

MINISTERIAL POLICIES IN DEVELOPMENT PLANS (1995-1999)

PLAN AMENDMENT REPORT	POLICY DESCRIPTION AND INTENT	DEVELOPMENT PLANS AFFECTED
<p>Sandy Creek/ Roseworthy – Rural Zone and Policy Area</p> <p>Authorised: 9/2/95</p>	<ul style="list-style-type: none"> • Introduces a revised land division policy for Policy Area 18 in DC Barossa (now named Rural B Concordia Zone) that proposes a minimum land division size of 40 hectares, below which is a prohibited activity, but allowing for boundary rationalisation. • Retains a prohibition on intensive uses within rural areas. • Reinforces policies relating to the extraction of mineral resources to protect deposits from alienation and to ensure appropriate management and rehabilitation of mined sites. • Refines policies applying to a Section of land at Kalbeeba to reflect the land division pattern and the form of residential development envisaged for the area. 	<ul style="list-style-type: none"> • Light (DC) and Barossa (DC)
<p>District Council of Yankalilla and Out of Council Area – Worrina Cove</p> <p>Authorised: 30/3/95</p>	<ul style="list-style-type: none"> • Introduces a Worrina Cove Zone with associated Objectives and PDC that replaces the Tourist (Accommodation) Zone • Amends the outer landward boundary of the new Worrina Cove Zone to reflect the extent of the area proposed to be developed. • Amends the Rural Coastal Zone boundary to take account of the marina, and to correspond with the extent of the area to be developed. • Amends the provisions of the Regional Coastal Areas Development Plan Amendment as they apply to the site. • Introduces a new zone Map and a Worrina Cove Structure Plan. 	<ul style="list-style-type: none"> • Yankalilla (DC)
<p>City of Marion and City of Noarlunga – Worthing Mine and Environs</p> <p>Authorised: 27/4/95</p>	<p>Removes the Rural B and Residential 2 zonings and replaces them with:</p> <ul style="list-style-type: none"> • Residential (Worthing Mine) Zone in Marion (City) • Residential (Water Course) Zone in Marion (City) • Extractive Industry Zone in Marion (City) and Noarlunga (City) • Industry Zone in Noarlunga (City) • MOSS (Field River Valley) Zone in Marion (City) and Noarlunga (City) <p>The Local Commercial Zone is divided into a Local Commercial Zone and a Residential (Worthing Mine) Zone in Marion(City).</p>	<ul style="list-style-type: none"> • Marion (City) and Noarlunga (City)

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<p>City of Adelaide – East End Precinct</p> <p>Authorised: 28/9/95</p>	<p>The proposed PAR seeks to amend the F21 Precinct of City of Adelaide Development Plan to address the redevelopment of the Adelaide Fruit and Produce Exchange site. The amendment includes policies aimed at:</p> <ul style="list-style-type: none"> • Promoting compatibility between the mix of activities within the precinct, in particular the interface between commercial and residential issues. • Clarifying and modifying height limitation principles. • Reflecting the importance and prominence of sites at the corner of Grenfell Street and East Terrace, and Grenfell Street and Union Street. • Providing guidance for the development of the Public thoroughfare. 	<ul style="list-style-type: none"> • Adelaide (City)
<p>City of Enfield – District Commercial (Gepps Cross) Zone</p> <p>Interim Operation: 15/6/95</p> <p>Authorised: 9/11/95</p>	<ul style="list-style-type: none"> • Introduces a new zone, the District Commercial (Gepps Cross) Zone over that portion of the Special Uses (Abattoir) Zone. • Introduces Objectives and PDC to guide the form and character of the development in relation to adjacent landuses. • Amends zoning maps and introduces an Access Plan for the zone, detailing the preferred access arrangements. 	<ul style="list-style-type: none"> • Enfield (City)
<p>City of Noarlunga – Hackham Rural Environs</p> <p>Authorised: 14/3/96</p>	<ul style="list-style-type: none"> • Rezones Commercial and Rural A (Deferred Urban) to Residential (Hackham) and partially Commercial and Tourist Accommodation. The Residential (Hackham) Zone allows low density housing to be developed in association with low impact home employment activities. • Rezones the Rural B Zone to predominantly Residential (Hackham West) to enable low and medium scale residential development to occur. 	<ul style="list-style-type: none"> • Noarlunga (City)

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<p>City of Port Adelaide and Land Not Within a Council Area – Outer Harbor/ North Haven Industry and Recreation Zones</p> <p>Authorised: 14/3/96</p>	<ul style="list-style-type: none"> • Introduces a Recreation (Buffer) Zone and amends the Industry (Port) and Industry (Port) Deferred Zones in the City of Port Adelaide. • The Objectives and PDC for the Recreation (Buffer) Zone and the Industry (Port) Deferred Zones replicates and adds to those policies for the Recreation Policy Area (found in the Marina (North Haven) Zone) and the existing Industry (Port) Deferred Zone. • Introduces an additional PDC in the Industry (Port) Zone. • Introduces a Recreation (Buffer) Zone and a Coastal 2 Zone in Land Not Within a Council Area Development Plan to complement the adjacent zoning in the City of Port Adelaide. 	<ul style="list-style-type: none"> • Port Adelaide (City) and Land Not Within a Council Area (Metropolitan)
<p>District Councils of Angaston, Barossa, Kapunda, Light and Tanunda - Barossa Valley Region – Rural Areas</p> <p>Authorised: 27/6/96</p>	<ul style="list-style-type: none"> • Amends a PDC in the Rural (BVR) Gomersal and Moculta Zones where the minimum allotment area for a dwelling to be considered as not non-complying development is reduced from 132 hectares to 60 hectares. • Amends a PDC in the Rural (BVR) Barossa Ranges and Hills Face Zones where the minimum allotment area for a dwelling not to be considered as not non-complying is reduced from 200 hectares to 100 hectares. • Introduces a policy within the Rural (BVR) Gomersal, Moculta, Barossa Ranges and Hills Face Zones for a dwelling to be considered as not non-complying development where it is tied directly to the amalgamation of at least three contiguous, vacant allotments and where the resultant allotment size is at least half the minimum allotment area (required for a dwelling to be considered as not non-complying development) otherwise applying in the Zone. • Introduces 'Infill Dwelling Sites' in Table BVR/2. • Amends the Barossa Valley Region boundary to within the District Council of Light. 	<ul style="list-style-type: none"> • Angaston (DC), Barossa (DC), Kapunda (DC), Light (DC) and Tanunda (DC).

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<p>Town of Thebarton and City of West Torrens – Mile End Railyards</p> <p>Authorised: 27/6/96</p>	<p>Amends the Thebarton (CT) Development Plan by:</p> <ul style="list-style-type: none"> • Inserting policies for residential development in a Residential (Mile End) Zone. • Inserting policies for development of stadium and recreation facilities in the Recreation (Mile End) Zone. • Inserting a new Zoning Map and a Structure Plan that show the layout of the new development. <p>Amends the West Torrens (City) Development Plan by:</p> <ul style="list-style-type: none"> • Inserting policies for development of a stadium and recreational facilities in the Recreation (Mile End) Zone. • Inserting a new Zoning Map and a Structure Plan that show the layout of the new development. 	<ul style="list-style-type: none"> • Thebarton (CT) and West Torrens (City)
<p>City of Enfield – Industry (Cast Metals) Zone</p> <p>Authorised: 19/9/96</p>	<ul style="list-style-type: none"> • Introduces an Industry (Cast Metals) Zone over a portion of the existing Special Industry and General Industry Zones. • Deletes the balance of the Special Industry Zone and rezones it as part of the General Industry Zone. • Introduces Objectives and PDC as development assessment criteria to guide development within the Cast Metals Zone. • Amends Zoning Map. 	<ul style="list-style-type: none"> • Enfield (City)
<p>Development Plan (City Of Salisbury – MFP (The Levels) Amendment Act 1996 (No. 84 of 1996)</p> <p>Commencement: 19/12/96</p>	<ul style="list-style-type: none"> • An Act of Parliament to amend the Development Plan under the Development Act 1993 relating to the area of the City of Salisbury • Introduction of the MFP (The Levels) Zone providing a focus for MFP Australia Stage 1 through mixed use urban development. • New objectives and principles of development control guiding land use and the form of development – integrating living, working, learning and recreational activities and uses. • Introduction of a new Concept Plan to guide the future development of the MFP (The Levels) Zone. 	<ul style="list-style-type: none"> • City of Salisbury

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<p>City of West Torrens – Recreation (Mile End South) Zone</p> <p>Interim Operation: 7/11/96</p> <p>Authorised: 17/4/97</p>	<ul style="list-style-type: none"> • Introduces a Recreation Zone for the development of netball facilities, stormwater facilities and associated parking areas. • Provides Objectives and PDC to guide development in the Recreation Zone. • Promotes compatibility between the mix of uses to be located on the site and to ensure integration with the surrounding area, particularly the Mile End Railyards north of Burbridge Road through development control principles. • Introduces a Concept Plan reflecting the desired layout of uses and access to the site. 	<ul style="list-style-type: none"> • West Torrens (City)
<p>City of West Torrens – Neighbourhood Centre (Hilton) Zone</p> <p>Authorised: 17/4/97</p>	<ul style="list-style-type: none"> • Improves terminology in the Neighbourhood Centre (Hilton) Zone. • Amends advisory PDC concerning floorspace requirements by use of terms defined in the Development Regulations and clarifies the advisory floorspace requirements that are considered necessary for the purpose of guiding development in order to provide a clearer picture of what is envisaged in the Zone. • Amends Objectives and PDC and the Concept Plan for the Zone so that more appropriate policies facilitate good design as a means to minimise the impacts of shop development on adjacent residential development. 	<ul style="list-style-type: none"> • West Torrens (City)
<p>Statewide Marina Aquaculture and Other Off-shore Development</p> <p>Authorised: 5/6/97</p>	<ul style="list-style-type: none"> • Creates a Coastal Waters Development Plan Area between the Councils' coastal boundaries and the seaward limit of State waters. • Introduces regional policies, coastal policies and aquaculture policies for the Coastal Waters Development Plan area. • Introduces aquaculture policies for metropolitan areas outside Councils. • Introduces aquaculture policies into all coastal Councils' Plans. • Introduces policies about development on off-shore islands. 	<ul style="list-style-type: none"> • All coastal Development Plans throughout the State. • Areas out of Councils including Land Not Within a Council Area (Eyre), Land Not Within a Council Area (Flinders) and Land Not Within a Council Area (Metropolitan).

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<p>Miscellaneous Amendments – Metropolitan Adelaide Development Plans</p> <p>Interim Operation: 12/12/96</p> <p>Authorised: 26/6/97</p>	<ul style="list-style-type: none"> • Deletes material not relevant for an individual Council area. • Re-draws Zone Maps onto the GIS. • Amends the text to provide convenience to the reader. • Groups Structure Plans under one family of maps. 	<ul style="list-style-type: none"> • All Metropolitan Development Plans including Land Not Within a Council Area (Metropolitan)
<p>Glenelg (City), West Torrens (City) and Land Not Within a Council Area – Glenelg – West Beach Foreshore and Environs</p> <p>Authorised: 4/9/97</p>	<ul style="list-style-type: none"> • Introduces a Glenelg (Foreshore/ Patawalonga) Zone that replaces the Recreation (Foreshore) Zone and part of the Coastal Zone. • Introduces a Patawalonga (North Basin) Zone to replace the balance of the Recreation (Foreshore) Zone. • Amends the Recreation (West Beach) Zone in the City of West Torrens. • Introduces Concept Plans on the desired land uses within the Glenelg (Foreshore/ Patawalonga) Zone and Policy Area 5 of the Recreation (West Beach) Zone. • Amends the Out of Councils (Metropolitan) Development Plan taking account of those areas of the Glenelg (Foreshore/ Patawalonga) Zone and the Recreation (West Beach) Zone extending beyond the Local Government Development Plan boundaries. 	<ul style="list-style-type: none"> • West Torrens (City) and Glenelg (City) and Land Not Within a Council Area (Metropolitan)

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<p>District Council of Penola – State Heritage (Petticoat Lane – Woods/ MacKillop School House) Area</p> <p>Interim Operation: 12/12/96</p> <p>Authorised: 11/12/97</p>	<p>Introduces a State Heritage Area with Objectives, PDC and Policy Areas focusing on:</p> <ul style="list-style-type: none"> • Preservation and conservation of historical features, character and cultural associations of the area. • Conservation, restoration and promotion of the original built form and layout of the area. • Integration of new development in keeping with the heritage status of the area. • A compatible mix of uses developed in an orderly and economic manner. • Maintenance of the residential ‘character’ of the area in keeping with the heritage status. • Preservation of the semi-rural character of the Lane. 	<ul style="list-style-type: none"> • Penola (DC)
<p>Angaston (DC), Barossa (DC), Kapunda (DC), Light (Outer Metropolitan) (DC) and Tanunda (DC) – Anomaly Amendment</p> <p>Interim Operation: 21/8/97</p> <p>Authorised: 8/1/98</p>	<ul style="list-style-type: none"> • Deletes diagrams in some Rural Zones which promote the amalgamation of non-contiguous allotments contrary to the Development Regulations 1993 and the Real Property Act, 1886. 	<ul style="list-style-type: none"> • Angaston (DC), Barossa (DC), Kapunda (DC), Light (Outer Metropolitan) (DC) and Tanunda (DC)

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<p>Shacks – (Land Division and Upgrading)</p> <p>Interim Operation: 22/5/97</p> <p>Authorised: 21/5/98</p>	<p>Introduces policies supporting the:</p> <ul style="list-style-type: none"> • Land division of existing lawfully erected shacks (dwellings) provided they have approved wastewater/ effluent disposal and legal access available, and subject to other criteria • Upgrading of existing lawfully erected shacks (dwellings) provided they have wastewater/ effluent disposal, and subject to other criteria (Note: proposals for land division and upgrading of unlawfully erected dwellings to be considered for approval via the non-complying process) <p>Introduces policies limiting the division of private land shacks along the coastline and in the River Murray Fringe Zone pending changes being made by the relevant local Council.</p>	<ul style="list-style-type: none"> • Barmera (DC), Berri (DC), Ceduna (DC), Central Yorke Peninsula (DC), Cleve (DC), Dudley (DC), Franklin Harbor (DC), Kingscote (DC), Lower Eyre Peninsula (DC), Loxton (DC), Mallala (DC), Mannum (DC), Meningie (DC), Minlaton (DC), Morgan (DC), Mount Remarkable (DC), Murray Bridge (DC), Northern Yorke Peninsula (DC), Port Broughton (DC), Port MacDonnell (DC), Renmark Paringa (DC), Ridley – Truro (DC), Robe (DC), Streaky Bay (DC), Waikerie (DC), Wallaroo (DC), Warooka (DC), Yankalilla (DC), and Yorketown (DC). • Port Augusta (City), Whyalla (City) and Murray Bridge (RC) • Land Not Within a Council Area (Riverland) and Land Not Within a Council Area (Whyalla and Hinterland)
<p>District Council of Strathalbyn – Residential (Golf Course) Zone</p> <p>Authorised: 4/6/98</p> <p>Section 27(5) Amendment: 13/11/98</p>	<ul style="list-style-type: none"> • Rezones land from Landscape Zone to Residential (Golf Course) Zone. • Establishes Objectives for the development of the Residential (Golf Course) Zone based on its future development as an integrated residential and golf course development that incorporates a tourist accommodation precinct. • Introduces a Structure Plan and PDC designed to direct development to achieve the Objectives of the Zone. 	<ul style="list-style-type: none"> • Strathalbyn (DC)

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<p>Rural Council of Murray Bridge – Commercial (Monarto South) Zone</p> <p>Interim Operation: 8/1/98</p> <p>Authorised: 13/11/98</p>	<ul style="list-style-type: none"> • Introduces a Commercial (Monarto South) Zone with Policy Areas, associated Objectives and PDC that includes complying development criteria and public notification category. • Amends the Structure Plan for the Rural City of Murray Bridge. • Introduces a Concept Plan for the Commercial (Monarto South) Zone. 	<ul style="list-style-type: none"> • Murray Bridge (RC)
<p>Happy Valley (City) and Noarlunga (City) – Chandlers Hill Road</p> <p>Authorised: 29/4/99</p>	<ul style="list-style-type: none"> • Introduces 17.8 hectares of land in the Happy Valley (City) Residential Zone. • Introduces 8.4 hectares of land within a MOSS (Conservation) Zone for Happy Valley (City) and Noarlunga (City) Development Plans that includes the same Objectives and PDC for both Councils. • Introduces 5.2 hectares of land within a Community/ Service Facilities Zone in the Happy Valley (City) Development Plan. This zone accommodates facilities such as schools, churches and community halls as well as other service type facilities such as an MFS Station and an emergency station. • Introduces Structure Plans illustrating the urban design requirements of the subject land. 	<ul style="list-style-type: none"> • Happy Valley (City) of Noarlunga (City)

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<p>Waste Disposal (Landfill)</p> <p>Interim Operation: 21/1/99</p> <p>Authorised: 19/8/99</p> <p>Section 27(5) Amendment: 9/3/00</p>	<ul style="list-style-type: none"> • Introduces general Objectives and PDC to guide landfill development in most Council areas. • Introduces a non-complying PDC for landfill receiving 20,000 tonnes or greater volume of waste per annum, except where specified criteria can be met, enabling consideration of major landfill proposals on merit in appropriate zones (eg: General Farming/Rural Zones, Hills Face Zone etc). • Introduces a non-complying PDC for landfill receiving 20,000 tonnes or greater volume of waste per annum, which will apply in specific zones where major landfill proposals are considered inappropriate (eg: Industry Zones, intensive Agriculture/ Horticulture Zones, Rural Living Zones etc). • Introduces a general PDC advising that landfill facilities should not be located in urban, township, residential, commercial, environmentally sensitive zones, i.e. those areas where landfill proposals are unlikely to be received or contemplated. • Identifies two strategic landfill sites at Wingfield and Garden Island to cater for the short term needs of Metropolitan Adelaide. • Introduces general Objectives and PDC to guide landfill development for Council areas and Out of Council Areas located 250 kilometres from the Adelaide GPO (including Kangaroo Island) 	<ul style="list-style-type: none"> • All Development Plans in the State.

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<p>Barossa Valley Region – Industry</p> <p>Authorised: 30/9/99</p> <p>Section 27(5) Amendment: 13/1/00</p>	<ul style="list-style-type: none"> • Introduces an Industry (BVR) Zone to replace the General Industry (BVR) Zone that provides greater guidance for development. • Introduces an Industry (Deferred) Zone that sets aside land for longer term industrial needs. • Introduces additional policies into the rural zones to provide support for winery development and additional guidance for development. • Introduces policies that discourage new residential and tourist accommodation from establishing too close to existing industry and winery operations. • Provides some limited opportunity for existing industrial uses to expand and upgrade their operations based on guidelines addressing visual and environmental impacts. • Introduces public notification processes that reflect the policy intentions of the relevant zones. • Introduce a number of additional policies in the Tanunda ‘Light Industry’ to encourage more efficient and appropriate development. • Modifies the Nuriootpa N6, N7 and N8 boundaries. • Introduces an Extractive Industry (Buffer) Zone adjacent to the western boundary of the Penrice Quarry that allows limited forms of industrial development that are compatible with the quarry operations. 	<ul style="list-style-type: none"> • Angaston (DC), Barossa (DC), Kapunda (DC), Light (DC) (Outer Metropolitan), and Tanunda (DC)
<p>Metropolitan Adelaide – Industrial Land and Development</p> <p>Authorised: 25/11/99</p>	<ul style="list-style-type: none"> • Introduces three new Objectives in the Metropolitan-wide section of the Development Plan, replacing Objective 27, on industrial development. • The new Objectives address the need for: <ol style="list-style-type: none"> 1) an adequate supply of suitable and appropriately located land to accommodate current and projected industrial activities; 2) industrial land and activities to be protected from encroachment by incompatible land uses; 3) development at the interface between industrial activities and sensitive uses to be compatible with surrounding activities. 	<ul style="list-style-type: none"> • All Metropolitan Development Plans

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<p>Miscellaneous Amendments – Outer Metropolitan Development Plans</p> <p>Authorised: 16/12/99</p>	<ul style="list-style-type: none"> • Removes material not considered relevant to the geographic areas of a Development Plan for an individual Council area. • All Zone Maps have been re-drawn onto the GIS to integrate planning policy with a range of spatial information. • Structure Plans have been grouped under one family of maps and are followed by an Index Map for the Zones and Policy Areas. 	<ul style="list-style-type: none"> • The following Development Plans: Angaston (DC) Barossa (DC) Kapunda (DC) Light (DC) (Outer Metropolitan) Mallala (DC) Mount Pleasant (DC) (part) Tanunda (DC) Victor Harbor (DC) Yankalilla (DC)