The Minister for Planning has proposed a development plan amendment (DPA) that will affect the Port Augusta Council development plan. The DPA proposes an expansion of the District Centre Zone for land south of Flinders Terrace adjacent the railway line at Port Augusta.

The DPA proposes to include 1.7 hectares of additional land within the District Centre Zone. The land affected is currently zoned Industrial and includes part of the Port Augusta Courts site and disused railways land to the south of (but not including) the Croquet Club and Cooinda Club.

The proposed rezoning extends the District Centre south to the railway line and will provide additional land for future commercial developments.

The DPA will also align the District Centre Zone boundary with the adjacent rail line so that the Port Augusta Courts and Curdnatta Art Gallery sites are entirely within the District Centre Zone.

The land area affected by the DPA is shown on the back page of this information sheet.

What is a development plan amendment?

Development plans contain the planning controls that guide what can and cannot be developed in council areas. Planning authorities use these planning controls to assess new development proposals.

A development plan amendment (DPA) is a document that describes proposed changes to a development plan.

DPAs must be prepared according to certain processes set out by legislation (the Development Act 1993 and associated Regulations). DPAs may be undertaken by councils or, under circumstances identified in section 24 of the Act, by the Minister for Planning. This DPA has been prepared by the Minister and is known as a Ministerial DPA.
Background

The Port Augusta Regional Centre is the predominant retail and business area for the surrounding Spencer Gulf and outback region of South Australia. The District Centre Zone in the heart of Port Augusta has been undergoing a renewal with new retail and commercial developments being undertaken, often requiring the consolidation of land parcels.

In response to the demand for land suitable for commercial developments, the City of Port Augusta requested that the Minister for Planning undertake a DPA to consider a minor expansion of the District Centre Zone over Government land that sits between the south-western edge of the District Centre Zone and the adjacent Port Augusta railway yards.

What changes are being proposed?

This DPA proposes:

- to rezone the area affected from Industrial to District Centre.
- to introduce new maps into the Development Plan to reflect the changes to the zoning for the area affected.

This DPA does not propose to introduce any new planning policies, objectives, principles of development control or procedural matters for the City of Port Augusta Development Plan.

Want to know more?

You can view the DPA document online at: www.sa.gov.au/planning/ministerialdpas.

You can view the City of Port Augusta Development Plan online at: www.sa.gov.au/developmentplans.

You also can view these documents in hard copy by visiting, during office hours:

- Port Augusta Council
  4 Mackay St, Port Augusta
  Phone: 08 8641 9100
- The Department of Planning, Transport and Infrastructure offices
  Level 5, 136 North Terrace, Adelaide
  Phone: 08 8303 0791.

How to have your say

Consultation on Ministerial DPAs is managed by the Development Policy Advisory Committee (DPAC), an independent statutory committee which provides advice to the Minister on planning and development issues.

As part of the consultation process, you may:

- comment on the DPA by making a written submission to the committee, and
- attend a public meeting if you wish to be heard by the committee or raise any matter not previously raised in your written submission.

Public consultation period

The proposed DPA is under consultation for eight weeks from 16 July, 2015 to 9 September, 2015.
Making written submissions

You can make a written submission on the DPA anytime before the closing date, which is **5 pm on Wednesday 9 September 2015**.

Submissions should be marked *Port Augusta District Centre Expansion DPA* and sent to:

The Presiding Member, DPAC, c/- Department of Planning, Transport and Infrastructure:

- by post: GPO Box 1815, Adelaide SA 5001, or
- by email: dpac@sa.gov.au, or
- by fax: 08 8303 0627.

Please clearly indicate on your written submission if you wish to be heard at the public meeting.

Viewing submissions

All submissions received from the public are public documents and will be made available for viewing from the closing date until the conclusion of the public meeting at:

- [www.sa.gov.au/planning/ministerialdpas](http://www.sa.gov.au/planning/ministerialdpas) and
- the offices of the Department of Planning, Transport and Infrastructure, Level 5, 136 North Terrace, Adelaide, during office hours.

Please note: The posting of submissions on sa.gov.au may be undertaken progressively over a day or more if a large number of submissions are received.

Public meeting(s)

DPAC has scheduled a public meeting as follows:

- 7:00pm Tuesday 22 September, 2015
  Institute Theatre
  52 Commercial Road
  PORT AUGUSTA 5700

Public meetings provide an opportunity for anyone to be heard by the committee or to verbally raise any matter not previously raised in their written submission.

**Please note:** DPAC may not hold any public meetings if no one requests to be heard. Please check the status of meetings on [www.dpac.sa.gov.au](http://www.dpac.sa.gov.au) or [www.sa.gov.au/planning/ministerialdpas](http://www.sa.gov.au/planning/ministerialdpas) before the scheduled meeting dates.

What happens next?

Following the consultation process, DPAC prepares a report for the Minister on the matters raised during the consultation.

The Minister then considers the matters and makes a decision to either:

- approve the DPA (as released for consultation), or
- approve the DPA with changes, or
- not approve the DPA.

If the Minister approves the DPA, notice is given in the South Australian Government Gazette and the development plan is amended accordingly.

All approved DPAs must be reviewed by the State Parliament's Environment, Resources and Development Committee (ERDC). The ERDC may request the Minister to consider changes to a DPA as a result of its review. Notice of any subsequent change is made in the Gazette and the development plan is amended accordingly.
Area affected by the proposed DPA

Further information:
Call: Kylie Weymouth, Chief Project Officer, DPTI 08 71097070
Email: kylie.weymouth@sa.gov.au