

ADVISORY NOTICE LEGISLATION

02/15

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

April 2015

On 9 April 2015 the *Development (Port Adelaide Regional Centre Zone) Variation Regulations 2015* were made. These changes in conjunction with the [Port Adelaide Centre Renewal Part 1 development plan amendment](#) aim to support the revitalisation of Port Adelaide's centre and help create a more vibrant and prosperous Port community. Similar referrals of development applications to the Government Architect for design advice were established for certain developments in the City of Adelaide in 2012 and in Urban Corridor Zones in the inner metropolitan area in 2013.

These regulations vary the *Development Regulations 2008* under the *Development Act 1993* to—

- Make the Development Assessment Commission (DAC) the relevant authority to determine development applications for developments exceeding \$3 million in value in the whole of the Port Adelaide Regional Centre Zone. (new Clause 6 in Schedule 10)
- Establish a referral to the Government Architect for developments exceeding \$3 million in value in the Port Adelaide Regional Centre Zone to provide design advice for which the DAC must have regard. (new item 25A in Schedule 8, Clause 2 - Table)
- Establish a new Port Adelaide Development Assessment Committee (PADAC) as a subcommittee of the DAC to act as its delegate for development applications in the Port Adelaide Regional Centre Zone for which the DAC is the relevant authority.
- Provide for developments exceeding \$3 million in value in the Port Adelaide Regional Centre Zone to be determined by the PADAC. The Committee will include a member selected from the Port Adelaide Enfield Council Development Assessment Panel.

Note that the DAC was previously the relevant authority for all development in certain policy areas in the Port Adelaide Centre Zone (Clause 5 of Schedule 10) and this situation remains, although the policy area names and identifying numbers have been updated. To avoid confusion, Clause 5 has been redrafted so as to exclude any development that now falls within Clause 6 of Schedule 10.

Development applications in the Port Adelaide Centre Regional Centre Zone for which the DAC is the relevant authority under Clauses 5 and 6 of Schedule 10 will need to be lodged with the DAC, however, development applications in the Regional Centre Zone for the council is the relevant authority (less than \$3 million in value and not within the policy areas prescribed in Clause 5 of Schedule 10) will continue to be lodged with the Port Adelaide Enfield Council.

Useful Links

[Development Act](#)

[Development Regulations](#)

[Government gazette](#)

Further information

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