The Minister for Planning has proposed a development plan amendment (DPA) that will affect the City of Port Adelaide Enfield Development Plan. The DPA will update planning policies for the Port Adelaide Regional Centre to reflect the strategic and master planning directions identified as part of Renewal SA’s Port Adelaide Renewal Project.

The updated planning policy framework will support the revitalisation of the Port Adelaide Regional Centre and establish it as a key Regional Centre of metropolitan Adelaide, consistent with The 30 Year Plan for Greater Adelaide.

The framework is based on a number of initiatives of the Port Adelaide Renewal Project Precinct Plan prepared by Renewal SA. The Precinct Plan is a ‘blue print’ for the future development of the Port, providing priority actions and initiatives to promote the Port Adelaide Regional Centre.

The DPA establishes new and revised planning policies for the development of the Port Adelaide Regional Centre. It represents a first step towards delivering the community’s aspirations for creating a vibrant and prosperous Port Adelaide. It will ensure consistency with the Precinct Plan and facilitate:

- increased employment opportunities
- population growth
- increased vitality of the historic Port Adelaide business district and waterfront areas
- an overall reduction in building heights while recommending locations for key ‘landmark’ sites, where building heights will range from 3 to 5 storeys.

The land area affected by the DPA is shown on the back page of this information sheet.

What is a development plan amendment?

Development plans contain the planning controls that guide what can and cannot be developed in council areas. Planning authorities use these planning controls to assess new development proposals.

A development plan amendment (DPA) is a document that describes proposed changes to a development plan.

DPAs must be prepared according to certain processes set out by legislation (the Development Act 1993 and associated Regulations). DPAs may be undertaken by councils or, under circumstances identified in section 24 of the Act, by the Minister for Planning. This DPA has been prepared by the Minister and is known as a Ministerial DPA.
What changes are being proposed?

The Port Adelaide Centre Renewal DPA proposes to amend the City of Port Adelaide Enfield Development Plan. In particular it will:

- Update policies within the Port Adelaide Regional Centre Zone to reflect the initial outcomes of the Port Adelaide Renewal Project Precinct Plan.
- Introduce new maximum building height policies across the Zone. Maximum heights will be between 3 storeys to 5 storeys.
- Reduce the number of policy areas (from 18 to 17) by amalgamating the North Bank Policy Area and Fletchers Haven Policy Area to become Fletchers Slip Policy Area.
- Revise the boundaries and names of the Avicennia Waters Policy Area and Newport Quays Policy Area to form the West Policy Area and North West Policy Area respectively.
- Review envisaged land uses within some policy areas with the aim of providing a contemporary mixed use urban area.
- Update the Desired Character Statements for affected policy areas to reflect a new vibrancy and envisaged development for key locations and sites, reflective of the maritime heritage of the Port and local culture.
- Apply the Affordable Housing, the Noise and Air Emissions Overlay and the Strategic Transport Routes Overlay to the area affected in accordance with the South Australian Planning Policy Library.
- Rezone a portion of nearby Industry Zone to Light Industry Zone.
- Update City of Port Adelaide Enfield Development Plan mapping to reflect the above changes.

Background

In recent years a number of master plans and studies have been undertaken for key sites in Port Adelaide. Many of these are complementary and have the same or similar objectives: to create a high quality environment that will foster activity, sustainability, economic development and enhance the maritime heritage and local culture of Port Adelaide.

In October 2011 the State Government announced its intention to develop a new master plan for Port Adelaide and to guide the development of the area through Renewal SA. An extensive community and stakeholder engagement process informed the master planning process. Renewal SA released the Port Adelaide Renewal Project Precinct Plan in January 2014.

The Port Adelaide Centre Renewal DPA aims to implement the key aims and objectives of the Port Adelaide Renewal Project Precinct Plan.

Want to know more?

- You can view the City of Port Adelaide Enfield Development Plan online at: [www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans)
- You also can view these documents in hard copy by visiting, during office hours: City of Port Adelaide Enfield Civic Centre 163 St Vincent Street Port Adelaide Phone: 08 8405 6600
  Department of Planning, Transport and Infrastructure Level 5, 136 North Terrace Adelaide Phone: 08 8303 0791.
How to have your say

Consultation on Ministerial DPAs is managed by the Development Policy Advisory Committee (DPAC), an independent statutory committee which provides advice to the Minister on planning and development issues.

As part of the consultation process, you may:

- comment on the DPA by making a written submission to the Committee
- attend a public meeting if you wish to be heard by the Committee or raise any matter not previously raised in your written submission.

Public consultation period

The proposed DPA is under consultation for eight weeks from Wednesday 22 January 2014 to Tuesday 18 March 2014.

Making written submissions

You can make a written submission on the DPA anytime before the closing date, at 5 pm on Tuesday 18 March 2014.

Submissions should be marked Port Adelaide Centre Renewal DPA and sent to: The Presiding Member, DPAC, c/- Department of Planning, Transport and Infrastructure:

- by post: GPO Box 1815, Adelaide SA 5001, or
- by email: dpac@sa.gov.au, or
- by fax: 08 8303 0627.

Please clearly indicate on your written submission if you wish to be heard at the public meeting.

Viewing submissions

All submissions received from the public are public documents and will be made available for viewing from the closing date until the conclusion of the public meeting at:

- www.sa.gov.au/planning/ministerialdpas and
- the offices of the Department of Planning, Transport and Infrastructure, Level 5, 136 North Terrace, Adelaide, during office hours.

Please note: The posting of submissions on sa.gov.au may be undertaken progressively over a day or more if a large number of submissions are received.

Public meeting

DPAC has scheduled a public meeting to provide an opportunity for anyone to be heard by the Committee or to verbally raise any matter not previously raised in their written submission on:

- Tuesday 8 April 2014, 7pm at the Krystal Function Centre, corner Dale and Church Streets, Port Adelaide

Please note: DPAC may not hold a public meeting if no one requests to be heard. Please check the status of the meeting on:

- www.dpac.sa.gov.au or
- www.sa.gov.au/planning/ministerialdpas before the scheduled meeting date.

What happens next?

Following the consultation process, DPAC prepares a report for the Minister on the matters raised during the consultation.

The Minister then considers the matters and makes a decision to either:

- approve the DPA as released for consultation, or
- approve the DPA with changes, or
- not approve the DPA.

If the Minister approves the DPA, notice is given in the South Australian Government Gazette and the development plan is amended accordingly.

All approved DPAs must be reviewed by the State Parliament's Environment, Resources and Development Committee (ERDC). The ERDC may request the Minister to consider changes to a DPA as a result of its review. Notice of any subsequent change is made in the Gazette and the development plan is amended accordingly.