

MINISTER FOR URBAN DEVELOPMENT AND PLANNING

PUBLIC CONSULTATION REPORT OF THE DEVELOPMENT POLICY ADVISORY COMMITTEE (DPAC) - LIGHT INDUSTRY 2 ZONE – COMMERCIAL / EDUCATION PRECINCT PLAN AMENDMENT REPORT BY THE MINISTER

1.0 INTRODUCTION

The draft Light Industry 2 Zone – Commercial / Education Precinct 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 16 November 2006, to 16 January 2007. A Public Hearing was scheduled for 31 January 2007, however, the hearing did not take place as no person or organisation who made a submission requested to be heard.

The DPAC considered the written submissions which have been made in respect to the draft PAR at its meeting held on 21 February 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.

2.0 DISCUSSION

2.1 Policy Changes

The draft PAR establishes a location for commercial and education facilities associated with the Air Warfare Destroyer (AWD) ship building program and allied activities, being land on the south eastern corner of Veitch and Victoria Roads on Lefevre Peninsula and to the west the Techport Australia site. The DPAC understands that the land, which is proposed to be defined as Policy Area 51 within the Light Industry (2) Zone, provides an opportunity to:

- create a highly visible gateway to Techport Australia and the AWD program from Victoria Road;
- attract a broader range of prospective occupiers and improve the long term commercial viability of facilities and buildings within the precinct;
- improve urban design outcomes and create a better working environment for precinct users given its physical separation from the Australian Submarine Corporation (ASC) manufacturing operations; and
- provide public transport in a prominent central location.

The proposed policy framework is expected to guide the development of educational facilities, AWD Systems Centre and offices, as well as for a small amount of retail space to service the larger workforce expected in the wider area in response to the AWD ship building project.

2.2 Submissions

One (1) written public submission and seven (7) 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 detail the DPAC's response to the issues raised and whether amendments to the draft PAR are considered appropriate.

2.2.1 Public Submissions

The only public submission received in relation to the draft PAR was from the City of Port Adelaide Enfield. The Council has acknowledged its general support for the draft PAR, but has requested several refinements to the policy setting for the proposed new Policy Area, including a reduction to the maximum height of buildings to three (3) storeys (the exhibition draft provides for five storey buildings).

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. In particular:

- the Department of Environment and Heritage, has noted the existence of native vegetation on the affected area, including one of two populations of Swamp Paper-bark remaining on Lefevre Peninsula;
- the Transport Services group of the Department of Transport, Energy and Infrastructure (DTEI), has suggested the need to minimise arterial road access and highlighted the potential need for a traffic management study. However, it has acknowledged that they are working with the Port Adelaide Maritime Corporation (PAMC) on traffic related matters; and
- the Department for Trade and Economic Development, has suggested several amendments to the Policy Area provisions to provide a greater level of consistency between policy statements.

2.3 Response to consultation

The DPAC generally agrees with the specific policy amendments suggested in the public and agency submissions.

Planning SA has advised the DPAC that it has received correspondence from the PAMC indicating that it is satisfied with the reduced building height for the precinct as proposed by the Council, as this will provide a better transition between low level residential areas to the west and south and industry to the east. In this context, existing requirements affecting development in the nearby residential areas limit buildings to two (2) storeys in height.

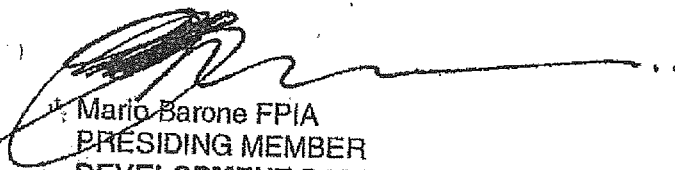
In terms of matters raised regarding on-site vegetation and access, the DPAC understands that:

- existing Development Plan policy provides a basis to consider the retention of on-site native vegetation; and
- there is sufficient scope within the Development Plan and related development processes (ie, schedule 8 referral process to the Commissioner of Highways) to consider potential traffic impacts on arterial roads.

In respect to the last point, DTEI has acknowledged in its submission, that it is working with the PAMC to arrange appropriate access requirements to new Policy Area 51.

3. RECOMMENDATION

1. Subject to the alterations being made as outlined in the summary of submissions tables, the DPAC considers the draft Light Industry 2 Zone – Commercial / Education Precinct 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: 21 February 2007

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