

MINISTERIAL POLICIES IN DEVELOPMENT PLANS (2010-Current)

DEVELOPMENT PLAN AMENDMENT	POLICY DESCRIPTION AND INTENT	DEVELOPMENT PLANS AFFECTED
<p>Commercial Forestry DPA</p> <p>Interim Operation: 21/2/08</p> <p>Cessation of Interim Operation: 21/2/09:</p>	<p>Contact the Department of Planning and Local Government for more detail.</p>	<ul style="list-style-type: none"> • The Barossa Council • Adelaide Hills Council • Alexandrina Council • Victor Harbor (City) • Yankalilla (DC) • Mount Barker (DC) • Onkaparinga (City)
<p>Bushfires (Miscellaneous Amendments) DPA</p> <p>Interim Operation: 10/12/09</p> <p>Approved: 9/12/10</p>	<p>The purpose of the DPA is to establish a better correlation between Development Plan Policy and the Minister's Bushfire Code.</p> <p>The following additional PDC was inserted into the affected Development Plans.</p> <p><i>'Development in a Bushfire Protection Area should be in accordance with those provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory for Development Plan Consent purposes.'</i></p>	<ul style="list-style-type: none"> • Adelaide Hills Council • Alexandrina Council • Berri Barmera Council • Burnside (City) • Campbelltown (City) • Clare and Gilbert Valleys Council • Elliston (DC) • Gawler (CT) • Grant (DC) • Kangaroo Island Council • Kingston District Council • Light Regional Council • Lower Eyre Peninsula (DC) • Mallala (DC) • Mid Murray Council • Mitcham (City) • Mount Barker (DC)

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		<ul style="list-style-type: none"> • Mount Gambier (City) • Mount Remarkable (DC) • Murray Bridge (RC) • Naracoorte Lucindale (DC) • Northern Areas Council • Onkaparinga (City) • Playford (City) • Port Lincoln (City) • Port Pirie (RC) • Renmark Paringa (DC) • Robe (DC) • Salisbury (City) • Streaky Bay (DC) • Tatiara (DC) • Tea Tree Gully (City) • The Barossa Council • Tumby Bay Council • Victor Harbor (City) • Wakefield Regional Council • Wattle Range Council • Yankalilla (DC) • Yorke Peninsula (DC) • Land Not Within A Council Area (Coastal Waters)
Gawler Racecourse DPA Approved: 18/2/10	This DPA seeks to make the following changes to the Town of Gawler Development Plan: <ul style="list-style-type: none"> • rezoning that part of the Special Uses Zone which contains the 	<ul style="list-style-type: none"> • Gawler (CT)

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<p>Section 29(2)(b)(ii) Amendment: 25/2/2010</p>	<p>racecourse and associated facilities to a new Recreation Zone in order to support the core use of the Gawler Racecourse for training and racing purposes, together with community, recreation, tourist accommodation, function facilities as well as providing for stormwater management initiatives</p> <ul style="list-style-type: none"> • rezoning part of the surplus land south of the racecourse from Special Uses Zone to a new Neighbourhood Centre Zone that will facilitate: <ul style="list-style-type: none"> ○ retail shops, including a supermarket ○ services – eg consulting room, office, bank, restaurant etc ○ residential development (in conjunction with non-residential land uses) ○ community services – eg library, child care facility, place of worship • retaining part of the surplus land south of the racecourse as Special Uses Zone to provide for a proposed expansion of the Gawler High School and provide frontage for the School to Main North Road • amending policies within the existing Special Uses Zone to reflect the rezoning of the Racecourse and facilities (and retaining the Gawler High School and St Brigid's Catholic School within the Special Uses Zone). 	
<p>Statewide Bulky Goods DPA Interim Operation: 1/6/2010</p>	<p>The Statewide Bulky Goods DPA proposes to remove any ambiguity that may have arisen from the amended definitions for 'retail showroom', 'service trade premises' and 'shop' that came into effect on 1 June 2010. This has principally arisen in those Development Plans that have bulky goods policy (including a definition) in designated 'bulky goods' zones or policy areas (and where these Development plan definitions vary slightly from one another, and from the new Schedule 1 definition). Minor amendments have also been made to ensure consistent terminology is used in Development Plans.</p> <p>The DPA has also considered the implication of the definition changes on</p>	<ul style="list-style-type: none"> • Alexandrina Council • Burnside (City) • Ceduna Council • Charles Sturt Council • Clare and Gilbert Valleys Council • The Coorong District Council • Flinders Ranges Council • Gawler (CT) • Goyder Regional Council

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	key industrial areas and other important, non-retail based, employment lands.	<ul style="list-style-type: none"> • Grant (DC) • Kangaroo Island Council • Kingston District Council • Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla • Light Regional Council • Loxton Waikerie (DC) • Marion (City) • Mitcham (City) • Mount Barker (DC) • Mount Gambier (City) • Murray Bridge Council • Onkaparinga (City) • Orroroo Carrieton Council • Peterborough Council • Port Adelaide Enfield (City) • Port Augusta (City) • Port Lincoln (City) • Port Pirie (RC) • Prospect (City) • Roxby Downs (Municipality) • Salisbury (City) • Victor Harbor (City) • Wakefield Regional Council • Walkerville (CT) • Wattle Range Council

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		<ul style="list-style-type: none"> • West Torrens (City) • Whyalla Council • Yorke Peninsula (DC)
<p>Murray Bridge Residential and Racecourse DPA</p> <p>Approved: 24/6/10</p>	<p>The DPA proposes to rezone some 853 hectares of land south of the South Eastern Freeway to support residential, rural living and recreational use. It will include provision for a race track, equine facilities and horse trails.</p> <p>The proposed rezoning changes incorporate:</p> <ul style="list-style-type: none"> • an area for the new racecourse, its associated buildings and extensive areas for exercising and training horses. It would also include a visual barrier so that these facilities would not be seen from the freeway • a rural living area for owners to live and keep horses • an area for residential development • a retail and community facilities area to serve the residents. 	<ul style="list-style-type: none"> • Murray Bridge Council
<p>Gawler East DPA</p> <p>Approved: 16/8/10</p>	<p>The DPA proposes to amend the Development Plans of the Town of Gawler and The Barossa Council to:</p> <ul style="list-style-type: none"> • Provide the conditions needed to enable the orderly and economical expansion of the Gawler township towards the Gawler East area and to establish a new master planned community • Provide the conditions required to develop underused rural/rural living zoned land • Provide for the existing and future demand for a range of housing types, including compact and affordable residential allotments • Provide opportunities for additional community, educational, recreational, commercial and retail facilities to support the new population • Facilitate the rehabilitation of the existing sand quarry • Provide appropriate links with the established community without affecting the existing infrastructure 	<ul style="list-style-type: none"> • Gawler (CT) • The Barossa Council

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	<ul style="list-style-type: none"> • Encourage and facilitate 'best practice' in terms of urban planning, urban design and sustainable development. 	
Adelaide Showgrounds DPA Approved: 9/9/2010	The Development Plan Amendment creates a new Showground Zone that opens new opportunities to provide: <ul style="list-style-type: none"> • Continued and enhanced entertainment and exhibition-type activities. • Ongoing development of public transport facilities and increased car parking • New development could include complementary commercial and community activities such as sports facilities, consulting rooms, offices, tourist accommodation, a child-care centre and gymnasium • New mixed-use development along Rose Tce on the northern side of the showground and along Leader St on the southern side. 	<ul style="list-style-type: none"> • Unley (City)
Square Mile Road DPA Approved: 23/9/10	The DPA proposes the rezoning of approximately 37 hectares of land on Square Mile Road at the northern end of Claire to accommodate retirement living and aged care services. More broadly, the DPA: <ul style="list-style-type: none"> • changes the existing zoning of the area affected from Primary Production Zone (Horticulture Policy Area 2) to Residential Zone and establishes a new Residential Policy Area specifically to accommodate the characteristics of the Square Mile Road land; • introduces new provisions for the Policy Area which will: <ul style="list-style-type: none"> ⇒ allow for supported accommodation ⇒ allow for residential development appropriate for the capacity of the road network servicing the land ⇒ establish appropriate setbacks from adjacent land to manage potential operational and character interface issues between residential land and primary production activities ⇒ protect and preserve existing native vegetation and watercourses 	<ul style="list-style-type: none"> • Clare and Gilbert Valleys Council

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	<ul style="list-style-type: none"> ⇒ ensure future residential development is a minimum of 20 metres from areas of native vegetation and planted landscape buffers ⇒ provide a Concept Plan Map for the area affected as a guide for future development. 	
Mixed Use (Islington) DPA Interim Operation: 23/9/10	Contact the Department of Planning and Local Government for more detail.	<ul style="list-style-type: none"> • Playford (City) • Port Adelaide Enfield (City)
Woodville West Neighbourhood Renewal DPA Interim Operation: 2/12/10	Contact the Department of Planning and Local Government for more detail.	<ul style="list-style-type: none"> • Charles Sturt (City)
Mount Barker Urban Growth DPA Approved: 16/12/10	The DPA proposes to rezone land a Mount Barker to accommodate future urban growth consistent with the 30 Year Plan for Greater Adelaide. The DPA includes the following changes: <ul style="list-style-type: none"> • The rezoning of land from the Rural (Mount Barker) Zone to a new Residential Neighbourhood Zone around Mount Barker. • The rezoning of land to support the development of light industrial activity within the growth area. • The rezoning of additional land around Nairne to Residential and incorporating it into a Medium Density Policy Area. • The provision of areas for shopping and centre development within the growth areas • Updated bushfire mapping. 	<ul style="list-style-type: none"> • Mount Barker (DC)
Buckland Park Urban Growth DPA Approved: 23/12/10	The DPA proposes to rezone land at Buckland Park to accommodate future urban growth consistent with the 30 Year Plan for Greater Adelaide. The DPA includes the following changes to the Playford (City)	<ul style="list-style-type: none"> • Playford (City)

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	<p>Development:</p> <ul style="list-style-type: none"> • The insertion of a new Residential Neighbourhood Zone that supports a range of residential and community uses, including the establishment of three neighbourhood centres and a number of local centres • The inclusion of a new structure plan for Buckland Park that identifies the arrangement of land uses, major roads, centres and open space areas • Revision of the MOSS Zone, located along the Gawler River, to include important areas of native vegetation • The introduction of an Industry Zone and associated Business Policy Area to facilitate economic opportunities within the site • The introduction of a new District Centre Zone Buckland Park Policy Area. • The introduction of a new Open Space Zone which incorporates the proposed storm and flood water management system as described in the Master Plan. • updated bushfire mapping. 	
<p>Seaford Heights DPA Approved: 26/05/11</p>	<p>As Council objected, the advice of the Development Policy Advisory Committee on the Minister's proposal was received pursuant to Section 26(12) of the development Act 1993.</p> <p>Based on a review of all submissions and the recommendations of DPAC the Minister decided to complete the DPA pursuant to section 24(1)(iva)B and made the following changes to the amendment:</p> <ul style="list-style-type: none"> • Rezone the portion of lad located within the buffer of the adjoining landfill site to a Rural Zone • Insert a Principle of Development Control in the Rural Zone to require 	<ul style="list-style-type: none"> • Onkaparinga (City)

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	<p>a site audit report for development within 500 metres of the landfill prior to development occurring</p> <ul style="list-style-type: none"> • Remove the Commercial Zone along Main South Road and replace with a large area of open space • Delete the Medium Density (Seaford Heights) Zone and incorporate relevant policies in the Residential (Seaford Heights) Zone encouraging higher density in areas within 400 metres of the Neighbourhood Centre (Seaford Heights) Zone • Insert a Principle of Development Control in the Residential (Seaford Heights) Zone to enable the school site to be chosen adjoining a large area of open space • Amend land division provisions to provide greater certainty to facilitate the minimum dwelling density across the Seaford Heights site • Amend the minimum site areas and minimum setbacks for dwellings in the Residential (Seaford Heights) Zone to reflect the envisaged dwelling densities for the zone • Remove the maximum site coverage for dwellings in the Residential (Seaford Heights) Zone • Remove the Robinson Road Local Centre Zone and replace with a Neighbourhood Centre (Seaford Heights) Zone • Delete the floor area caps and amend other policies in the Neighbourhood Centre (Seaford Heights) Zone to enable to market to provide a range of services to meet community needs • Insert additional envisaged land uses in the Neighbourhood Centre (Seaford Heights) Zone • Insert policies into the Neighbourhood Centre (Seaford Heights) Zone to encourage medium to high density residential development at the periphery of the zone • Remove the Neighbourhood Centre (Seaford Heights) Zone along Main South Road • Insert a buffer along Victor Harbor Road and introduce a Principle of Development Control requiring its size to be sufficient to provide a screen to Victor Harbor Road 	

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	<ul style="list-style-type: none"> • Alter access arrangements at Bakewell Road and Main South Road • Alter access arrangements at Ostrich Farm Road and Victor Harbor Road • Insert the Seaford Heights Structure Plan Map Onka/1 (Overlay 1) Enlargement G(B) with the proposed amendments as detailed above 	