



CITY OF  
**Port Adelaide Enfield**

**STRATEGIC PLANNING & DEVELOPMENT POLICY  
COMMITTEE MEETING**

**8 APRIL 2014**

A meeting of the Strategic Planning and Development Policy Committee will be held in the Council Chamber at 62 Commercial Road, Port Adelaide on Tuesday 8 April 2014.

The meeting will commence at the conclusion of the Ordinary Meeting of Council.

The business to be considered at the above-mentioned meeting is set out on the enclosed Agenda.

W. Iasiello  
**ACTING CITY MANAGER**

3 April 2014  
Encl.





CITY OF  
**Port Adelaide Enfield**

## **AGENDA**

### **STRATEGIC PLANNING & DEVELOPMENT POLICY COMMITTEE MEETING**

**Meeting - 8 April 2014**

#### **Emergency Procedure**

**In the case of an emergency please follow the Exit signs as directed.**

1. Apologies
2. Leave of Absence - Councillor P.R. McKay
3. Confirmation of the Minutes - 11 March 2014
4. Acting Director Corporate Services Report - Bill Roche
5. Correspondence – Nil
6. Other Committee Business – Nil
7. Closure of Meeting





CITY OF  
**Port Adelaide Enfield**

# **ACTING DIRECTOR OF CORPORATE SERVICES REPORT - BILL ROCHE**

**8 APRIL 2014**

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                         BILL ROCHE**

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**ITEM 4.1           LIGHT INDUSTRY ZONE BRIENS ROAD NORTHFIELD**

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**Summary**

This report advises that the owner of approximately 4.5 hectares of Light Industry Zone land off Briens Road at Northfield is seeking to have the land rezoned to allow it to be developed for a mix of residential and retail uses.

The owner is seeking Council's in principle support to initiate a zoning review of this land through the Development Plan Amendment (DPA) process and has indicated a preparedness to provide financial resources to fund the necessary investigations and processes associated with the DPA.

**Report**

The owner of approximately 4.5 hectares of Light Industry Zone land at 24-28 Briens Road Northfield is seeking Council's in principle support to initiate a DPA process to rezone the land to allow it to be developed for a mix of residential and retail uses.

An Elected Members workshop about this matter was held on 4 March 2014 and is the subject of a separate report and associated Record of Proceedings to the 8 April 2014 meeting of Council. (refer 8 April 2014 Council Agenda item "Future of Light Industry Zone, Briens Road Northfield".)

The subject land is shown in the attached. **(Refer Attachment 1)**

The appropriateness of reviewing the zoning of this land was identified in Council's Strategic Directions Report, 2012 but was not given priority for inclusion in Council's 5 year DPA program. Budget funds for relevant investigations and DPA work have not been allocated.

The owner of the land approached the Administration in mid 2012 advising that he was prepared to fund relevant investigations and a DPA so the zoning review could be brought forward. The Administration advised the owner of fundamental studies that would need to be undertaken before any commitment to initiating a DPA could be considered by Council.

The required studies included an expert retail analysis to demonstrate that retail development on the land would not unreasonably impact existing centres and a traffic analysis to assess access and on site traffic generation impacts and Department of Transport requirements with respect to Grand Junction Road and Briens Road.

The owner prepared an indicative site development concept as a basis for the required studies. This concept also included the adjoining separately zoned Light Industry Zoned land at 717 Grand Junction Road (Heavy Mech).

The owner commissioned a retail analysis based on the concept and provided funds for the Administration to procure and engage the services of an appropriate traffic engineering consultancy that would work with transport staff from the Department of Planning, Transport and Infrastructure.

The retail analysis concluded that the modelled retailed floor space would not unreasonably impact other centres.

The traffic analysis has recently been completed and has concluded that suitable access and traffic management arrangements can be achieved to meet DPTI requirements but that:

- an upgrade to the Grand Junction Road / Briens Road / Hampstead intersection would be required, (whether or not the adjoining site at 717 Grand Junction is included.);
- new access arrangements for Grand Junction Road (priority controlled access) would be required, (whether or not the adjoining site at 717 Grand Junction is included.);
- a signalised intersection would be required at the Grand Junction Road /Stirling Street intersection if the adjoining site at 717 Grand Junction is included; and
- depending on the amount of traffic generated from the future development, either a signalised intersection or a priority controlled access to Briens Road would be required.

The Administration has discussed these requirements with DPTI and has been advised that, as significant off site infrastructure, the Minister for Planning would require a suitable agreement to be registered on title tying the development of the land under a new zoning to the provision of the required infrastructure upgrades. It is understood that the Minister could not be expected to approve a DPA unless such a Deed of Agreement was in place.

Clearly, the ability for this agreement to be negotiated between the owner and the Government is fundamental to the outcome of the DPA process as it is ultimately the Minister for Planning who decides whether or not to approve a DPA.

Following the aforementioned discussions with DPTI representatives and the Elected Members workshop held on the 4 of March 2014, the Administration met with the owner and his agent to discuss the work undertaken to date and future steps. At that meeting the owner and his agent indicated that they:

- do not wish to include the land at 717 Grand Junction Road in their proposal;
- will be proposing a significant reduction in the amount of retail floor space that could be developed on the site with a greater balance of residential development than in their original concept used as the basis for the retail and traffic studies;



- are prepared to negotiate a suitable agreement with the Government with respect to the required off site traffic infrastructure upgrades;
- were willing to fund a Council initiated DPA; and
- would like an indication from Council of its preparedness, in principle, to initiate a DPA process.

Notwithstanding the owner's willingness to fund the DPA and the Administration's view that a review of the existing zoning has merit, as considerable Council resources would still be required to manage the DPA process, it is considered prudent that Council be more certain of the outcomes of the required negotiations between the owner and with the Government before it commits to initiate a DPA.

With respect to the private funding of a DPA, this is not a process that has been used to date by the City of Port Adelaide Enfield but is one that has been used by a number of other Councils including the City of Charles Sturt, the City of Holdfast Bay, the City of Salisbury and the Rural Town of Murray Bridge. These Councils all have formal policies outlining the basis and requirements for privately funded DPAs.

Subject to appropriate disclosures, investigations and processes, the Administration has been advised that DPTI and the Minister for Planning have no in principle objection to the private funding of DPAs.

A separate report recommending the adoption of a council policy for privately funded Development Plan Amendments is the subject of a report to the 8 April 2014 Council meeting.

### **City Plan**

Urban form shaped by appropriate policy and principles of development control expressed in the Port Adelaide Enfield Development Plan. (Objective)

### **Corporate Plan**

Collaborate effectively with State Government on key strategic land use projects to ensure outcomes achieved are in accordance with the City's vision. (Strategy)

## **RECOMMENDATION**

That the Strategic Planning and Development Policy Committee resolve as follows:-

1. The Acting Director Corporate Services' Report titled "*Light Industry Zone Briens Road Northfield*" be received and noted.
2. That the owner of 24-28 Briens Road, Northfield be advised in writing that with respect to the possible rezoning of this land that:
  - 2.1 It understands that a Deed of Agreement registered on the title of the land committing the owner/ developer of that land to contribute to the upgrade of the Grand Junction Road/ Briens Road / Hampstead Road intersection needs to be negotiated between the land owner and the Government before the Minister for Planning will approve a Development Plan Amendment (DPA) to rezone the land.
  - 2.2 That in light of the significance of the agreement referred to in 2.1 above to the outcome of the DPA process, Council is not prepared to consider initiating a DPA until it has received confirmation to its satisfaction that an appropriate arrangement has been agreed to between the Government and the land owner with respect to the land owner's contribution to off-site infrastructure upgrades, particularly the future upgrade of the Grand Junction Road/ Briens Road / Hampstead Road intersection.
  - 2.3 It considers that a review of the current zoning of this land has merit and upon receipt of the confirmation that an appropriate arrangement has been agreed to, as referred in 2.2 above, will seek to negotiate with the owner and / or his agent an approach to the preparation of a privately funded Development Plan Amendment that reviews the zoning of this land.
  - 2.4 Subject to the negotiations referred to in 2.3 above being successful, Council will initiate a DPA process through the lodgement of a suitably prepared Statement of Intent with the Department of Planning Transport and Infrastructure.





