The Minister for Planning has proposed a Development Plan Amendment (DPA) that will affect the Charles Sturt Council Development Plan.

Following the introduction of the Urban Core Zone to the West Lakes AAMI Stadium Precinct in 2013, the staged development of the Precinct is underway. Additional investigations have been undertaken to review current zoning, immediately adjacent to the Precinct aiming to provide a more comprehensive development outcome.

This subsequent DPA proposes to update land use zoning and policy requirements of the AAMI Stadium Precinct to facilitate its redevelopment as a mixed use, medium and high scale development project.
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. This DPA has been prepared by the Minister and is known as a Ministerial DPA.

What changes are being proposed?

The DPA proposes amendments that encourage a more holistic development outcome for the AAMI Stadium Precinct by incorporating the Residential Zone (Policy Area 18) and the Special Use Zone portions under a revised suite of requirements for the Urban Core Zone.

The other main amendments being proposed include:

- increasing the maximum height of buildings along a portion of West Lakes Boulevard from 2 storeys (under the current Residential Zone) to 4 storeys
- provision for open space and a cycle / pedestrian link along the southern northern property boundary of the Grange Golf Club, with an exception created for housing south of a newly created street, McCoy Place.

Some fine tuning of the Desired Character for the Urban Core Zone and the related Concept Plan to better reflect the Masterplan for the area and the approved development layout of the early stages are also proposed.

Want to know more

You can view the DPA document online at: [www.sa.gov.au/planning/ministerialdpas](http://www.sa.gov.au/planning/ministerialdpas)


You also can view these documents in hard copy by visiting your local Council during office hours, or the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders Street, Adelaide, Monday to Friday, 9:00 am to 5:00 pm (Phone (08) 7109 7007).

Have your say

Consultation on Ministerial DPAs is managed by the State Planning Commission, which provides advice to the Minister for Planning on planning and development issues.

As part of the consultation process, you may:

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

Making written submissions

You can make a written submission on the DPA any time before the closing date, 5 pm on Monday 25 September 2017.

  or
- by post: GPO Box 1815, Adelaide SA 5001
Submissions should be marked *West Lakes (AAMI Stadium Precinct) Zoning and Policy Review DPA* and sent to the Chair, State Planning Commission, cl- Department of Planning, Transport and Infrastructure.

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:

- the offices of the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders Street, Adelaide, during office hours.

**Please note:** 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**

The Commission has scheduled the following public meeting:

**Where:** The Lakes Resort Hotel (Southbank Room), 141 Brebner Drive, West Lakes

**When:** Wednesday 4 October 2017 at 7pm

The meeting will provide an opportunity for anyone to be heard by the State Planning Commission or to raise any matter not previously discussed in their written submission.

**Please note:** the public meeting may not be held if no one requests to be heard. Please check the status of meetings before the scheduled meeting date at:


**Timeline**

**Submission Period**

Submissions are invited on the DPA between **29 August 2017** and **25 September 2017**

Submissions are made publicly available on **26 September 2017**

**Public Meeting** will be held **Wednesday 4 October 2017**

**Consideration of Submissions**

State Planning Commission provides its advice to the Minister for Planning.

**Decision** is made by notice in Government Gazette and the amendments become active.

The DPA is referred to the **Environment Resources & Development Committee of Parliament**.

It 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.

“**What we have heard**” is released
Area affected by the proposed DPA