

MINISTERIAL POLICIES IN DEVELOPMENT PLANS (1990-1994)

PLAN AMENDMENT REPORT	POLICY DESCRIPTION AND INTENT	DEVELOPMENT PLANS AFFECTED
<p>City of Woodville – Tourist Accommodation (Estcourt House) Zone</p> <p>Authorised: 22/2/90</p>	<ul style="list-style-type: none"> • Introduces a Tourist Accommodation (Estcourt House) Zone with detailed policies including Objectives, Proposals and PDC. The main objective of the zone is for development of a single tourist accommodation facility that utilises Estcourt House as the dominant and central feature. 	<ul style="list-style-type: none"> • Woodville (City)
<p>City of Port Adelaide – North Haven Marina Area</p> <p>Authorised: 1/3/90</p>	<ul style="list-style-type: none"> • Introduces a Marina (North Haven) Zone and Policy Areas within this Zone. More specifically, the policies can be summarised as follows: <ol style="list-style-type: none"> 1. Objectives with associated text for the Marina Zone; 2. The definition of those aspects of the development at the marina which are proposed to be provided; 3. PDC to guide the development of the area generally; 4. The establishment of policy areas that include: Residential, Business, Boat Haven, Recreational, and Deferred Urban; 5. A list of trees, shrubs and ground covers, and building materials and finishes applicable to development in the Zone. 6. Car parking requirements for wet and dry boat storage and marine servicing. 	<ul style="list-style-type: none"> • Port Adelaide (City)
<p>Willunga (DC) and City of Noarlunga – Willunga Basin</p> <p>Interim Operation: 3/8/89</p> <p>Authorised: 1/3/90</p>	<ul style="list-style-type: none"> • Introduces more appropriate controls over land division and use within the Willunga Rural Area 1 Policy Area and enhances PDC in the Noarlunga Rural Policy Area. • In the Willunga Rural Area 1 Policy Area and Rural B Zone, the creation of allotments below a minimum size of 16 hectares in the part of the Willunga Basin which lies outside of the area which has a potential for long term use, is listed as non-complying. • Various land uses within the Willunga Rural Area 1 Policy Area are listed as non-complying. • ‘Caravan Park’ is removed from the complying list in the Rural B Zone. 	<ul style="list-style-type: none"> • Willunga (DC) (Metro) and Noarlunga (City)

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<p>District Council of Clare – Mintaro State Heritage Area</p> <p>Interim Operation: 26/10/89</p> <p>Authorised: 13/12/90</p>	<ul style="list-style-type: none"> • Introduces a State Heritage Area for the town of Mintaro including six separate zones that identify the important townscape and landscape elements and includes specific types of development that are non-complying. • The following zones are introduced: Mintaro Town Centre Zone Mintaro Southern Entry Zone Mintaro Western Entry Zone Mintaro Wakefield Street Zone Mintaro Rural Living Zone Rural Fringe Zone 	<ul style="list-style-type: none"> • Clare (DC)
<p>City of Enfield and City of Salisbury – Northfield</p> <p>Authorised: 17/1/91</p>	<ul style="list-style-type: none"> • Introduces a Residential (Northfield) Zone and a Neighbourhood Centre Zone in the Enfield Council area with Objectives, Proposals and PDC that include: <ol style="list-style-type: none"> 1. Principles for residential land division and for the development of reserves; 2. Complying development of single and two storey residential development in the Residential (Northfield) Zone; 3. Principles for development in the Residential (Northfield) Zone that requires planning consent; 4. Detailed design principles within the Neighbourhood Centre Zone. • Introduces a Residential (Walkley Heights) Zone and a Structure Plan and principles for the design of a Neighbourhood Centre and a Concept Plan, located in the Salisbury Council area. 	<ul style="list-style-type: none"> • Enfield (City) and Port Adelaide (City)
<p>City of Happy Valley – Reservoir Grazing</p> <p>Authorised: 14/3/91</p>	<ul style="list-style-type: none"> • Rezones land in the Hills Face Zone to accommodate residential development and open space in the Residential 2F Zone. • Detached and semi-detached dwellings are complying development subject to conditions and other dwelling types are subject to compliance on PDC including site area, site coverage, building height, setbacks and car parking. • Inserts a Structure Plan designating residential development, open space, buffer, access and the Hills Face Zone. 	<ul style="list-style-type: none"> • Happy Valley (City)

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<p>City of Happy Valley – Baker Gully Watershed</p> <p>Interim Operation: 16/8/90</p> <p>Authorised: 4/4/91</p>	<ul style="list-style-type: none"> • Removes the Baker Gully catchment from the Watershed and the rewording of a general Objective to protect water resources, and the deletion of an Objective and PDC. • Introduces a non-complying list similar to that currently applying in the Watershed in the Council-wide section of the Development Plan. 	<ul style="list-style-type: none"> • Happy Valley (City)
<p>Roxby Downs Municipality</p> <p>Interim Operation: 5/7/90</p> <p>Authorised: 23/5/91</p>	<ul style="list-style-type: none"> • Introduces a new section in the Far North part of the Development Plan containing Objectives, Proposals and PDC which are intended to apply in the Municipality of Roxby Downs. • It introduces the following zones: Residential, District Business, Community, Light Industry, Special Living, General Industry, Deferred Urban, Rural Landscape, and Buffer. 	<ul style="list-style-type: none"> • Roxby Downs (Municipality)
<p>Linear Park – River Torrens</p> <p>Interim Operation: 6/6/91</p> <p>Authorised: 15/8/91</p>	<ul style="list-style-type: none"> • Introduces a new zone “Linear Park (River Torrens)” with Objectives and PDC in which the character, aesthetic appearance, scenic beauty and amenity of the River Torrens and its environs are preserved and enhanced; and • Removes the existing Residential, Industry, District Commercial, Commercial Recreation and Special Uses Zoning of land within the Linear Park. 	<ul style="list-style-type: none"> • The following Councils: Campbelltown (City) Enfield (City) Henley and Grange (City) Hindmarsh (CT) Payneham (City) St Peters (CT) Tea Tree Gully (City) Thebarton (CT) Walkerville (CT) West Torrens (City) Woodville (City)

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<p>Centres and Shopping Development</p> <p>Interim Operation: 15/8/91</p> <p>Authorised: 19/9/91</p>	<ul style="list-style-type: none"> • Introduces the following principle: “Shopping development over 250m² is non-complying development” in all zones (or areas) other than shopping and centre zones (and areas) for all metropolitan Councils except Noarlunga Council. • Introduces an Objective and 3 clauses for PDC relating to retail showroom development in the metro wide section of the Development Plan. • Introduces a provision for vehicle manoeuvring and circulation, a provision for on-site parking and a provision for public facilities in the Council-wide PDC for all metro Councils except Noarlunga. 	<ul style="list-style-type: none"> • In the Metropolitan-wide section of the Development Plan and all zones and areas within Metropolitan Development Plans but excluding Business Zones, Shopping Zones, Town Centre Zones and Centre Zones and Noarlunga Council.
<p>District Councils of Angaston, Barossa, Kapunda, Light and Tanunda – Barossa Valley Area No. 2</p> <p>Interim Operation: 15/11/90</p> <p>Authorised: 7/11/91</p>	<ul style="list-style-type: none"> • Introduces the following policy changes: <ol style="list-style-type: none"> 1. Consent uses now include minor expansion of existing uses, minor boundary adjustments to allotments, outbuildings, and the 40square metre floor area limitation on farm buildings has been removed. 2. Two PDC included for the Barossa Valley Area - one provides design and siting guidelines for buildings and structures while the second provides guidance for land division proposals. 3. Some township fringe areas and rural living areas have been reviewed, and where substantially developed, the area excluded from the effect of the plan. 	<ul style="list-style-type: none"> • Outer Metropolitan section of the Development Plan in Angaston (DC), Barossa (DC), Kapunda (DC), Light (DC) and Tanunda (DC).
<p>Athelstone and Highbury – River Torrens Linear Park and Residential Development</p> <p>Interim Operation: 16/1/92</p> <p>Authorised: 19/3/92</p>	<ul style="list-style-type: none"> • Extends the Linear Park (River Torrens) Zone over a major portion of the area from Highbury to the River Torrens Gorge. • Establishes a new Residential Zone applying to parcels of land in the City of Tea Tree Gully and City of Campbelltown, incorporating residential policies specific to the subject area. • Establishes a ‘Highbury Cemetery’ Policy Area in the Special Uses Zone in the City of Tea Tree Gully Development Plan. • Inserts a Structure Plan for the development of the area in the City of Tea Tree Gully and City of Campbelltown parts of the Development Plan. 	<ul style="list-style-type: none"> • Tea Tree Gully (City) and Campbelltown (City).

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<p>City of Payneham – Marden</p> <p>Interim Operation: 26/3/92</p> <p>Authorised: 7/5/92</p>	<ul style="list-style-type: none"> • Introduces Objectives and PDC for a new Community Uses 1 Zone in the Payneham (City) Development Plan. • Amends Payneham Zone Maps Pay/3 and 4 and adds Concept Plan Map Pay/11. 	<ul style="list-style-type: none"> • Payneham (City)
<p>City of Marion and City of Noarlunga – Lonsdale</p> <p>Interim Operation: 23/7/92</p> <p>Authorised: 10/9/92</p>	<ul style="list-style-type: none"> • Introduces policies for the residential area abutting the Field River at Hallett Cove and Lonsdale in a Residential (Field River Valley) Zone. A Landscape (Buffer) Zone is also introduced to separate the existing general industrial areas of Lonsdale from the residential growth south from Hallett Cove in the City of Noarlunga. • Introduces policies for the industrial area in Section 572 hundred of Noarlunga in the City of Noarlunga's Industry Zone. • Introduces a Structure Plan to govern development for the area affected. 	<ul style="list-style-type: none"> • Marion (City) and Noarlunga (City)
<p>Hills Face Zone – Additions or conversions to detached dwellings which constitute prohibited development</p> <p>Interim Operation: 3/9/92</p> <p>Authorised: 25/2/93</p>	<ul style="list-style-type: none"> • Adds the following to the list of non-complying development in the Hills Face Zone: <p style="margin-left: 40px;">Two storey dwellings including additions or conversions of existing dwellings into two storey dwellings</p>	<ul style="list-style-type: none"> • In the following: Burnside (City) Campbelltown (City) East Torrens (DC) Happy Valley (City) Marion (City) Mitcham (City) Munno Para (City) Noarlunga (City) Salisbury (City) Stirling (DC) Tea Tree Gully (City) Willunga (DC) (Metro)

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<p>City of Mitcham and City of Happy Valley – Sturt Gorge and Craighburn Regional Open Space and Residential</p> <p>Interim Operation: 18/2/93</p> <p>Authorised: 20/5/93</p>	<ul style="list-style-type: none"> • Rezones 209 hectares of Rural A Zone to: <ol style="list-style-type: none"> 1. 59 hectares MOSS (Recreation); 2. 62 hectares Residential (Craighburn); 3. 82 hectares Residential (Craighburn) with residential development deferred until 30 June 1999; 4. 6 hectares to become a landscape buffer along Coromandel Parade. 	<ul style="list-style-type: none"> • Mitcham (City) and Happy Valley (City)
<p>Mount Lofty Ranges Comprehensive Number 1</p> <p>Interim Operation: 21/5/92</p> <p>Authorised: 1/7/93</p>	<ul style="list-style-type: none"> • Introduces a 4000 square metre minimum allotment size for new allotments in all residential policy areas or zones in towns within the Mount Lofty Ranges Watershed. • Retains prohibitions on land division creating additional allotments for all policy areas or zones outside of townships in the Mount Lofty Ranges Watershed. • Retains prohibitions on land division creating an additional allotment or allotment but allows the clustering of rural residential allotments (subject to strict criteria) in all policy areas and zones where farming is a primary land use. • Introduces (and retains) prohibitions on detached dwellings and land division creating additional allotments in Extractive Industry and Conservation Zones. 	<ul style="list-style-type: none"> • Metropolitan and Outer Metropolitan sections of the Development Plan and in the following: Barossa (DC) East Torrens (DC) Gumeracha (DC) Happy Valley (City) Mount Barker (DC) Mount Pleasant (DC) Munno Para (City) Onkaparinga (DC) Port Elliot and Goolwa (DC) Stirling (DC) Strathalbyn (DC) Tea Tree Gully (City) Victor Harbor (DC) Willunga (DC) (Metro) Willunga (DC) (Outer Metro) Yankalilla (DC)

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<p>Metropolitan Open Space System</p> <p>Interim Operation: 24/6/93</p> <p>Authorised: 5/8/93</p>	<ul style="list-style-type: none"> • Introduces 4 additional Metropolitan-wide Objectives, Proposals and 7 PDC relevant to the Metropolitan Open Space System. • Amends map to show the land which makes up the Metropolitan Open Space System. 	<ul style="list-style-type: none"> • All metropolitan Development Plans including Stirling (DC) and Willunga (DC) (Metro)
<p>MFP Australia</p> <p>Interim Operation: 9/9/93</p> <p>Authorised: 27/10/93</p>	<p>Introduces the following:</p> <ul style="list-style-type: none"> • Metropolitan-wide Objectives • MFP Zone includes Objectives, Proposals and PDC • MOSS (Conservation) Zone that applies to Enfield, Port Adelaide, Salisbury and Land Not Within a Council Area (Metropolitan) Development Plans • MOSS (Recreation) Zone that applies to the Salisbury Development Plan • Public Purpose (Power Station) Zone for the Land Not Within a Council Area (Metropolitan) Development Plan • Public Purpose (Quarantine Station) Zone for the Land Not Within a Council Area (Metropolitan) Development Plan. 	<ul style="list-style-type: none"> • Metropolitan-wide Objectives and in the following: Enfield (City) Port Adelaide (City) Salisbury (City) Land Not Within a Council Area (Metropolitan)
<p>MOSS Little Para River</p> <p>Authorised: 27/10/93</p>	<ul style="list-style-type: none"> • Introduces a new MOSS (Recreation) Zone with new Objectives and PDC for land along the Little Para River. • Rezones part of the Residential 2, Residential 4, Residential 5, Special Use, Recreation/Open Space, Rural B and Rural Living (Bolivar) Zones along the Little Para River and within the City of Salisbury. • Rezones that part of the Residential 1 Zone south of Stephen Place and Michael Court north of the Little Para River within the City of Munno Para. • Rezones that part of the Recreation Zone south of Coppleridge Street and north of the Little Para River within the City of Elizabeth. 	<ul style="list-style-type: none"> • Elizabeth (City), Munno Para (DC) and Salisbury (City) Development Plans

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<p>District Council of Port Elliot and Goolwa – Hindmarsh Island</p> <p>Authorised: 9/12/93</p>	<p>Introduces the following:</p> <ul style="list-style-type: none"> • Council-wide Objectives and PDC for Hindmarsh Island • Residential (Hindmarsh Island) Zone • Residential Marina (Hindmarsh Island) Zone • Holiday House (Hindmarsh Island) Zone • Conservation (Hindmarsh Island) Zone • General Farming (Hindmarsh Island) Zone • Rural Waterfront (Hindmarsh Island) Zone 	<ul style="list-style-type: none"> • Port Elliot and Goolwa (DC)
<p>City of Hindmarsh and Woodville – Residential B Zone – Kidman Park High School Policy Area.</p> <p>Interim Operation: 9/12/93</p> <p>Authorised: 10/2/94</p>	<p>This amendment proposes to create a new Residential B Zone Kidman Park High School Policy Area, incorporating objectives to guide residential development and PDCs to address:</p> <ul style="list-style-type: none"> • Street access, car parking and public open space. • Appropriate forms of development. • Building design and siting. • Permitted and prohibited development. 	<ul style="list-style-type: none"> • Hindmarsh and Woodville (City)
<p>City of Hindmarsh and Woodville – Residential B Zone – Frogmore Road.</p> <p>Interim Operation: 9/12/93</p> <p>Authorised: 10/2/94</p>	<p>This amendment proposes to create a new Residential B Zone, incorporating:</p> <ul style="list-style-type: none"> • Objectives to accommodate a mix of housing types, to encourage visually interesting development and attractive open space. • New PDCs providing detailed design guidelines on land division, form of development and siting and design. 	<ul style="list-style-type: none"> • Hindmarsh and Woodville (City)

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<p>Barossa Valley Region</p> <p>Authorised: 10/3/94</p>	<ul style="list-style-type: none"> • Introduces region-wide policies, area-specific controls based on particular zones, and a number of tables relating to performance standards or criteria for development. • Introduces the following ten individual regional zones each with its own area specific policies: <ul style="list-style-type: none"> Rural (BVR) Valley Floor Zone Rural (BVR) Moculta Zone Rural (BVR) Barossa Ranges Zone Rural (BVR) Hills Face Zone Rural (BVR) Sandy Creek Zone Rural (BVR) Gomersal Zone Rural (BVR) Nuriootpa Plains Zone Rural Living (BVR) Zone Extractive Industry (BVR) Zone General Industry (BVR) Zone 	<ul style="list-style-type: none"> • Angaston (DC), Barossa (DC), Kapunda (DC), Light (DC), and Tanunda (DC).
<p>District Council of Clare – Mintaro State Heritage Area 2</p> <p>Interim Operation: 20/1/94</p> <p>Authorised: 24/3/94</p>	<p>Fine tunes policies in the Mintaro State Heritage Area by:</p> <ul style="list-style-type: none"> • Amending the boundary between the Western Entry and Rural Living Zones and the boundary between the Rural Fringe and Western Entry Zones; • Rewording the reference to viticulture in the Western Entry Zone; and • Rewording the prohibition on dwellings in the Rural Fringe Zone. 	<ul style="list-style-type: none"> • Clare (DC)

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<p>Mount Lofty Ranges Comprehensive Number 2</p> <p>Authorised: 19/5/94</p> <p>Section 27(5) Amendment: 14/7/94</p>	<ul style="list-style-type: none"> • Introduces PDC for the Mount Lofty Ranges Region. • Removes the 4000 square metre minimum allotment size as a prohibition for new allotments in residential areas or zones except for those residential policy areas or zones in the District Councils of East Torrens and Stirling. • Retains the prohibition on land division creating an additional allotment or allotments throughout the Region but relaxation of the interim prohibition on boundary adjustments. • Introduces mandatory criteria for detached dwellings outside townships in the Region. • Retains prohibitions on detached dwellings and land division creating additional allotments in extractive industry and conservation zones. 	<ul style="list-style-type: none"> • Metropolitan and Outer Metropolitan sections of the Development Plan and in the following: Barossa (DC) East Torrens (DC) Gumeracha (DC) Happy Valley (City) Mount Barker (DC) Mount Pleasant (DC) Munno Para (City) Onkaparinga (DC) Port Elliot and Goolwa (DC) Stirling (DC) Strathalbyn (DC) Tea Tree Gully (City) Victor Harbor (DC) Willunga (DC) (Metro) Willunga (DC) (Outer Metro) Yankalilla (DC)
<p>Airport Building Height Controls</p> <p>Interim Operation: 4/11/93</p> <p>Authorised: 7/7/94</p>	<ul style="list-style-type: none"> • Introduces an additional Metropolitan-wide objective and 2 PDC relevant to building heights in metropolitan Adelaide. • Introduces Map MA/9 to 11 to show the height controls over buildings in metropolitan Adelaide. 	<ul style="list-style-type: none"> • Metropolitan-wide section of the Development Plan.

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<p>Regional Coastal Areas Policy</p> <p>Interim Operation: 4/11/93</p> <p>Authorised: 15/9/94</p>	<ul style="list-style-type: none"> • Introduces Coastal Objectives and PDC for all affected country and metropolitan Councils, including: <ul style="list-style-type: none"> General Country Regional Objectives – 9 Country Council-wide Objectives – 14 Country Council Wide PDC – 36 Metropolitan Adelaide Objectives – 8 Metro Adelaide Council-wide Objectives – 12 Metro Adelaide Council-wide PDC – 41 <p>The Metropolitan Adelaide Council-wide PDC are grouped under the following headings:</p> <ul style="list-style-type: none"> • Environmental Protection; • Protection of scenic, heritage, amenity and other values; • Maintenance of public access; • Hazard risk minimisation; and • Development in appropriate locations. <p>The Country Council-wide PDC include the above and:</p> <ul style="list-style-type: none"> • Protection of physical and economic resources; • Settlement, tourist facilities and marinas in appropriate zones; • No premature development; and • Redevelopment of unsatisfactory areas. <ul style="list-style-type: none"> • Addition of 7 new PDC including non-complying development for the following zones: <ol style="list-style-type: none"> 1. Coastal Zone; 2. Coastal Zone for Noarlunga Council; 3. Coastal 1 Zone; and 4. Coastal 2 Zone • Addition of Conditions to Complying Development along the Coast for all metropolitan coastal Councils and Whyalla City Council. • Addition of a Coastal (Conservation) Zone for Brighton Council including 3 Objectives and 7 PDC. 	<ul style="list-style-type: none"> • Country Regional Objectives and Country Council-wide Objectives and PDC apply to all Country Development Plans along the coast including Land Not Within a Council Area. • Metropolitan Objectives and Council-wide Objectives and PDC apply to all metropolitan Development Plans along the coast including Land Not Within A Council Area (Metropolitan). • Coastal Zone PDC applies to Land Not Within A Council Area (Metropolitan) and Brighton (City), Glenelg (City), Henley and Grange (City), Port Adelaide (City) and Willunga (DC) (Metro). • Coastal 1 Zone PDC applies to Port Augusta (DC) and West Torrens (City). • Coastal 2 Zone PDC applies to Henley and Grange(City) and West Torrens (City)