The Minister for Planning has proposed a Development Plan Amendment (DPA) that will affect the Adelaide (City) Development Plan (consolidated on 2 April 2015).

The purpose of the DPA is to review land use policy within the Park Lands Zone to ensure that appropriate public infrastructure projects—such as the O-Bahn City Access Project—can be assessed on ‘merit’, with a focus on selected Policy Areas within the Zone.

The proposed changes in the DPA will see the removal of ‘public infrastructure works’ from being considered as non-complying forms of development in selected Policy Areas of the Park Lands Zone. This will ensure that appropriate public infrastructure projects can be assessed on a ‘merit’ basis.

While the policy changes relate to public infrastructure works proposed as part of the O-Bahn City Access Project, affecting eastern areas within the Park Lands Zone (Policy Areas 18, 19 & 20) they are also intended to apply to possible future public infrastructure works associated with the Torrens Junction Project, affecting western areas (Policy Areas 16 & 24). The policies will allow for the merit assessment of future rail works and associated structures to provide a separated interstate freight line and metropolitan passenger railway (as part of the Adelaide Rail Freight Goodwood and Torrens Junction Project).

Further, anticipated pedestrian links and associated infrastructure between the Bowden Urban Village and the Park Lands may also be assessed on a merit basis, avoiding the need to undertake single purpose DPAs for such works, as was the case for the Adelaide Oval Footbridge development.

This approach will limit delays and provide more certainty in the assessment process, avoiding the need for zoning changes every time a proposal of this nature is considered.

The policy changes proposed in this DPA do not alter the intent of current Development Plan policies to protect and ensure the continued use, enjoyment and improvement of the Adelaide Parklands.

O-Bahn City Access Project

The proposed O-Bahn City Access Project involves an extension of the O-Bahn busway to Adelaide’s central business district with a tunnel and other structures affecting the east Park Lands.

The project represents a critical investment in our public transport and road infrastructure, and will result in significant improvements in travel times, public transport reliability, road traffic conditions and public use of the Park Lands.

Community engagement on the O-Bahn City Access Project has occurred separate to the consultation on the DPA. This consultation process and issues raised have helped inform the preparation of the DPA.

Further information:
Call: Denise Rigoni (08) 7109 7014
Email: denise.rigoni@sa.gov.au
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 (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 for Planning, and is known as a Ministerial DPA.

What changes are being proposed?

This DPA proposes the following amendments to the Adelaide (City) Development Plan policies:

- Amend the Desired Character and Principles of Development Control for the Park Lands Zone to actively contemplate public infrastructure projects such as the O-Bahn City Access Project.
- Insert additional policy within the Park Lands Zone to support public infrastructure projects.
- Amend the ‘non-complying’ list in the Park Lands Zone to enable the construction of public infrastructure as a ‘merit’ form of development in the following selected Policy Areas:
  - Golf Links Policy Area 16
  - River Torrens East Policy Area 18
  - Botanic Park Policy Area 19
  - Rundle and Rymill Parks Policy Area 20
  - River Torrens West Policy Area 24.
- Amend the Desired Character for the Park Lands Zone and the Rundle and Rymill Parks Policy Area 20 to actively contemplate future transport infrastructure including a tunnel and pedestrian footbridges.
- Amend the Desired Character and Principles of Development Control of the following Policy Areas to provide a more supportive planning policy framework for development associated with an improved O-Bahn city access route:
  - River Torrens East Policy Area 18
  - Botanic Park Policy Area 19
  - Rundle and Rymill Parks Policy Area 20.

An area affected map, showing the selected Policy Areas is provided on Page 4.

Background

The extension of O-Bahn bus services into the heart of the city was identified as a key investment in The 30-Year Plan for Greater Adelaide and the draft Integrated Transport and Land Use Plan.

An improved O-Bahn city access route will result in significant improvements in:

- frequency and reliability of O-Bahn bus services
- intersection improvements—including to the Hackney Road/Botanic road intersection, which is part of the city ring-route
- use of the affected section of the east Park Lands for major community events
- cycling facilities between the city and the eastern suburbs
- accommodation of the future EastLINK light rail service.

The completed project also will significantly reduce travel times on Adelaide’s most popular public transport corridor and speed up what is currently the slowest part of the journey for both cars and public transport.

The O-Bahn tunnel and associated works is one example of public infrastructure works. The scope of the DPA also seeks to provide a policy framework for future public infrastructure works to be assessed on a merit basis in selected parts of the Park Lands Zone. A more efficient delivery of policy and workable outcome in terms of future public infrastructure works is intended.

Want to know more?


You also can view these documents in hard copy by visiting, during office hours:
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 21 May 2015 until 15 July 2015.

Making written submissions
You can make a written submission on the DPA anytime before the closing date, which is 5 pm on 15 July 2015.

Submissions should be marked Park Lands Zone 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.

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 day following the closing date until the conclusion of the public meeting, at:

(submissions may be posted progressively over several days if a large number of submissions are received)

Public meeting
DPAC has scheduled a public meeting as follows:
- Tuesday 28 July 2015 at 7:00pm
  James Alexander Room, Grosvenor Hotel
  125 North Terrace, Adelaide

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

Please note: DPAC may not hold a public meeting if no one requests to be heard. Please check the status of meetings on www.dpac.sa.gov.au or 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.
Areas affected

Further information:
Call: Denise Rigoni (08) 7109 7014
Email: denise.rigoni@sa.gov.au