition to the Master Planned Neighbourhood Zone under the Planning and Design Code. This will result in the local content additions and desired character statements being omitted from the Code.</li> <li>• Requests a meeting between Council and Department representatives to finalise a transition plan prior to Elected Member consideration.</li> <li>• Reminds the Council of the need to lodge the DPA with ADG for approval prior to the 19 June 2021 or it will automatically lapse.</li> </ul>	<p>Acknowledged. The DPA has been prepared on the basis that proposed policy will transition to the Master Planned Neighbourhood. The proponent commits to working closely with AGD PLUS to ensure that the required timeframes will be met.</p>	<p>No change to DPA.</p>

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		<ul style="list-style-type: none"> <li>Notes that some of the investigations in the DPA are agency specific and the Department will be guided by the advice of respective agencies.</li> <li>Reminds the proponent that a copy of the summary of submissions document must be provided to each Government agency.</li> <li>Provides an overview of the documents required to be provided as part of the approvals package.</li> </ul>		
4.	Peter Iliescu SA Water  Date Received: 4 March 2021	<p>Cites that SA Water provides water and sewerage services to the DPA affected area. Network augmentation may be required should the proposed rezoning generate an increase in demands.</p> <p>Notes specific comments made in the DPA related to water and sewer network capacity and the need for fresh investigations at the time that development is proposed. These investigations will focus on identifying infrastructure update requirements.</p> <p>Provides general comments as follows:</p> <ul style="list-style-type: none"> <li>SA Water will utilise the information from the DPA to inform its water security and infrastructure planning.</li> <li>The future development of the site should not have any deleterious effects on the quality or quantity of source water or the natural environment that rely on this water.</li> <li>The <i>Natural Resources Management Act 2004</i> includes wide ranging powers over</li> </ul>	<p>Agree. This is an issue for future development applications need to consider.</p> <p>Agree. Future update requirements will be undertaken as required by SA Water as needed.</p> <p>Noted.</p> <p>Agree. These issues will be considered when a development application is lodged. There are a range of existing Planning and Design Code policies that require these issues to be addressed. Further, any land division application that results in the creation of 50 or more allotments will be formally referred to the EPA for their review.</p>	<p>No change to DPA.</p>

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		<p>source water quality issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with the Act.</p> <ul style="list-style-type: none"> <li>• All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits.</li> <li>• Provides an overview of the technical SA Water requirements associated commercial and multi-storey developments.</li> <li>• Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste.</li> </ul>	<p>Noted. DEW has provided a separate response to the DPA (see row 6 in this response table).</p> <p>Acknowledged.</p> <p>Noted. The proponent/s will work with SA Water at the time of land division to determine requirements based on the development scenario.</p> <p>Noted. This is an issue for future development applications need to consider.</p>	<p>No change to DPA.</p> <p>No change to DPA.</p> <p>No change to DPA.</p>
5.	<p>Jodi Davy SA Housing Authority</p> <p>Date Received: 10 March 2021</p>	<ul style="list-style-type: none"> <li>• Provides an overview of the affordable housing targets and policy framework.</li> <li>• Describes the identified need for affordable housing across Port Adelaide Enfield.</li> <li>• The Authority supports the proposed DPA and application of the Affordable Housing Overlay over the subject land, noting that it the location is well serviced by social infrastructure and will provide a framework to facilitate the supply of affordable housing within the area of high demand.</li> </ul>	<p>Noted.</p> <p>Noted.</p> <p>Acknowledge and agree. The application of the Affordable Housing overlay will provide choice at the time of development application.</p>	<p>No change to DPA.</p> <p>No change to DPA.</p> <p>No change to DPA.</p>
6.	<p>De-Anne Smith Department of Environment and Water (DEW)</p>	<p>DEW provided comments as follows:</p> <p><u>Water Sensitive Urban Design (WSUD)</u></p>		<p>No change to DPA.</p>

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	Date Received: 11 March 2021	<ul style="list-style-type: none"> <li>• Recognises that the Planning and Design Code contains adequate policy to consider how future development will manage stormwater on-site in a manner that is consistent with water quality and quantity principles and targets contained in the State WSUD Policy.</li> <li>• Highlights that undertaking future development of the affected area in a holistic manner as would allow development wide application of WSUD practices, rather than on a lot-by-lot basis.</li> <li>• Notes the DPA affected area's location within the catchment area for the Barker Inlet Central Stormwater Management Plan (SMP). Whilst this SMP is yet to be completed, it is noted that the land is flood affected and has a history of flooding. As such, the site should be designed to accommodate flood flow paths to prevent inundation.</li> <li>• Extracts a passage from the DPA relating stormwater treatment including the use of Gross Pollutant Traps (GPTs) and the use of the Barker Inlet Wetlands to achieve broad water quality improvements. DEW does not consider this to be an appropriate response, commenting that the treatment capacity of the wetland is unknown and under significant pressure from infill development in all catchments. As such, the wetlands should not be relied upon so heavily to achieve water quality improvements.</li> </ul>	<p>Noted and agree.</p> <p>Agree. The future development of the land will consider how best to deal holistically with stormwater management and the application of WSUD practices.</p> <p>Acknowledged. It is recognised that the land is subject to localised flooding and the outcomes of the Barker Inlet Central Stormwater Management Plan will assist in refining the extent of flooding across the broader catchment. Notwithstanding that this SMP is yet to be finalised, the interim controls provided via Overlays within the Planning and Design Code will provide an appropriate policy response with respect to flooding.</p> <p>Acknowledged. A detailed analysis of the content contained in both the DPA and the stormwater assessment was undertaken to check for inconsistency. Upon review it was noted that the stormwater assessment provides a summary of comments of council representatives with respect to water quality management. These comments relate to the need for surface runoff from car parking and hardstand areas to be directed to devices which improve water quality prior to discharge to the public drainage system. Further, comments include the need to incorporate WSUD techniques. The stormwater assessment goes</p>	<p>No change to DPA.</p> <p>No change to DPA.</p> <p>No change to DPA.</p>

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		<ul style="list-style-type: none"> <li>• Comments that GPTs require considerable maintenance and the use of underground GPTs would not be a preferred option as they would limit the opportunity for greening, shading, cooling and improvement of amenity.</li> </ul> <p><u>Climate Change</u></p> <ul style="list-style-type: none"> <li>• Comments that the DPA investigations fail to consider climate change policies contained in State Planning Policy 5: Climate Change, focusing on policies contained in the 30-Year Plan for Greater Adelaide. Notwithstanding, DEW consider that the future development of the site should consider various climate change principles.</li> </ul>	<p>on to recognise the need to incorporate water quality improvement into site drainage systems to meet the council requirements.</p> <p>Whilst noting that there was inconsistency between the documents, the matters identified by DEW are capable of being addressed as part of the development application process with appropriate policy available within the Planning and Design Code and a high likelihood that the SMP will be completed by this time.</p> <p>Noted. The future development of the land will take into account the need to take steps to ensure that opportunities for greening and cooling are integrated into both land division design and infrastructure design. Design elements such as the use of GPT's will be considered as part of future land division applications and seek compliance with the requirements of the Planning and Design Code.</p> <p>Noted. The DPA was prepared on the basis of requirements contained in the <i>Development Act 1993</i> and <i>Development Regulations 2008</i>. Reference to the State Planning Policies has only occurred in the transition to the <i>Planning, Development and Infrastructure Act 2016</i>. Notwithstanding, future development of the land will be subject to the policies contained in the Planning and Design Code which include various matters related to climate change and resilience.</p>	<p>No change to DPA.</p> <p>No change to DPA.</p>
7.	Mandy Bushby South Australian Power Networks (SAPN)	<ul style="list-style-type: none"> <li>• Comments that SAPN takes its responsibilities to meet future demand very seriously and the provision of infill development will result in a need for</li> </ul>	<p>Noted. Proponents for future development of the land will work closely with SAPN at the appropriate time to ensure that future electricity demands are met.</p>	<p>No change to DPA.</p>

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	Date Received: 12 March 2021	<p>upgrade to the electricity distribution network.</p> <ul style="list-style-type: none"> <li>Identifies the estimated future demand from development of the land and the expectation that standard augmentation rates to provide capacity will be fully funded by developers.</li> </ul>		
8.	<p>James Cother Environment Protection Authority</p> <p>Date Received: 12 March 2021</p>	<p>The EPA notes the timing of the DPA and its progression in concurrence with the transition to the Planning and Design Code.</p> <p>Provides comments on a range of matters under the following headings:</p> <p><u>Site Contamination</u></p> <ul style="list-style-type: none"> <li>Cites comments made within the DPA related to site contamination and notes that it will be necessary for further site contamination investigations to be undertaken and that there are suitable policies to enable this to occur.</li> </ul> <p><u>Interface between land uses</u></p> <ul style="list-style-type: none"> <li>Notes that the DPA area has the potential to be affected by noise and air emissions from surrounding land uses, including Regency Road and an EPA licenced activity.</li> <li>Comments that there is a licenced activity (concrete batching works) within the land affected by the DPA which may continue post rezoning. Notes that the accompanying noise assessment does not specifically seek to assess the impact of noise from this activity on future residential development. Separately, the submission cites the <i>Evaluation distances for effective air quality and noise management</i> and the inclusion of a 200m evaluation distance for such</li> </ul>	<p>Noted.</p> <p>Agreed. It is acknowledged that further site contamination investigations will be required as part of a future development application.</p> <p>Acknowledged and agree. The affected area is used for a range of industry activities which have the potential to create air and noise emissions. It is the intention as part of this DPA that these land uses will relocate, and therefore it is considered appropriate to rely on content contained in the Planning and Design Code to manage future interface conflict. Where applicable, future development staging will have regard to the contents contained in the Evaluation Distance Guidelines.</p>	<p>No change to DPA.</p> <p>No change to DPA.</p> <p>No change to DPA.</p>

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		<p>activities and the potential for impact upon future residential land uses. Advises that consideration should be given at the development application stage to the potential noise and air quality impacts of the concrete batching works on sensitive uses within the southern parts of the affected area.</p> <ul style="list-style-type: none"> <li>Notes support for the inclusion of the Noise and Air Emissions Overlay over the northern portion of the affected area.</li> </ul> <p><u>Water Quality</u></p> <ul style="list-style-type: none"> <li>Recognises that there are sufficient policies within the Development Plan to enable stormwater management to be addressed at a development application stage. However, comments that the Barker Inlet Wetlands have limited capacity to treat stormwater and are not monitored or maintained. The EPA recommends WSUD measures be implemented on-site to manage stormwater quality and quantity matters.</li> </ul>	<p>Noted.</p> <p>Acknowledged. The supporting stormwater assessment takes into account the limited ability of the Barker Inlet Wetlands to treat stormwater. As such, implementation of WSUD techniques to manage water quality will be an important element of future land division applications and clear policy guidance is provided for this purpose within the Planning and Design Code.</p>	<p>No change to DPA.</p> <p>No change to DPA.</p>