



Councillor Mark Basham's **Northfield** **Rezoning News** ^{No. 4}

REZONING RECOMMENDED FOR APPROVAL BY COUNCIL - WITH RESIDENT BACKED CHANGES

FINAL DECISION RESTS WITH STATE MINISTER FOR PLANNING

The proposed rezoning (Northfield Light Industry DPA) has now gone through all but one of its formal processes after Council approved an amended version of the rezoning at a recent meeting of Council's Strategic Planning & Development Policy Committee.

The proposed rezoning has now gone to various specialist state government agencies who will send their advice on the proposed rezoning to the Minister for Planning (John Rau MP SC) for a final review and decision.

I am still saying the 'proposed rezoning' as the Minister for Planning has the right under the Development Act to pretty much do anything with the proposed rezoning. He can approve it as received, make amendments of his own, reject it, or seek that the process starts again from scratch!

Unfortunately I don't have any inside info on what the decision will be nor when it can be expected, so for now it is a waiting game, for all of us.

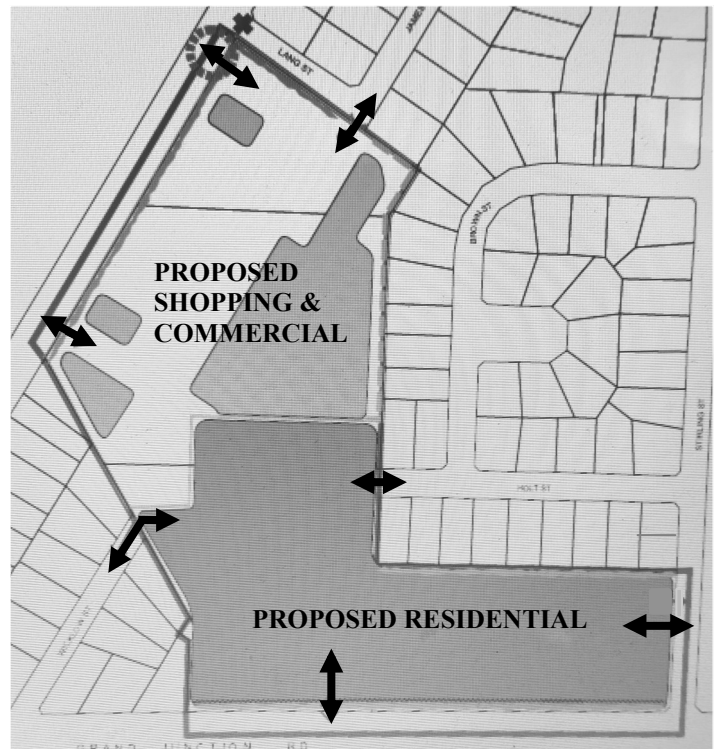
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Why is this happening?

The owners of 26 Briens Road asked the State Government and the City of Port Adelaide Enfield to look at rezoning their land, and have paid for this research and report.

The owners of 717 Grand Junction Road later joined in this process which is known as a "Developer Initiated Development Plan Amendment (DPA)".

DPA is the legal abbreviation for a rezoning.

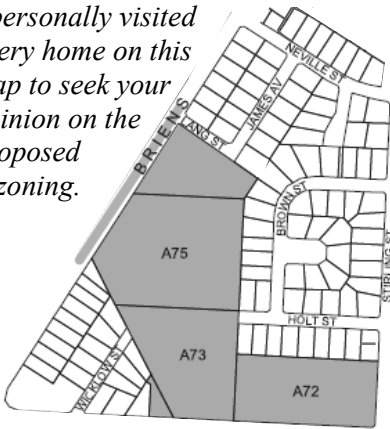
Proposed plan of the proposed rezoning area. Despite this map not showing this clearly, the final version of the DPA recommends that Wicklow Street and Holt Street remain dead ends.

I am happy to supply a copy of the final draft of the formal rezoning document to residents free of charge, upon request. However, it is 77 pages long and written to be read by professional urban planning people, so it is not an easy read.

PTO: Results of Community Consultation - what you said - and how Council responded!

Council made changes to proposed rezoning because of what you said

I personally visited every home on this map to seek your opinion on the proposed rezoning.



As you know, Council consulted widely on this proposed rezoning and I went further by door knocking every home close to the proposal so I could listen to residents personally and make sure that your wishes were included in Council's final submission.

Local residents made many suggestions that have become part of the final submission.

I sat down with key Council staff to assist in editing the Final submission to the Planning Minister to include your views, before Council endorsed this version. This hard work and my planning knowledge helped improve this.

The starting point for the rezoning was to reflect the components within Lightsview (called the Suburban Neighbourhood Zone), but significant changes were made.

The changes that were made include the following:

- ☑ Car parking requirements for the residential area to be the same as the existing residential zoning, and not to copy the Lightsview zoning model;
- ☑ A limit of 2 storey dwellings where they are sited next to existing dwellings, and no more than 3 storeys in other areas (unlike Lightsview where they have up to 6 storeys);
- ☑ Any new road off Stirling Street does not run along the rear of Holt Street dwellings;
- ☑ Rear setbacks in the residential area to reflect existing residential zoning where adjacent to existing residences, (unlike Lightsview where setbacks can be 0 metres);
- ☑ Wicklow and Holt Streets to not allow direct vehicular access to the new shopping centre;
- ☑ Drive through access for fast food outlets deemed non-complying in the zone (making 24 hour big name outlets uneconomic here);
- ☑ A Hotel/Tavern and Licensed Gaming Venue (ie pokies) are also now non-complying;
- ☑ Loading to the shopping centre will be restricted between 10pm and 7am;
- ☑ A landscaped buffer will be provided at the northern end of the shopping centre including the retention of a tree on the site and land added to the existing park next door, at the cost of the developer.



New housing?

New expanded park with existing trees?



New shopping centre?



All of the above improvements, as well as the rest of the document, are subject to the Minister of Planning, John Rau's, decision. He has the power to ignore Council's recommendations (which include your ideas as above), but obviously, we hope he listens for the good of our suburb.