The purpose of the Regulated Trees DPA is to insert policy regarding regulated trees into relevant Development Plans in order to enable effective operation of the Development (Regulated Trees) Amendment Act 2009 and the Development (Regulated Trees) Variation Regulations 2011.

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 introduce policy that guides the assessment of proposed tree-damaging activities in respect of the new category of regulated trees into the following Development Plans:

Adelaide (City), Adelaide Hills Council, Burnside (City), Campbelltown (City), Charles Sturt Council, Gawler (CT), Holdfast Bay (City), Land Not Within A Council Area (Metropolitan), Light Regional Council, Marion Council, Mitcham (City), Mount Barker (DC), Norwood, Payneham & St Peters (City), Onkaparinga (City), Playford (City), Port Adelaide Enfield (City), Prospect (City), Salisbury (City), Tea Tree Gully (City), Unley (City), Walkerville Council, West Torrens (CT).

There are strict processes surrounding a DPA process, a key part of which is to formally release the DPA document to give members of the public 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

On 17 November 2009 Parliament passed the Development (Regulated Trees) Amendment Act 2009. This revised significant tree controls originally introduced in 2000. Key amongst these changes was the creation of a new kind of development; namely tree damaging activity in relation to a regulated tree. This change created a two-tiered system of tree classification and assessment, that of ‘regulated trees’ and that of ‘significant trees’.

The Amendment Act gave rise to the need for a DPA because tree damaging activity in relation to a regulated tree is not yet the subject of Development Plan policy. Without this Development Plan policy there is no means of authorities consistently and coherently assessing proposals to undertake tree-damaging activity in relation to a regulated tree and, in turn, implementing the Amendment Act and the complementary Variation Regulations.

What changes are being proposed?

The DPA proposes to introduce the following into relevant Development Plans:

- the circumstances under which removal of a regulated tree may be warranted
- the circumstances under which tree-damaging activity in relation to a regulated tree may be warranted.

Interim Operation

The DPA will be on ‘Interim Operation’ for 12 months from the start of the public consultation period. This means that the policies being proposed in it will apply during this time.

Interim Operation is used when the Minister for Planning (the Minister) considers that it is necessary in the interests of orderly and proper development. In this case, the Minister considers it necessary to ensure that development contrary to the intent of the DPA is not undertaken while public comment is sought.

This does not mean, however, that changes to the policies cannot occur following the consultation: changes can occur if considered appropriate.

Want to know more?

You can view the DPA document online at www.sa.gov.au/planning/dpas or in hard copy by visiting, during office hours:

- City of Adelaide offices:
  Town Hall, 128 King William St, Adelaide SA
- Adelaide Hills Council offices:
  26 Onkaparinga Valley Rd, Woodside SA
- City of Burnside offices:
  401 Greenhill Rd, Glenside SA
- City of Campbelltown offices:
  172 Montacute Rd, Campbelltown SA
- City of Charles Sturt offices:
  72 Woodville Rd, Woodville SA
- Town of Gawler offices:
  89 Murray St, Gawler SA
- City of Holdfast Bay offices:
  24 Jetty Rd, Brighton SA
- Light Regional Council offices:
  93 Main St, Kapunda SA
- City of Marion offices:
  245 Sturt Rd, Oaklands Park SA
- City of Mitcham offices:
  131 Belair Rd, Torrens Park SA
- Mount Barker District Council offices:
  6 Dutton Rd, Mount Barker SA
- City of Norwood, Payneham & St Peters offices:
  175 The Parade, Kent Town SA
- City of Onkaparinga offices:
  Ramsey Place, Noarlunga Centre SA
- City of Playford offices:
  10 Playford Blvd, Davoren Park SA
- City of Port Adelaide Enfield offices:
  163 St Vincent St, Port Adelaide SA
- City of Prospect offices:
  28 Prospect Rd, Prospect SA
- City of Salisbury offices:
  12 James St, Salisbury SA
- City of Tea Tree Gully offices:
  571 Montague Rd, Modbury SA
- City of Unley offices:
  181 Unley Rd, Unley SA
- Walkerville Council offices:
  66 Walkerville Tce, Walkerville SA
- West Torrens Council offices:
  165 Sir Donald Bradman Drv, Hilton SA
- Department of Planning and Local Government offices, Level 5, 136 North Terrace, Adelaide, tel: (08) 8303 0791.
Area Affected Map

The areas that would be affected by the proposed changes are shown on the map attached.
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 from the public for a period of ten weeks, from Thursday 17 November 2011 to Wednesday 25 January 2012.

Submissions should be sent to:

The Presiding Member, Development Policy Advisory Committee

“Regulated Trees DPA”

- by post to: c/- Department of Planning and Local Government
  GPO Box 1815, Adelaide SA 5001
- by email to: dpac@sa.gov.au
- or by fax to: (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 Government’s website at www.sa.gov.au/planning/dpas and at the offices of 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:

Wednesday 15 February at 7pm in the Graysons Room at the Mercure Grosvenor Hotel, 125 North Terrace, Adelaide.

**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 changes proposed will be made to the Adelaide (City), Adelaide Hills Council, Burnside (City), Campbelltown (City), Charles Sturt Council, Gawler (CT), Holdfast Bay (City), Land Not Within A Council Area (Metropolitan), Light Regional Council, Marion Council, Mitcham (City), Mount Barker (DC), Norwood, Payneham & St Peters (City), Onkaparinga (City), Playford (City), Port Adelaide Enfield (City), Prospect (City), Salisbury (City), Tea Tree Gully (City), Unley (City), Walkerville Council, West Torrens (CT) Development Plans.