



CITY OF
Port Adelaide Enfield

Light Industry Zone, Northfield, Development Plan Amendment

Proposed rezoning of Light Industry zoned land at Northfield

Light Industry Zone, Northfield DPA for public consultation

Council considers that the Development Plan provisions that guide the development of land at Northfield in the Light Industry Zone are in need of review and is proposing to change the zoning to allow for residential, retail and commercial development.

The proposed changes are contained in the Light Industry Zone, Northfield Development Plan Amendment (DPA), prepared by Council.

What is a Development Plan?

The Development Plan is a key statutory document in the South Australian planning system that sets out the guidelines for development in each council area.

Development applications are assessed against the planning provisions contained within the Development Plan.

What is a Development Plan Amendment?

With the agreement of the Minister for Planning, a council may propose an amendment to the Development Plan affecting its area. A proposed amendment to the Development Plan is called a 'Development Plan Amendment' (DPA).

More information on this process can be found in the SA Government's Department of Planning, Transport and Infrastructure publication: "*Guide to Development Plans and Development Plan Amendments*".

<http://www.planning.sa.gov.au>

Why is Council undertaking this DPA?

The Light Industry zoned land at Northfield is under-utilised, constrained by nearby residential development and impacted by changes to manufacturing and industrial land supply in South Australia.

Council considers that this land could be better used for a combination of retail, commercial and residential uses.

What changes are proposed in the Light Industry Zone, Northfield DPA?

Key changes include:

- ***Rezoning the land from the Light Industry Zone to the Suburban Neighbourhood Zone***

The Suburban Neighbourhood Zone allows for retail and commercial development in conjunction with residential development.

- ***Amending the Desired Character Statement of the Suburban Neighbourhood Zone***

It is proposed to amend the desired character statement of the Suburban Neighbourhood Zone so that it recognizes issues specific to the subject land.

- ***Introducing a new Concept Plan for the Suburban Neighbourhood Zone specific to the subject land***

A new Concept Plan is proposed to structure where land uses will be located and show new access arrangements.

- ***Introducing new overlay maps***

It is proposed to introduce new overlay maps to recognize the need to provide for affordable housing and manage noise and air emissions.

Public Consultation

The DPA is available for review and public comment between **Thursday 22 September 2016 and Friday 18 November 2016**.

A copy of the DPA can be viewed directly on Council's web page at <http://www.portenf.sa.gov.au> (click "Development" then "Development Plan & Policy" then "Development Plan Amendments")

Hard copies are also available for viewing at the following locations:

- Civic Centre
163 St Vincent St, Port Adelaide
- Enfield Library-Council Office
1 Kensington Cr, Enfield
- Greenacres Library-Council Office
2 Fosters Rd, Greenacres
- Port Adelaide Library
2-4 Church Street, Port Adelaide
- Semaphore Library
14 Semaphore Road, Semaphore

The DPA can also be purchased from Council's Civic Centre for \$25.50.

Written Submissions

All submissions must be clearly marked 'Light Industry Zone, Northfield DPA - Submission' and addressed to:

Chief Executive Officer
City of Port Adelaide Enfield
PO Box 110
Port Adelaide SA 5015

Submissions may also be lodged electronically, by emailing to:

customer.service@portenf.sa.gov.au

Email submissions must include 'Light Industry Zone, Northfield DPA - Submission' in the subject field.

Written submissions must be received by Council no later than 5pm Friday 18 November 2016

Submissions also need to clearly indicate if the interested party or a representative wishes to be heard at the public meeting.

Public Meeting

A public meeting has been scheduled for

Tuesday 6 December 2016 at 7:00pm
in the Hillcrest Community Centre at
27-31 Queensborough Avenue,
Hillcrest.

Subject Land



Further Information: Please contact Mr Tony Kamenjarin at the City of Port Adelaide Enfield on 8405 6007.