

## MINISTER FOR URBAN DEVELOPMENT AND PLANNING

### PUBLIC CONSULTATION REPORT OF THE DEVELOPMENT POLICY ADVISORY COMMITTEE (DPAC) – DRAFT TECHPORT AUSTRALIA BOUNDARY REVIEW PLAN AMENDMENT REPORT BY THE MINISTER

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#### 1. INTRODUCTION

The draft Techport Australia Boundary Review Plan Amendment Report (PAR), has been prepared in accordance with Sections 24(1)(g) and 26 of the *Development Act 1993*.

The draft PAR was placed on public exhibition from 28 June 2007 to 28 August 2007. A Public Hearing was scheduled for 5 September 2007, however, the Hearing did not take place as no person or organisation who made a submission requested to be heard.

The Development Policy Advisory Committee (DPAC) considered the written submissions which have been made in respect to the draft PAR, at its meeting held on 19 September 2007.

This Public Consultation Report is submitted to you in accordance with section 26(7) of the *Development Act 1993*, being the advice of the DPAC on matters raised as a result of public consultation and on any proposed alterations to the draft PAR.

#### 2. DISCUSSION

##### 2.1 Policy Changes

The draft PAR seeks to extend the boundaries of existing Policy Area 49 of the Port Adelaide Enfield (City) Development Plan and Policy Area 2 of the Land Not Within A Council Area Development Plan in response to a Concept Master Plan that identified a need to expand the area required for Techport Australia's activities. The DPAC understands that the expanded area will include the Supplier's Precinct in Policy Area 49 and a new ship lift for the development of the Air Warfare Destroyers in Policy Area 2.

The draft PAR also proposes policy changes to ensure the requirement for an open space corridor linking separate areas of the Metropolitan Open Space System (MOSS) is maintained.

## 2.2 Submissions

Two (2) written public submission and thirteen (13) Government Agency submissions, were received in relation to the draft PAR. Tables containing a summary of public and Government Agency submissions are attached for your information (Attachment A) and include detail on the DPAC's response to the issues raised and whether amendments to the draft PAR are considered appropriate.

### 2.2.1 Public Submissions

Of the two (2) public submissions received in relation to the draft PAR, one was a 'no comment' response from the City of Port Adelaide Enfield and the other submission was lodged by Flinders Ports South Australia. Flinders Ports have advised that it is not opposed to the development or to the rezoning of the land, but is concerned regarding the operations, maintenance and management of the water, infrastructure and subjacent seabed in respect to the expansion of Policy Area 2.

### 2.2.2 Government Agency Submissions

Most of the responses from State Government Agencies, either provided no specific comment on the draft PAR, or generally supported the overall intent of the draft PAR.

Some of the submissions have identified some specific matters and minor refinements to the draft PAR, namely:

- The Department of Environment and Heritage, has recommended the following:
  - the inclusion of an additional policy requiring that the open space linkage be vegetated with locally indigenous species;
  - the identification of the open space linkage on a Structure Plan; and
  - that the objectives of the Adelaide Dolphin Sanctuary, be included in the draft PAR.
- The Department of Health (DOH) has suggested the need to include policy regarding site contamination and in relation to minimising development which creates conditions conducive to the breeding of vectors of disease and nuisance. DOH have also raised concerns regarding the cumulative impacts of the increased traffic resulting from the development of this additional land.

- The Environment Protection Authority have suggested the inclusion of additional policy regarding land contamination/fill material and amendments to existing stormwater policy.

### **2.3 Response to consultation**

The matters raised by Flinders Ports South Australia, relate to matters which are beyond the capacity of the Development Plan to address.

In respect to specific policy amendments suggested in the State Government Agency submissions, the DPAC has not recommended any amendments to the draft Techport Australia Boundary Review PAR on the basis that:

- the City of Port Adelaide Enfield is progressing its own Industry PAR which will include council-wide policies dealing with site contamination;
- existing Development Plan policy adequately address stormwater management and landscaping; and
- the Public and Environmental Health Act provides the statutory framework to address and enforce matters related to public and environmental health (including the possible outbreak of disease).

### **3. RECOMMENDATION**

The Development Policy Advisory Committee considers the draft Techport Australia Boundary Review PAR, to be in a form suitable for APPROVAL, pursuant to Section 26(8) of the *Development Act 1993*.



Mario Barone FPIA  
**PRESIDING MEMBER**  
**DEVELOPMENT POLICY ADVISORY COMMITTEE**

Date:

Attachment: (1) Summary of Public & Government Agency Submissions