Mount Barker Urban Growth Development Plan Amendment

New urban land proposed to be rezoned at Mount Barker and Nairne

Adelaide's population is growing. To accommodate this growth The 30-Year Plan for Greater Adelaide (the Plan) has identified land at Mount Barker and Nairne as part of Adelaide's urban land supply for the next 15-years.

The State Government is now proposing to rezone this land for urban development to support the objectives of The Plan to deliver on a 15-year land supply.

This rezoning process will enable the orderly and economic establishment of new growth areas at Mount Barker and Nairne that could support the development of at least 7000 new dwellings across some 1310 hectares of land.

The majority of this land (about 1265 hectares) is being rezoned adjacent to Mount Barker. This land will support a range of housing types, but also envisages the development of a wide range of supporting community services and facilities as well as retail, commercial and industrial development. A portion of this land (over 40 ha) is proposed to be included into the existing Light Industry Zone to ensure a range of jobs are available to new residents consistent with opportunities available to existing residents within established urban areas.

The remaining 45 hectares of land is proposed to be rezoned at Nairne for residential purposes. This land is also expected to accommodate a mix of dwellings.

The proposed changes are contained in a Development Plan Amendment (DPA) document, which has been released by the Minister for Urban Development and Planning (the Minister) for eight weeks of public consultation.

What is a Development Plan Amendment (DPA)?

A Development Plan contains the zones, maps and rules ('policies') which guide what can and cannot be done in the future with any piece of land within the area covered by the Plan. These zones, maps and policies provide the criteria against which development applications are assessed.

A Development Plan Amendment (DPA) is a document that describes changes being proposed to a Development Plan. This DPA seeks to insert new policy and zoning into the Mount Barker (DC) Development Plan.

There are strict requirements surrounding a DPA process, a key part of which is to formally release the DPA document to give members of the public and other interested parties a chance to make written comments about the proposed changes. At the end of the submission period a public meeting is scheduled. Submitters can request to comment further about the DPA at this meeting.
Background

The Mount Barker township has played a pivotal role in accommodating population growth in the district due to its entrenched role as a regional service centre for the Central Hills Region, a role recognised by successive State Planning Strategies.

The release of The 30-Year Plan for Greater Adelaide continues to recognise the importance of Mount Barker as an urban growth area. Importantly, the Plan recognises the potential significance of Mount Barker in contributing to South Australia’s population growth targets over the coming decades and identifies areas that should be considered for future growth in the context of a land bank of urban zoned land to satisfy population growth pressures in the near and medium term (i.e. over the next 15 years).

This DPA has been prepared to support the achievement of targets relating to the Adelaide Hills administrative region and, in particular, those relevant to the Mount Barker district that contribute towards the provision of Greater Adelaide’s planned 15-year zoned urban land supply.

The purpose of this DPA is to support the expansion of urban areas in the Mount Barker district to help meet population and employment targets in the Plan. The expansion provides for the logical growth of an existing township and is expected to reduce urban growth pressures at other smaller townships in the region.

The Mount Barker and Nairne townships are proposed to expand by approximately 1265 hectares and 45 hectares respectively – a total of 1310 hectares.

Key policy changes

The proposed changes are largely encapsulated in a single zone that is expected to accommodate residential development and a range of complementary activities to meet the needs of future residents. This approach provides an appropriate level of flexibility to allow professionals across various fields to design the layout of new residential estates. Key roads and other factors will determine the location of new activity centres (or shopping centres) and schools.

The approach to the new growth area at Nairne is intended to ensure new development is sympathetic to the established character of the township. This is consistent with the strategic goals that seek to ensure smaller regional settlements retain their character.

In summary this DPA proposes to amend the Mount Barker (DC) Development Plan by:

In the Council-wide section

- revising policy to support a wide variety of housing types such as houses on a single block or town houses (therefore including medium density) in the proposed growth areas in addition to existing designated areas within the Residential Zone
- providing for shopping and other centre development in the growth areas when identified on a Structure Plan to complement shopping provided in designated centre zones
- amending Bushfire Protection Area figures to recognise the changing land use profile of proposed growth areas from rural to urban, while continuing to recognise bushfire risk in future development decisions
- ensuring development does not prejudice the potential provision of a freeway access at the Bald Hills Road alignment.

In relation to Mount Barker

- rezoning almost 1225 hectares of land from Rural (Mount Barker) to a new Residential Neighbourhood Zone to accommodate a range of housing forms as well as a range of complementary services and activities.
- incorporating a number of existing residential lots near Flaxley Road into the Residential Zone to reflect the current use of the land
- rezoning in excess of 40 hectares of land to Light Industry Zone, including the rezoned land into a new Policy Area 22 to enable the application of additional requirements to development proposals.

Nairne

- rezoning about 45 hectares of land from Rural (Mount Barker) to Residential, including the rezoned land into the Zone’s Medium Density Policy Area 21 to support a wider range of housing choices and supports the provision of affordable housing.
Area Affected Map
The areas that would be affected by the proposed changes are shown on this map.

Want to know more?
You can view the DPA document online at:
or in hard copy by visiting, during office hours:
- the District Council of Mount Barker Offices at 6 Dutton Road, Mount Barker
- Department of Planning and Local Government offices
  Level 5, 136 North Terrace, Adelaide
tel: (08) 8303 0791.
Have your say

The consultation process is run by the Development Policy Advisory Committee, an independent statutory committee which provides advice to the Minister on planning and development issues. The consultation includes the acceptance of written submissions and a public meeting.

Written submissions

Written submissions on the DPA will be received for a period of eight weeks, from Thursday 10 June 2010 to Wednesday 4 August 2010.

Submissions should be sent to:
The Presiding Member, Development Policy Advisory Committee
Mount Barker Urban Growth DPA

- By post: c/- Department of Planning and Local Government, GPO Box 1815, Adelaide SA 5001
- By email: dpac@sa.gov.au
- By fax: (08) 8303 0627

Please note: Public submissions will be available for viewing from the close of submissions until the conclusion of the public meeting on the Department of Planning and Local Government website at www.dplg.sa.gov.au/go/mount-barker-urban-growth-dpa and at the Department of Planning and Local Government, Level 5, 136 North Terrace, Adelaide.

Written submissions should clearly indicate whether you wish to be heard at the scheduled public meeting.

Public consultation meeting

Following the close of written submissions, a public consultation meeting at which submitters can present verbally is scheduled. For this DPA, the public meeting is scheduled to be held on:

- Tuesday 31 August 2010 at 7:00pm in Cinema 3, Wallis Cinemas
  17 Adelaide Road, Mount Barker SA 5251

Important note: the public meeting may not be held if no submissions are received or if no-one requests to be heard by the Committee – please check the Department of Planning and Local Government website before the scheduled date of the meeting to find out whether it is being held. If you wish to make a verbal submission you must state this in your written submission.

What happens then?

Following the consultation process and the receipt of a report from the Development Policy Advisory Committee, the Minister will consider whether to make amendments to the DPA and then whether to proceed with its implementation. If the DPA is adopted, the policy and mapping changes proposed will be made to the Mount Barker (DC) Development Plan.