The Minister for Planning has proposed a Development Plan Amendment (DPA) that will affect the Port Adelaide Enfield Council Development Plan.

In October 2016, the Minister for Planning initiated the Kilburn and Blair Athol Urban Renewal DPA to unlock residential and mixed use growth opportunities in Kilburn and Blair Athol by proposing the introducing of a new Urban Renewal Zone. The Zone proposes to operate hand in hand with the implementation of a new Mixed Use Transition Policy Area that contains a flexible policy basis for the long term transition of existing industrial activities to mixed use development, including residential development.

The overall approach is to provide a planning framework that is flexible enough to allow for mixed forms of generally, medium density residential development and other uses including commercial and retail activities. The planning framework is also tailored to respond to the changing, ‘transitioning’ nature of existing land uses where industries improve operations and / or relocate to other areas, therefore opening up new land use and employment opportunities, as well as housing choices for the community. The key intent is to ensure infill development and an improved urban environment is the outcome.

The urban renewal and revitalisation of Kilburn and Blair Athol is a clear imperative of government to explore infill, housing development and employment opportunities within metropolitan Adelaide as part of the recently released draft 30 Year Plan for Greater Adelaide – 2016 Update.

The intent is that this new Zone will attract development opportunities, both short and long term, to improve the services, infrastructure and urban setting for the future communities of these areas.

The DPA investigates an area of land between Main North Road and Churchill Road; Grand Junction Road and Gladstone Avenue / Trigg Street. Maps of the affected land are included showing the existing zoning and proposed zoning for the area.

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.

This DPA has been prepared by the Minister and is known as a Ministerial DPA.

How to have your say

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

You can view the Port Adelaide Enfield Council Development Plan online at: www.sa.gov.au/developmentplans

You can also 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 2, 211 Victoria Square, Adelaide
Phone 08 7109 7001.

Development Policy Advisory Committee
Consultation on any Ministerial DPA is managed by the Development Policy Advisory Committee (DPAC), which is an independent statutory committee that 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 nine weeks starting Thursday 1 December 2016 through to Wednesday 1 February 2017. This period includes additional time for the Christmas public holiday period.

Making written submissions
You can make a written submission on the DPA at any stage before the closing date, which is 5pm on Wednesday 1 February 2017.

Submissions should be marked Kilburn and Blair Athol Urban 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.

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

Viewing submissions
All submissions received are public documents and will be made available for viewing after the closing date. The submissions can be viewed at:
• [www.sa.gov.au/planning/ministerialdpas](http://www.sa.gov.au/planning/ministerialdpas) and
• the offices of the Department of Planning, Transport and Infrastructure, Level 2, 211 Victoria Square, Adelaide, during office hours.

Information session
In addition to viewing the proposed changes, you can meet with officers from the Department of Planning, Transport and Infrastructure at a scheduled information session to discuss the DPA content and process. The information session details are as follows:

• Wednesday 14 December 2016, 5:00pm – 7:00pm, at the Kilburn Community Hall, 49 Le Hunte Street, Kilburn.

Public meeting(s)
DPAC has scheduled a public meeting as follows:

• Tuesday 14 February 2017, commencing at 7pm at the Sunnybrae Estate, Coach House Room, 1 Naweena Road, Regency 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.


What happens next?
Following the consultation process, DPAC prepares a report for the Minister on the matters raised during the consultation period.

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 DPA’s 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: Denise LeBlond
Email: denise.leblond@sa.gov.au