

Development Plan Amendment

By the Minister

PORT ADELAIDE ENFIELD (COUNCIL) DEVELOPMENT PLAN

Devon Park Residential Development Plan Amendment

For Approval

Declared by the Minister for Planning to be an approved amendment under Section 26 (8), of the *Development Act 1993*

.....
Signature

.....
Date of Gazette



Government of South Australia

Department of Planning,
Transport and Infrastructure

Approval DPA

Background

The Devon Park Residential Development Plan Amendment (DPA) by the Minister amends the Port Adelaide Enfield (Council) Development Plan.

This DPA was undertaken as a DPA process B, which included:

- An Initiation Document agreed on 25 November 2018
- A DPA released for concurrent agency, council and public consultation from 25 July 2019 to 19 September 2019
- A Public Meeting conducted by the State Planning Commission (the Commission) Public Meeting Subcommittee (the Subcommittee) on 10 October 2019.

Consultation

A total of fifteen public submissions, two council submissions and nine agency submissions were received in relation to the DPA during the consultation period. Four verbal submissions were made as scheduled at the Public Meeting and the Subcommittee chose to hear another four verbal submissions.

Approval Stage

Based on a review of all submissions and the recommendations of the Commission, the following key changes have been made to the Amendment:

- Strengthening of policy in relation to stormwater management / flooding potential
- Reinforcing the importance of interface and transition between potential three storey development and the existing low density, low profile residential development and potential
- Removing the requirement for site areas on the basis that guidance in relation to frontage width, front setbacks and rear loading provided adequate parameters for dwelling design.

Amendment Instructions Table

Name of Local Government Area: City of Port Adelaide Enfield

Name of Development Plan: Adelaide (City) Development Plan

Name of DPA: Devon Park Residential Development Plan Amendment

The following amendment instructions (at the time of drafting) relate to the Port Adelaide Enfield (Council) Development Plan consolidated on 6 February 2018.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> • Amend • Replace • Delete • Insert 	<p>If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.</p>		

COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): **No**

ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): **Yes**

Medium Density Policy Area 73

1.	Insert	Within the Desired Character Statement paragraph 2, after the words “density envisaged” insert the following words: <i>‘at Angle Park ’</i>	N	N
2.	Insert	Within the Desired Character Statement paragraph 3, after the words “Cardigan street” insert the following words: <i>‘at Angle Park, and Belford Avenue and Alexander Avenue at Devon Park, ’</i>	N	N
3.	Insert	Within the Desired Character Statement paragraph 5, after the words ‘up to four storeys in height envisaged’ insert the following words: <i>‘at Angle Park’</i>		
4.	Insert	Within the Desired Character Statement, paragraph 1 following the Land Division heading, immediately before the words “Land division will” insert the following words: <i>‘At Angle Park, ’</i>	N	N
5.	Replace	Last paragraph of Desired Character Statement with the following words: <i>“Development of land with a known history of a potentially contaminating activity such as from former</i>	N	N

		<i>industrial uses, will occur once the site has been assessed and remediated to the standard necessary to ensure it is safe and suitable for the proposed uses, including sensitive uses such as residential development.”</i>		
6.	Insert	Within the Desired Character Statement, before the subheading ‘Land Division’, the following: <i>‘At Devon Park, stormwater modelling has shown that a number of downstream properties and streets throughout Devon Park (and beyond the Policy Area) will likely be flooded during a 1-in-100 year rainfall event as the capacity of the receiving drainage system has already been exceeded. This scenario necessitates that development not exacerbate or exceed the capacity of receiving the stormwater drainage system and will need to be mitigated through the implementation of stormwater detention measures. Water Sensitive Urban Design (WSUD) techniques should also be included as part of the design of any stormwater management measures, and incorporated as a new element of the locality’s character.’</i>	N	N
7.	Amend	PDC6 with the contents of Attachment A	N	N
8.	Amend	PDC10 with the contents of Attachment B	N	N
9.	Amend	PDC13 with the contents of Attachment C	N	N
TABLES				
Amendments required (Yes/No): No				
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)				
Amendments required (Yes/No): No				
Map Reference Table				
10.	Amend	Medium Density Policy Area 73 listing to include reference to Map PAdE/36	N	N
11.	Amend	Affordable Housing Overlay listing to include reference to Map PAdE/36	N	N
Map(s)				
12.	Replace	Council Index Map, Zone Map PAdE/36, Policy Area Map PAdE/36 with the contents of Attachment D	N	N
13.	Insert	Affordable Housing Overlay Map PAdE/36 as contained within Attachment E	N	N

ATTACHMENT A

- Medium Density Policy Area 73
 - Principle of Development Control 6

6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	3 metres
Minimum setback from secondary road frontage	1.5 metres
Maximum extension of verandas or balconies beyond the front building line	1.5 metres
Maximum building height (from natural ground level)	<p>In Devon Park 2 storeys at the interface with single storey dwellings, up to 3 storeys elsewhere.</p> <p>In all other areas: 3 storeys, or 4 storeys where adjacent large areas of open space or the Neighbourhood Centre Zone.</p>
Minimum area of private open space for a single bedroom dwelling (including an area of minimum 3 metres x 5 metres dimensions or 2.5 metres depth for apartments)	24 square metres plus 15 square metres per additional bedroom, or 8 square metres for each one bedroom dwelling in a residential flat building, plus 3 square metres per additional bedroom.
Minimum number of on-site car parking spaces (1 of which should be covered) for: <ul style="list-style-type: none"> ▪ a single bedroom dwelling ▪ a two bedroom dwelling where on street car parking is available within 50 metres ▪ Affordable Housing 	1
Minimum number of on-site car parking spaces for each dwelling in all other cases (1 of which should be covered)	2

ATTACHMENT B

- Medium Density Policy Area 73
 - Principle of Development Control 10

- 1 A dwelling should have a minimum site area (and in the case of and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area for Devon Park (square metres)	Site area for all other areas (except for affordable housing) (square metres)	Minimum frontage (metres)
Detached	no minimum	200minimum	8 metres where rear access is available or 9 metres
Semi-detached	no minimum	180 minimum	7
Group dwelling	no minimum	150 minimum	15
Residential flat building	no minimum	80 average	15
Row dwelling	no minimum	120 minimum	7 metres or 5 metres where rear or secondary road frontage access is provided

ATTACHMENT C

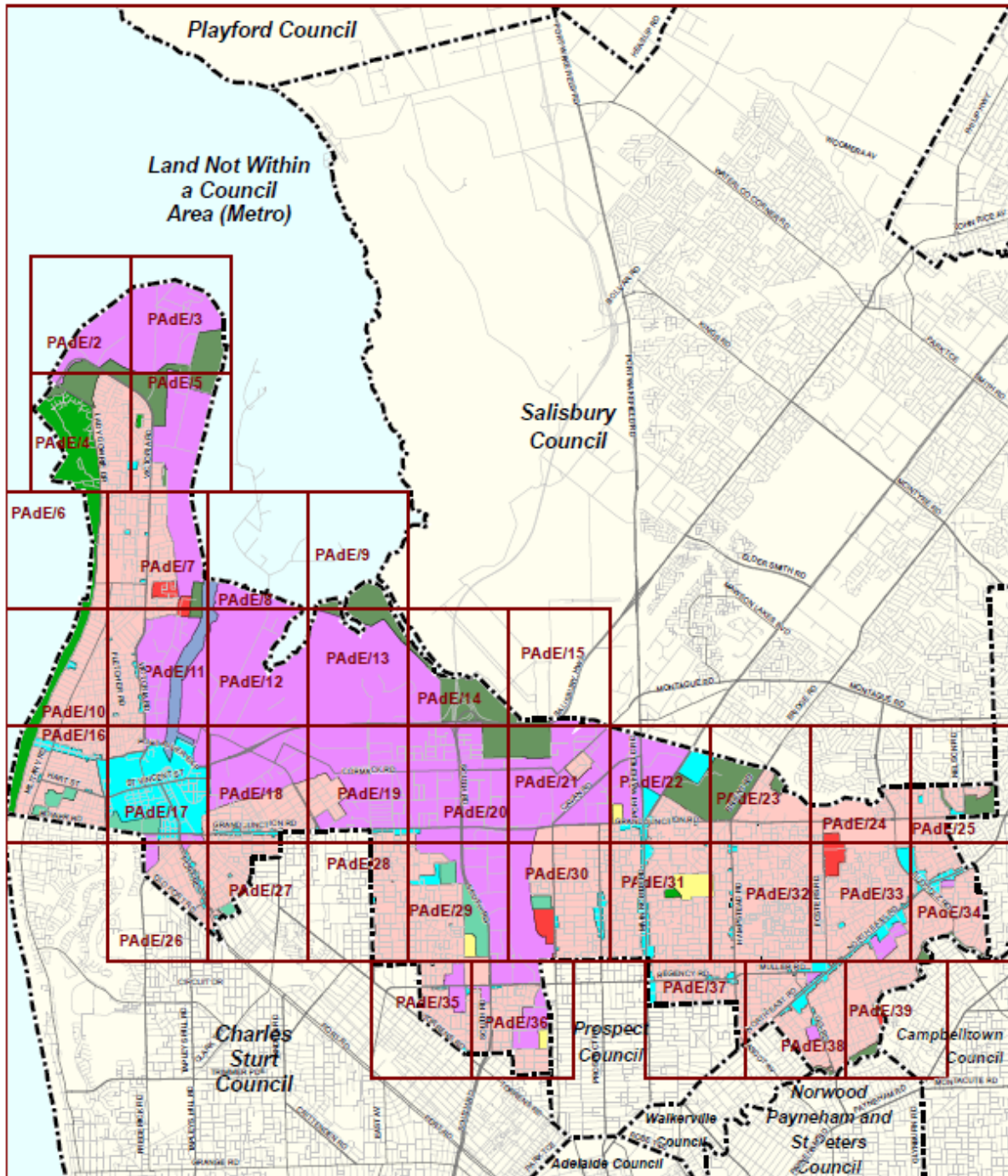
- Medium Density Policy Area 73
 - Principle of Development Control 13

- 2 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached dwelling	Semi-detached dwelling	Group dwelling	Residential flat building	Row dwelling
Site area – in Devon Park (square metres)	no minimum	no minimum	no minimum	no minimum	no minimum
Site area – all other areas (square metres)	180 minimum	160 minimum	120 minimum	80 average	120 minimum
Minimum area of private open space for ground level dwellings (square metres) including one area with a minimum dimension of 3 metres x 5 metres	20	20	20	20	20
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	n/a	n/a	n/a	8 (minimum dimension 2 metres)	n/a

ATTACHMENT D

Council Index Map
Zone Map PAdE/36
Policy Area Map PAdE/36

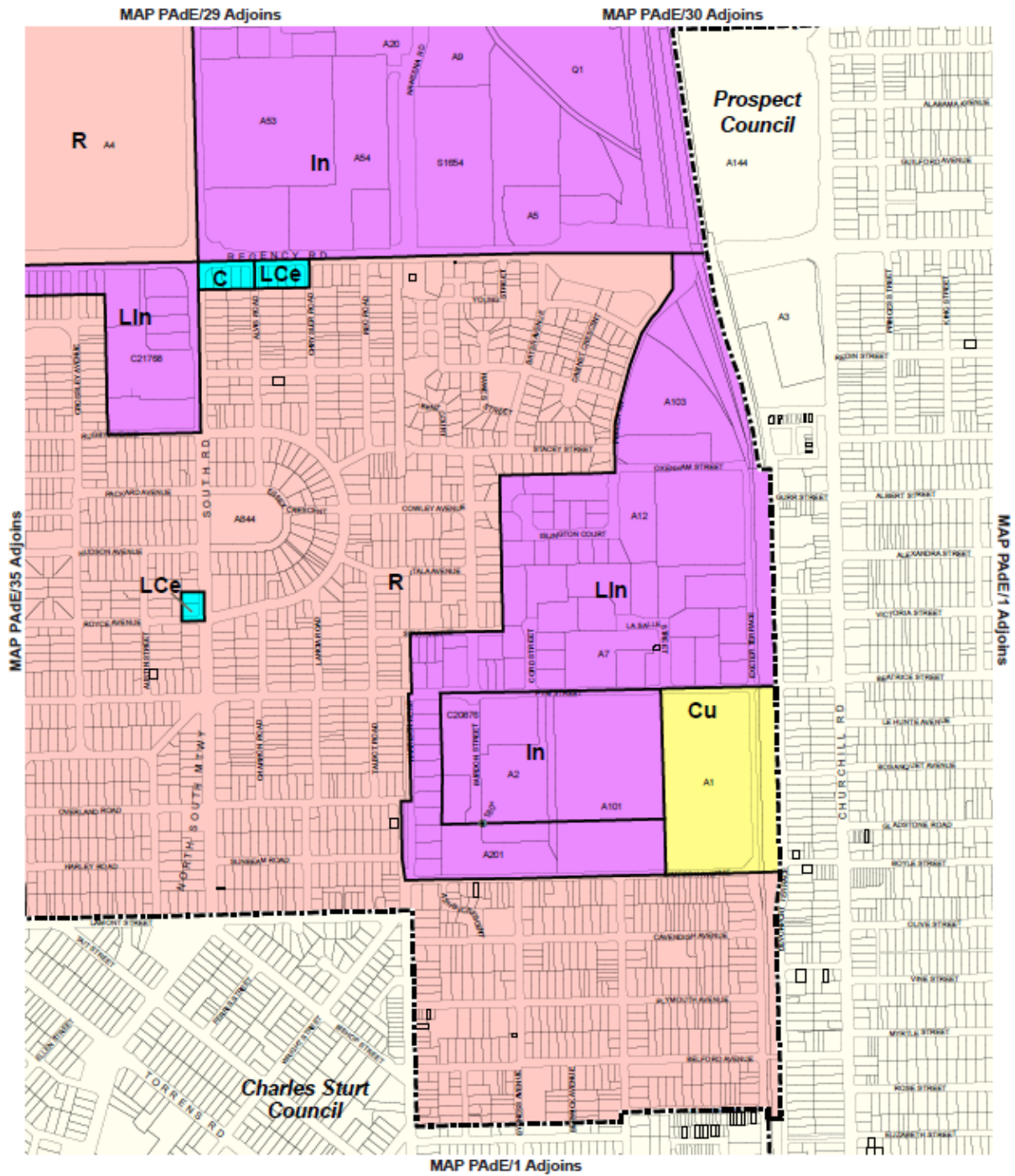


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps PAde/1 to Map PAde/41 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

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Council Index Map



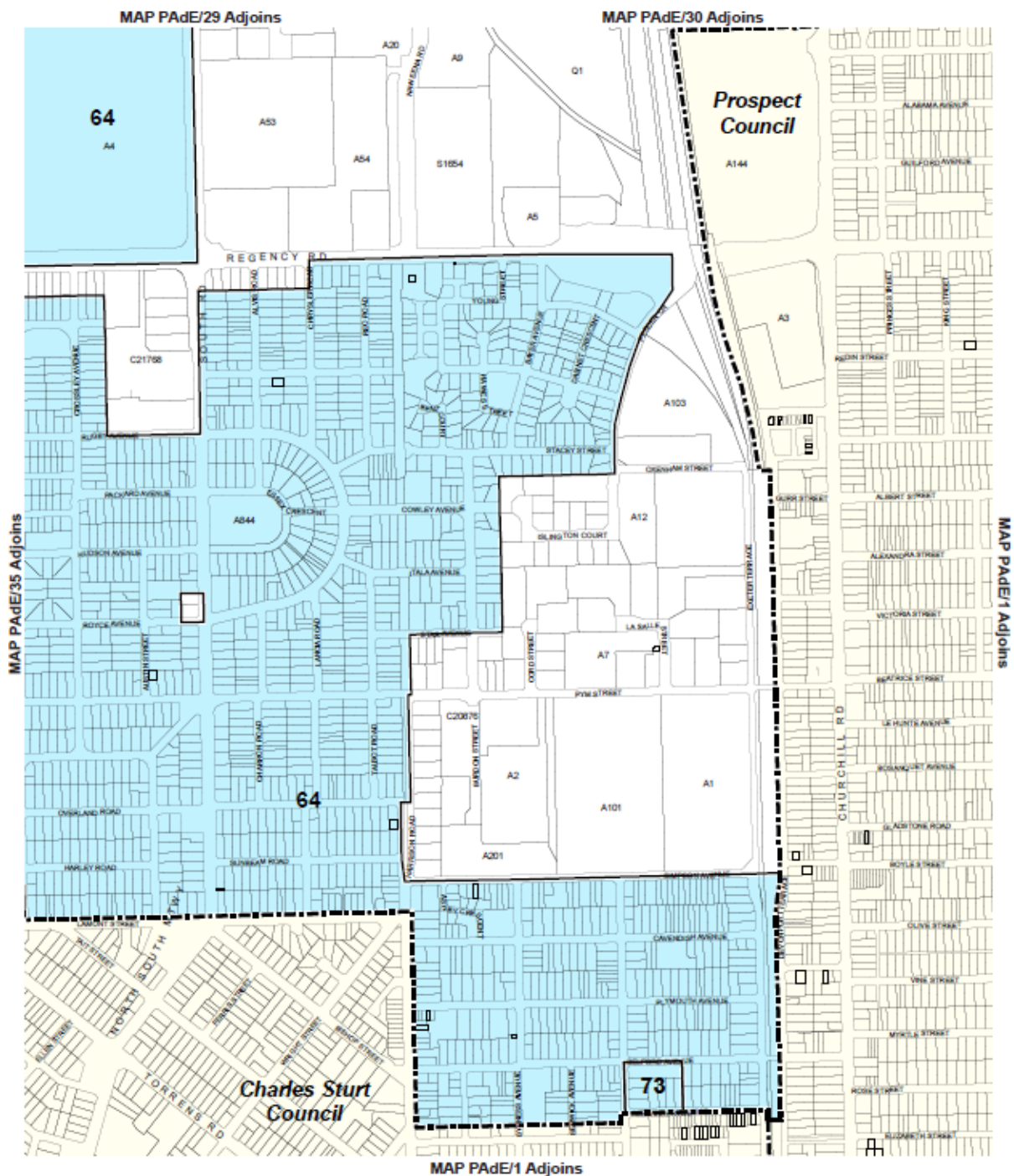
Lamberts Conformal Conic Projection, GDA84



- Zones**
- Commercial
 - Community
 - Industry
 - Light Industry
 - Local Centre
 - Residential
 - Zone Boundary
 - Development Plan Boundary

Zone Map PAdE/36

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Lamberts Conformal Conic Projection, GDAM

Policy Area
64 Residential East
73 Medium Density



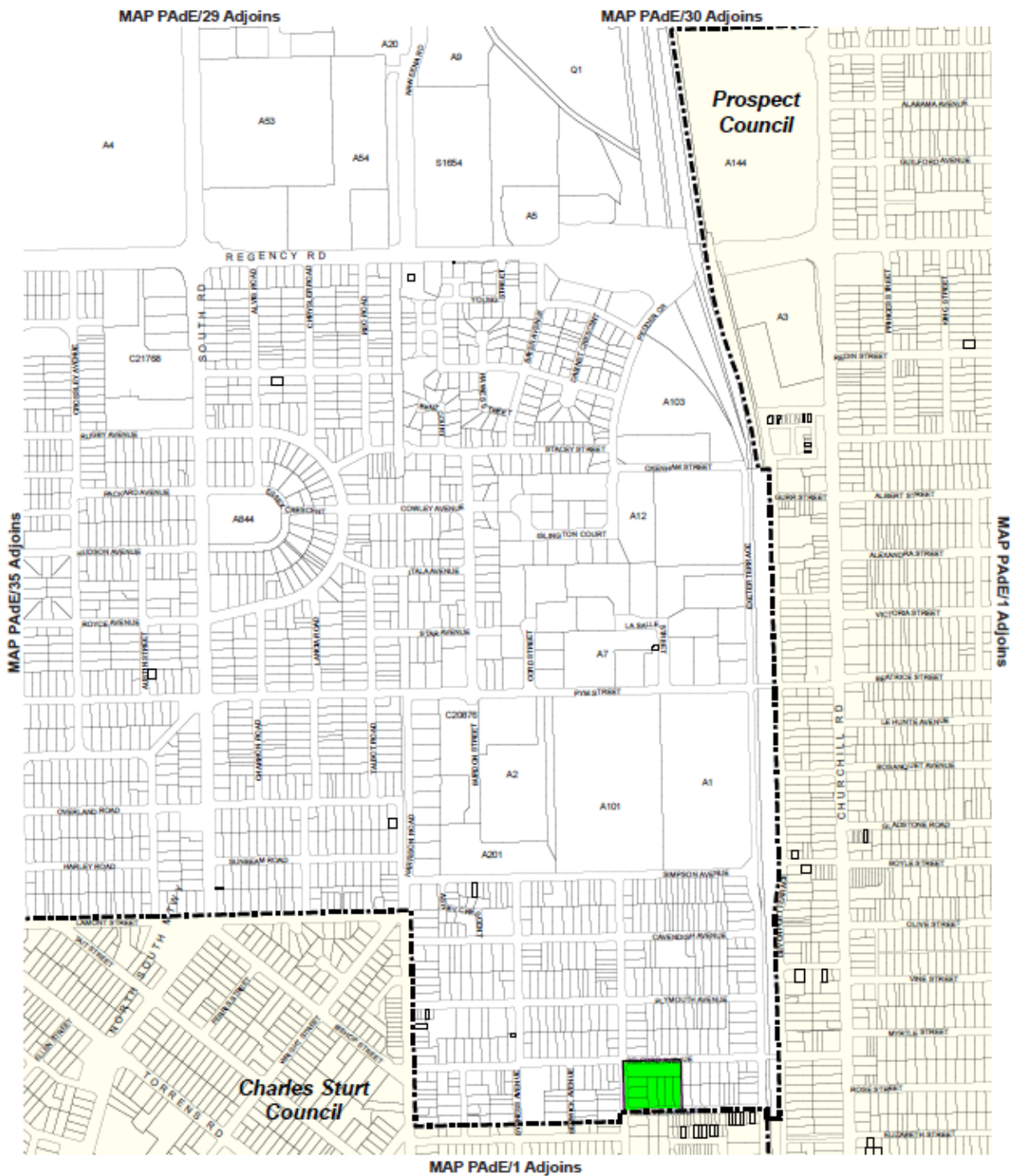
Policy Area Map PAdE/36

- Policy Area Boundary
- Development Plan Boundary

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ATTACHMENT E

Overlay Map PAdE/36 – Affordable Housing



Lamberts Conformal Conic Projection, GDA94



Overlay Map PAdE/36

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

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