The Minister for Planning has proposed a development plan amendment (DPA) that will affect the Port Adelaide Enfield Council Development Plan. The development plan amendment is intended to facilitate the redevelopment of the Parks Community Centre as a revitalised Community Hub, providing for a greater range of land uses and new policy that supports the development of a ‘village style’ pedestrian friendly environment.

The DPA also proposes to rezone a portion of land to the north of the Community Centre to provide for a range of housing types. The site presents a unique opportunity to provide higher dwelling densities to take advantage of the redeveloped community centre and recreation areas.

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

The vision for redevelopment of the site is set out in ‘The Parks Plan’ (Parks Community Centre: A Practical Approach for the Future) which seeks to change the Parks from a ‘welfare centre’ to a ‘community hub’. The DPA proposes to introduce policy to allow for the more diverse mix of uses envisaged in the ‘Parks Plan’ which include:

- a recreation and sports hub
- community and health facilities including a children’s centre and library
- medium density residential development, offices and shops
- a theatre

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 majority of changes proposed as part of this DPA relate to the existing Parks Policy Area 33 in the Neighbourhood Centre Zone. Changes to this policy area include:

> amending policy and maps to support a range of uses including community, office, consulting room, recreational, open space, and retail uses

> providing for different dwelling types and allowing for both ‘stand-alone’ and ‘mixed-use’ residential development

> introducing car parking policy that provides for a greater reliance on shared on-street car parking than traditional approaches

> introducing new policies (Noise and Air Emissions Overlay) to ensure a suitable environmental amenity exists for future residents in mixed use areas

The DPA also:

> rezones a portion of land from Neighbourhood Centre Zone to Residential Zone and introduces a new Medium Density Policy Area 73, which allows for a mix of residential dwelling types

> introduces a new Affordable Housing Overlay to ensure affordable housing requirements are considered when undertaking any residential development in the area affected by the DPA

Background

In 2011 a future plan for The Parks Community Centre was prepared with the vision of changing the Centre from a ‘welfare centre’ to a ‘community hub’. The Parks Community Centre: A Practical Approach for the Future (April 2011) plan (The Parks Plan) was prepared with the input of more than 650 people during a 2 month ‘Active Listening’ consultation period.

The Parks Plan recommended the inclusion of a recreation and sports hub, a children’s centre, a health centre, a library and community centre, together with residential and retail options. It also recommended approximately 4.85 hectares of the north western part of the site be rezoned for residential development and that the south western part of the site should accommodate a range of uses including local shops, a car park and a proposed new health centre.

The new zoning will also ensure consistency with the objectives of The 30-Year Plan for Greater Adelaide, particularly those related to increased residential densities and mixed use development.

Want to know more?

You can view the DPA document online at: www.sa.gov.au/planning/ministerialdpas.


You also can view these documents in hard copy by visiting, during office hours:

> Port Adelaide Enfield Council offices, 163 St Vincent, Port Adelaide, Phone: 08 8405 6600

> the Department of Planning, Transport and Infrastructure offices Level 5, 136 North Terrace, Adelaide Phone: 08 8303 0791.

Open Day

Officers from the Department of Planning, Transport and Infrastructure will be available to discuss the proposed changes at a DPA Open Day in the front foyer of The Parks Community Theatre Complex at 46 Cowan Street, Angle Park on Saturday 30 August, 2014 from 10am until 2pm.
How to have your say

Development Policy Advisory Committee (DPAC)

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, and
> 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 7 August to 1 October 2014.

Making written submissions

You can make a written submission on the DPA anytime before the closing date, which is 5 pm on Wednesday 1 October 2014.

Submissions should be marked *The Parks Redevelopment 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(s)

DPAC has scheduled a public meeting as follows:

> 14 October, 7pm at Theatre 1, The Parks Theatre, 46 Cowan Street, Angle Park.

Public meetings provide an opportunity for anyone to be heard by the committee or to verbally raise any matter not previously raised in their written submission.

Please note: DPAC may not hold any public meetings if no one requests to be heard. Please check the status of meetings on www.dpac.sa.gov.au or www.sa.gov.au/planning/ministerialdpas before the scheduled meeting dates.

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.
Area affected by the proposed DPA

Further information:
Call: Andrew Mitchell, (08) 8303 0767
Email: andrew.mitchell@sa.gov.au