

SUPPLEMENTARY GAZETTE



**THE SOUTH AUSTRALIAN
GOVERNMENT GAZETTE**

www.governmentgazette.sa.gov.au

PUBLISHED BY AUTHORITY

ALL PUBLIC ACTS appearing in this GAZETTE are to be considered official, and obeyed as such

ADELAIDE, TUESDAY, 4 DECEMBER 2012

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DEVELOPMENT ACT 1993

*Inner Metropolitan Growth Development Plan Amendment
Prepared by the Minister—For Public Consultation*

NOTICE is hereby given that the Minister for Planning, pursuant to Sections 24 and 26 of the Development Act 1993, has prepared an Inner Metropolitan Growth Development Plan Amendment (DPA) to amend the following Development Plans:

- Burnside (City) Development Plan;
- Prospect (City) Development Plan.

The Inner Metropolitan Growth DPA is part of the Inner Metropolitan Growth Project and has been prepared in conjunction with three other DPAs that have been released for public consultation by The Cities of Unley, West Torrens and Norwood, Payneham & St Peters.

All of these DPAs propose to rezone targeted areas—mostly along transit corridors close to public transport and services—to further encourage mixed use medium to high density development close to the city and Park Lands.

The DPAs build on the State Government's initiative—*Vibrant Adelaide*—which aims to revitalise our capital city and transform it into a more attractive, stimulating and liveable place.

For further information go to:

www.dpti.sa.gov.au/planning/innermetrogrowth

Key policy changes in the Inner Metropolitan Growth DPA include:

- A new urban corridor zone allowing medium to high density residential land uses together with shop, office and other commercial activity along Greenhill Road, Fullarton Road, Churchill Road, Prospect Road and Main North Road.
- A range of new policies including design and appearance of multi-storey buildings, interface between land uses, residential development, transportation and access, water sensitive design, waste noise and emissions, and affordable housing.

The Inner Metropolitan Growth DPA will be on public consultation from Tuesday, 4 December 2012 to Friday, 22 February 2013.

Copies of the Inner Metropolitan Growth DPA are available during normal office hours at:

- The Department of Planning, Transport and Infrastructure, Level 5, 136 North Terrace, Adelaide.
- City of Prospect, Civic Centre, 128 Prospect Road, Prospect (for viewing).
- City of Burnside, Civic Centre, 401 Greenhill Road, Tasmore (for viewing).

The DPA can also be viewed on the Internet at www.sa.gov.au/planning/ministerialdpas.

Written submissions regarding the DPA should be submitted no later than 5 p.m. on 22 February 2013. Submissions should be addressed to:

The Presiding Member, Development Policy Advisory Committee Inner Metropolitan Growth DPA:

- c/o Department of Planning, Transport and Infrastructure, G.P.O. Box 1815, Adelaide, S.A. 5001.
- Email: dpac@sa.gov.au

Your submission should clearly indicate whether you wish to be heard at the public meeting.

Copies of all public submissions will be available for inspection by interested persons at the Department of Planning, Transport and Infrastructure, Level 5, 136 North Terrace, from 25 February 2013 until the conclusion of the public meeting, and will also be available for viewing on the Inner Metropolitan Growth amendment webpage at www.sa.gov.au/planning/ministerialdpas.

The public meeting will be held on Thursday, 14 March 2013 at 7 p.m. in the James Alexander Room at the Mercure Grosvenor Hotel, 125 North Terrace, Adelaide, at which time interested persons may appear to be heard in relation to the DPA and the submissions. The public meeting may not be held if no submissions are received or if no-one requests to be heard. Please check www.sa.gov.au/planning/ministerialdpas before the scheduled date of the meeting to find out whether it is being held.

If you would like more information about the DPA, please contact Daniel Clapp on telephone number 8303 0710 or via email at daniel.clapp@sa.gov.au.

Dated 29 November 2012.

M. VRANAT, Secretary, Development
Policy Advisory Committee

DEVELOPMENT REGULATIONS 2008

*Complying Development—Regulation 8A and Schedule 4*AREAS TO BE REVOKED AND DETERMINED BY THE MINISTER FOR THE PURPOSES OF
SCHEDULE 4—COMPLYING DEVELOPMENT, CLAUSE 2B—NEW DWELLINGS*Preamble*

For the purposes of Section 35 of the Development Act 1993, the development of new dwellings that are located within areas determined by the Minister and that meet the requirements of Clause 2B of Schedule 4 of the Development Regulations 2008, will be complying development.

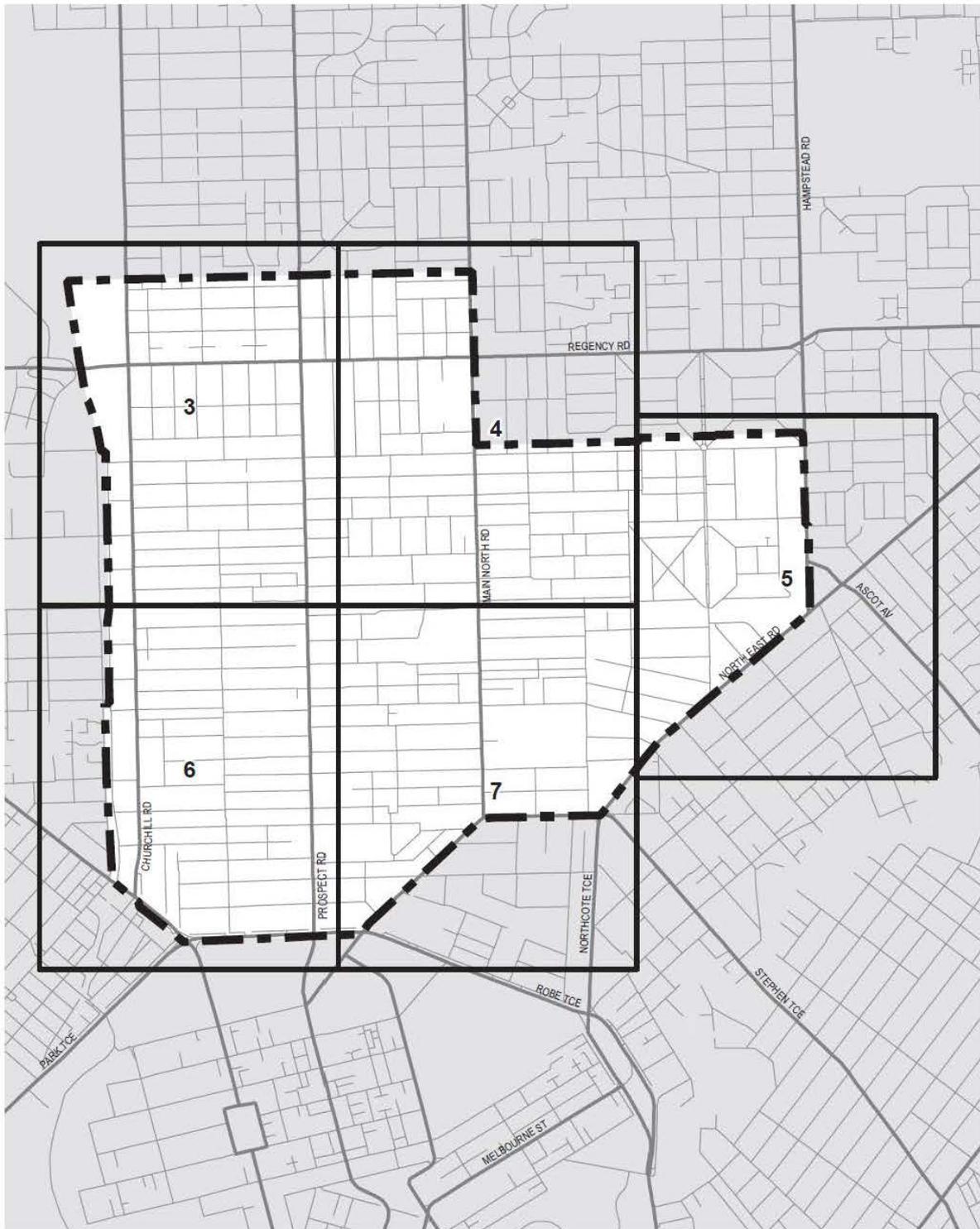
The Minister has decided to extend the existing determined area within the City of Prospect Local Government Area under which Clause 2B of Schedule 4 applies. To give effect to this adjustment, the Minister has decided to revoke the existing determined area for the City of Prospect and apply an alternative determined area.

NOTICE

PURSUANT to Schedule 4, Part 2B (1) of the Development Regulations 2008, I, John Rau, being the Minister administering the Development Act 1993, have revoked all determined areas applying to the City of Prospect as previously published in the *Government Gazette*.

Further, I have determined that Clause 2B of Schedule 4 will, in the City of Prospect, apply in relation to the shaded area shown on the Residential Code Maps attached to this Notice marked 'ATTACHMENT A' and fix the day on which this Notice is published in the *Government Gazette* as the day on which the determined area will apply.

ATTACHMENT A



- ■ — Development Plan boundary
- Main road
- Minor road



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PROSPECT COUNCIL
Index to Residential Code - Map Pr/2



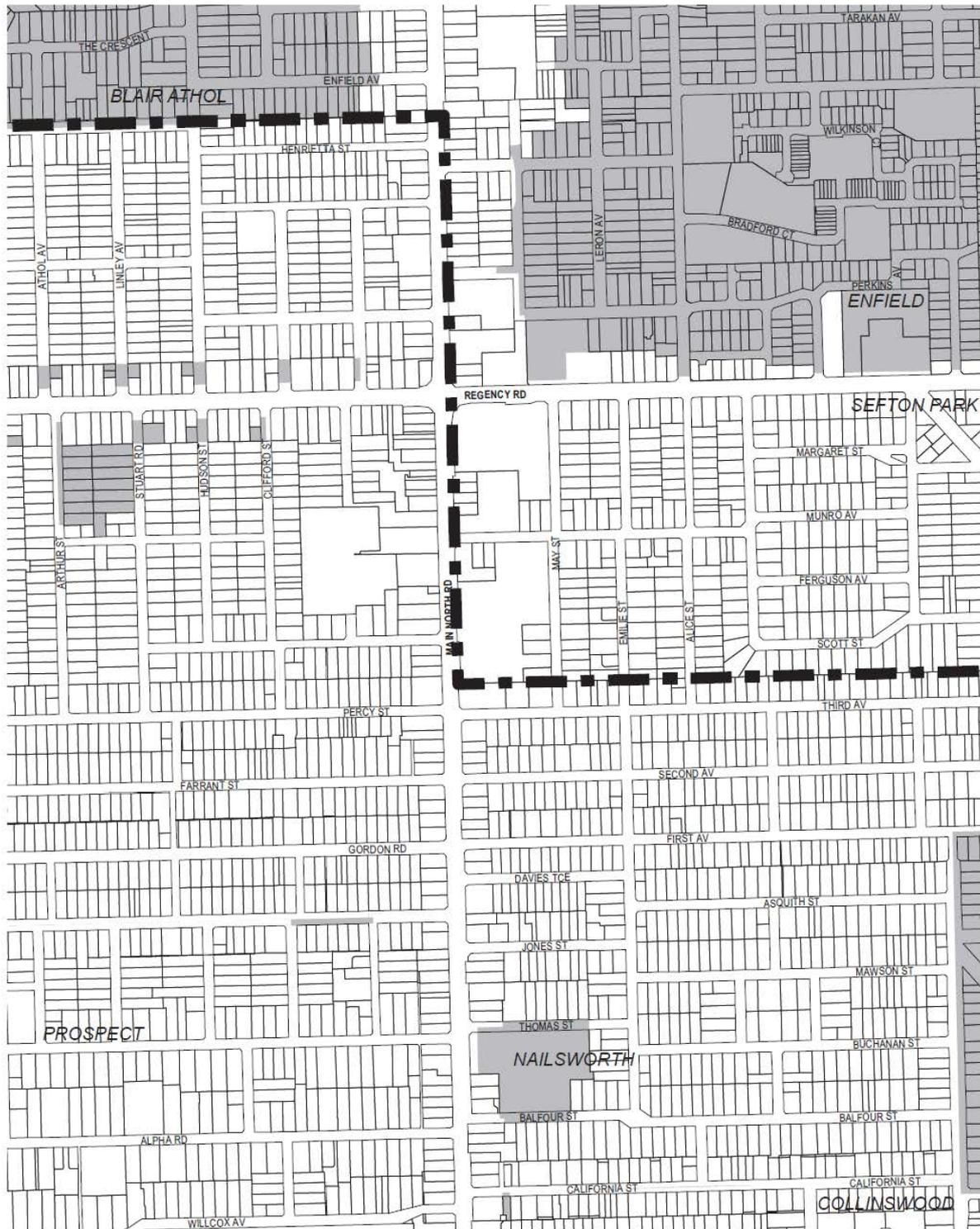
- Determined Area for the Purposes of Schedule 4 – Complying development, Clause 2B – New Dwellings
- Cadastre
- Development Plan boundary



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 PLN ID: 3519

Residential Code Map Pr/3

PROSPECT COUNCIL



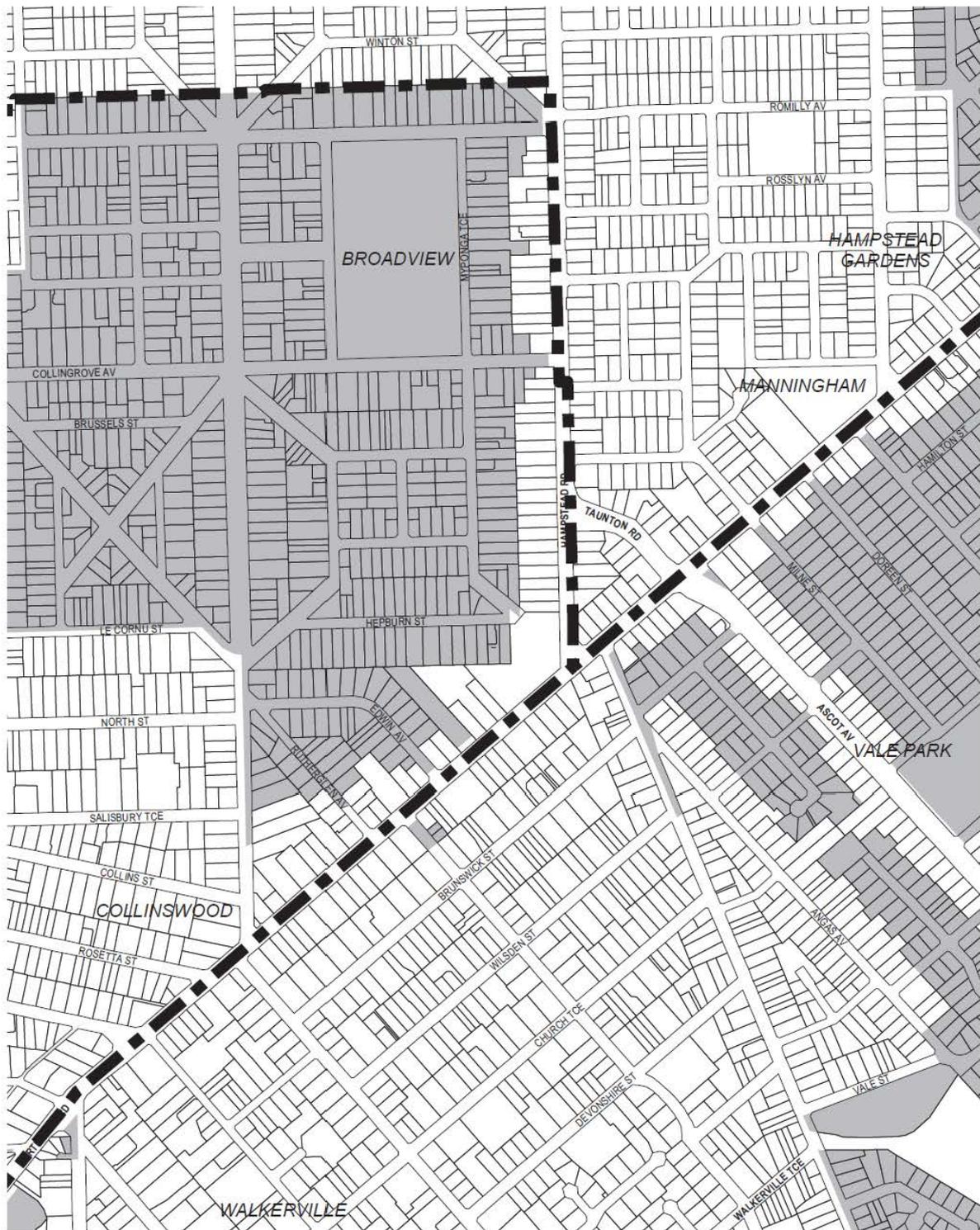
- Determined Area for the Purposes of Schedule 4 – Complying development, Clause 2B – New Dwellings
- Cadastre
- Development Plan boundary



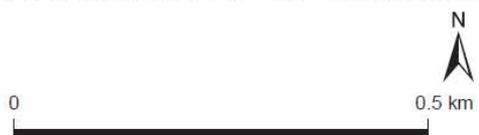
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 PLN ID: 3519

Residential Code Map Pr/4

PROSPECT COUNCIL



-  Determined Area for the Purposes of Schedule 4 – Complying development, Clause 2B – New Dwellings
-  Cadastre
-  Development Plan boundary



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Residential Code Map Pr/5

PROSPECT COUNCIL



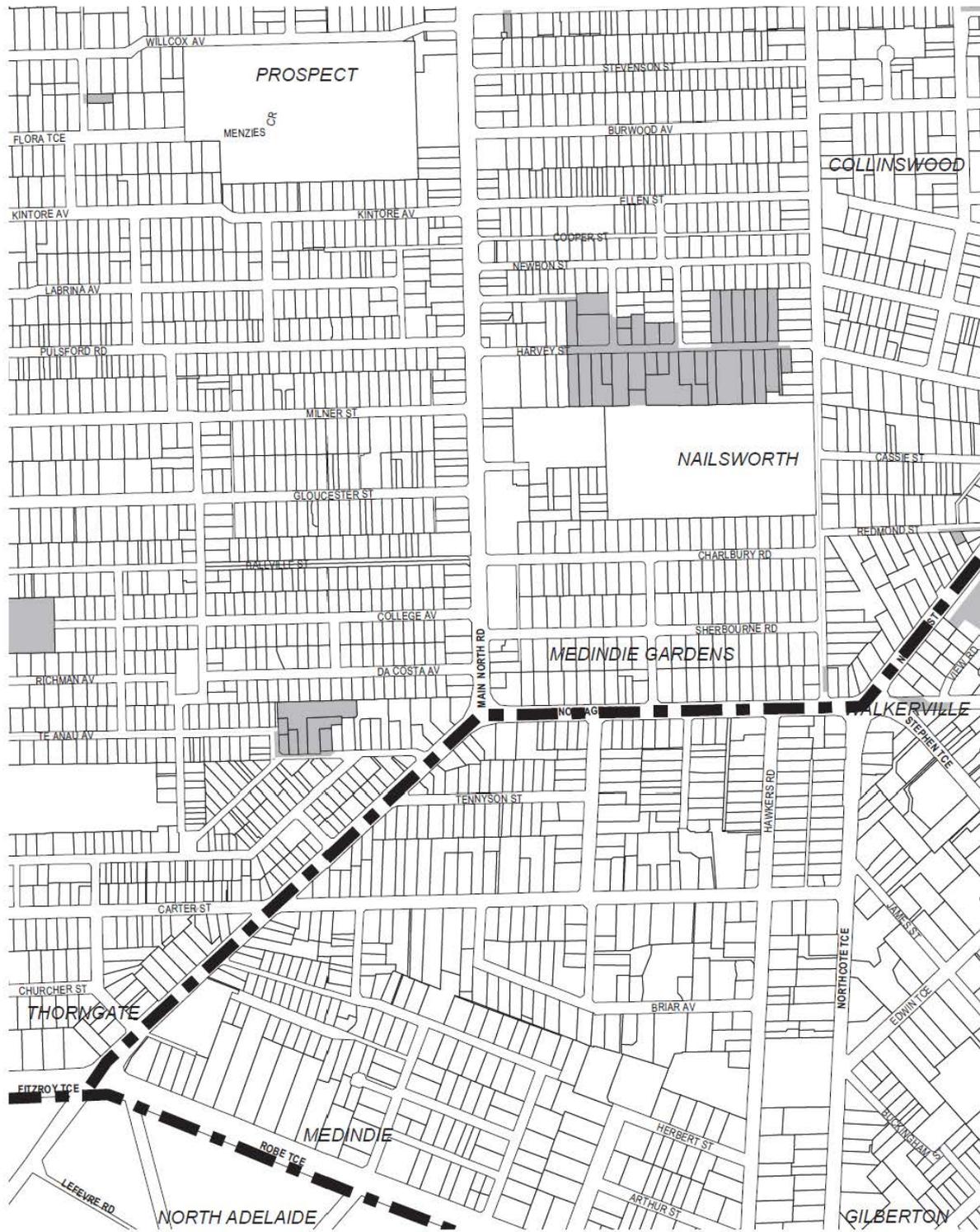
- Determined Area for the Purposes of Schedule 4 – Complying development, Clause 2B – New Dwellings
- Cadastre
- Development Plan boundary



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Residential Code Map Pr/6

PROSPECT COUNCIL



- Determined Area for the Purposes of Schedule 4 – Complying development, Clause 2B – New Dwellings
- Cadastre
- Development Plan boundary



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Residential Code Map Pr/7

PROSPECT COUNCIL

Dated 23 November 2012.

JOHN RAU, Deputy Premier, Minister for Planning

CITY OF NORWOOD, PAYNEHAM & ST PETERS

DEVELOPMENT ACT 1993

Draft Kent Town and The Parade Strategic Growth Development Plan Amendment—Public Consultation

NOTICE is hereby given that the City of Norwood Payneham & St Peters, pursuant to Sections 24 and 25 of the Development Act 1993, has prepared a Development Plan Amendment (DPA) to amend its Development Plan.

The draft Kent Town and The Parade Strategic Growth DPA is part of the Inner Metropolitan Growth Project and has been prepared in conjunction with three other draft DPAs that have been prepared by the Cities of Unley and West Torrens, and by the Minister for Planning, for the Cities of Prospect and Burnside, and are also released for public consultation.

All of these DPAs propose to rezone targeted areas—mostly along transit corridors, or close to public transport and services—to further encourage mixed use medium and high density development close to the City and Park Lands. For more information about this Project and links to all of the DPAs, go to: www.dpti.sa.gov.au/planning/innermetrogrowth.

The Kent Town and The Parade Strategic Growth DPA will change the Norwood Payneham and St Peters (City) Development Plan by proposing to:

introduce additional City-wide policies to guide the assessment of:

- the design and functionality of medium and high rise development;
- on-site car parking facilities within mixed use and corridor locations;
- noise and air quality issues within mixed use and corridor locations; and

within Kent Town and adjacent parts of Hackney, Norwood and College Park:

- replace a large portion of the Business Zone and smaller adjacent portions of the Local Commercial Zone, Mixed Use Historic (Conservation) Zone and Residential Zone, with the new Urban Corridor Zone;
- introduce three Policy Areas, namely the Boulevard, High Street and Business Policy Areas, which differentiate desired character for land use and built form within the Urban Corridor Zone;
- introduce a Concept Plan for the Urban Corridor Zone, to further guide development and identify 'Key Development Areas' within the zone; and

within Norwood:

- amend the policies of the District Centre (Norwood) Zone, affecting the Retail Core Policy Area and The Parade East Policy Area, to increase allowable building heights in specified areas and encourage an increase in residential densities;
- introduce a Concept Plan for the District Centre (Norwood) Zone to further guide development and identify 'Key Development Areas' within the zone; and
- introduce four Concept Plans, which provide indicative built form guidance for each 'Key Development Area'.

The draft DPA will be on public consultation from 4 December 2012 until 22 February 2013 and can be viewed, or copies can be obtained, at the following locations:

- Norwood Town Hall Customer Service Centre, 175 The Parade, Norwood.
- Norwood Library, 110 The Parade, Norwood.
- Payneham Library, 2 Turner Street, Felixstow.

The draft DPA can also be viewed or downloaded at: www.npsp.sa.gov.au.

Written submissions regarding the draft DPA should be submitted no later than 5 p.m. on Friday, 22 February 2013. All submissions should be clearly marked 'Kent Town and The Parade Strategic Growth DPA' and be addressed to:

Chief Executive Officer,
City of Norwood Payneham & St Peters,
P.O. Box 204,
Kent Town, S.A. 5071.

If you wish to lodge your submission electronically, please email it to townhall@npsp.sa.gov.au. You should clearly indicate whether you wish to be heard in support of your submission at the public meeting.

Copies of all submissions will be available for inspection at the Norwood Town Hall Customer Service Centre, 175 The Parade, Norwood from Monday, 25 February 2013, until the conclusion of the public meeting.

A public meeting will be held on Tuesday, 26 March 2013, in the Mayor's Parlour, Norwood Town Hall, 175 The Parade, Norwood at 7 p.m., at which time interested persons will be heard in relation to the draft DPA and the submissions. The public meeting will not be held if no submissions are received or if no submission makes a request to be heard.

If you would like further information about the draft DPA, contact Kathryn Clausen on 8366 4560, or at:

kclausen@npsp.sa.gov.au.

Dated 4 December 2012.

M. BARONE, Chief Executive Officer

CITY OF UNLEY

DEVELOPMENT ACT 1993

Village Living and Desirable Neighbourhoods Development Plan Amendment—Main Road Corridors and Mixed Use and Residential Vitalisation (Greenhill and Unley Roads)—Draft for Public Consultation

NOTICE is hereby given that the City of Unley has prepared a Development Plan Amendment (DPA) to amend the Unley (City) Development Plan by introducing revised and new policies affecting Greenhill Road and a major portion of Unley Road.

The DPA is part of a co-ordinated Inner Metropolitan Growth Project with the State Government and a key response to the strategies and growth targets of The 30-year Plan for Greater Adelaide. The DPA is a part of State's and Council's programs to address required growth by implementing change to achieve a diverse and sustainable community while maintaining the character of the City.

The key changes include:

- New State policy template Urban Corridor Zone for mixed use higher intensity development, including residential accommodation.
- Zone boundary regularisation, including expansion in certain areas, to include adjoining residential properties.
- Boulevard Policy Area along Greenhill Road for development generally up to seven storeys, and generally up to 10 storeys west of Goodwood Road.
- High Street Policy Area along Unley Road (from Greenhill Road to Northgate Street, excluding the existing District Centre) for development generally up to five storeys.
- Revised City-wide policy, including new State policy template modules, regarding a range of associated design matters.

For further information:

- View the DPA (or purchase a copy for \$10) and Information Sheets at the Council office or library, 181 Unley Road, Unley, or on-line at www.unley.sa.gov.au.
- Attend an Information Session at Unley Civic Centre. Drop in anytime during the nominated times:
 - Thursday, 31 January 2013 from 3 p.m. to 7 p.m.; and
 - Sunday, 3 February 2013 from 1 p.m. to 5 p.m.

To comment on the DPA:

- Provide a written submission (Feedback Sheets available at Council office, libraries and on-line) by 22 February 2013 marked 'Submission—Corridors DPA' to the City of Unley, P.O. Box 1, Unley, S.A. 5061, Fax 8271 4886 or e-mail POBox1@Unley.sa.gov.au.

Copies of all submissions received will be available for inspection by interested persons at the Council office from 25 February 2013 until the public hearing.

- Indicate if you wish to speak at the public hearing to be held at 7 p.m. on 18 March 2013 at the Unley Civic Centre. The public hearing may not be held if no submission indicates an interest in speaking at the public hearing.

P. TSOKAS, Chief Executive Officer

CITY OF WEST TORRENS

DEVELOPMENT ACT 1993

*Housing Diversity Development Plan Amendment—
For Public Consultation*

NOTICE is hereby given that the City of West Torrens, pursuant to Sections 24 and 25 of the Development Act 1993, has prepared a Development Plan Amendment (DPA) to amend the West Torrens (City) Development Plan.

The DPA proposes to amend all Residential policy and introduce a new Urban Corridor Zone to the West Torrens (City) Development Plan to ensure appropriate housing choices are available for existing and future residents of the City of West Torrens.

The DPA provides new opportunities for medium and higher density development in some areas with convenient access to shops and public transport. The DPA also introduces protection for nominated Character Areas.

The DPA forms part of the State Government's Inner Metropolitan Growth Project. This project is a coordinated approach to address the strategies and growth targets of The 30-year Plan for Greater Adelaide.

Council's DPA will be available for public inspection and comment during office hours from Tuesday, 4 December 2012 at:

City of West Torrens, Civic Centre,
165 Sir Donald Bradman Drive, Hilton; and
Hamra Centre Library,
1 Brooker Terrace, Hilton.

Copies of the DPA will also be made available for viewing and downloading free of charge at Council's website at westtorrens.sa.gov.au. Copies of the DPA can be purchased at the rate published in Council's Fees and Charges 2012-2013.

Anyone may make a written submission in relation to the DPA. Submissions should be forwarded:

By mail to:

Chief Executive Officer,
Housing Diversity DPA,
City of West Torrens,
165 Sir Donald Bradman Drive,
Hilton, S.A. 5033.

By email to: csu@wtcc.sa.gov.au.

Note: Email submissions must include 'Housing Diversity DPA' in the subject line.

All submissions must be received by Council no later than 5 p.m. on Friday, 22 February 2013.

Submissions must indicate if the author wishes to speak in support of their submission at a public meeting about the DPA.

A public meeting for the hearing of submissions will be held on Tuesday, 12 March 2013 at 7 p.m. at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton. The public meeting will not be held if no submissions are received, or if no person indicates an interest in speaking to their submission at the public meeting.

Please note copies of all submissions received will be made available to the public for inspection by interested persons at the:

City of West Torrens Civic Centre,
165 Sir Donald Bradman Drive, Hilton,

from 25 February 2013 until the date of the public meeting. Submissions will also be published in various Council reports.

For further information contact Council on 8416 6333.

T. BUSS, Chief Executive Officer
