

PROJECT

Torrens Road Catchment

Stormwater Management Plan (SMP)

City of Charles Sturt & City of Port Adelaide Enfield

The City of Charles Sturt has released a Consultant's SMP Report dated July 2013 for public consideration and community submissions. CPRA has submitted its response dated 20 January 2014.

In December 2008, CPRA received advice from Charles Sturt Council that:-

"A formal Torrens Road Stormwater Management Plan is to be tendered on 9 December 2008 and this will set up a master plan for the Torrens Road catchment which will incorporate a series of benefits for the catchment and include consideration as to what role the Cheltenham Racecourse site should comprise."

Before and after cessation of racing at Cheltenham Park, John Dyer former mayor advocated that the site be used for stormwater recycling.

"This is the last place they can do it. Without that they're shot – there's nowhere else."

During June 2006, the State Cabinet gave approval for the rezoning of the Cheltenham Park land to enable the owners, the SAJC, to sell the land for housing development.

In 2008 Pat Harbison, a highly regarded marine pollution consultant submitted to the Government's Policy Development Advisory Committee (of which she was once a member) that Cheltenham Park should be a "water factory" for the catchment of stormwater, then treatment for reuse. She reminded them of the Government's own statement that:-

"The biggest challenge in maximising the use of urban stormwater is the availability of space to capture, treat and store large volumes of water."

Around this time Charles Sturt Council reveals that flood plain mapping for the Torrens Road catchment area indicates that 3495 properties are at risk of some flood inundation in a 1 in 100 major storm event.

Early 2009 Premier Rann announced the "Expanded stormwater harvesting plan for Cheltenham" with an enhanced stormwater capture and reuse. The \$20 million

project was to include a 4.5 hectare wetland with the capacity to treat store, recover and reuse 1.2 gigalitres per year of stormwater.

This announcement followed on from the lifting of an open space proclamation by Jay Weatherill that protected the racecourse land as open space and allowed redevelopment to commence as provided in the ministerial plan amendment announced by the Minister for Development and Planning August 2008.

The same Minister recorded in Hansard "The rezoning setaside 11 hectares of open space in no more than two parcels and a further 6.1 hectares for parks and landscaped areas."

The legal and management processes for this project were bound by a Commitment Deed between the Government, SAJC as the owner of the land and the Developer. The Developer and the Charles Sturt Council entered into a Development Deed with the entire process to be managed by a development committee comprised of representatives from all parties.

A Development Assessment Panel report provided to Charles Sturt Council in February 2013 announced that the "Water Proofing the West" project had received endorsement from Minister Paul Caica (Minister for Sustainability, Environment and Conservation, Minister for Water and the River Murray, and Minister for Aboriginal Affairs and Reconciliation) as the relevant State Agency in January 2012.

And also the Minister "granted exemption and confirmed that consent for the wetlands was exempt from the statutory development assessment processes under Section 49- Schedule 14 of the Development Act."

Furthermore the wetland within the St Clair development area (i.e. the Cheltenham racecourse area) up to the high water level mark is declared exempt "from the planning approval process and will not be assessed as part of the land division applications" that have been approved by Council management for the onsite residential development.

The wetland design has been completed and approved by the "St Clair Project Steering Group" that comprises of representatives from the Government, Council and the Developers.

The construction of the Cheltenham wetlands is well advanced.