

# PLAYFORD (CITY)

## Activity Centres

### THE AMENDMENT

*By the Council*

*For Approval*

Declared by the Minister for Urban Development, Planning and the City of Adelaide to be an approved amendment under section 25 (18), of the *Development Act 1993*.

  
.....  
Minister's Signature

Date of Gazette.....14.JUL.2011



<b>Amendment Instructions Table</b>				
<b>Name of Local Government Area:</b>	City of Playford			
<b>Name of Development Plan(s):</b>	Playford (City)			
<b>Name of DPA:</b>	Activity Centres			
<p>These amendment instructions are based on the City of Playford Development Plan dated 23 December 2010.</p> <p>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.</p>				
Amendment Instruction Number	<ul style="list-style-type: none"> <li>• Objective (obj)</li> <li>• Principle of Development Control (PDC)</li> <li>• Desired Character Statement (DCS)</li> <li>• Map/Table No</li> <li>• Other (specify)</li> </ul>	Method Of change. (Delete/Replace/Insert)	Re-numbering required (Y/N)	Subsequent policy Cross-references Requiring update (Y/N)
<b>General Section PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>Residential Development</b>				
1.	PDC 29	Insert "Local Centre Zone,' after the words Other than within the, -	N	N
2.	Insert new PDC 30	Insert contents of attachment A –After PDC 29.	Yes	N
<b>Orderly and Sustainable Development</b>				
3.	PDC 9	<p><i>Delete reference to</i></p> <ul style="list-style-type: none"> <li>- <i>Concept Plan Map Play/2 – Andrews farm Local Centre</i></li> </ul> <p><i>In numeric order, insert references to</i></p> <ul style="list-style-type: none"> <li>- <i>Concept Plan Map Play/2 – Elizabeth Downs Local Centre</i></li> <li>- <i>Concept Plan Map Play/30 – Elizabeth Grove Local Centre</i></li> <li>- <i>Concept Plan Map Play/31 – Elizabeth East Local Centre.</i></li> </ul>	N	N
<b>ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)</b>				

**City of Playford**  
**Activity Centres Development Plan Amendment**  
**Amendment Instructions**

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• Objective (obj)</li> <li>• Principle of Development Control (PDC)</li> <li>• Desired Character Statement (DCS)</li> <li>• Map/Table No</li> <li>• Other (specify)</li> </ul>	Method Of change. (Delete/Replace/Insert)	Re-numbering required (Y/N)	Subsequent policy Cross-references Requiring update (Y/N)
<b>Local Centre Zone and Neighbourhood Centre Zone</b>				
4.	Local Centre Zone (whole zone)	Replace with the contents of Attachment B	N	N
5.	Neighbourhood Centre Zone (whole zone)	replace with the contents of Attachment C	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
<b>Zone, Precinct, Policy Area and Concept Plan Maps</b>				
6.	Map Reference Tables	Replace with the contents of attachment D	N	N
7.	Zone Maps Play/4, 9, 10, 16, 20, 21, 25, 26, 29, 30, 31 and 33, Policy Area Maps Play/9 and 10. Precinct Maps Play/4, 9, 16, 20, 21, 25, 27, 30, 31	Replace maps of the same numbers with the contents of attachment E	N	N
8.	Policy Area Maps Play/20, 21, 25, 26, 27, 29, 30, 31 and 33, Precinct Map Play/26	Insert new maps in attachment F	N	N
9.	Concept Plan Map Play/2 – Andrews Farm Local Centre	Delete	N	N
10.	Concept Plan Map Play/2 – Elizabeth Downs Local Centre Concept Plan Map Play/30 – Elizabeth Grove Local Centre Concept Plan Map Play/31 – Elizabeth East Local Centre.	Insert contents of Attachment G in numerical order within the Concept Plan Map section.	N	Y





- 30 Within the **Neighbourhood Centre Zone, Precinct 5 Andrews Farm Local Activity Centre, Policy Area 11 Elizabeth Downs Local Activity Centre, Policy Area 12 Elizabeth North Local Activity Centre, Policy Area 13 Elizabeth Grove Local Activity Centre** and the **Policy Area 14 Elizabeth East Local Activity Centre**, dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
Equal to 450 square metres or greater	60 square metres	<p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and has a minimum dimension of 2 metres.</p> <p>One part of the space should be directly accessible from a living room and have an area equal to or greater than 25 square metres of the site area with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>
Less than 450 square metres	<p>35 square metres or 25 square metres where:</p> <ul style="list-style-type: none"> <li>(a) the dwelling has no more than two bedrooms (or rooms that could reasonably be used as bedrooms) and a total floor area of not more than 110 square metres</li> <li>(b) separate areas are provided for in the provision of a rainwater tank and the storage of refuse and recycling bins.</li> </ul>	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 10 square metres or greater and has a minimum dimension of 2 metres.</p> <p>One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>



**ATTACHMENT B**



## Local Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 An attractive and convenient centre, which is readily recognised by patrons and employees as the primary local focus for social interaction and community activity.
- 4 The co-ordination of land uses and activities, including the integration of parking areas, access and open public spaces.
- 5 A centre accommodating residential development in conjunction with non-residential development.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

It is envisaged that local centres will be developed to achieve a genuine architectural diversity synonymous with places that have evolved gradually over time, as opposed to single architectural mega structures built at one point in time.

Compact pedestrian oriented development requires an approach to site planning that is different to that used to design motor vehicle dependent communities. Provision for public/communal spaces will allow for community interaction. Buildings should be setback close to main roads with orientation of building entrances to the street in order to encourage active frontages that minimise the continuity of large parking areas and allow for the provision of landscaping and pathways. Design elements such as wide footpaths, street furniture and awnings, will achieve a sense of place that is welcoming to pedestrians. Onsite parking will be in the form of shared parking that is located behind buildings.

Local centres generally have a smaller-scale shopping and a local community focus. Development within local centres is envisaged to comprise elements such as one to two storey construction with street level uses that are primarily retail, service or office, with upper floor uses that are generally residential but may include offices.

Active frontages occur where development is designed to provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of public areas and spaces. Active frontages can be achieved by a variety of design solutions including ensuring that ground floor uses have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to centres are encouraged such as frequent doors and display windows, retail shop fronts and outdoor eating or dining areas spilling out onto footpaths.

Active frontages will be sought when a comprehensive development or redevelopment of a centre is proposed. Blank walls, service areas, car park entrances and large building set-backs can detract from active frontages and their impacts will be minimised. Appropriate planting and other landscaping works will be provided to enhance the amenity and appearance of key pedestrian entranceways, public outdoor areas and movement paths in these centres.

Local centres are intended to accommodate medium density residential development in the form of mixed use/shop top housing, where retail/active uses are established at ground floor level, so that not all land within

the centre zone is taken for residential use. Within **Precinct 5 Andrews Farm Local Activity Centre**, residential development forms will be limited to dwellings that are located above, or at the rear of, non-residential development on the same allotment and where in conjunction with that non-residential development. Within **Policy Area 11 Elizabeth Downs Local Activity Centre**, **Policy Area 12 Elizabeth North Local Activity Centre**, **Policy Area 13 Elizabeth Grove Local Activity Centre** and **Policy Area 14 Elizabeth East Local Activity Centre** a range of medium density dwelling forms may be developed, including semi-detached and row dwellings, mews dwellings, residential flat buildings and apartment buildings up to three storeys in height.

Medium density dwellings can be developed with site areas between 150 square metres and 300 square metres. In order to facilitate flexible design outcomes that can respond to site specific circumstances, no minimum frontage has been specified. Rather, the emphasis is on achieving medium density dwellings that are well designed and integrated. Dwellings will maximise environmental performance, in particular energy efficiency. The built form character will be established through appropriate design, including interesting roof forms, varied building articulation and landscaping. Garaging should not dominate the streetscape.

Medium density residential development proposed in these centres will take into account the built form and density of development surrounding the centres and will generally have a graduation from lower densities and building heights to increasing densities and heights as the distance from the development surrounding the centre increases. In some circumstances, however, where minimal impact is likely on surrounding development, medium density development can provide a harder 'edge' to the centre.

It is important in all centres that substantial shopping commercial and community facilities are maintained and enhanced. Shopping and commercial facilities should not be replaced by residential development except where there is a site reconfiguration/redevelopment that enables integrated medium density residential development and substantial shopping and commercial development.

Within **Precinct 5 Andrews Farm Local Activity Centre**, **Policy Area 11 Elizabeth Downs Local Activity Centre**, **Policy Area 12 Elizabeth North Local Activity Centre**, **Policy Area 13 Elizabeth Grove Local Activity Centre** and **Policy Area 14 Elizabeth East Local Activity Centre**, community facilities are also proposed.

Community facilities provide for the social, recreational and educational needs of the local community and include such facilities as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations. Consulting rooms may also be located within areas set aside for community facilities.

### **Precinct 5 Andrews Farm Local Activity Centre**

Andrews Farm will continue to be a Local Activity Centre providing services primarily to the surrounding community. It is critical that small scale shopping facilities continue to be provided at the centre in order to meet the needs of the surrounding community.

While it is not anticipated that there will be substantial expansion of the centre facilities, in the event of a comprehensive redevelopment of the centre, new shopping and community facilities will address President Avenue and Hughes Street with active frontages addressing both roads. Residential development forms will be limited to dwellings above, or at the rear of, non-residential development on the same allotment and in conjunction with that non-residential development. Development will generally provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - advertisement
  - community facility
  - consulting room

- medium density housing in specified areas
  - office
  - office and dwelling
  - shop
  - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 The total gross leasable area for each local centre should not exceed the following:
- (a) 450 square metres, where the site:
    - (i) is located within **Precinct 6 Bogan Road Local Centre**
    - (ii) is located within **Precinct 7 Willison Road Local Centre**
    - (iii) fronts onto Zurich Road, Craigmore
    - (iv) fronts onto Park Lake Boulevard, Blakeview
  - (b) 3500 square metres where located within any of the following:
    - (i) **Precinct 8 Fordingbridge Road Local Activity Centre**
    - (ii) **Precinct 9 Smithfield Plains Local Activity Centre**
  - (c) 1000 square metres for all other local centres, excluding **Precinct 5 Andrews Farm Local Activity Centre, Policy Area 11 Elizabeth Downs Local Activity Centre, Policy Area 12 Elizabeth North Local Activity Centre, Policy Area 13 Elizabeth Grove Local Activity Centre and Policy Area 14 Elizabeth East Local Activity Centre.**
- 6 The total floor area for an individual shop located outside of **Precinct 8 Fordingbridge Road Local Activity Centre, Precinct 9 Smithfield Plains Local Activity Centre, Policy Area 11 Elizabeth Downs Local Activity Centre, Policy Area 12 Elizabeth North Local Activity Centre, Policy Area 13 Elizabeth Grove Local Activity Centre and Policy Area 14 Elizabeth East Local Activity Centre** should not exceed 450 square metres.
- 7 Dwellings should only be located behind or above non-residential uses on the same allotment, except within designated areas within **Policy Area 11 Elizabeth Downs Local Activity Centre, Policy Area 12 Elizabeth North Local Activity Centre, Policy Area 13 Elizabeth Grove Local Activity Centre and Policy Area 14 Elizabeth East Local Activity Centre.**
- 8 Where active frontages are desired, development should be designed to create frontages that provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of the public areas and spaces through design solutions including:
- (a) providing safe, comfortable places where people can stop, view, socialise and rest
  - (b) incorporating uses such as retailing, food and drink outlets, counter services and cafes/restaurants, particularly with outdoor seating areas
  - (c) orienting active parts of a building to the frontage

- (d) providing well designed and legible entrances, lobbies and commercial uses at ground level
- (e) providing interesting and active window displays of merchandise or open shopfronts, well lit panel displays or artworks
- (f) providing views into and out of buildings and avoiding vast expanses of blank walls presenting flat surfaces without detailing, openings or activity
- (g) providing appropriate lighting to public areas and spaces
- (h) using transparent glass, open mesh or transparent security shutters that allow views into and out of the building
- (i) illuminating the building's windows
- (j) detailed architectural facade treatment.

## **PRECINCT SPECIFIC PROVISIONS**

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

### **Precinct 5 Andrews Farm Local Activity Centre**

- 9 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 10 Development in the precinct should result in:
  - (a) the retention of local centre scale shopping, commercial and community development
  - (b) new shopping and community facilities providing active frontages primarily towards President Avenue in the event of a comprehensive redevelopment of the centre.
- 11 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 12 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

### **Precinct 6 Bogan Road Local Centre**

- 13 Development in the precinct should be of a domestic scale and no larger scale development or increase in shop floor space should be undertaken.
- 14 Development in the precinct, including outdoor advertising, and landscaping should further unify the centre's established built character and site development and promote an attractive low-key centre.

### **Precinct 7 Willison Road Local Centre**

- 15 Development in the precinct should:
  - (a) retain existing trees and reinforce the landscaped edges to Blackburn Road and the creek line
  - (b) provide access and movement from surrounding roads
  - (c) limit retail development and allow for integration of parking with possible future community needs.

### **Precinct 8 Fordingbridge Road Local Activity Centre**

- 16 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/3 – Fordingbridge Local Centre](#).

### **Precinct 9 Smithfield Plains Local Activity Centre**

- 17 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/4 – Smithfield Plains Local Centre](#) and should result in:
- (a) the comprehensive redevelopment of the existing centre in a manner that will enhance the built form and function of the centre and maximise the range of activities, including medium density residential development
  - (b) the establishment of the retail core in the south-western portion of the precinct, with mixed use/residential located in the northern portion
  - (c) buildings being established with minimal setback to the Peachey Road and Crittenden Road frontages, with buildings containing active uses at ground floor level
  - (d) a visually significant building established at the intersection of Crittenden Road and Peachey Road
  - (e) potential future integration and linkage with the former Smithfield Plains High School site located immediately to the east
  - (f) retention of medium density housing in the eastern portion of the precinct.

### **Land Division**

- 18 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

## Policy Area 11 Elizabeth Downs Local Activity Centre

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth Downs will be a thriving Local Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and medium density dwellings. It is critical that local centre scale shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping facilities will be located towards Hamblynn Road, with an active frontage provided to that road. Medium density residential development will be developed in the centre, with a primary focus towards Campbell and Coleman Roads. Pedestrian access will be provided by an east - west pedestrian boulevard through the centre, ensuring linkages with the Elizabeth Downs Primary School and the residential area to the west. Other pedestrian access will also ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development in the policy area should be undertaken in accordance with the [Concept Plan Map Play/2 – Elizabeth Downs Local Centre](#) and should result in:
  - (a) the retention of local centre scale shopping development in the western portion of the precinct
  - (b) new shopping facilities providing active frontages primarily towards Hamblynn Road in the event of a comprehensive redevelopment of the centre
  - (c) a tree lined pedestrian and vehicular access boulevard providing east – west access through the precinct, linking the Elizabeth Downs Primary School with the surrounding residential area to the west
  - (d) the provision of appropriate siting and design treatments to avoid negative impacts on adjoining existing and future uses.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 5 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

## **PRECINCT SPECIFIC PROVISIONS**

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

### **Precinct 37 Retail and Residential (Elizabeth Downs)**

- 6 The forms of development envisaged in the precinct should be consistent with those envisaged for the zone
- 7 Medium density residential development being located adjacent to Campbell and Coleman Roads in the southern and eastern portions of the precinct with dwellings having a maximum site area of 300 square metres
- 8 Dwellings, other than shop top housing, should only be established in portion of the precinct designated on [Concept Plan Map Play/2 – Elizabeth Downs Local Centre](#) for medium density residential development.

### **Precinct 38 Community Facilities (Elizabeth Downs)**

- 9 The following forms of development are envisaged in the precinct:
  - community facility
  - consulting room.
- 10 Community facilities such as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations should be located within the precinct. Consulting rooms may also be developed in the precinct.
- 11 Shops or groups of shops should not be established in the precinct.

## Policy Area 12 Elizabeth North Local Activity Centre

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth North will be a thriving Local Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities, a hotel and medium density dwellings. It is critical that local centre scale shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping facilities will be located towards Woodford Road, with an active frontage provided to that road. Medium density residential development will be developed in the centre, with a primary focus towards Woodgreen Street and Homington Road. Community facilities will be located adjacent the intersection of Woodford and Homington Roads, with facilities addressing those roads. Pedestrian access will ensure convenient linkages with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development should result in
  - (a) new shopping facilities providing active frontages towards Woodford Road in the event of a comprehensive redevelopment of the centre
  - (b) appropriate siting and design treatments to avoid negative impacts on adjoining existing and future uses.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 5 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

## **PRECINCT SPECIFIC PROVISIONS**

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

### **Precinct 39 Residential (Elizabeth North)**

- 6 The following forms of development are envisaged in the precinct:
  - medium density residential development.
- 7 Medium density residential development should be located adjacent to Woodgreen Street with dwellings having a maximum site area of 300 square metres.

### **Precinct 40 Retail/Commercial (Elizabeth North)**

- 8 The forms of development envisaged in the precinct should be consistent with those envisaged for the zone.
- 9 The local centre scale shopping development and the hotel should be retained within the precinct.
- 10 Dwellings, except shop top housing, are not envisaged in the precinct.

### **Precinct 41 Community Facilities (Elizabeth North)**

- 11 The following forms of development are envisaged in the precinct:
  - community facility.
- 12 Community facilities should be located adjacent to the intersection of Woodford and Homington Roads within the precinct.
- 13 Community facilities such as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations should be located within the precinct. Consulting rooms may also be developed in the precinct.
- 14 Dwellings except shop top housing are not envisaged in the precinct.

## Policy Area 13 Elizabeth Grove Local Activity Centre

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth Grove will be a thriving Local Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and medium density dwellings. It is critical that local centre scale shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping facilities will be located towards Fairfield Road on the southern side of the centre, with an active frontage provided to that road. Consideration will be given to how the existing shops can be integrated with new residential development and provide an active frontage that addresses the new residential development in addition to the frontage addressing Fairfield Road.

The centre provides a significant opportunity to deliver well designed, affordable housing choices that are flexible in design and meet a range of household structures. Community facilities will be located on Gunther Street in close proximity to the intersection with Fairfield Road. Small scale community facilities, consulting rooms and offices that are compatible with residential development may also be provided in the residential area of the centre. Pedestrian access will be provided by a north - south pedestrian boulevard through the centre, ensuring linkages with the Elizabeth Grove Primary School and the residential area to the south. Other pedestrian access will also ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development in the policy area should be undertaken in accordance with [Concept Plan Map Play/30 – Elizabeth Grove Local Centre](#) and should result in:
  - (a) new shopping facilities providing active frontages primarily towards Fairfield Road in the event of a comprehensive redevelopment of the centre
  - (b) compatibility of function, bulk and scale with adjoining land uses
  - (c) the provision of appropriate siting and design treatments to avoid negative impacts on adjoining existing and future uses
  - (d) a tree lined pedestrian and vehicular access boulevard providing north – south access through the precinct, linking the Elizabeth Grove Primary School with the surrounding residential area to the south.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 5 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

### **PRECINCT SPECIFIC PROVISIONS**

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

#### **Precinct 42 Residential/Mixed Use (Elizabeth Grove)**

- 6 The following forms of development are envisaged in the precinct:
  - medium density residential development
  - community facility.
- 7 A mix of developments may be established within the precinct including medium density residential with dwellings having a maximum site area of 300 square metres and development of small scale community facilities, consulting rooms and offices.

#### **Precinct 43 Retail/Commercial (Elizabeth Grove)**

- 8 The forms of development envisaged in the precinct are consistent with those envisaged for the zone.
- 9 Local centre scale shopping development should be retained within the precinct.
- 10 Dwellings except shop top housing are not envisaged in the precinct.

#### **Precinct 44 Community Facilities (Elizabeth Grove)**

- 11 The following forms of development are envisaged in the precinct:
  - consulting room
  - community facility.
- 12 Community facilities such as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations should be located in the precinct. Consulting rooms may also be developed in the precinct.
- 13 Dwellings except shop top housing are not envisaged in the precinct.

## Policy Area 14 Elizabeth East Local Activity Centre

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth East will be a thriving Local Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and medium density dwellings. It is critical that substantial local centre scale shopping, commercial and community facilities including a supermarket continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, significant new shopping (including a supermarket) and commercial facilities will be located with the primary active frontage provided to Midway Road. The existing shopping centre towards Fletcher Road should only be demolished if new shopping facilities as described above have been established. Shop-top housing may be considered above shopping and commercial developments with other forms of medium density housing on underutilised portions of the site such as adjacent Fletcher Road.

Medium density dwelling development will also be located towards Atlanta Street and Fletcher Road in the northern portion of the centre. Community facilities will be located adjacent the intersection of Atlanta Street and Hornet Crescent, with facilities particularly addressing Hornet Crescent. Pedestrian access will ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development in the policy area should be undertaken in accordance with the [Concept Plan Map Play/31 – Elizabeth East Local Centre](#) and should result in:
  - (a) new shopping and commercial facilities including a supermarket providing active frontages primarily towards Midway Road in the event of a comprehensive redevelopment of the centre
  - (b) vehicular access and egress to Hornet Crescent and to Midway Road in close proximity to the Hornet Crescent intersection to and from the retail / commercial area should be minimised.
  - (c) the provision of appropriate siting and design treatments to avoid negative impacts on adjoining existing and future uses.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.

- 5 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

## **PRECINCT SPECIFIC PROVISIONS**

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

### **Precinct 45 Community Facilities (Elizabeth East)**

- 6 The following forms of development are envisaged in the precinct:
- community facility
  - consulting room.
- 7 Community facilities such as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations should be located in the precinct. Consulting rooms may also be developed in the precinct.
- 8 Dwellings except shop top housing are not envisaged in the precinct.

### **Precinct 46 Residential (Elizabeth East)**

- 9 The following forms of development are envisaged in the precinct:
- medium density residential development.
- 10 Medium density residential land uses should have a maximum site area of 300 square metres

### **Precinct 47 Retail/Commercial (Elizabeth East)**

- 11 The forms of development envisaged in the precinct should be consistent with those envisaged for the zone.
- 12 The substantial local centre scale shopping development within the precinct should be retained
- 13 On underutilised portions of the site, such as adjacent Fletcher Road, medium density residential development may be appropriate where adequate parking is provided for the shopping centre, with dwellings having a maximum site area of 300 square metres.



## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

### Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Amusement machine centre	
Dwelling	<p>Except:</p> <p>(a) where located above, or at the rear of, non-residential development on the same allotment and where in conjunction with non-residential development where located within one of the following:</p> <ul style="list-style-type: none"> <li>(i) <b>Precinct 6 Bogan Road Local Centre</b></li> <li>(ii) <b>Precinct 7 Willison Road Local Centre</b></li> <li>(iii) <b>Precinct 8 Fordingbridge Road Local Activity Centre</b></li> <li>(iv) <b>Precinct 9 Smithfield Plains Local Activity Centre</b></li> <li>(v) Zurich Road, Craigmore</li> <li>(vi) Park Lake Boulevard, Blakeview</li> <li>(vii) Woodford Road, Elizabeth North</li> <li>(viii) Goodman Road, Elizabeth South</li> <li>(ix) Spruance Road, Elizabeth East</li> <li>(x) Adams Road, Blakeview</li> <li>(xi) <b>Precinct 5 Andrews Farm Local Activity Centre</b></li> <li>(xii) <b>Precinct 38 Community Facilities (Elizabeth Downs)</b></li> <li>(xiii) <b>Precinct 40 Retail/Commercial (Elizabeth North) and Precinct 41 Community Facilities (Elizabeth North)</b></li> <li>(xiv) <b>Precinct 43 Retail/Commercial (Elizabeth Grove) and Precinct 44 Community Facilities (Elizabeth Grove)</b></li> <li>(xv) <b>Precinct 45 Community Facilities (Elizabeth East)</b></li> </ul> <p>(b) where located within one of the following:</p> <ul style="list-style-type: none"> <li>(i) <b>Precinct 37 Retail and Residential (Elizabeth Downs)</b></li> <li>(ii) <b>Precinct 39 Residential (Elizabeth North)</b></li> <li>(iii) <b>Precinct 42 Residential/Mixed Use (Elizabeth Grove)</b></li> <li>(iv) <b>Precinct 46 Residential (Elizabeth East)</b></li> <li>(v) <b>Precinct 47 Retail/Commercial (Elizabeth East).</b></li> </ul>
Fuel depot	
Horticulture	
Indoor recreation centre	
Industry	

Form of Development	Exceptions
Motor repair station	
Petrol filling station	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops with a gross leasable area greater than 1000 square metres	<p>Except where either (a) or (b) are satisfied, it:</p> <ul style="list-style-type: none"> <li>(a) has a gross leasable area of less than 3500 square metres and is located within one of the following:               <ul style="list-style-type: none"> <li>(i) <b>Precinct 8 Fordingbridge Road Local Activity Centre</b></li> <li>(ii) <b>Precinct 9 Smithfield Plains Local Activity Centre</b></li> </ul> </li> <li>(b) is located within one of the following:               <ul style="list-style-type: none"> <li>(i) <b>Precinct 5 Andrews Farm Local Activity Centre</b></li> <li>(ii) <b>Policy Area 11 Elizabeth Downs Local Activity Centre</b></li> <li>(iii) <b>Policy Area 12 Elizabeth North Local Activity Centre</b></li> <li>(iv) <b>Policy Area 13 Elizabeth Grove Local Activity Centre</b></li> <li>(v) <b>Policy Area 14 Elizabeth East Local Activity Centre.</b></li> </ul> </li> </ul>
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.





## Neighbourhood Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 A centre providing a range of facilities to meet the shopping, community, business, and recreational needs of the surrounding neighbourhood.
- 2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The development of centres that will be comprised of the following key elements:

- multi-storey construction
- street level uses that consist primarily of retail, service or office
- zero setback and active frontages to primary streets
- upper floor uses that may include offices but are generally residential
- shared parking and the location of on-site parking behind buildings
- wide footpaths, street furniture and awnings that create a pedestrian-friendly environment
- public / communal spaces for community interaction.

It is envisaged that centres will be developed to achieve a genuine architectural diversity synonymous with places that have evolved gradually over time, as opposed to centres that look like a single architectural mega structure built at one point in time.

Compact pedestrian oriented development requires an approach to site planning that is different to that used to design motor vehicle dependent communities. Building entrances should be orientated to the street. Large parking areas should be located behind buildings and the visual impact minimised through the provision of landscaping and pathways.

Land adjacent **Precinct 10 Alawoona Road Neighbourhood Activity Centre, Munno Para, Precinct 11 Andrews Farm / Penfield Neighbourhood Activity Centre, Precinct 12 Blakeview Neighbourhood Activity Centre, Precinct 13 Curtis Road Neighbourhood Activity Centre, Precinct 14 Medlow Road Neighbourhood Activity Centre, and Precinct 15 Whittington Road Neighbourhood Activity Centre** is intended to accommodate medium density residential development. For this reason, land within the centre zone is not intended for residential use, unless in the form of mixed use / shop top housing, where retail/active uses are established at ground floor level.

Active frontages occur where development is designed to provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of public areas and spaces. Within centres active frontages can be achieved by a variety of design solutions including ensuring that ground floor uses have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to centres are encouraged such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

Active frontages will be sought, when a comprehensive development or redevelopment of these centres is proposed. Blank walls, service areas, car park entrances and building set-backs can detract from active frontages and their impacts will be minimised. Appropriate planting and other landscaping works will be

provided to enhance the amenity and appearance of key pedestrian entranceways, public outdoor areas and movement paths in these centres.

Community facilities will also be sought in Neighbourhood Centres. Community facilities provide for the social, recreational and educational needs of the local community and include such facilities as halls, meeting rooms, clubrooms, branch libraries, community centres and facilities for community support and service organisations. Consulting rooms may also be located within areas set aside for community facilities.

### **Precinct 10 Alawoona Road Neighbourhood Activity Centre**

A new centre is to be established to service the northern portion of the future growth area of Munno Para West. A small supermarket and specialty shops, health and community facilities and other service facilities will form part of a mixed use precinct that is integrated with the railway station located in the zone and to complement higher residential densities. This mixed use precinct will cater primarily to the needs of rail commuters and residents within the zone and provide car parking areas that are shared between facilities.

The road and pedestrian/cycle network as well as a high quality public environment will be developed to facilitate access to a new railway station developed in the zone or to the existing nearby railway stations.

### **Precinct 11 Andrews Farm/Penfield Neighbourhood Activity Centre**

A new centre is to be established at Petheron Road, Andrews Farm, in order to service the future planned population north and south of Petheron Road. It is anticipated that the population will support a small supermarket together with specialty shops and local services with a maximum retail floor space of 6500 square metres and a maximum non-retail floor space of 1000 square metres.

### **Precinct 12 Blakeview Neighbourhood Activity Centre**

A new centre is to be established just south of Purdie Road in order to service the future planned population for the southern portion of the Blakeview growth area. It is anticipated that the population should support a supermarket together with specialty shops and local services with a maximum retail floor space of 6000 square metres and a maximum non-retail floor space of 1500 square metres.

### **Precinct 13 Curtis Road Neighbourhood Activity Centre**

A new centre is to be established to service the southern portion of the future growth area of Munno Para West. It is anticipated that the full development of this centre will comprise two major supermarkets together with specialty retailing, commercial activities in the form of offices and consulting rooms, education and community facilities such as child care facilities, health centres and places of worship.

The future extension of Peachey Road will dissect the centre, providing an attractive boulevard and 'main street' setting. In order to achieve this 'main street' outcome it is important that:

- buildings create an urban wall along the major street frontages with car parking located to the rear
- buildings have a strong form and identity, ideally comprising two storeys and/or tall floor to ceiling heights along the Peachey Road frontage
- a high degree of connectivity be created through street design, traffic calming and pedestrian networks, linking development either side of Peachey Road
- active uses be established at ground level and oriented towards the major street frontages.

A neighbourhood level public open space area is to be established in the northern portion of the zone. This open space will be established as an ornamental lake, providing amenity to the centre environs and a place of meeting/relaxation for those people working and visiting the centre. It is envisaged that cafes and restaurants will be established in order to take advantage of the aspect of the reserve and lake.

Whilst medium density residential development is anticipated immediately adjacent to the zone, opportunities also exist to introduce medium density forms of housing within the zone, providing any future dwellings are established in conjunction with a non-residential use of land. Examples include mixed use apartment buildings and shop-top housing.

The establishment of visually significant landmark buildings which create a visually notable element at major intersections is encouraged to further frame the centre and to provide a sense of community focus and destination.

### **Precinct 14 Medlow Road Neighbourhood Activity Centre**

A new centre is to be established south of Medlow Road, Blakeview, in order to service the future planned population for the northern portion of Blakeview. It is anticipated that the population will support a small supermarket together with specialty shops and local services with a maximum retail floor space of 3500 square metres and a non-retail floor space of 500 square metres.

### **Precinct 15 Whittington Road Neighbourhood Activity Centre**

The Whittington Road Neighbourhood Centre is significant in its location within the Peachey Belt regeneration area and the potential role this centre might play in serving the expanded changing population arising from the regeneration. Currently it serves only very localised convenience functions, contains vacant tenancies and is generally in an average to poor state of repair. Redevelopment should have a strong focus on enhancing the urban design and function of the centre.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - bank
  - child care facility
  - club
  - commercial development
  - community centre
  - consulting room
  - dwelling in conjunction with non-residential land uses
  - educational establishment
  - hall
  - health centre
  - hotel
  - library
  - medium density housing
  - office
  - personal service establishment
  - petrol filling station
  - place of worship
  - playing field
  - pre-school
  - primary school
  - recreation area
  - restaurant
  - shop
  - shop top housing
  - supermarket.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.

- 5 Active frontages are desired in the comprehensive development or redevelopment of neighbourhood centres. The centres should be designed to create frontages that provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of the public areas and spaces through design solutions including:
  - (a) providing safe, comfortable places where people can stop, view, socialise and rest
  - (b) incorporating uses such as retailing, food and drink outlets, counter services and cafes/restaurants, particularly with outdoor seating areas
  - (c) orienting active parts of a building to the frontage
  - (d) providing well designed and legible entrances, lobbies and commercial uses at ground level
  - (e) providing interesting and active window displays of merchandise or open shopfronts, well lit panel displays or artworks
  - (f) providing views into and out of buildings and avoiding vast expanses of blank walls presenting flat surfaces without detailing, openings or activity
  - (g) providing appropriate lighting to public areas and spaces
  - (h) using transparent glass, open mesh or transparent security shutters that allow views into and out of the building
  - (i) illuminating the building's windows
  - (j) detailed architectural facade treatment.
- 6 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 7 Development should be designed to ensure:
  - (a) buildings and structures:
    - (i) address the street frontage
    - (ii) have varied roof scapes
    - (iii) do not have large expanses of roofline visible from the public domain
  - (b) servicing areas are located internal to the centre and appropriately screened from public view
  - (c) shared car parking areas are established
  - (d) car parking is located to the rear of buildings.
- 8 Buildings should be a minimum of two storeys and maximum of five storeys in height.
- 9 Access to servicing should be gained via rear lane ways.
- 10 Access for the servicing of supermarkets should be internal to the block and not visible from any public streets.
- 11 Advertising should be limited to displays with the principal purpose of identifying the site to passing motorists on the following basis:
  - (a) information contained on the advertising display should be succinct, legible and readily discernible to passing motorists

- (b) advertising displays should only incorporate a list of tenancies and/or activities conducted within the site and not be used for product advertising
- (c) advertising displays should be located near to the principal public access to the site
- (d) where the display stands more than 1.5 metres above ground level, it should be located a distance not less than its overall height from an adjoining property boundary, other than a boundary to a road
- (e) no part of the advertising display should overhang any boundary of the site.

### **Residential Development**

- 12 A garage or carport (including associated mews dwellings) fronting a laneway or secondary street can be constructed on that boundary.
- 13 Each dwelling should be provided with a minimum of one covered car parking space per dwelling.

### **Land Division**

- 14 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

## **PRECINCT SPECIFIC PROVISIONS**

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

### **Precinct 10 Alawoona Road Neighbourhood Activity Centre**

- 15 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 16 Development in the precinct should be undertaken in accordance with [Concept Plan Map Play/5 – Munno Para \(Alawoona Road\) Neighbourhood Centre](#).
- 17 The precinct should consist of mixed use development that is located adjacent to and integrated with a passenger railway station and include the following forms of development:
  - (a) a supermarket, specialty shops, offices, health care and community facilities and other employment generating activities
  - (b) higher density residential development consisting of apartments, multi-storey aged person's accommodation and 'shop-top' housing
  - (c) shared car parking arrangements provided primarily beneath the buildings with access arrangements that minimise the potential for conflicts with pedestrians and cyclists.
- 18 Retail development in the precinct should:
  - (a) only occur within a dedicated mixed use development
  - (b) not exceed a total of 3500 square metres in gross leasable floor area.

### **Precinct 11 Andrews Farm/Penfield Neighbourhood Activity Centre**

- 19 Development should not be undertaken unless it is consistent with the desired character for the precinct.

20 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/6 - Andrews Farm / Penfield Neighbourhood Centre](#) and should result in:

- (a) the creation of a main street retail precinct that is centred either side of the major collector road which will source the precinct
- (b) the creation of the major retail focus (supermarket) in the southern portion of the precinct
- (c) buildings being established with no setback to main roads
- (d) buildings that allow for active uses at ground floor level
- (e) visually significant buildings established at key intersections
- (f) medium density residential use within the southern portion of the centre.

### **Precinct 12 Blakeview Neighbourhood Activity Centre**

21 Development should not be undertaken unless it is consistent with the desired character for the precinct.

22 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/7 - Blakeview Neighbourhood Centre](#), and should result in:

- (a) the creation of a main street retail precinct that is centred either side of the major collector road which will service the precinct
- (b) the creation of the major retail focus (supermarket) in the northern portion of the precinct
- (c) buildings being established with no setback to main roads
- (d) buildings that allow for active uses at ground floor level
- (e) buildings established at key intersections
- (f) medium density residential use within the southern portion of the centre.

### **Precinct 13 Curtis Road Neighbourhood Activity Centre**

23 Development should not be undertaken unless it is consistent with the desired character for the precinct.

24 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/8 - Munno Para West \(Curtis Road\) Neighbourhood Centre](#), and should result in:

- (a) the creation of a main street precinct that is centred around a boulevard like extension of Peachey Road
- (b) the creation of a major retail focus either side of Peachey Road, with strong linkages and connectivity between the two areas
- (c) buildings being established with no setback to major roads
- (d) buildings that allow for active uses at ground floor level
- (e) visually significant buildings established adjacent to key intersections along Peachey Road
- (f) establishment of integrated medium density housing, particularly in the main street precinct

- (g) establishment of active uses immediately adjacent to the public open space area in the northern portion of the precinct.
- 25 The area marked 'B-12 School' shown on [Concept Plan Map Play/8 – Munno Para West \(Curtis Road\) Neighbourhood Centre](#) should be developed with two storey buildings located along the southern edges of the site and active playing space located in the north western portion of the site.

### **Precinct 14 Medlow Road Neighbourhood Activity Centre**

- 26 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 27 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/9 – Blakeview \(Medlow Road\) Neighbourhood Centre](#) and should result in:
  - (a) the creation of a main street retail development that is centred either side of the major collector road which will service the precinct
  - (b) the creation of the major retail focus (supermarket) in the southern portion of the precinct
  - (c) buildings being established with no setback to major roads
  - (d) buildings that allow for active uses at ground floor level
  - (e) visually significant buildings established at key intersections
  - (f) mixed use/medium density residential located at the boundaries of the centre.

### **Precinct 15 Whittington Road Neighbourhood Activity Centre**

- 28 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 29 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/10 – Whittington Road Neighbourhood Centre](#) and should result in:
  - (a) the comprehensive redevelopment of the existing centre in a manner that will enhance the built form and function of the centre and maximise the range of activities, including medium density residential development
  - (b) buildings being established with minimal setback to the Whittington Road, Peachey Road and Mitchell Street frontages, with buildings containing active uses at ground floor level
  - (c) an iconic building being established at the intersection of Whittington Road and Peachey Road
  - (d) potential future integration and linkage with the former Davoren Park Primary School site located to the east of Mitchell Street, with the modification/closure of Mitchell Street explored in order to enhance these possible linkages
  - (e) mixed use/medium density housing in the southern and eastern portion of the zone, with two storey dwellings encouraged in order to maximise density and to provide surveillance of possible future reserve to be established to the east of Mitchell Street.

### **Precinct 16 Angle Vale Neighbourhood Centre**

- 30 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Play/11 – Angle Vale Neighbourhood Centre](#).
- 31 Shopping and small-scale commercial facilities should be developed on land fronting Heaslip Road.

**Playford Council**  
**Zone Section**  
***Neighbourhood Centre Zone***

- 32 Retail, local commercial, business and health services should be expanded in a westerly direction away from Heaslip Road.
- 33 The gross leasable floor area of existing and proposed retail facilities in the precinct should not exceed 4000 square metres.
- 34 Vehicular access to the centre should be restricted and only be possible via Heaslip Road. Access onto Max Fatchen Drive should be minimised and vehicular movement to or from the centre zone via Strangways Road should not occur.

## Policy Area 15 Craigmore Neighbourhood Activity Centre

Refer to the [Map Reference Table](#) for a list of the maps that relate to this policy area.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Craigmore will continue to be a thriving Neighbourhood Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and educational facilities. It is critical that neighbourhood centre scale shopping, commercial and community facilities continue to be provided in the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

Shopping and commercial facilities will continue to be located in the central portion of the precinct, adjacent to the southern side of Yorktown Road. In the event of a comprehensive redevelopment, an active shopping and commercial frontage will be provided to that road. Educational facilities will be located in the southern portion of the precinct fronting on to Turner Drive, Gooronga Drive and Milder Crescent. Community and education facilities will be located in the northern portion of the precinct, adjacent to the northern side of Yorktown Road.

Pedestrian access will be provided in controlled locations north - south through the centre, ensuring linkages with the Craigmore South Primary School and the Craigmore Christian School and the surrounding residential area. Pedestrian access will also ensure that the centre is integrated with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area are consistent with those envisaged for the zone.
- 2 Expansion of shopping facilities should occur in an ordered manner and be contiguous with existing shopping facilities.
- 3 Dwellings should be located above, or at the rear of, non-residential development on the same allotment and be developed in-conjunction with non-residential development.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Development should be sited and designed to avoid negative impacts on adjoining existing and future land uses.

### PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

### **Precinct 48 Community Facilities (Craigmore)**

- 6 The following forms of development are envisaged in the precinct:
- aged persons' accommodation
  - community facility
  - pre-school
  - school
  - small scale shop.
- 7 Small scale shops may be established where they are in conjunction with, and ancillary to, community facilities.

### **Precinct 49 Retail and Education (Craigmore)**

- 8 The forms of development envisaged in the precinct are consistent with those envisaged for the zone.
- 9 Shopping facilities, of a scale appropriate to a Neighbourhood Centre, should be located in the northern portion of the precinct adjacent to the southern side of Yorktown Road.
- 10 Education facilities should be located in the southern portion of precinct.

## Policy Area 16 Elizabeth Vale Neighbourhood Activity Centre

Refer to the [Map Reference Table](#) for a list of the maps that relate to this policy area.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth Vale will continue to be a thriving Neighbourhood Activity Centre accommodating a mix of shops, consulting rooms, offices, community facilities and medium density dwellings. It is critical that neighbourhood centre scale shopping, commercial and community facilities continue to be provided in the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

Land uses within the centre will complement the adjacent Lyell McEwin Hospital and continue to build on the character of the location as a medical precinct.

Pedestrian access will be maintained to and through the centre and in particular will provide linkages with the Lyell McEwin Hospital. Development will be appropriately sited and designed to avoid negative impacts on adjoining and future land uses, particularly to surrounding residential areas. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area are consistent with those envisaged for the zone.
- 2 Shopping facilities, of a scale appropriate to a Neighbourhood Centre, should be retained in the policy area.
- 3 Dwellings should be located above, or at the rear of, non-residential development on the same allotment and be developed in conjunction with the non-residential development.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Pedestrian access should be provided in controlled locations throughout the policy area with strong linkages to the adjacent Lyell McEwin Hospital.
- 6 Development should be sited and designed to avoid negative impacts on adjoining existing and future land uses.

## Policy Area 17 Elizabeth Park Neighbourhood Activity Centre

Refer to the [Map Reference Table](#) for a list of the maps that relate to this policy area.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Elizabeth Park will be a thriving Neighbourhood Activity Centre accommodating a mix of shops, consulting rooms, offices and community facilities. It is critical that shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping and commercial facilities will be located towards Yorktown Road, with an active frontage provided to that road and to Innes Street. Built form will be used to emphasise the major arrival /focal points for the centre at the intersections of Yorktown and Tolmer Roads and Yorktown Road and Innes Street.

Pedestrian access will ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area are consistent with those envisaged for the zone.
- 2 Shopping facilities, of a scale appropriate to a Neighbourhood Centre, should be retained in the policy area.
- 3 Shopping and community facilities within the policy area should be increased.
- 4 Dwellings should be located above, or at the rear of, non-residential development on the same allotment and be developed in conjunction with the non-residential development.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should be sited and designed to avoid negative impacts on adjoining existing and future land uses.

## **Policy Area 18 Elizabeth South Neighbourhood Activity Centre**

Refer to the [Map Reference Table](#) for a list of the maps that relate to this policy area.

### **OBJECTIVES**

- 1 Development that contributes to the desired character of the policy area.

### **DESIRED CHARACTER**

Elizabeth South will be a thriving Neighbourhood Activity Centre accommodating a mix of shops, consulting rooms, offices and community facilities. It is critical that shopping, commercial and community facilities continue to be provided at the centre in order to meet the shopping, business and community needs of the surrounding neighbourhood.

In the event of a comprehensive redevelopment of the centre, new shopping and commercial facilities will be located to predominantly address the Philip Highway with more limited development addressing Chivell Street. Active frontages will be provided primarily to the Phillip Highway with car parking to the side and rear. Built form will be used to emphasise the major arrival/focal points at the intersections of the Philip Highway and Chivell Street and the Philip Highway and Blake Road.

Pedestrian access will be provided north - south through the centre, ensuring linkages with the Elizabeth South Primary School and the surrounding residential area to the south. Other pedestrian access will ensure that the centre remains connected with the surrounding residential area. Development will provide for a safe, secure, crime resistant environment where building design and land uses are integrated to facilitate community surveillance.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **Land Use**

- 1 The forms of development envisaged in the policy area are consistent with those for the zone:
- 2 Shopping, commercial and community facilities, of a scale appropriate to a Neighbourhood Centre, should be retained in the policy area.
- 3 Shopping facilities, particularly supermarket floor space within the precinct, should be increased.
- 4 Dwellings should be located above, or at the rear of, non-residential development on the same allotment and be developed in conjunction with the non-residential development.

#### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should be sited and designed to avoid negative impacts on adjoining existing and future land uses.

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Play/1 - Conditions for Complying Development](#):

Form of Development	Conditions of Complying Development
Electricity sub-station Minor public service depot Pumping station over 74 kW Recreation area Service reservoir Telephone exchange Temporary sewage treatment plant	Provided the development does not involve any of the following: <ul style="list-style-type: none"> <li>(a) it is located within one of the following precincts:               <ul style="list-style-type: none"> <li>(i) <b>Precinct 10 Alawoona Road Neighbourhood Activity Centre</b></li> <li>(ii) <b>Precinct 11 Andrews Farm/Penfield Neighbourhood Activity Centre</b></li> <li>(iii) <b>Precinct 12 Blakeview Neighbourhood Activity Centre</b></li> <li>(iv) <b>Precinct 13 Curtis Road Neighbourhood Activity Centre</b></li> <li>(v) <b>Precinct 14 Medlow Road Neighbourhood Activity Centre</b></li> <li>(vi) <b>Precinct 15 Whittington Road Neighbourhood Activity Centre</b></li> <li>(vii) <b>Policy Area 15 Craigmore Neighbourhood Activity Centre</b></li> <li>(viii) <b>Policy Area 16 Elizabeth Vale Neighbourhood Activity Centre</b></li> <li>(ix) <b>Policy Area 17 Elizabeth Park Neighbourhood Activity Centre</b></li> <li>(x) <b>Policy Area 18 Elizabeth South Neighbourhood Activity Centre</b></li> </ul> </li> <li>(b) any building being located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <a href="#">Table Play/2 - Building Setbacks from Road Boundaries</a></li> <li>(c) an activity identified as being either of Environmental Significance or Major Environmental Significance within <i>Schedule 21</i> or <i>Schedule 22</i> of the <i>Development Regulations, 2008</i>.</li> </ul>

### Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Amusement park	
Crematorium	

Form of Development	Exceptions
Dwelling	<p>Except where it achieves both (a) and (b) or (c) and (d), it:</p> <ul style="list-style-type: none"> <li>(a) is located within one of the following precincts: <ul style="list-style-type: none"> <li>(i) <b>Precinct 10 Alawoona Road Neighbourhood Activity Centre</b></li> <li>(ii) <b>Precinct 11 Andrews Farm/Penfield Neighbourhood Activity Centre</b></li> <li>(iii) <b>Precinct 12 Blakeview Neighbourhood Activity Centre</b></li> <li>(iv) <b>Precinct 13 Curtis Road Neighbourhood Activity Centre</b></li> <li>(v) <b>Precinct 14 Medlow Road Neighbourhood Activity Centre</b></li> <li>(vi) <b>Precinct 15 Whittington Road Neighbourhood Activity Centre</b></li> </ul> </li> <li>(b) meets at least one of the following criteria, it: <ul style="list-style-type: none"> <li>(i) is in conjunction with a non-residential development</li> <li>(ii) has a gross density greater than 30 dwellings per hectare.</li> </ul> </li> <li>(c) is located within one of the following precincts: <ul style="list-style-type: none"> <li>(i) <b>Policy Area 15 Craigmore Neighbourhood Activity Centre</b></li> <li>(ii) <b>Policy Area 16 Elizabeth Vale Neighbourhood Activity Centre</b></li> <li>(iii) <b>Policy Area 17 Elizabeth Park Neighbourhood Activity Centre</b></li> <li>(iv) <b>Policy Area 18 Elizabeth South Neighbourhood Activity Centre</b></li> </ul> </li> <li>(d) is located above, or at the rear of, non-residential development on the same allotment and where in conjunction with non-residential development or involves additions or alterations to the existing aged persons' accommodation within <b>Precinct 48 Community Facilities (Craigmore)</b>.</li> </ul>
Fuel depot	
Golf driving range	
Horticulture	
Industry	
Major public service depot	
Motor repair station	Except where it has frontage onto Curtis Road.
Road transport terminal	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
All development (except non-residential development and dwelling greater than two storeys located adjacent to a residential zone boundary).	All non-residential development located adjacent to a residential zone boundary. Dwelling greater than two storeys adjacent to a residential zone boundary.





## Map Reference Tables

### Index Maps

#### Map Reference

[Council Index Map](#)

### Zone Maps

Zone Name	Zone Map Numbers
Commercial Zone	Play/17, Play/18, Play/21, Play/22, Play/35, Play/39, Play/40
Community Zone	Play/26, Play/33
District Centre Zone	Play/21
Flood Plain Virginia Zone	Play/35
Hills Face Zone	Play/5, Play/6, Play/10, Play/11, Play/23, Play/27, Play/28, Play/31, Play/34, Play/37
Industry Zone	Play/3, Play/19, Play/20, Play/24, Play/25, Play/29, Play/32, Play/50
Intermodal Zone	Play/8, Play/9
Light Industry Zone	Play/17, Play/20, Play/25, Play/29, Play/32, Play/33, Play/39
Local Centre Zone	Play/5, Play/16, Play/17, Play/18, Play/20, Play/21, Play/22, Play/25, Play/26, Play/30, Play/31, Play/33, Play/44
Mineral Extraction Zone	Play/2, Play/3, Play/7, Play/8, Play/50
Moss Zone	Play/2, Play/3, Play/4, Play/5, Play/7, Play/8, Play/10, Play/13, Play/14, Play/18, Play/21, Play/22, Play/26, Play/27, Play/28, Play/31, Play/33, Play/34, Play/36, Play/45, Play/46, Play/47, Play/48, Play/49
Neighbourhood Centre Zone	Play/16, Play/17, Play/18, Play/19, Play/20, Play/22, Play/26, Play/27, Play/29, Play/30, Play/33, Play/36, Play/38, Play/41, Play/42, Play/43
Open Space Zone	Play/2, Play/3, Play/50
Primary Production (Mount Lofty Ranges) Zone	Play/6, Play/11
Primary Production Zone	Play/2, Play/3, Play/4, Play/5, Play/8, Play/9, Play/12, Play/13, Play/14, Play/15, Play/16, Play/19, Play/24, Play/35, Play/36, Play/45, Play/49, Play/50
Recreation Zone	Play/3, Play/4, Play/8, Play/15, Play/19, Play/21, Play/25, Play/26, Play/27, Play/30, Play/31, Play/32, Play/33
Regional Centre Zone	Play/25, Play/30
Residential Character Zone	Play/29, Play/30
Residential Hills Zone	Play/10, Play/22, Play/23, Play/26, Play/27, Play/28, Play/30, Play/31, Play/33, Play/34

<b>Zone Name</b>	<b>Zone Map Numbers</b>
Residential Neighbourhood Zone	Play/2, Play/3, Play/45, Play/46, Play/47, Play/48, Play/49, Play/50
Residential Park Zone	Play/3, Play/8, Play/19, Play/24
Residential Playford Zone	Play/5, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/22, Play/23, Play/38, Play/39, Play/40, Play/41, Play/42, Play/43, Play/44
Residential Regeneration Zone	Play/14, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/25, Play/29, Play/30, Play/32, Play/33, Play/38, Play/39, Play/40, Play/41
Residential Zone	Play/12, Play/13, Play/15, Play/16, Play/17, Play/18, Play/20, Play/21, Play/22, Play/25, Play/26, Play/27, Play/30, Play/31, Play/32, Play/33, Play/35, Play/38, Play/39, Play/40, Play/42
Rural living Zone	Play/3, Play/4, Play/15, Play/22, Play/23, Play/27, Play/28, Play/36
Town Centre Zone	Play/21, Play/35, Play/37
Township Zone	Play/36, Play/37
Watershed Protection (Mount Lofty Ranges) Zone	Play/11

### **Policy Area Maps**

<b>Policy Area Name</b>	<b>Policy Area Map Numbers</b>
Commercial Virginia Policy Area 1	Play/35
Watershed Policy Area 2	Play/10, Play/11, Play/37
Industry Virginia Policy Area 3	Play/3
Horticulture West Policy Area 4	Play/2, Play/3, Play/8, Play/35, Play 45, Play/49, Play50
Rural Policy Area 5	Play/4, Play/9, Play/15, Play/19, Play/24
Urban Buffer Policy Area 6	Play/4, Play/5, Play/12, Play/13, Play/14, Play/15, Play/16, Play/19, Play/36
Motor Sport Policy Area 7	Play/8
Residential Virginia Policy Area 8	Play/35
Buckland Park Policy Area 9	Play/3
Business Policy Area 10	Play/3, Play/50
Policy Area 11 Elizabeth Downs Local Activity Centre	Play/21, Play 26
Policy Area 12 Elizabeth North Local Activity Centre	Play/20, Play/25
Policy Area 13 Elizabeth Grove Local Activity Centre	Play/30
Policy Area 14 Elizabeth East Local Activity Centre	Play/30, Play/31, Play/40
Policy Area 15 Craigmore Neighbourhood Activity Centre	Play/27

Policy Area Name	Policy Area Map Numbers
Policy Area 16 Elizabeth Vale Neighbourhood Activity Centre	Play/33
Policy Area 17 Elizabeth Park Neighbourhood Activity Centre	Play/26
Policy Area 18 Elizabeth South Neighbourhood Activity Centre	Play/29, Play/30

### Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Charlotte Street Commercial	Play/17, Play/21, Play/39,
Precinct 2 Commercial	Play/17, Play/18, Play/22, Play/39, Play/40,
Precinct 3 Industry A	Play/19, Play/20, Play/24, Play/25, Play/29, Play/32
Precinct 4 Light Industry	Play/25, Play/32
Precinct 5 Andrews Farm Local Activity Centre	Play/16
Precinct 6 Bogan Road Local Centre	Play/33
Precinct 7 Willison Road Local Centre	Play/31
Precinct 8 Fordingbridge Road Local Activity Centre	Play/20
Precinct 9 Smithfield Plains Local Activity Centre	Play/16, Play/17
Precinct 10 Alawoona Road Neighbourhood Activity Centre	Play/17, Play/18, Play/41
Precinct 11 Andrews Farm / Penfield Neighbourhood Activity Centre	Play/19
Precinct 12 Blakeview Neighbourhood Activity Centre	Play/18, Play/22, Play/42
Precinct 13 Curtis Road Neighbourhood Activity Centre	Play/16, Play/17, Play/38
Precinct 14 Medlow Road Neighbourhood Activity Centre	Play/18, Play/43
Precinct 15 Whittington Road Neighbourhood Activity Centre	Play/20
Precinct 16 Angle Vale Neighbourhood Centre	Play/36
Precinct 17 Horticulture	Play/3, Play/4, Play/5, Play/8, Play/9, Play/12, Play/35, Play/36
Precinct 18 Rural Fringe	Play/4, Play/5, Play/12, Play/13, Play/14, Play/15, Play/16, Play/19, Play/36
Precinct 19 Centre Commercial Deferred	Play/25
Precinct 20 Centre Community Services	Play/25
Precinct 21 Centre Fringe	Play/25, Play/30
Precinct 22 Centre Institutional	Play/25, Play/30
Precinct 23 Centre Open Space	Play/25
Precinct 24 Centre Recreation	Play/30
Precinct 25 Centre Retail Core	Play/25, Play/30

<b>Precinct Name</b>	<b>Precinct Map Numbers</b>
Precinct 26 Centre Retail Fringe	Play/25, Play/30
Precinct 27 Munno Para West Andrews Farm	Play/12, Play/13, Play/15, Play/16, Play/17, Play/38
Precinct 28 Smithfield Township	Play/17, Play/21, Play/39, Play/40
Precinct 29 Craigmore	Play/22, Play/23, Play/27, Play/28
Precinct 30 One Tree Hill Centre	Play/37
Precinct 31 Smithfield Centre	Play/21
Precinct 32 Virginia Centre	Play/35
Precinct 33 Angle Vale	Play/36
Precinct 34 One Tree Hill Education and Recreation	Play/37
Precinct 35 One Tree Hill Historic Township	Play/37
Precinct 36 One Tree Hill Residential	Play/37
Precinct 37 Retail and Residential (Elizabeth Downs)	Play/21, Play/26
Precinct 38 Community Facilities (Elizabeth Downs)	Play/21
Precinct 39 Residential (Elizabeth North)	Play/20, Play/25
Precinct 40 Retail/Commercial (Elizabeth North)	Play/20, Play/25
Precinct 41 Community Facilities (Elizabeth North)	Play/25
Precinct 42 Residential/Mixed Use (Elizabeth Grove)	Play/30
Precinct 43 Retail/Commercial (Elizabeth Grove)	Play/30
Precinct 44 Community Facilities (Elizabeth East)	Play/30
Precinct 45 Community Facilities (Elizabeth East)	Play/30
Precinct 46 Residential (Elizabeth East)	Play/30, Play/31
Precinct 47 Retail/Commercial (Elizabeth East)	Play/30, Play/31
Precinct 48 Community Facilities (Craigmore)	Play/27
Precinct 49 Retail and Education (Craigmore)	Play/27

### **Overlay Maps**

<b>Issue</b>	<b>Overlay Map Numbers</b>
Location	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16, Play/17, Play/18, Play/19, Play/20, Play/21, Play/22, Play/23, Play/24, Play/25, Play/26, Play/27, Play/28, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Transport	Play/1, Play/3, Play/4, Play/5, Play/6, Play/8, Play/9, Play/10, Play/11, Play/14, Play/17, Play/18, Play/19, Play/20, Play/21, Play/25, Play/26, Play/27, Play/28, Play/29, Play/30, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37

Issue	Overlay Map Numbers
Heritage	Play/3, Play/4, Play/5, Play/6, Play/8, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/17, Play/18, Play/21, Play/22, Play/25, Play/26, Play/28, Play/30, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37.
Development Constraints	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/29, Play/30, Play/31, Play/32, Play/33, Play/34, Play/35, Play/36, Play/37
Natural Resources	Play/1, Play/2, Play/3, Play/7, Play/8

### Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Play/1, Play/2, Play/3, Play/4, Play/5, Play/6, Play/7, Play/8, Play/9, Play/10, Play/11, Play/12, Play/13, Play/14, Play/15, Play/16

### Concept Plan Maps

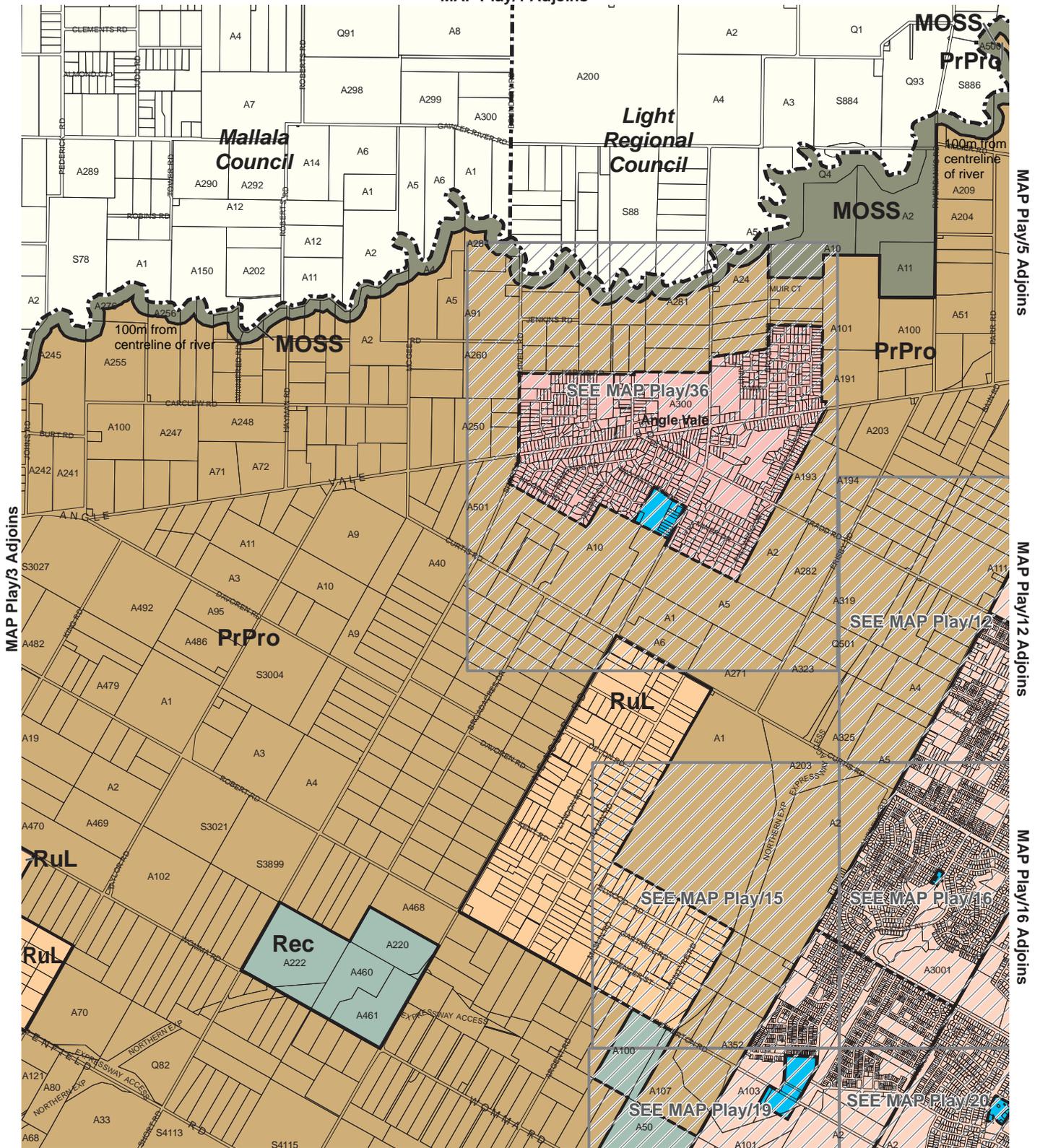
Concept Plan Title	Concept Plan Map Numbers
Munno Para District Centre	Play/1
Elizabeth Downs Local Centre	Play/2
Fordingbridge Road Local Centre	Play/3
Smithfield Plains Local Centre	Play/4
Munno Para (Alawoona Road) Neighbourhood Centre	Play/5
Andrews Farm / Penfield Neighbourhood Centre	Play/6
Blakeview Neighbourhood Centre	Play/7
Munno Para West (Curtis Road) Neighbourhood Centre	Play/8
Blakeview (Medlow Road) Neighbourhood Centre	Play/9
Whittington Road Neighbourhood Centre	Play/10
Angle Vale Neighbourhood Centre	Play/11
Playford Regional Centre	Play/12
Playford Regional Centre Philip Highway Built Form	Play/13
Blakeview Area	Play/14
Blakeview Area (Staging)	Play/15
Munno Para West	Play/16
Munno Para West (Staging)	Play/17
Andrews Farm / Penfield	Play/18
Andrews Farm / Penfield (Staging)	Play/19
Smithfield Plains High School Residential (Regeneration)	Play/20
Davoren Park Primary School Residential (Regeneration)	Play/21

<b>Concept Plan Title</b>	<b>Concept Plan Map Numbers</b>
One Tree Hill Town Centre	Play/22
Virginia Town Structure	Play/23
Recreation	Play/24
Edinburgh Defence Airfield Defence (Area Control) Regulations	Play/25
Edinburgh Defence Airfield Aircraft Noise Exposure	Play/26
Edinburgh Defence Airfield Lighting Constraints	Play/27
Buckland Park District Centre	Play/28
Buckland Park	Play/29
Elizabeth Grove Local Centre	Play/30
Elizabeth East Local Centre	Play/31





MAP Play/1 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

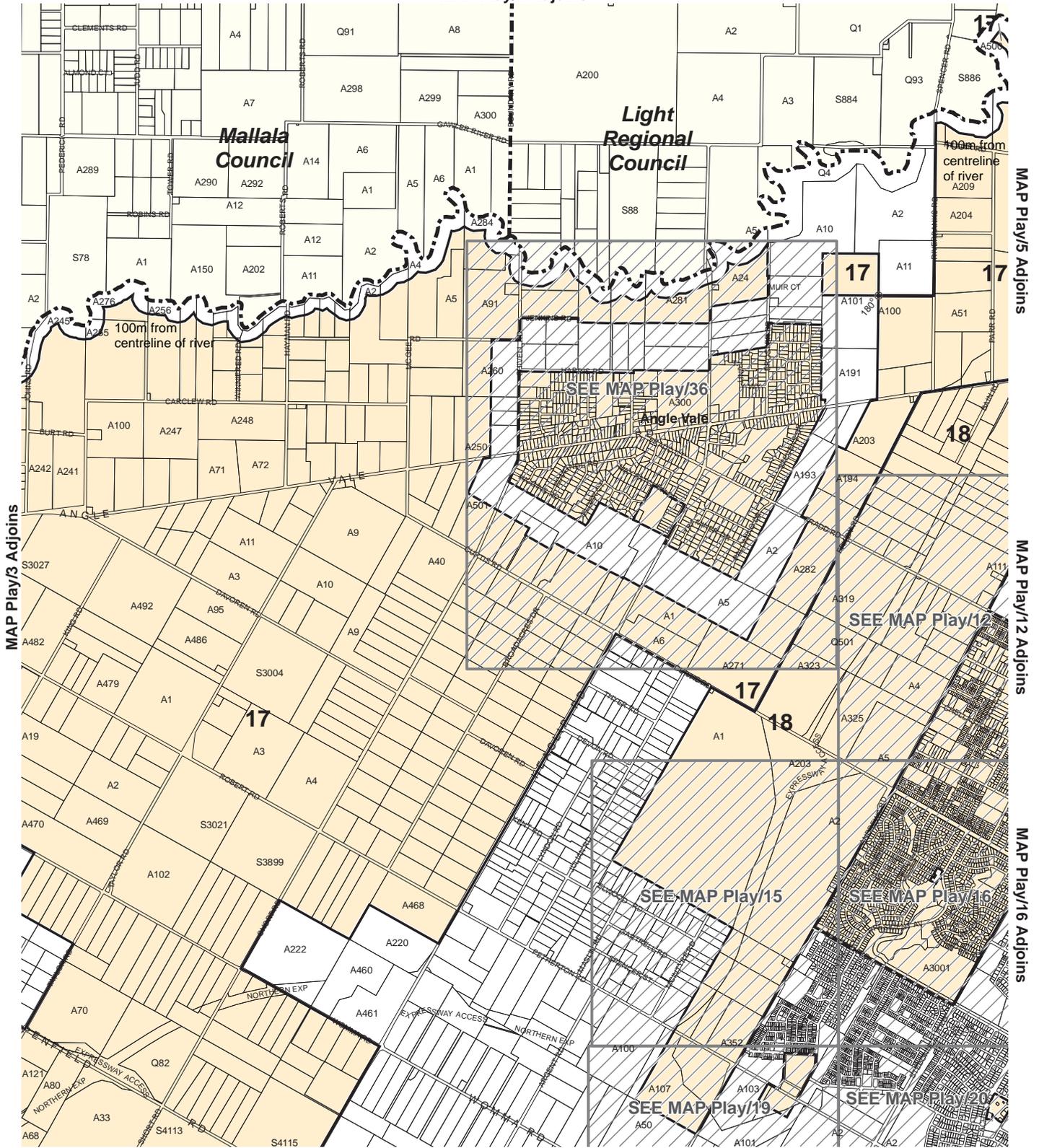


**Zones**

- MOSS Metropolitan Open Space System
- PrPro Primary Production
- Rec Recreation
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

# Zone Map Play/4

MAP Play/1 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 17 Horticulture  
 18 Rural Fringe



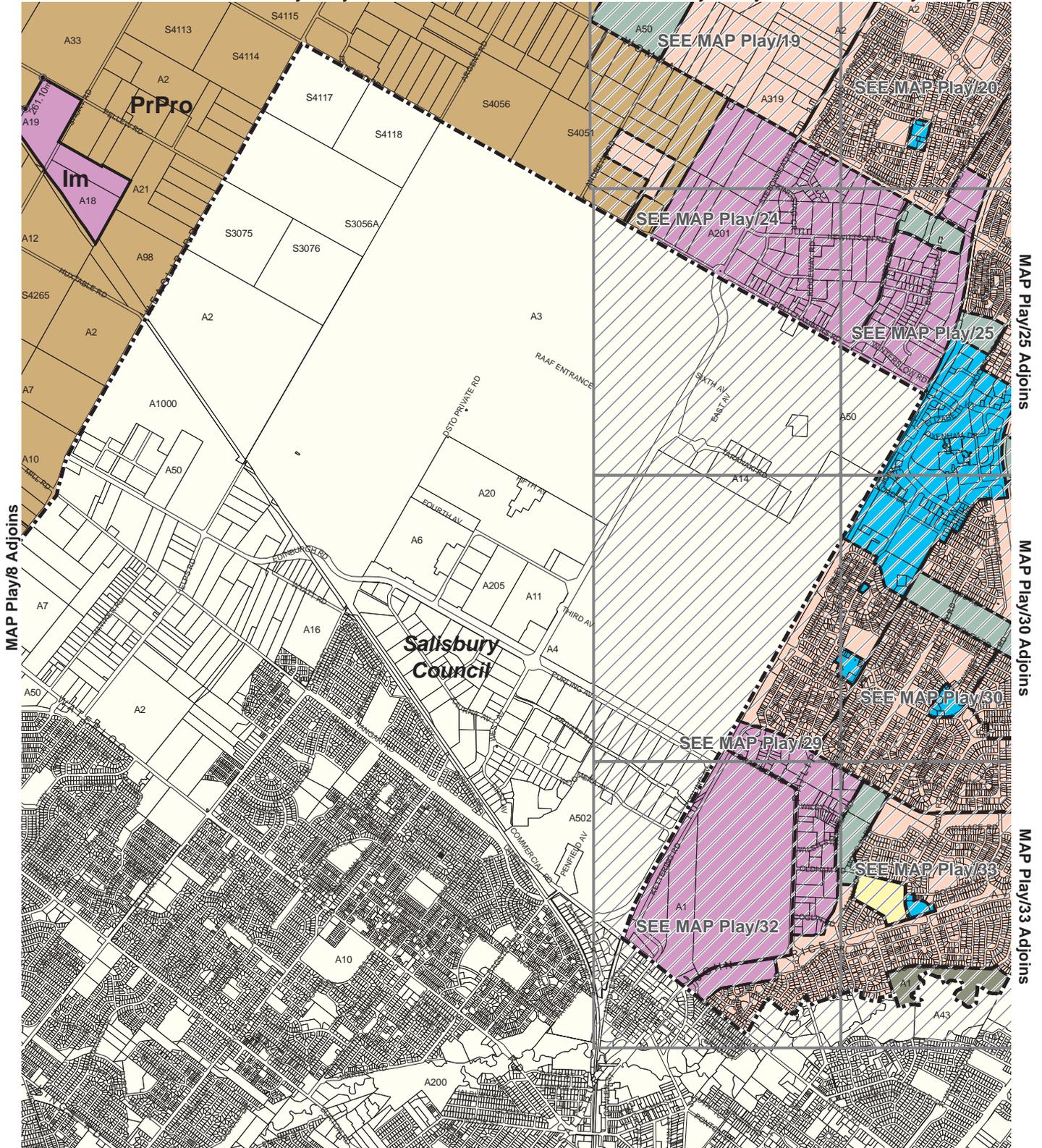
# Precinct Map Play/4

- Precinct Boundary
- Development Plan Boundary

MAP Play/4 Adjoins

MAP Play/19 Adjoins

MAP Play/20 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

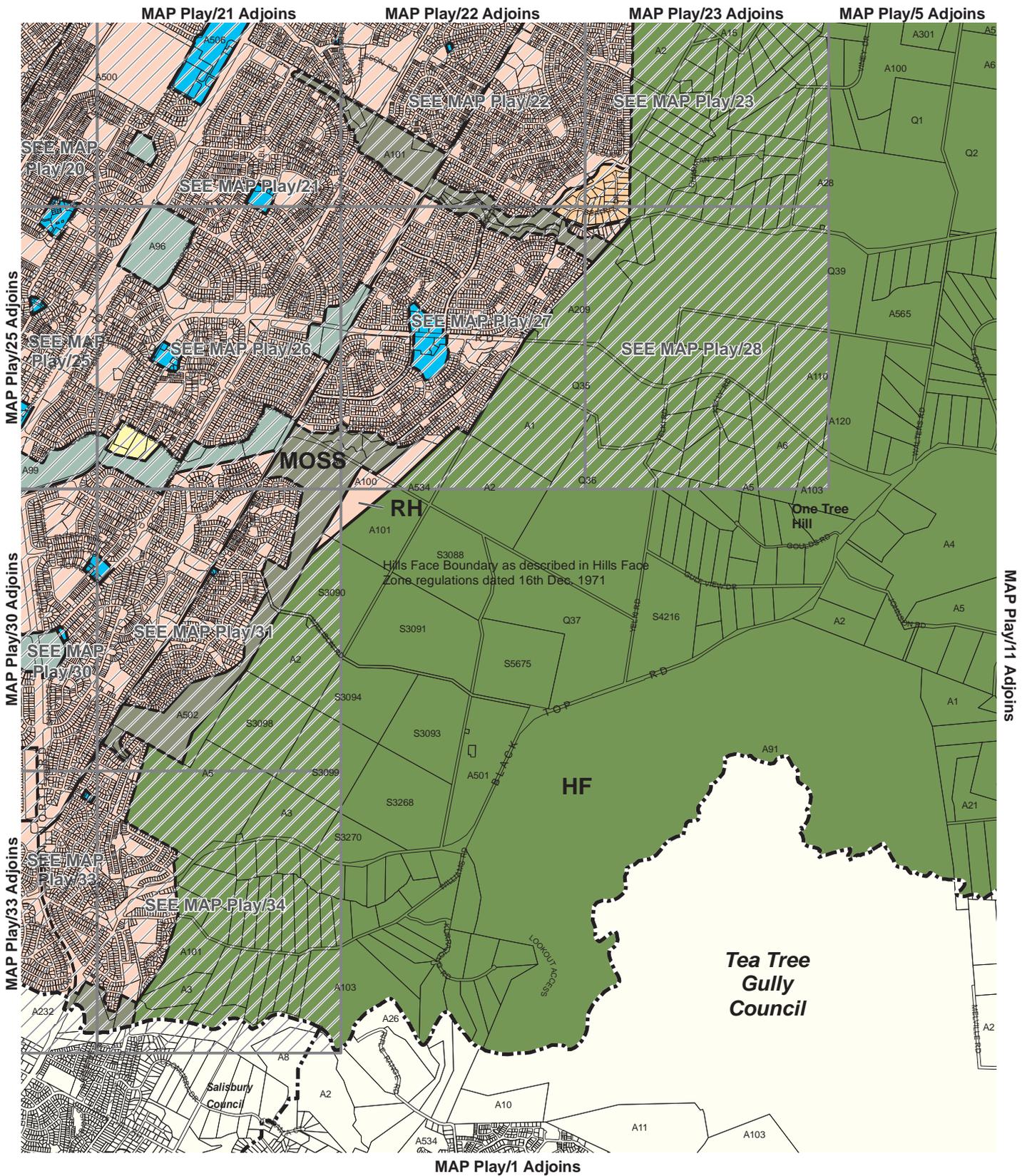


- Zones**
- Intermodal
  - Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/9





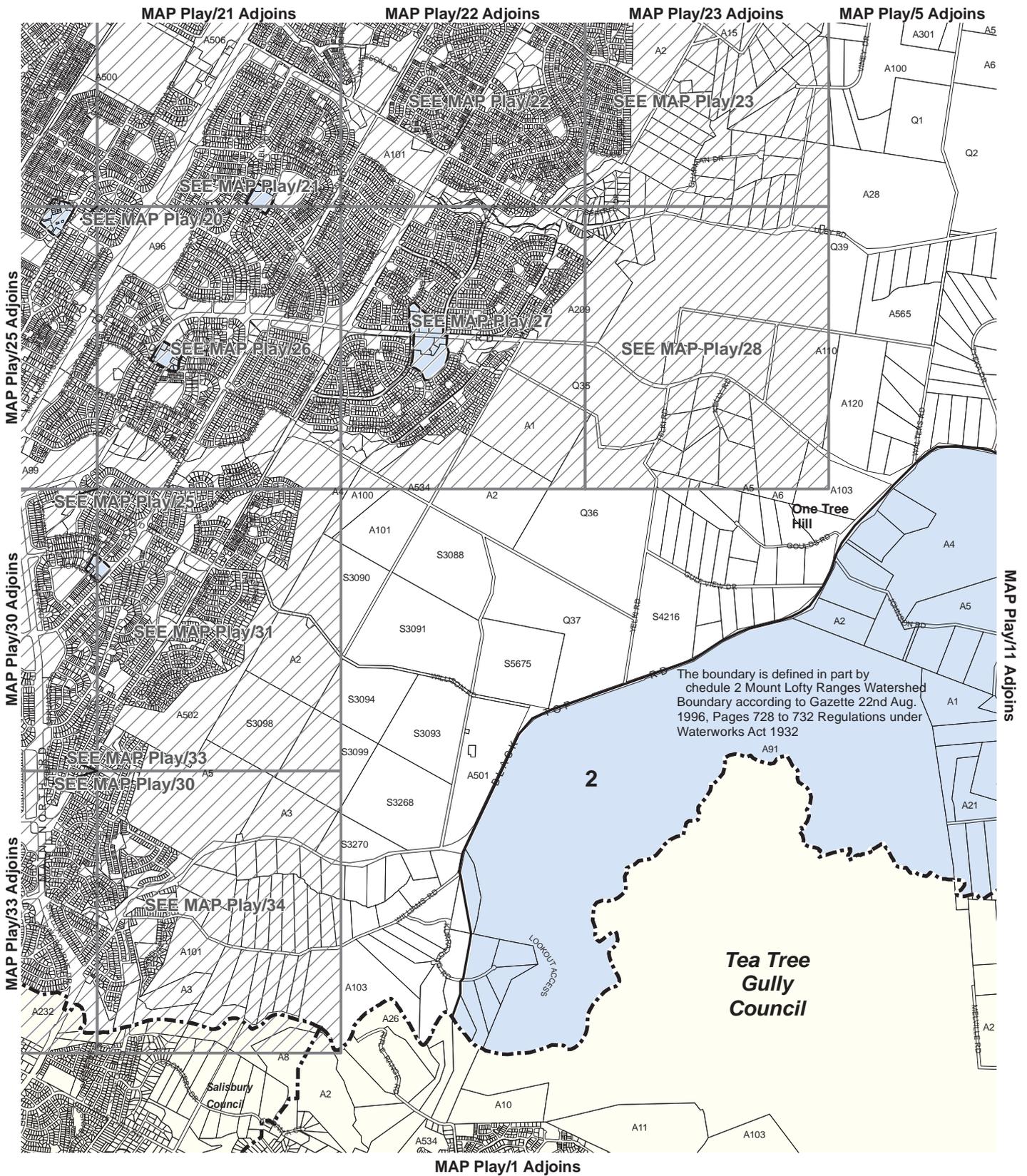


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Metropolitan Open Space System
  - Residential Hills
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/10



See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

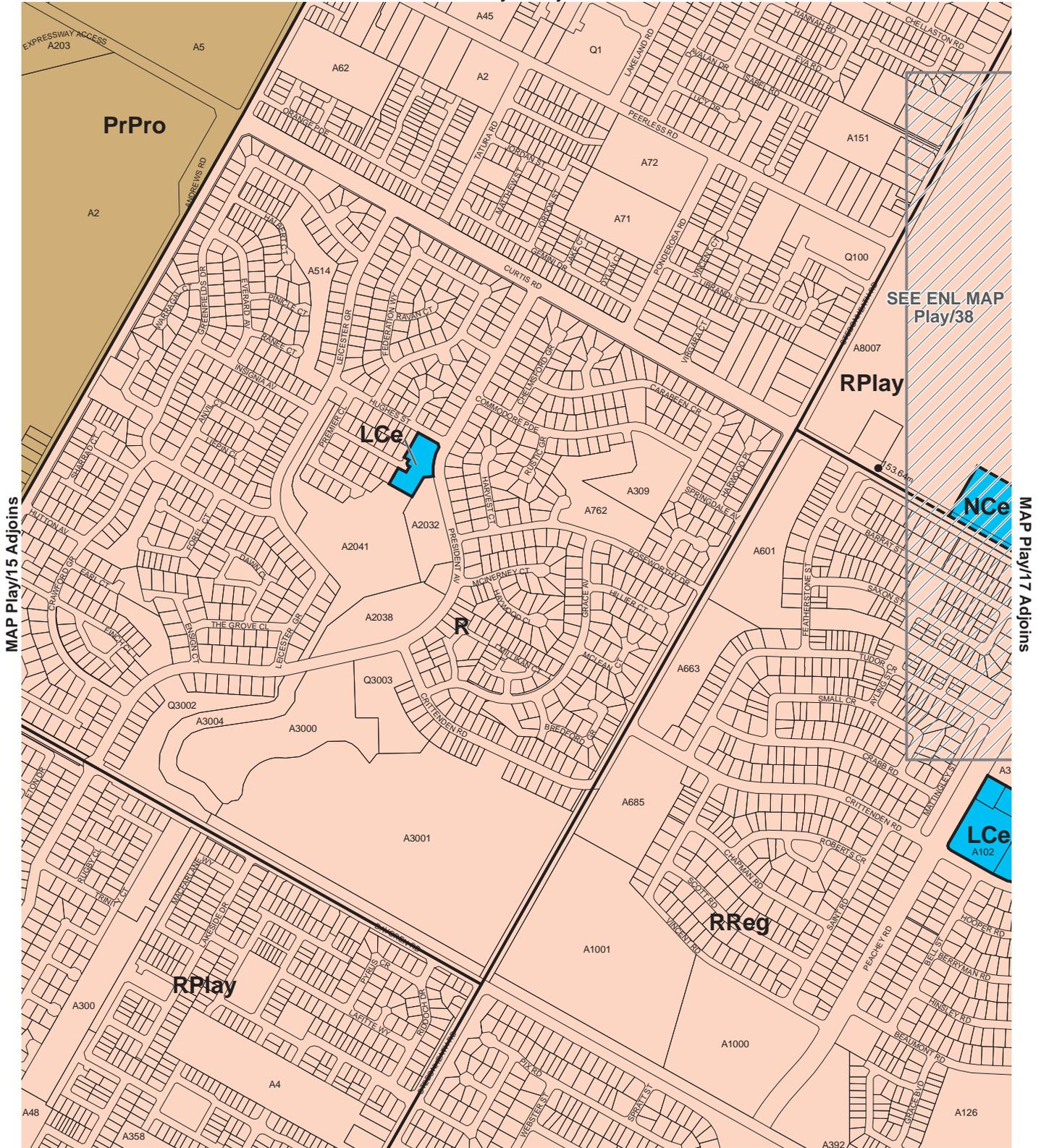
**Policy Area**  
 2 Watershed



# Policy Area Map Play/10

- Policy Area Boundary
- Development Plan Boundary

MAP Play/12 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

MAP Play/20 Adjoins

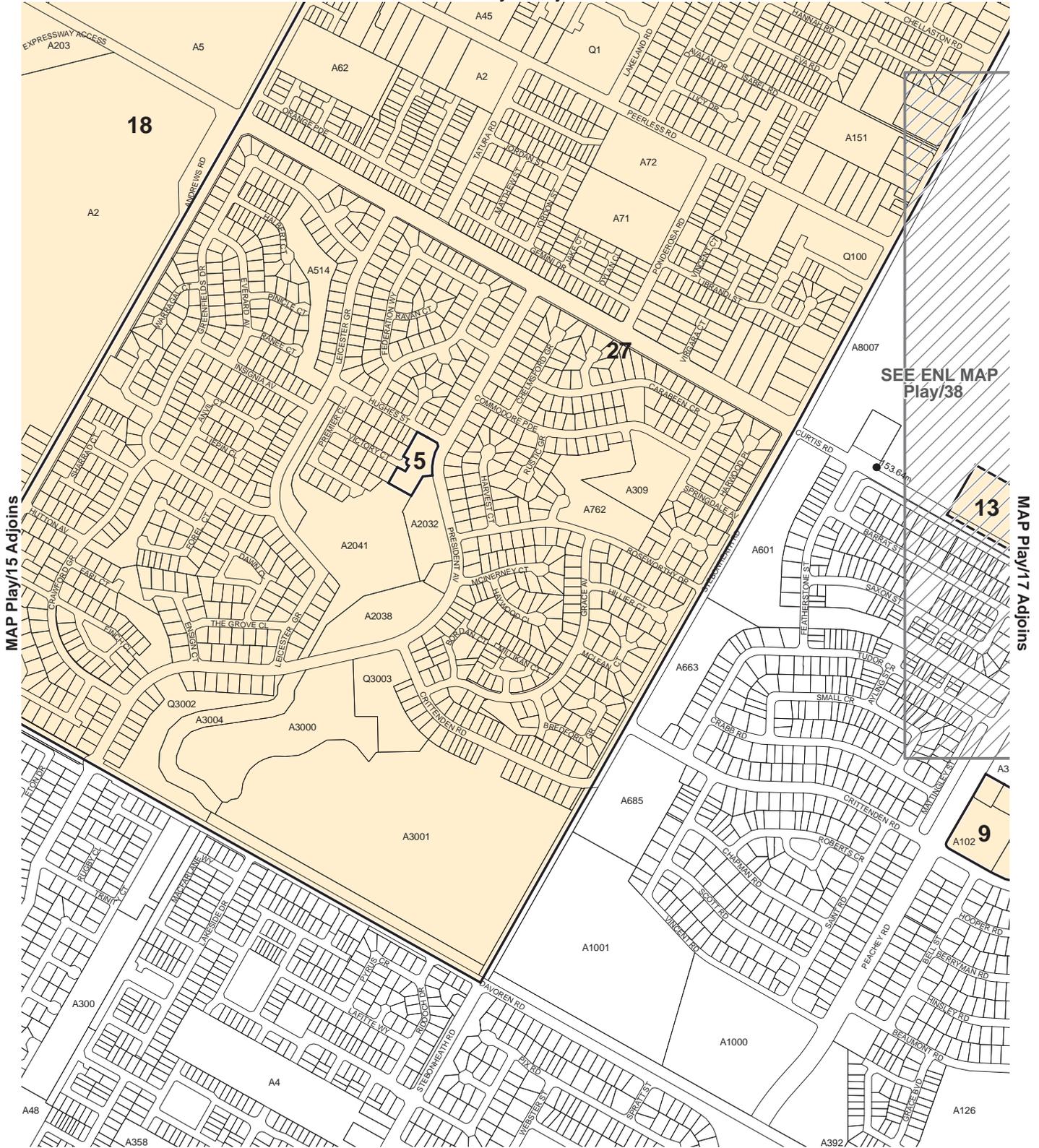


Zones

- Local Centre
- Neighbourhood Centre
- Primary Production
- Residential
- Residential Playford
- Residential Regeneration
- Zone Boundary

# Zone Map Play/16

MAP Play/12 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

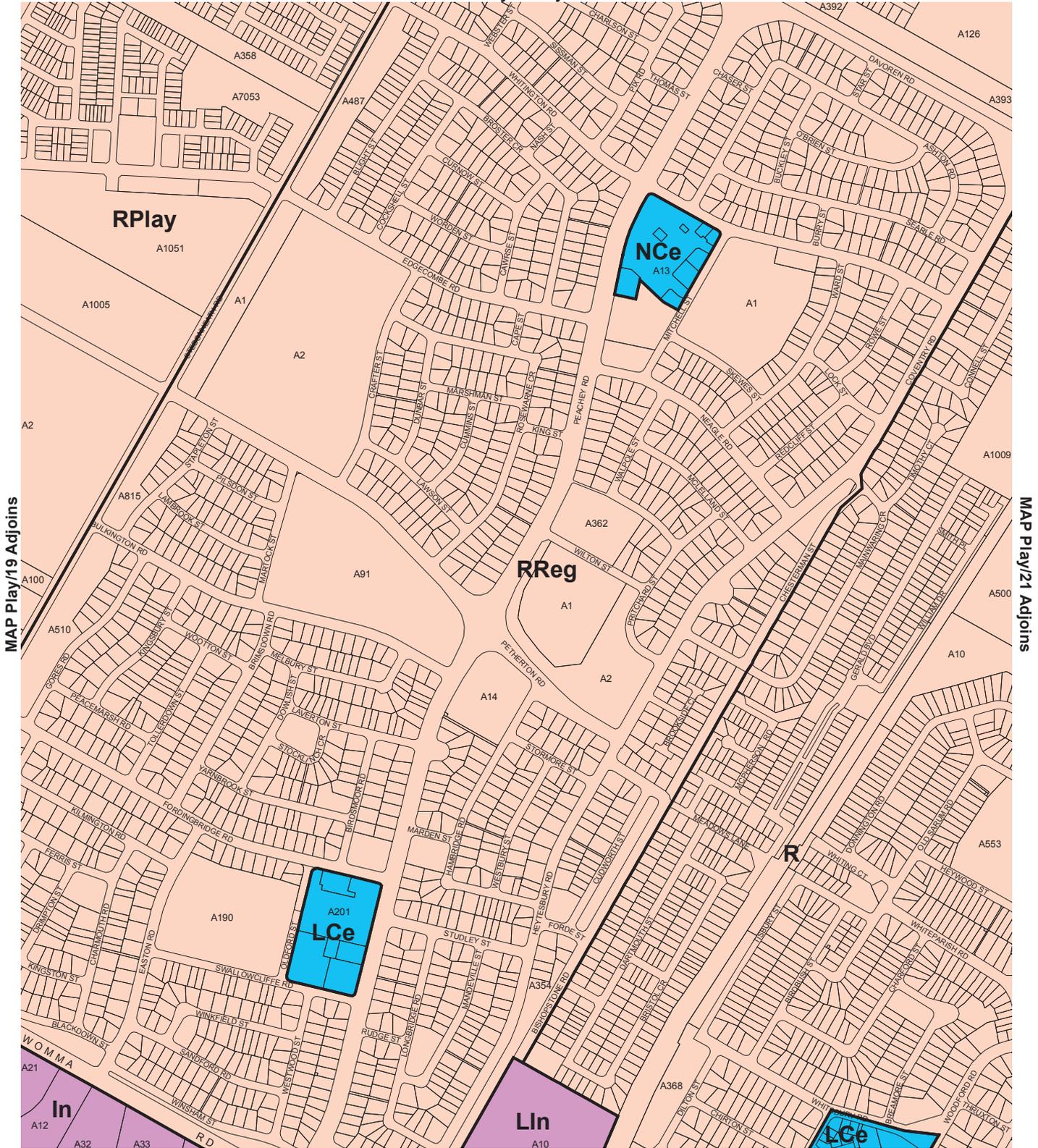
**Precinct**

- 13 Curtis Road Neighbourhood Activity Centre
- 18 Rural Fringe
- 27 Munno Para West Andrews Farm
- 5 Andrews Farm Local Activity Centre
- 9 Smithfield Plains Local Activity Centre

 Precinct Boundary

# Precinct Map Play/16

MAP Play/16 Adjoins



MAP Play/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- In Industry
- LIn Light Industry
- LCe Local Centre
- NCe Neighbourhood Centre
- R Residential
- RPlay Residential Playford
- RReg Residential Regeneration
- Zone Boundary



# Zone Map Play/20

MAP Play/16 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

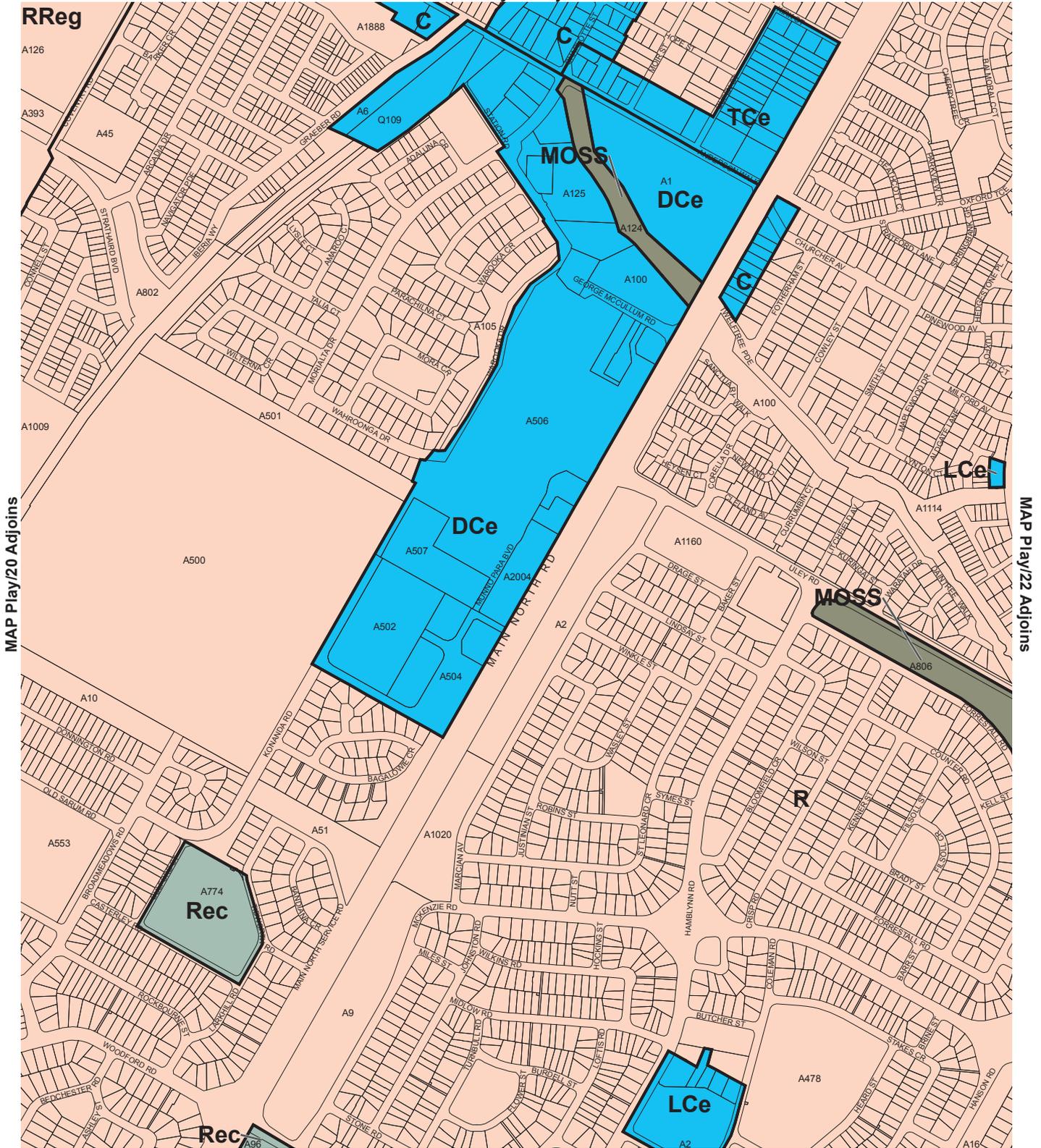
- 15 Whittington Road Neighbourhood Activity Centre
- 3 Industry A
- 39 Residential (Elizabeth North)
- 40 Retail/Commercial (Elizabeth North)
- 8 Fordingbridge Road Local Activity Centre



# Precinct Map Play/20

Precinct Boundary

MAP Play/17 Adjoins



MAP Play/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

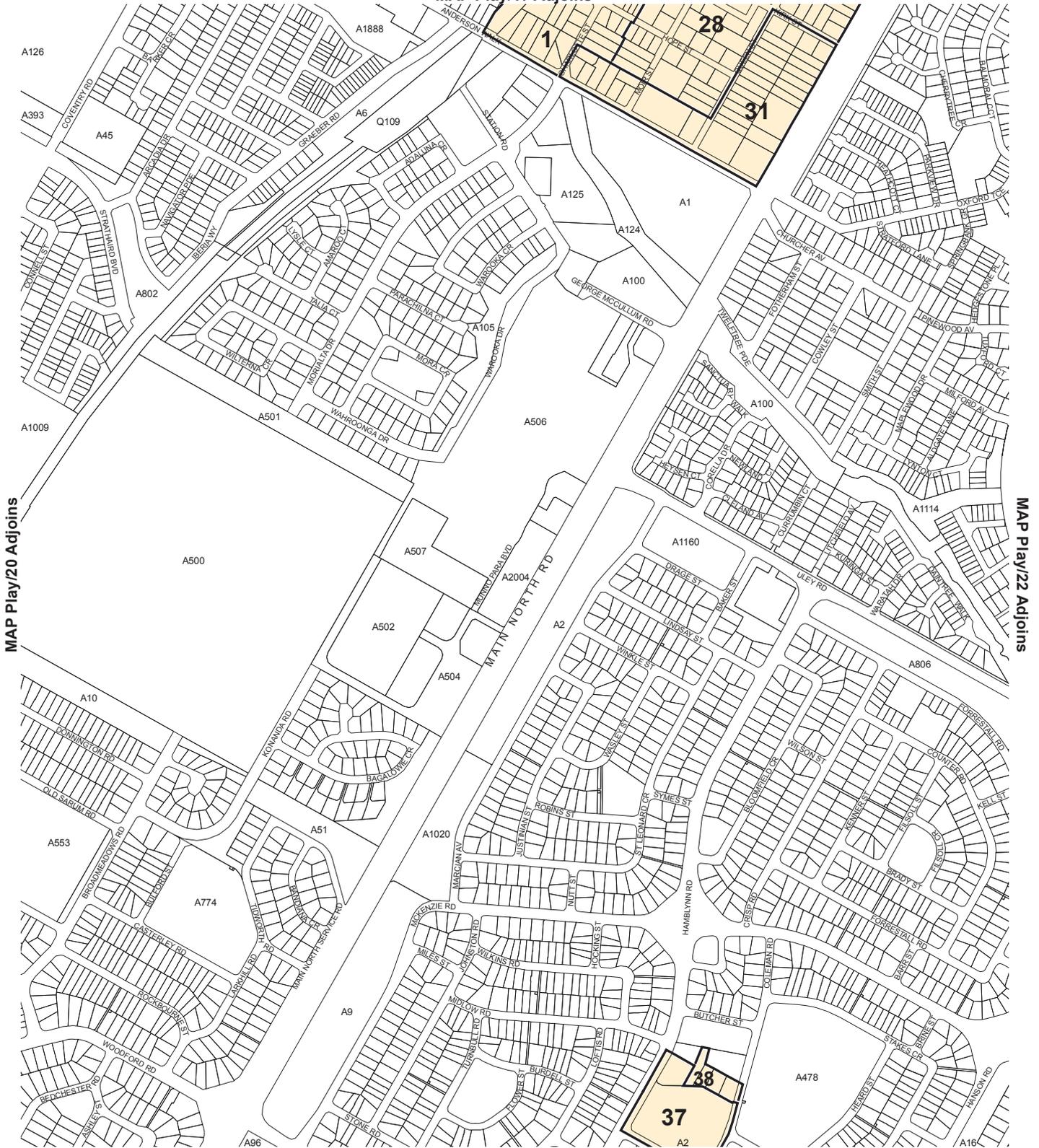
Zones

- Commercial
- District Centre
- Local Centre
- Metropolitan Open Space System
- Recreation
- Residential
- Residential Regeneration
- Town Centre
- Zone Boundary



# Zone Map Play/21

MAP Play/17 Adjoins



MAP Play/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

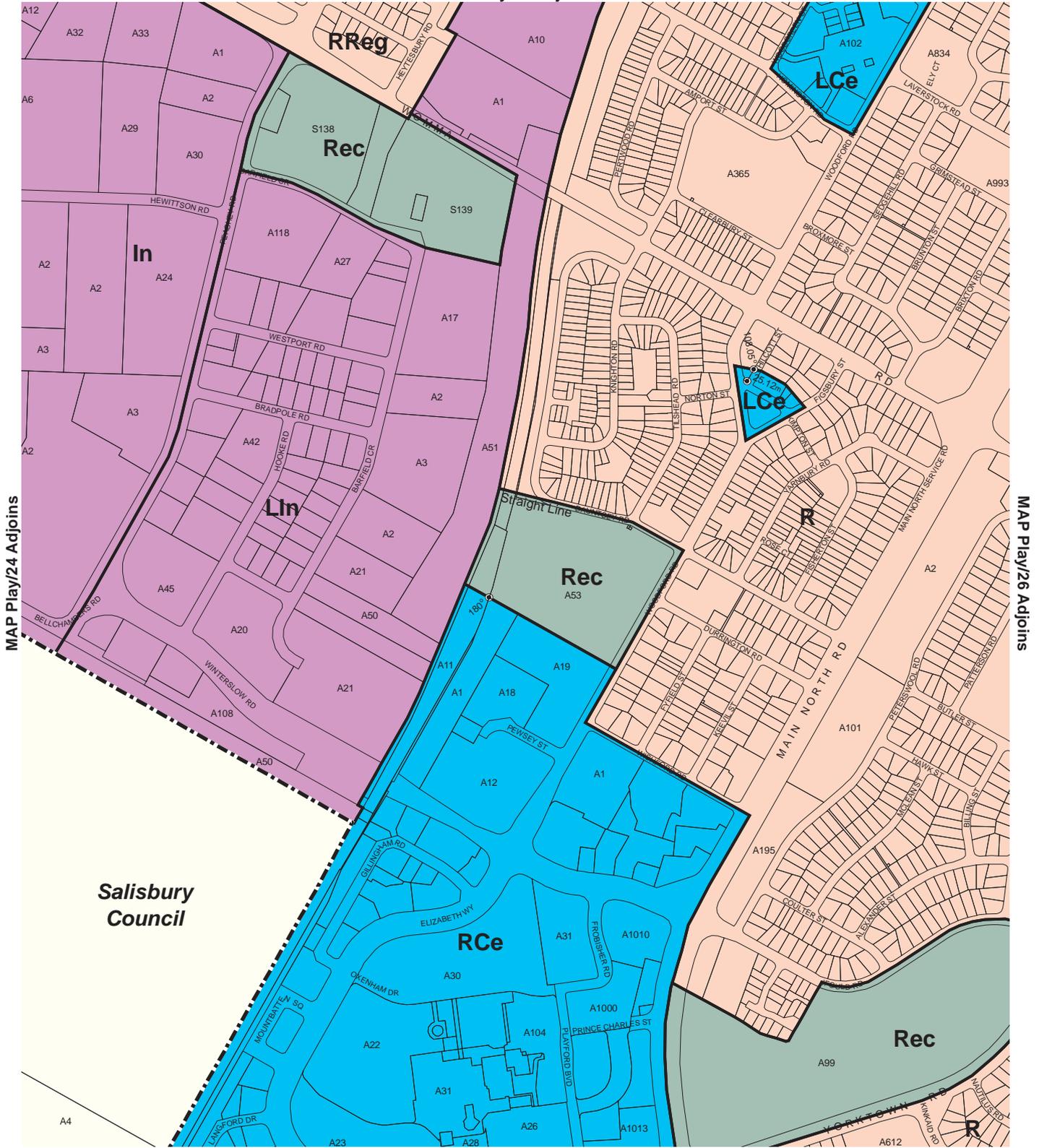
- 1 Charlotte Street Commercial
- 28 Smithfield Township
- 31 Smithfield Centre
- 37 Retail and Residential (Elizabeth Downs)
- 38 Community Facilities (Elizabeth Downs)



# Precinct Map Play/21

Precinct Boundary

MAP Play/20 Adjoins



MAP Play/24 Adjoins

MAP Play/26 Adjoins

Salisbury Council

MAP Play/30 Adjoins

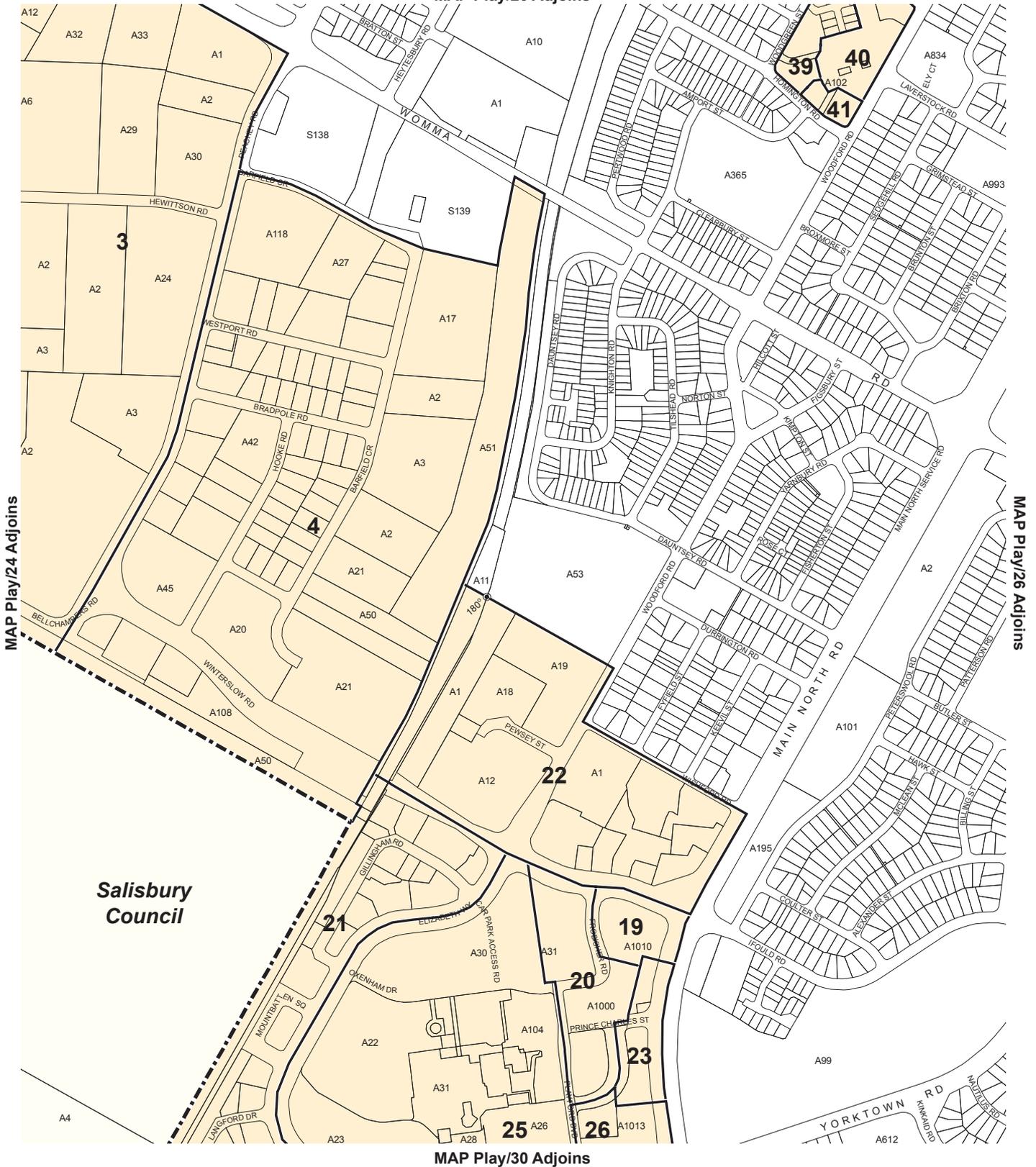
Lamberts Conformal Conic Projection, GDA94

- Zones**
- In Industry
  - LIn Light Industry
  - LCe Local Centre
  - Rec Recreation
  - RCe Regional Centre
  - R Residential
  - RReg Residential Regeneration
  - Zone Boundary
  - Development Plan Boundary



# Zone Map Play/25

MAP Play/20 Adjoins



Salisbury Council

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 19 Centre Commercial Deferred
- 20 Centre Community Services
- 21 Centre Fringe
- 22 Centre Institutional
- 23 Centre Open Space
- 25 Centre Retail Core
- 26 Centre Retail Fringe
- 3 Industry A
- 39 Residential (Elizabeth North)
- 4 Light Industry
- 40 Retail/Commercial (Elizabeth North)
- 41 Community Facilities (Elizabeth North)

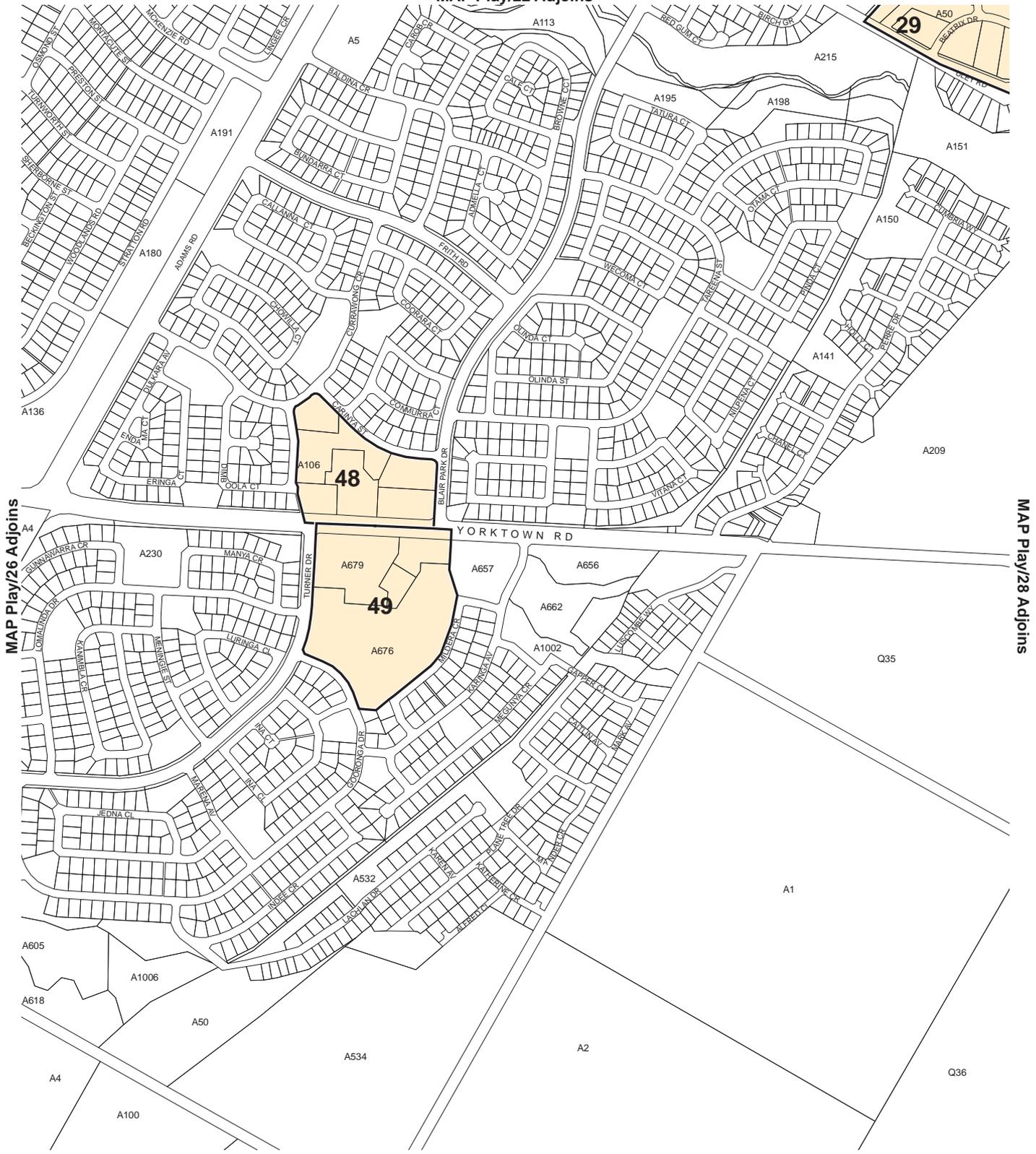


# Precinct Map Play/25

- Precinct Boundary
- Development Plan Boundary



MAP Play/22 Adjoins



MAP Play/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

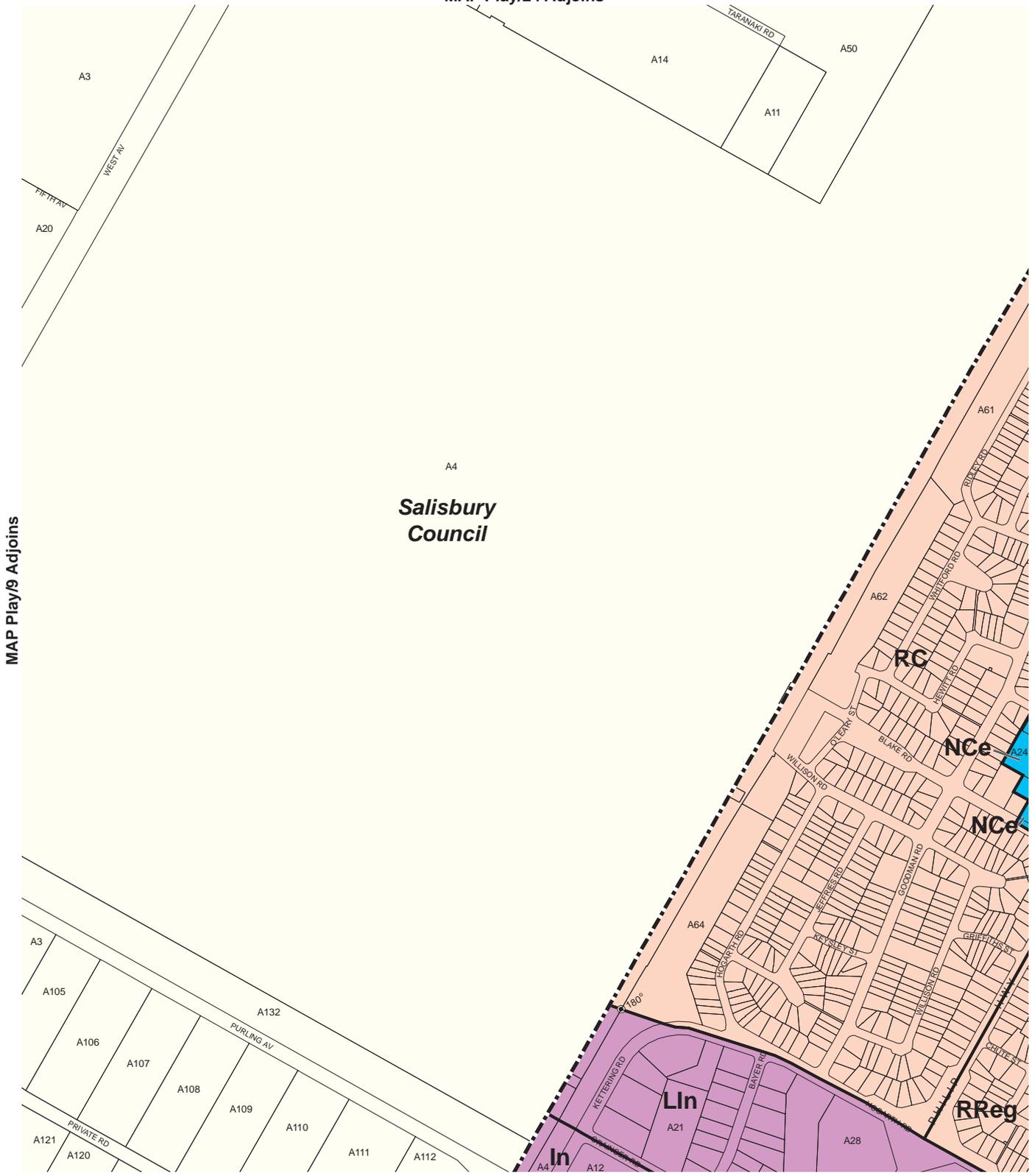
- 29 Craigmores
- 48 Community Facilities (Craigmores)
- 49 Retail and Education (Craigmores)



# Precinct Map Play/27

Precinct Boundary

MAP Play/24 Adjoins



Salisbury Council

MAP Play/9 Adjoins

MAP Play/30 Adjoins

MAP Play/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

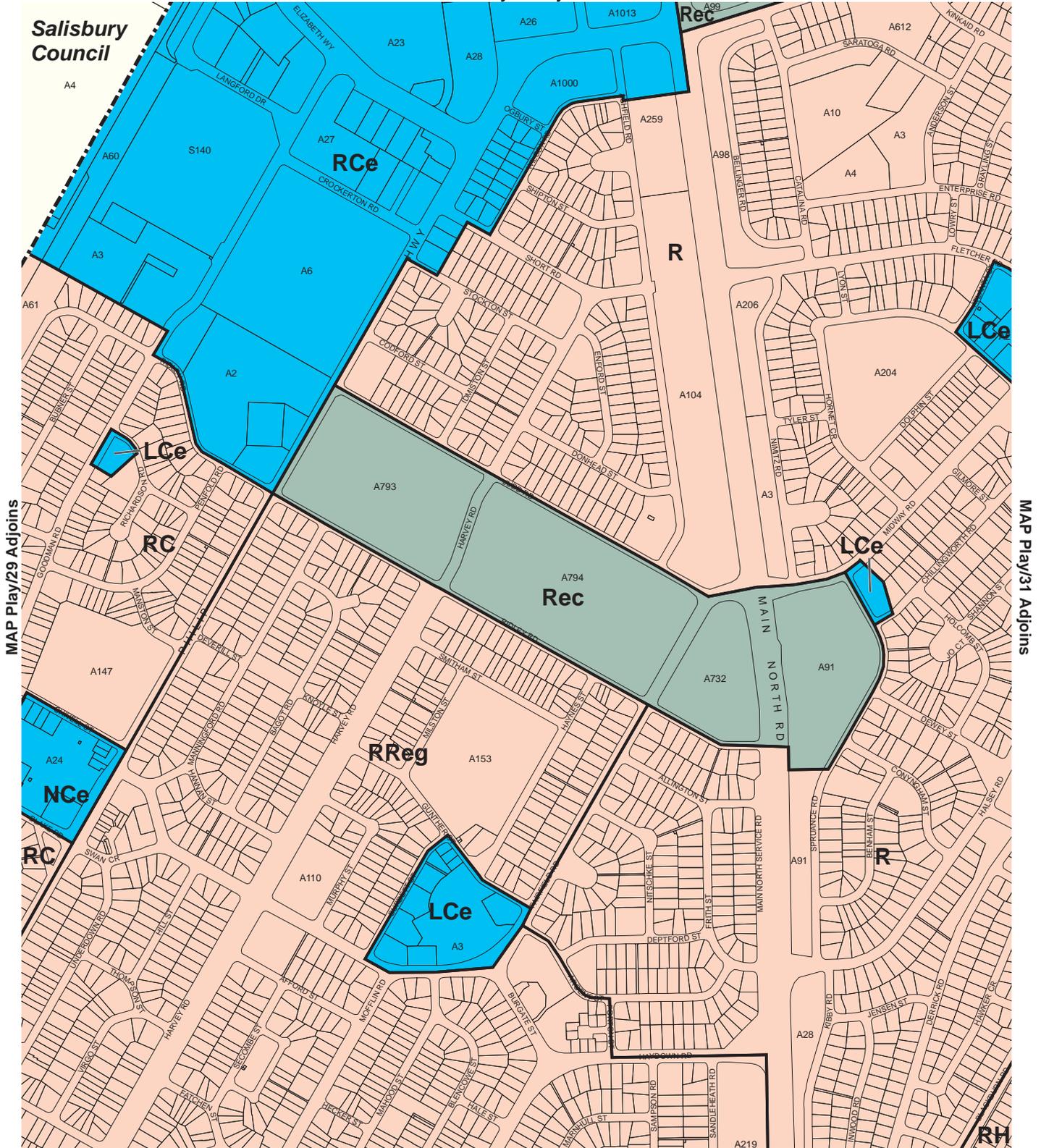


Zones

- In Industry
- LIn Light Industry
- NCe Neighbourhood Centre
- RC Residential Character
- RReg Residential Regeneration
- Zone Boundary
- Development Plan Boundary

# Zone Map Play/29

MAP Play/25 Adjoins



MAP Play/33 Adjoins

Lamberts Conformal Conic Projection, GDA94

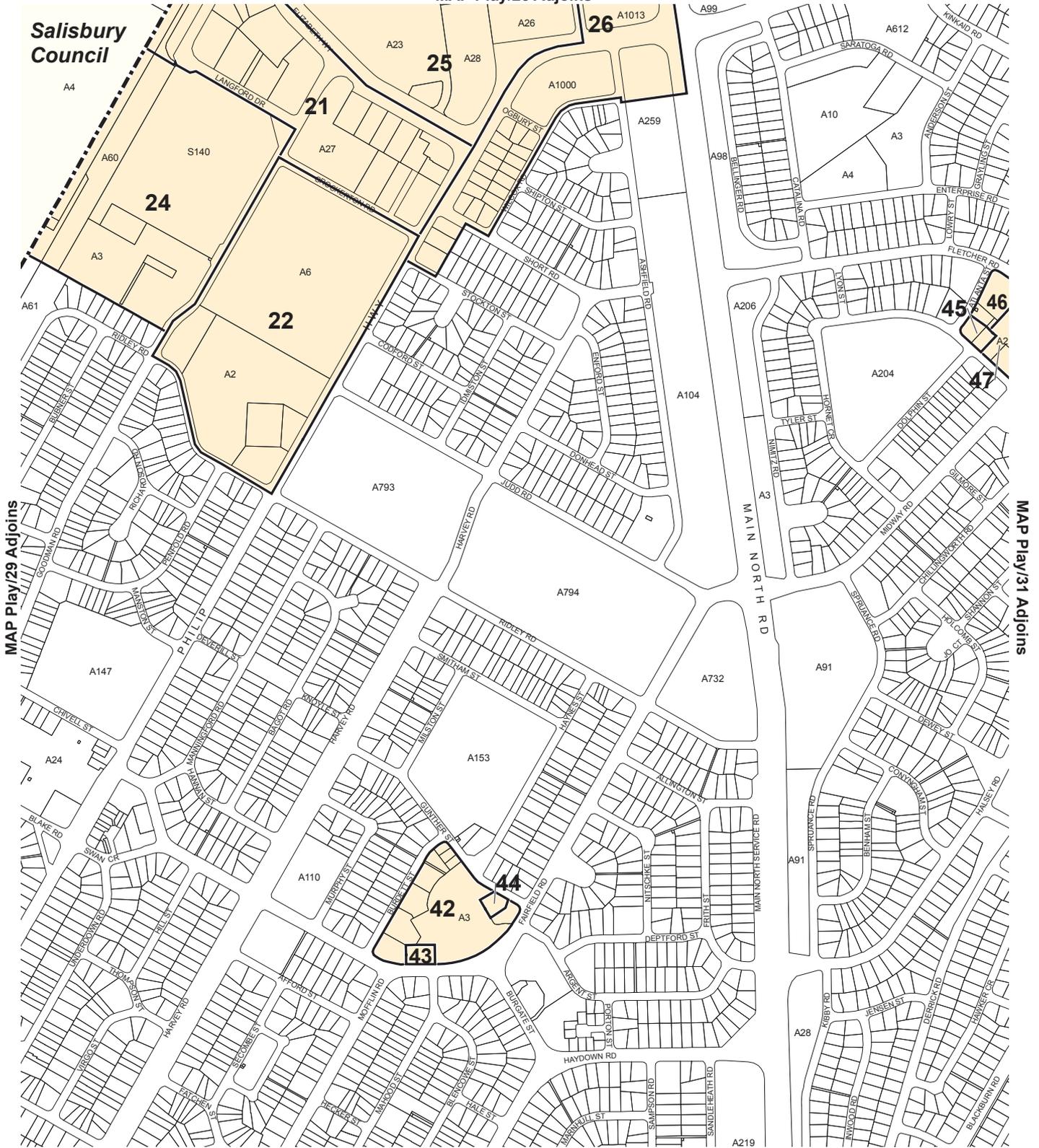
- Zones**
- LCe Local Centre
  - NCe Neighbourhood Centre
  - Rec Recreation
  - RCe Regional Centre
  - R Residential
  - RC Residential Character
  - RH Residential Hills
  - RRReg Residential Regeneration
  - Zone Boundary
  - Development Plan Boundary



# Zone Map Play/30

MAP Play/25 Adjoins

Salisbury Council



MAP Play/33 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

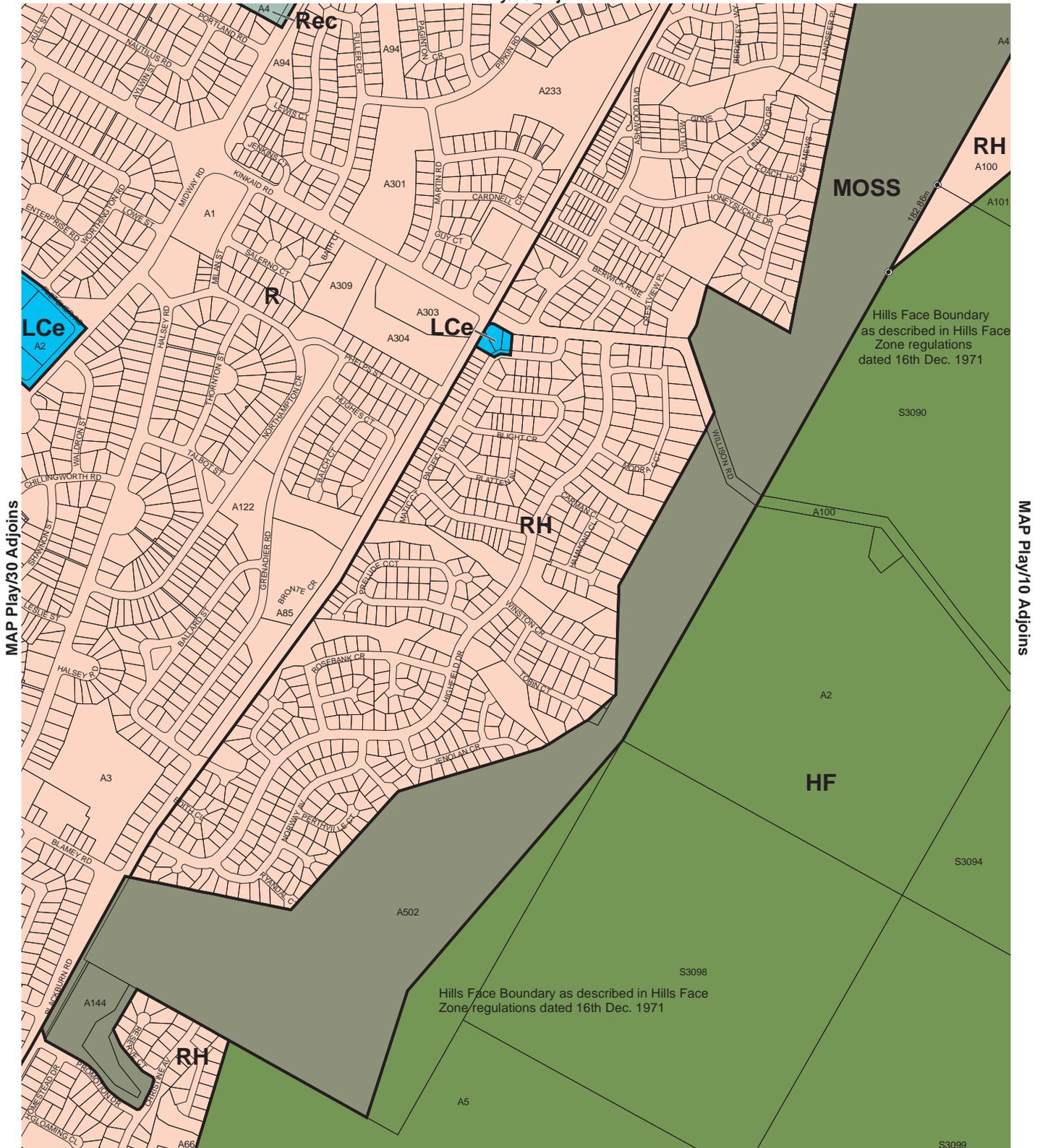
- 21 Centre Fringe
- 22 Centre Institutional
- 24 Centre Recreation
- 25 Centre Retail Core
- 26 Centre Retail Fringe
- 42 Residential/Mixed Use (Elizabeth Grove)
- 43 Retail/Commercial (Elizabeth Grove)
- 44 Community Facilities (Elizabeth Grove)
- 45 Community Facilities (Elizabeth East)
- 46 Residential (Elizabeth East)
- 47 Retail/Commercial (Elizabeth East)



# Precinct Map Play/30

- Precinct Boundary
- Development Plan Boundary

MAP Play/26 Adjoins



MAP Play/34 Adjoins

Lamberts Conformal Conic Projection, GDA94

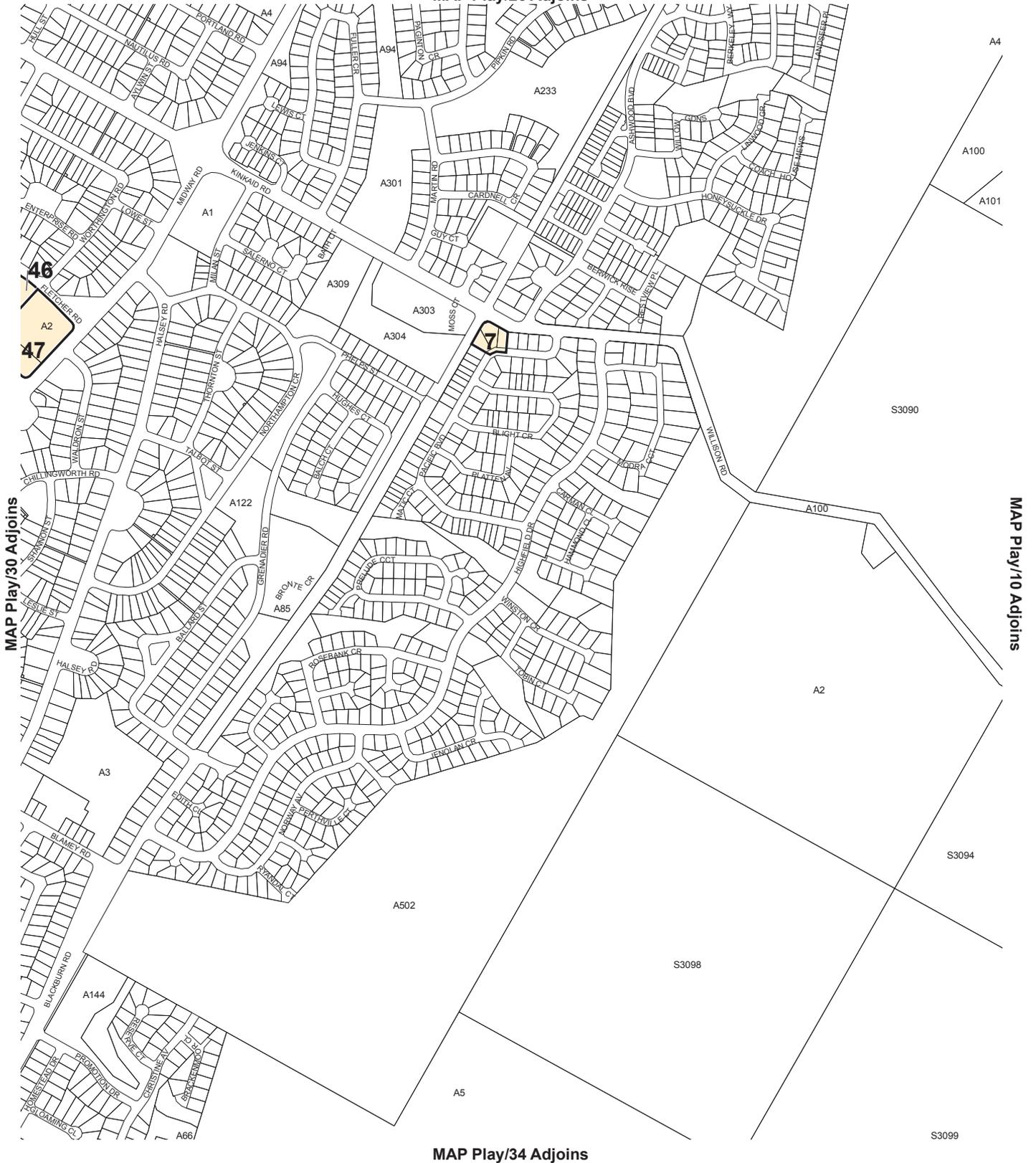


Zones

- HF Hills Face
- LCe Local Centre
- MOSS Metropolitan Open Space System
- Rec Recreation
- R Residential
- RH Residential Hills
- Zone Boundary

# Zone Map Play/31

MAP Play/26 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

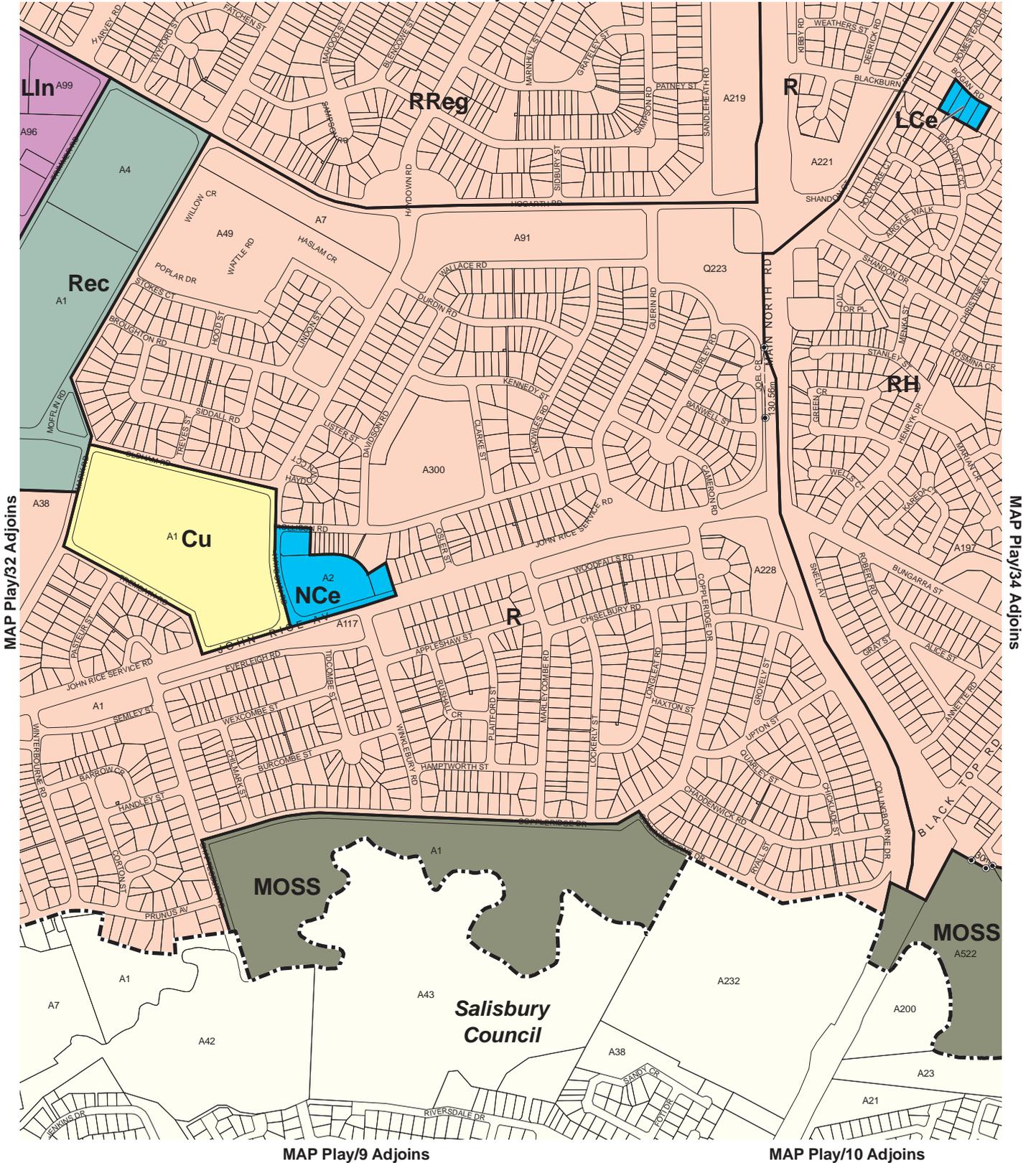
- 46 Residential (Elizabeth East)
- 47 Retail/Commercial (Elizabeth East)
- 7 Willison Road Local Centre



# Precinct Map Play/31

 Precinct Boundary

MAP Play/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

Zones

- Cu Community
- LIn Light Industry
- LCe Local Centre
- MOSS Metropolitan Open Space System
- NCe Neighbourhood Centre
- Rec Recreation
- R Residential
- RH Residential Hills
- RRReg Residential Regeneration
- Zone Boundary
- Development Plan Boundary



# Zone Map Play/33

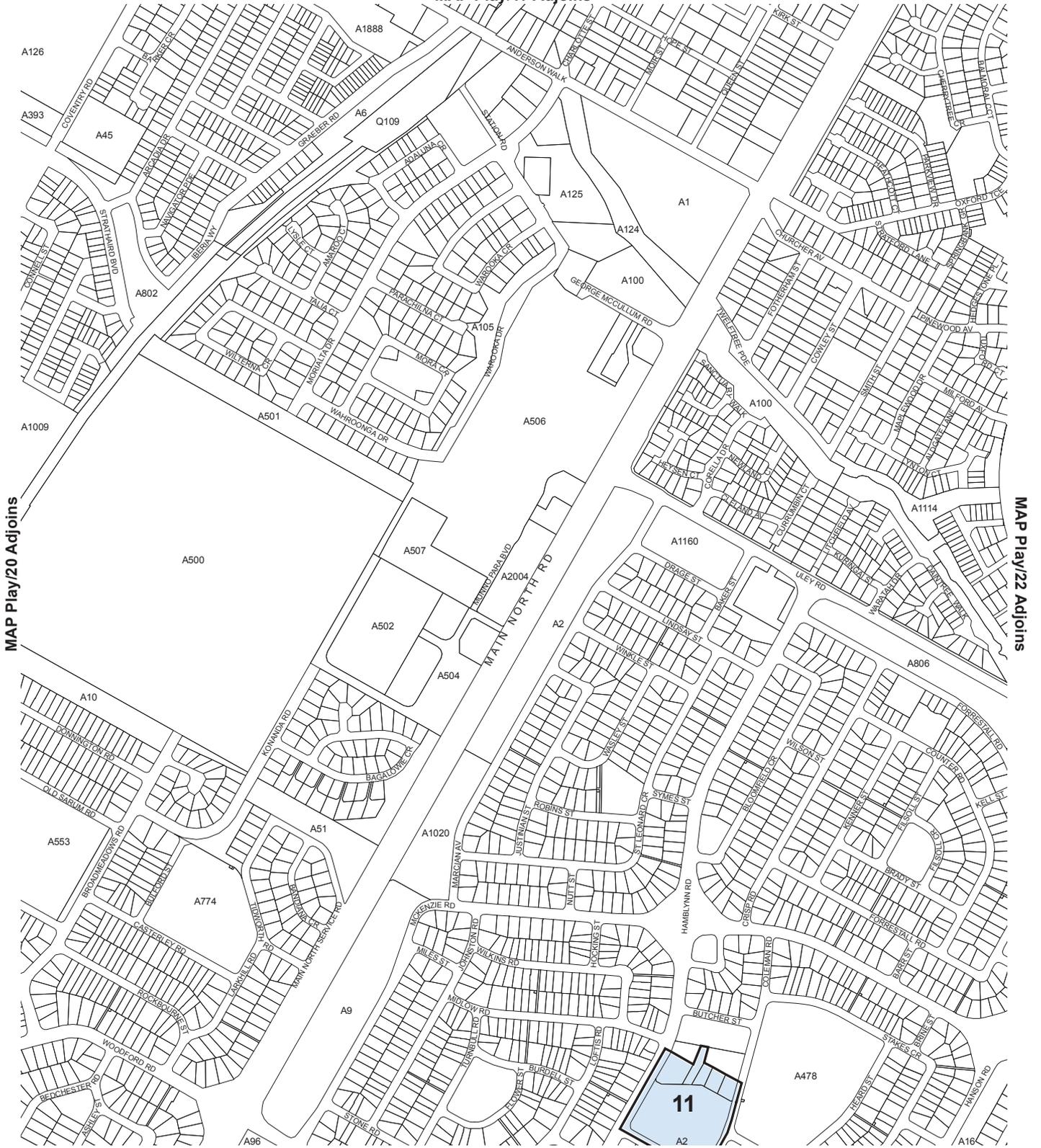








MAP Play/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
**11** Elizabeth Downs Local Activity Centre



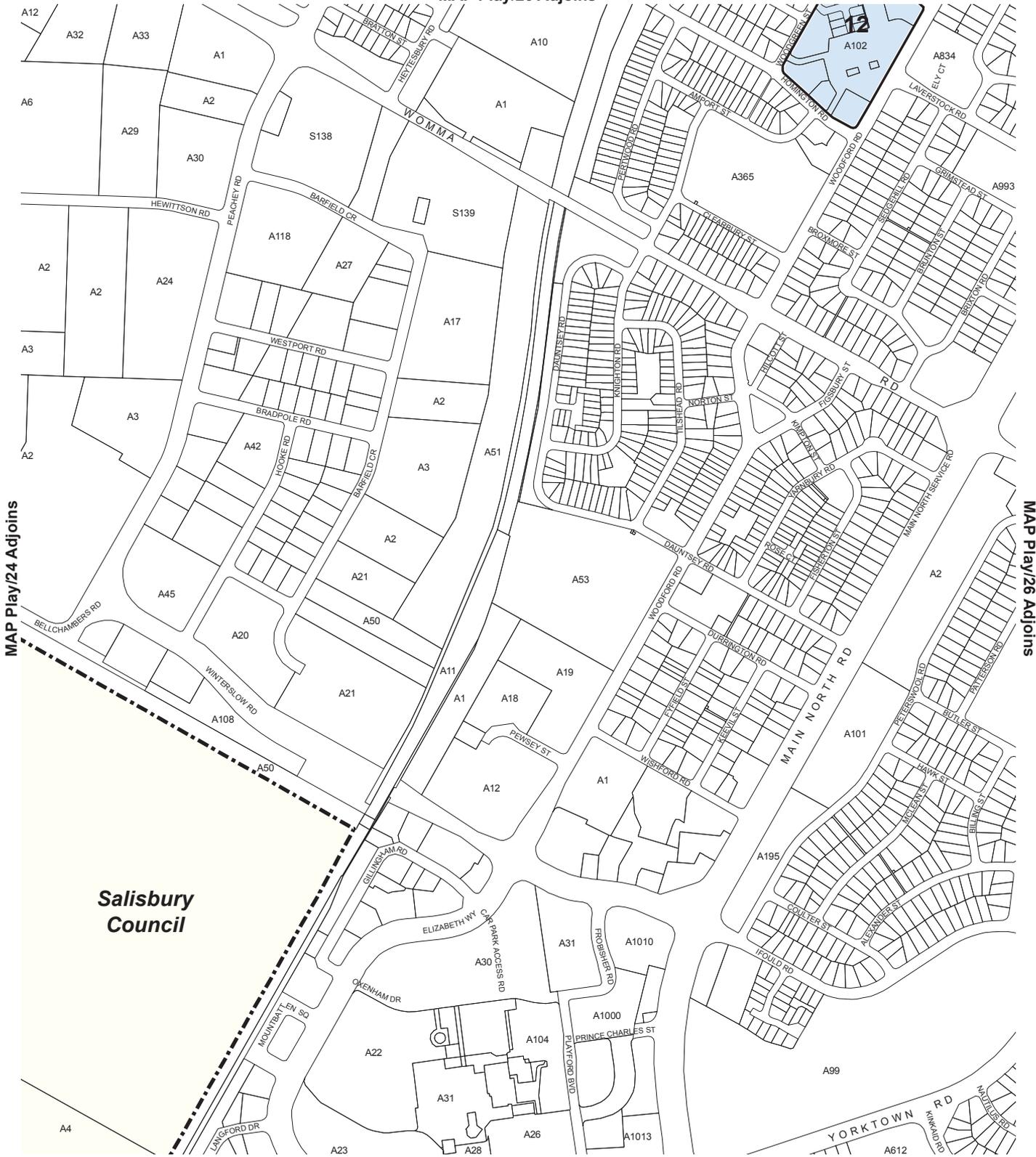
MAP Play/26 Adjoins

# Policy Area Map Play/21

 Policy Area Boundary

PLAYFORD COUNCIL

MAP Play/20 Adjoins



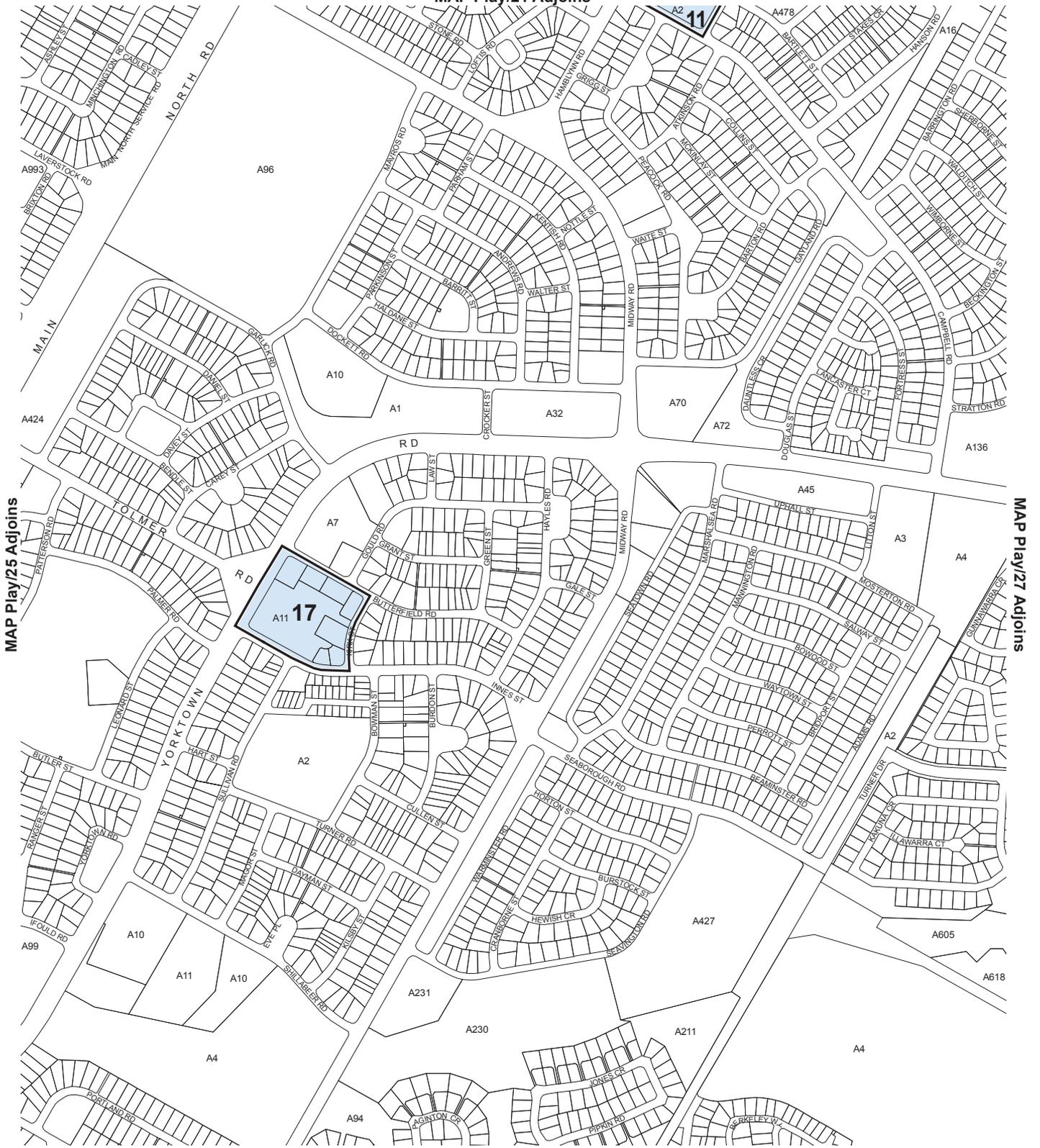
Lamberts Conformal Conic Projection, GDA94  
**Policy Area**  
 12 Elizabeth North Local Activity Centre



# Policy Area Map Play/25

- Policy Area Boundary
- Development Plan Boundary

MAP Play/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 11 Elizabeth Downs Local Activity Centre
- 17 Elizabeth Park Neighbourhood Activity Centre



# Policy Area Map Play/26

Policy Area Boundary

MAP Play/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
37 Retail and Residential (Elizabeth Downs)

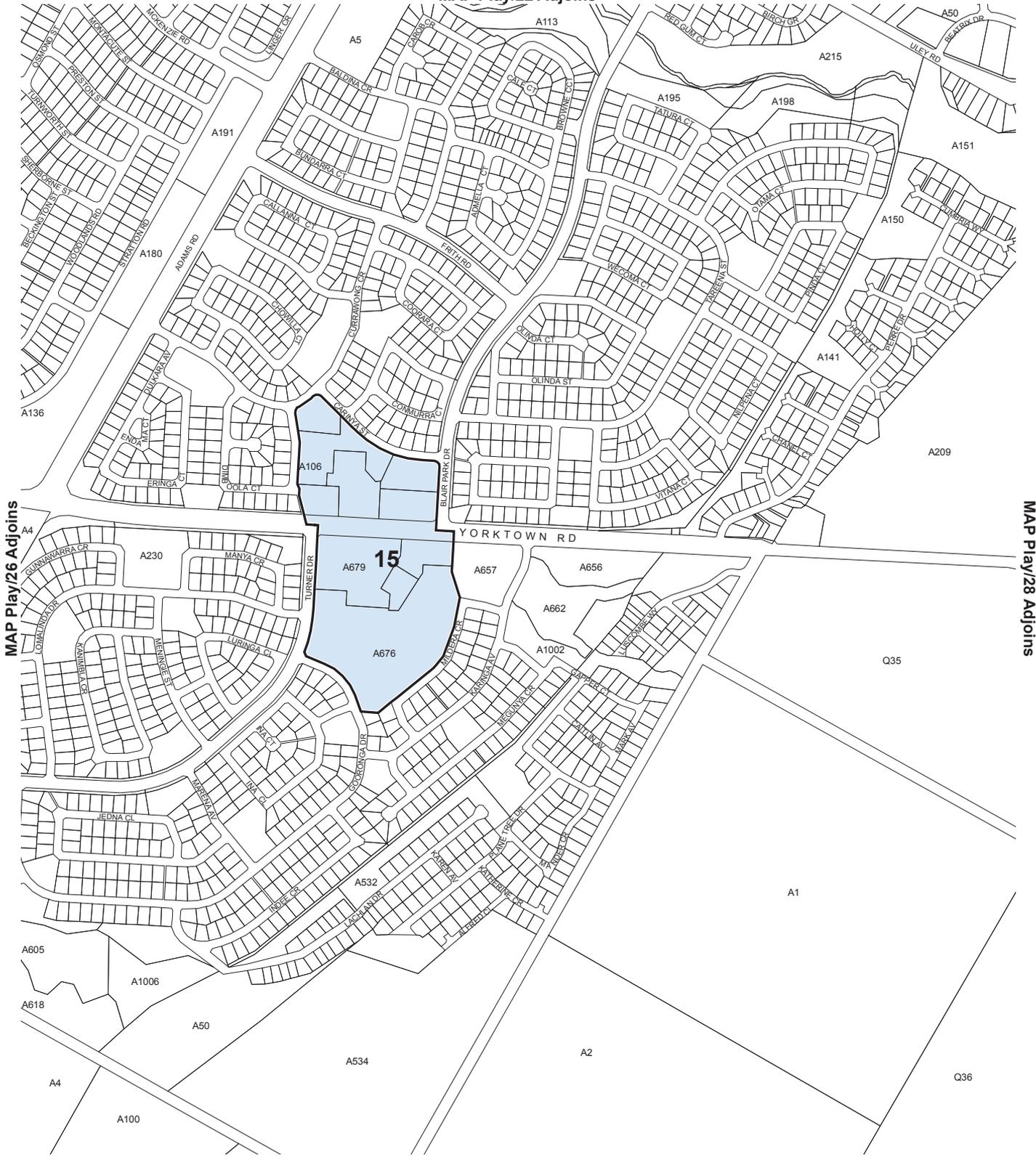


# Precinct Map Play/26

 Precinct Boundary

PLAYFORD COUNCIL

MAP Play/22 Adjoins



MAP Play/26 Adjoins

MAP Play/28 Adjoins

MAP Play/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
15 Craigmore Neighbourhood Activity Centre



# Policy Area Map Play/27

 Policy Area Boundary

PLAYFORD COUNCIL

MAP Play/24 Adjoins



MAP Play/9 Adjoins

MAP Play/30 Adjoins

Salisbury Council

MAP Play/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

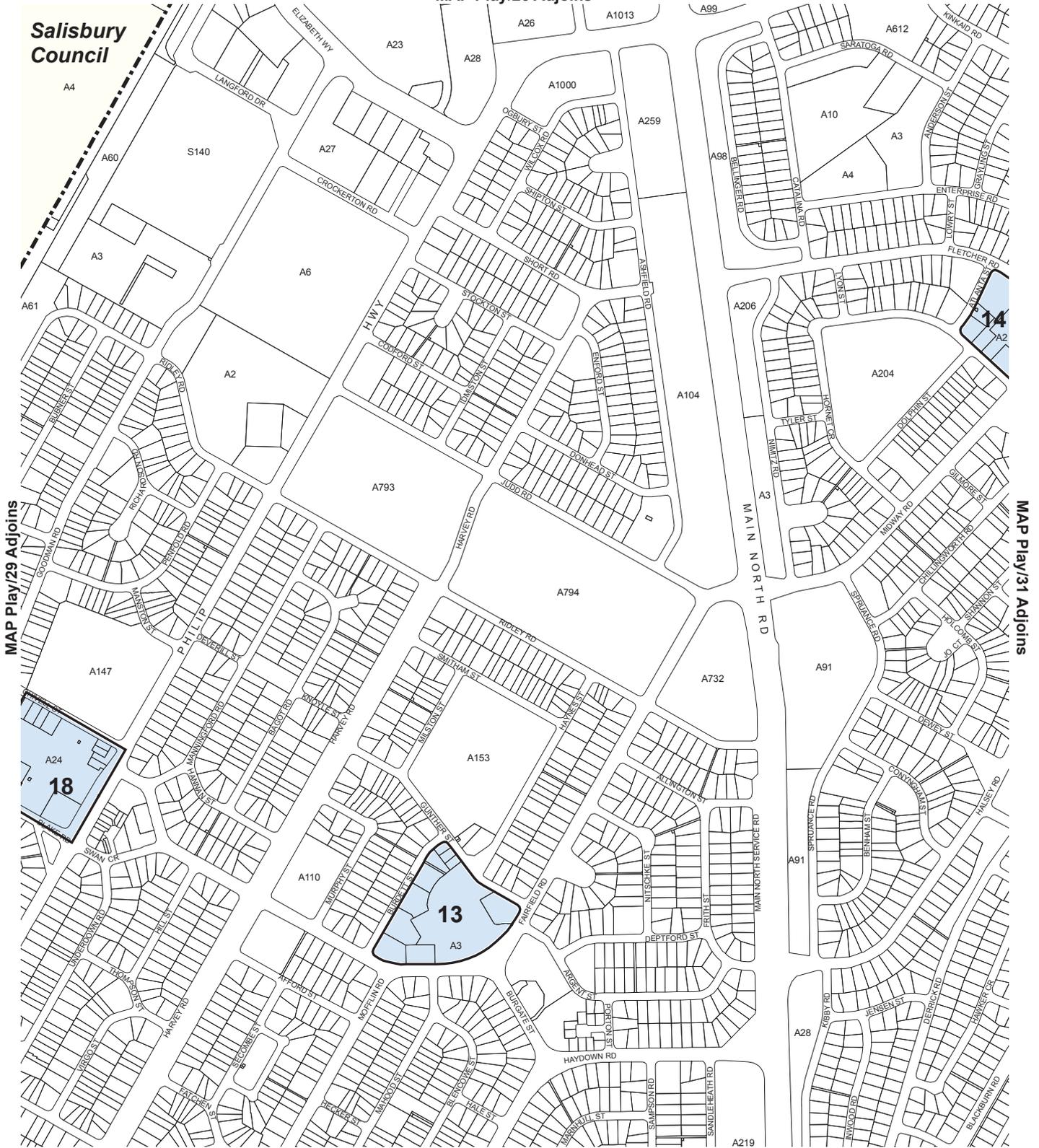
Policy Area 18 Elizabeth South Neighbourhood Activity Centre



# Policy Area Map Play/29

-  Policy Area Boundary
-  Development Plan Boundary

MAP Play/25 Adjoins



MAP Play/33 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 13 Elizabeth Grove Local Activity Centre
- 14 Elizabeth East Local Activity Centre
- 18 Elizabeth South Neighbourhood Activity Centre



# Policy Area Map Play/30

- Policy Area Boundary
- Development Plan Boundary

MAP Play/26 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
14 Elizabeth East Local Activity Centre



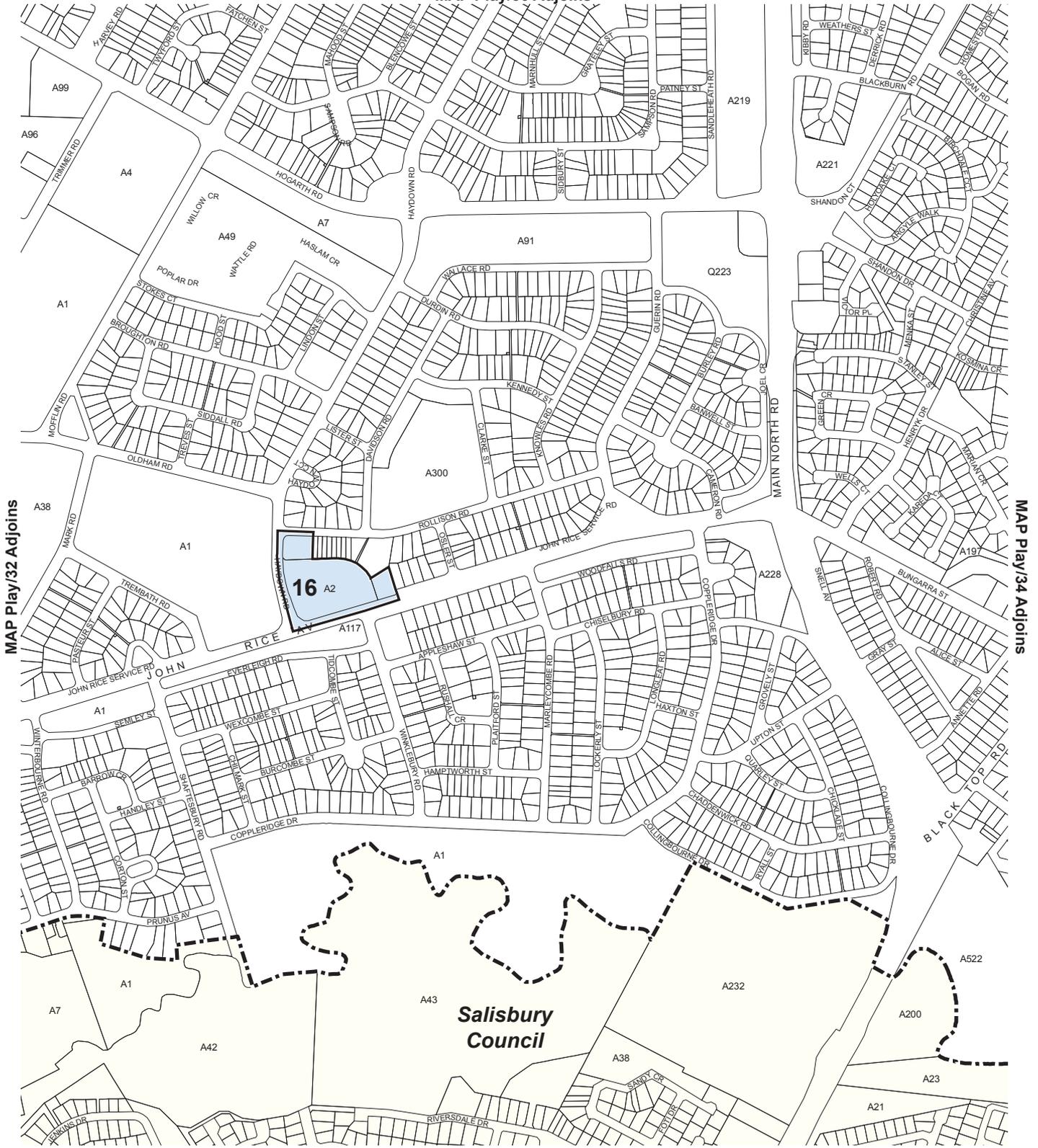
MAP Play/34 Adjoins

# Policy Area Map Play/31

 Policy Area Boundary

PLAYFORD COUNCIL

MAP Play/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

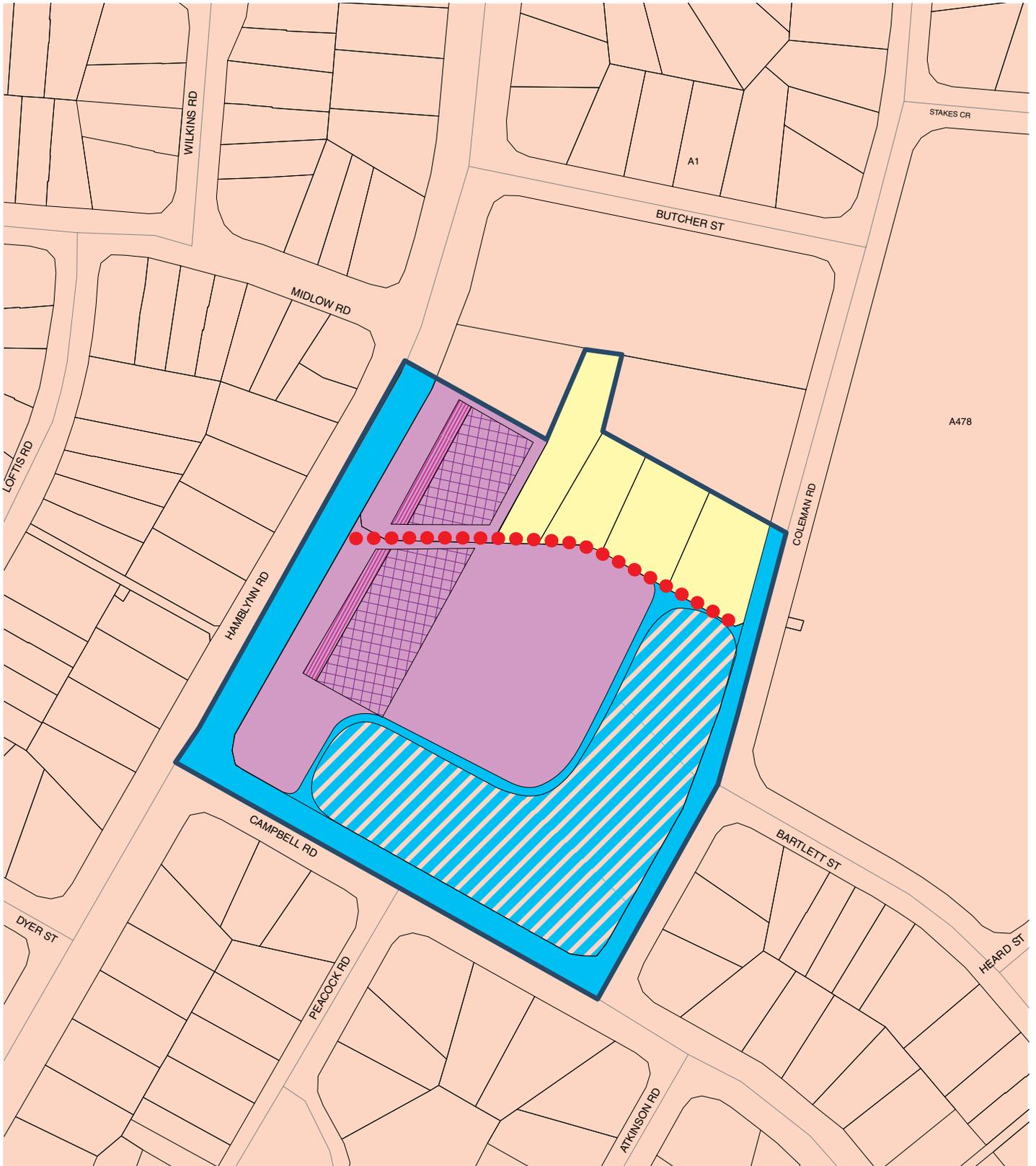
**Policy Area**  
 16 Elizabeth Vale Neighbourhood Activity Centre

- Policy Area Boundary
- Development Plan Boundary

# Policy Area Map Play/33







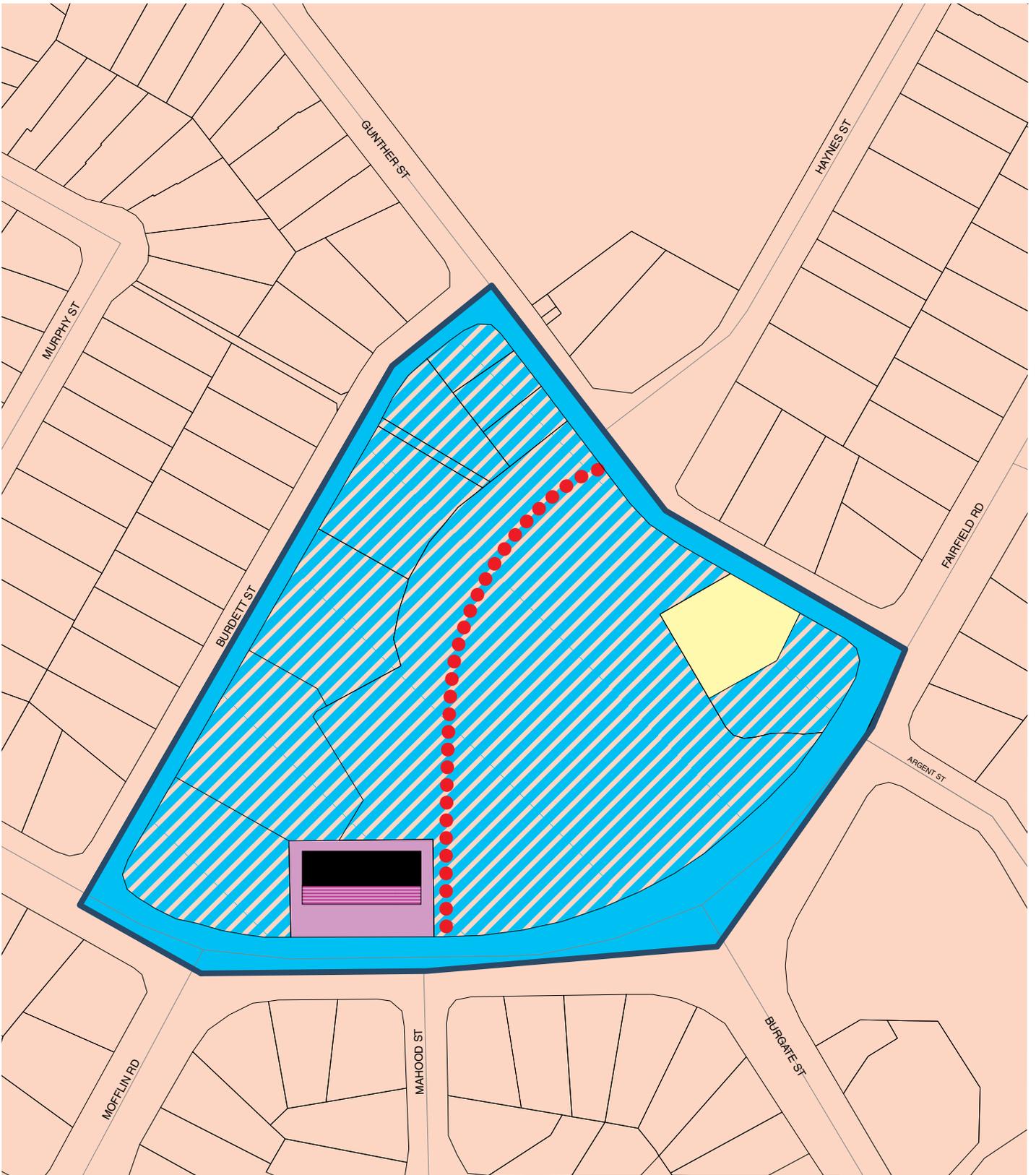
-  Concept Plan Boundary
-  Local Centre Zone
-  Retail / Commercial
-  Medium Density Residential
-  Future Retail / Commercial
-  Active Retail / Commercial Frontage
-  Community Facilities
-  Pedestrian Boulevard and Vehicular Access



**ELIZABETH DOWNS**

# Concept Plan Map Play/2

## ELIZABETH DOWNS LOCAL CENTRE



-  Concept Plan Boundary
-  Existing building
-  Local Centre Zone
-  Retail / Commercial
-  Community Facilities
-  Medium Density Residential / Mixed Use
-  Active Retail / Commercial Frontage
-  Pedestrian Boulevard and Vehicular Access

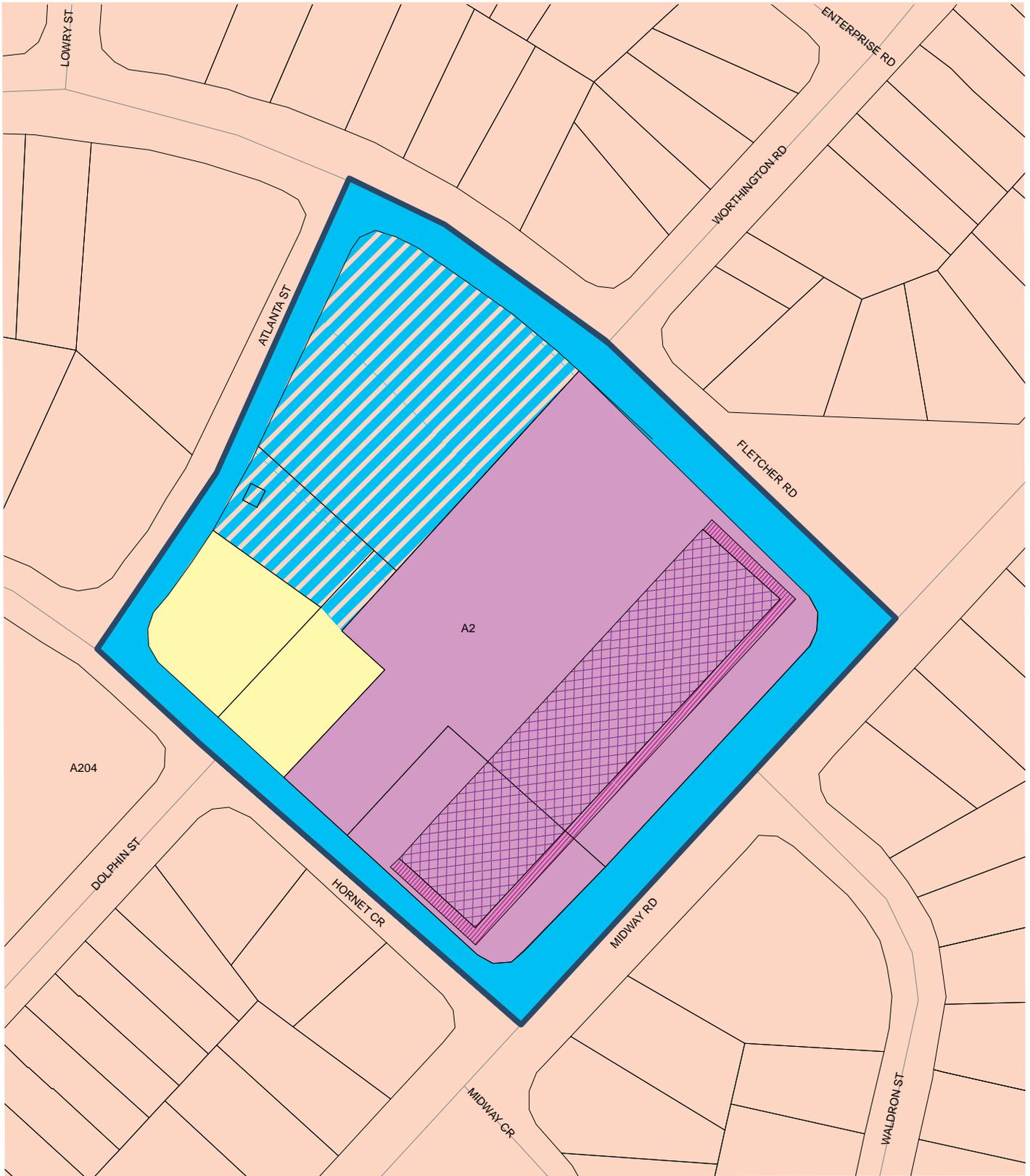


**ELIZABETH GROVE**

# Concept Plan Map Play/30

**ELIZABETH GROVE  
LOCAL CENTRE**

**PLAYFORD COUNCIL**



-  Concept Plan Boundary
-  Local Centre Zone
-  Retail / Commercial
-  Community Facilities
-  Future Retail / Commercial
-  Active Retail / Commercial Frontage
-  Medium Density Residential



**ELIZABETH EAST**

# Concept Plan Map Play/31

**ELIZABETH EAST  
LOCAL CENTRE**

**PLAYFORD COUNCIL**





# **City of Playford**

**Activity Centres  
Development Plan Amendment**

## **Summary of Consultation and Proposed Amendments (SCPA) Report**



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## Introduction

This report is provided in accordance with Section 25(13) of the Development Act 1993 to identify matters raised during the consultation period and any recommended alterations to the amendment. The report also provides details of the consultation process undertaken by Council.

The SCPA Report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this Report.

The Amendment reflects the recommendations of Council contained in this Report.

## Consultation

### Consultation Process

Statutory consultation with agencies and the public was undertaken in accordance with DPA process B and in accordance with Section 25(6) of the Development Act 1993; Regulations 10 and 11 of the Development Regulations 2008; and the agreed Statement of Intent.

The following Local Member(s) of Parliament were consulted on the DPA:

- (a) Hon Michael O'Brien (State Member for Napier)
- (b) Mr Tony Piccolo (State Member for Light)
- (c) Mr Lee Odenwalder (State Member for Little Para)
- (d) Mrs Leesa Vlahos (State Member for Taylor)
- (e) Mr Nick Champion (Federal Member for Wakefield)

The response(s), where received, are included within **Attachment A**.

The consultation period ran from 17 June to 13 August 2010.

### Public Notification

Notices were published in the 'The Advertiser' and the Government Gazette on 17 June 2010.

The DPA documents were also on display and copies available at the Civic Centre and library 10 Playford Boulevard, Elizabeth and at the library / customer service at shop 51 Munno Para Shopping Centre. Information was available to the community on the City of Playford website, a media release was prepared, land owners in close proximity to each of the centres were advised in writing and land owners and tenants of each of the centres were also provided the opportunity to comment. A fact sheet was prepared for each centre and made available at the locations previously mentioned and on the website. A staff member was also present at each centre at dates/times as advised in the fact sheets and in correspondence. A community information evening was held at the Playford Civic Centre on 29 November 2010. A copy of the DPA was also forwarded for comment to the Department of Planning and Local Government.

## Public and Agency Submissions

### Public Submissions

Six submissions from the public were received. Key submissions and the key issues raised in the submissions are summarised as follows:

(a) Sheila's Hair Stylist Elizabeth East

This submission raised many concerns about the proposed changes to the Development Plan in relation to the Elizabeth East Centre. The submission suggests that the DPA should be rejected and that there is no need to change the Development Plan to help the centres.

One of the matters raised by the submission is that the DPA is too prescriptive, particularly in regard to the Elizabeth East Centre. Changes are proposed in the draft amendment to provide greater flexibility in future outcomes. This is to be achieved by showing the potential for future active retail frontage on the concept plan for the entire frontage of the centre to Midway Road rather than only the section of Midway Road close to Hornet Avenue and by deleting the area shown for future residential development. These changes are designed to provide greater flexibility enabling a range of options to be considered for redevelopment of the centre. The changes are supported by changes to the desired character policies for the centre, including policy (in response to comments made through informal consultation feedback and further investigations by staff) to ensure as far as possible that traffic volumes are minimised in Hornet Crescent and close to the intersection with Midway Road. Residential development / mixed use development will still be encouraged on underutilised areas of the centre, but these will not be shown on the concept plan. There are no other changes in response to this submission. The DPA is considered as being important to assist in revitalising the centres.

(b) Civil Survey and Design

Civil Survey and Design Pty Ltd made a submission on behalf of Meals on Wheels (SA) Inc. The submission seeks an amendment to the concept plan and policy area plan for the site owned by Meals on Wheels at Elizabeth Grove Centre. The Concept Plan and Policy Area Plan for the Elizabeth Grove Centre has designated the whole site currently owned by Meals on Wheels for community facilities in order to ensure that there is land available for future location of community facilities if required. The submission requests that the vacant portion of the site should be made available for alternate uses including residential development which is the most likely alternate land use.

The submission is considered to be reasonable, as under the current concept plan and policy area plan, Meals on Wheels is effectively holding land on behalf of the community for undefined period of time until an unknown future community use decides it wishes to purchase the site. This is considered to be inequitable, particularly given that Meals on Wheels is a not for profit community organisation whose funds are put back into servicing the community. It is also desirable to encourage the early development of the site as part of the revitalisation of the centre. It is recommended that amendments should be made and that a new boundary should be shown as amended on Concept Plan Map Play / 28 and Policy Area Map Play /30 following the alignment of the approved land division for the site.

(c) Luke Lawrence, Elizabeth Downs

Luke Lawrence is a resident who lives in close proximity to the Elizabeth Downs Centre, who also provided a verbal submission to the public hearing. He raises concerns about the loss of open space at the Centre if housing is established on the site of the centre. It is notable that the 'open space' is actually privately owned land that could with approval be used for commercial purposes at present under current controls. The site is not well maintained and contributes to the poor image of this centre. Some of the other centres suffer from similar concerns. It is not considered necessary to make any amendments to the Development Plan Amendment as a result of the submission from Mr Lawrence. Minor adjustments are proposed to the concept plan for the centre to clarify the intent of the plan.

In addition to the matters raised above two public submissions offered their support for the DPA. A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A**.

## **Agency Submissions**

14 responses were received from agencies including a response from one Member of Parliament. Key issues raised in the responses are summarised as follows:

### Department of Planning and Local Government

The Department of Planning and Local Government (DPLG) raised a number of technical matters, minor corrections and matters of clarification. For example the DPLG has sought clarification of the desired future character statement in relation to the Elizabeth Grove Centre to enable the intended mix of uses in the areas shown as residential. The intended uses in the areas shown in the consultation draft for residential use and community use have been clarified. The DPLG has also indicated the need to change amendment instructions to ensure that the policies can be integrated into the BDP DPA when approved by the Minister. All relevant matters have been addressed.

A number of agencies raised minor matters or matters for noting that do not need to be addressed through changes to the Development Plan Amendment. Three government / agency submissions noted their support or satisfaction with the DPA. These supporting submissions were from Michael O'Brien MP, the Environmental Protection Agency and Department of Trade and Economic Development.

### **Review of Submissions and Public Meeting**

Copies of all submissions were made available for public review from 13 August 2010 until the 17 August 2010 at the Council offices.

One submitter requested to be heard, and therefore a public meeting was held on 17 August 2010. A summary of verbal submissions made at the public meeting are included in **Attachment B**.

### **Additional Matters and Investigations**

At the conclusion of the consultation process further investigations included discussions with the new owners of the Elizabeth Downs and Elizabeth East Centre sites regarding the proposed amendments to concept plans to inform them of Council's intentions and endeavour to ensure that the DPA provides reasonable scope for future development of these sites. Discussions were also undertaken with the City of Playford traffic engineer in regard to matters informally raised relating future vehicular access to the Elizabeth East Centre.

### **Timeframe Report**

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at **Attachment C**.

Delay(s) occurred because:

- (a) The investigations took longer than expected (the timeframe noted in the Statement of Intent underestimated the time required and was over optimistic) and involved detailed discussions within the City of Playford administration regarding the approach to ensuring that retail development is retained within each of the centres and that opportunities to attract community facilities and services are also retained.
- (b) Council's consultants were slow in undertaking the relevant work required to prepare the DPA for consultation.
- (c) The public consultation phase for the DPA required substantial preparation to enable consultation around each of the nine centres.
- (d) The report to Committee and Council was delayed by a few weeks by the legislative requirement for a caretaker period before the Council elections.

## CEO's Certification

The consultation process has been conducted and the final amendment prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO's Certifications provided in **Attachment D** (Schedule 4A Certificate) and **Attachment E** (Schedule 4B Certificate).

## Summary of Recommended Changes to the Amendment following Consultation

The following is a summary of the changes recommended to the Amendment following consultation and in response to public submissions and/or agency comments:

(a) Changes to align the DPA with the new Better Development Plan format DPA.

The DPA which was placed on public consultation was written in accordance with requirements to amend the Development Plan that was in effect at the time. Changes have been made to enable integration with the new Better Development Plan format Plan which was gazetted and consolidated on 9 December 2010 and subsequently on 23 December 2010 to include the Buckland Park amendments. Adjustments have been made to the amendment instructions (changed references, in particular to map references and introduction of a new set of maps in the new BDP format). Referencing of policy areas has also been amended to ensure consistency with the BDP format and to assist with ease of interpretation.

Additionally, some text relating to outdoor advertising has been removed from both the Local Centre Zone and Neighbourhood Centre Zone. These changes have been made because the BDP general outdoor advertising provisions provide adequate policies regarding outdoor advertising.

(b) Changes to concept plans and related text

There have been changes to three of the concept plans in the DPA in response to submissions:

- Elizabeth Downs Centre

The DPLG suggested changes to the Concept Plan Map Play 29 (Figure LCe / 4 in the consultation draft) for Elizabeth Downs centre to clarify the intent of the plan and changes have been made to more clearly indicate the full extent of the retail / commercial area.

- Elizabeth Grove Centre

In response to the submission from Civil Survey and Design Pty Ltd changes have been made to the Concept Plan Map 28 (Figure LCe./ 5 in the consultation draft) for Elizabeth Grove centre to reduce the size of the community facilities area. The portion of the site which is currently used by Meals on Wheels will be retained in the community facilities area while the remainder will be made part of the area shown for medium density residential development.

The text also has been amended to clarify the intended range of uses in areas designated for community use and for medium density residential / mixed use.

- Elizabeth East Centre

In response to the submission from Sheila's Hair Stylist Elizabeth East changes have been made to the Concept Plan Map Play / 29 (Figure LCe / 6 in the consultation draft) for Elizabeth East Centre. The changes respond to concerns about the DPA being over prescriptive, particularly in regard to the Elizabeth East Centre.

The Concept Plan now shows the potential for new retail and commercial development to occur along the entire frontage to Midway Road (rather than on the frontage close to the corner of Hornet Avenue) in

the event of a major redevelopment of the site and has removed the area shown for future residential development on the site of the current shopping centre building. The written principles of development control enable residential development on-merit in this area, by indicating that underutilised areas could be used for this purpose, but do not designate any favoured areas on the concept plan for this purpose.

The policies also have been amended in response to concerns about the traffic access / egress near the corner of Hornet and Midway Road.



## Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

### Summary and Response to Public Submissions

Sub No.	Agency name/Address/Contact Person	Submission Summary	Comment	Council Response
4.	Sheila's Hair Stylist: Shop Q Elizabeth East Shopping Centre 53 Midway Road, Elizabeth East	The 20 page submission raises a large number of concerns regarding the proposed changes to the policies for the Elizabeth East Centre. Key matters raised are covered below.	See below	See below
		<ul style="list-style-type: none"> <li>The base premise of reducing the size of centres and permitting medium density housing is flawed.</li> </ul>	<ul style="list-style-type: none"> <li>The current centre configurations are outdated and very spacious layouts by modern standards. There are unused tenancies within some of the centres including Elizabeth East and large unkempt 'garden'/open space areas. There is potential for redevelopment of the centres and sites to include additional uses such as housing.</li> </ul>	No changes required
		<ul style="list-style-type: none"> <li>The DPA is considered too prescriptive, fails to appreciate commercial realities and ignores the social and safety consequences.</li> </ul>	<ul style="list-style-type: none"> <li>Changes are proposed to the concept plan to provide greater flexibility in outcomes in response to the concern about the Elizabeth East Plan being too prescriptive. However, there is potential for alternate solutions to be put forward by owners or potential developers of land and considered in development applications. Commercial considerations have been taken into account with the advice that has been obtained by Council. Staff have also advised centre owners to obtain their own professional advice but they have chosen not to do so.</li> </ul>	Changes are proposed to the Elizabeth East Concept Plan, desired future character statement and policies to provide greater flexibility in the potential outcomes.
		<ul style="list-style-type: none"> <li>A bold assumption is made that money from residential development will be reinvested in the centres</li> </ul>	<ul style="list-style-type: none"> <li>Council staff have suggested that this may occur and there is some potential for it to happen, however the policy in the DPA is not dependent on this premise.</li> </ul>	No changes required

**City of Playford**  
**Activity Centres Development Plan Amendment**  
**Attachment A — Summary and Response to Public Submissions**

		<ul style="list-style-type: none"> <li>The DPA ignores the current ownership of the land and makes proposals related to land over more than one property.</li> </ul>	<ul style="list-style-type: none"> <li>The centres do involve more than one land parcel. Planning often involves this type of situation and is intended to help coordinate development outcomes. There is flexibility in the proposals for Elizabeth East to enable a range of development solutions which may or may not involve multiple parcels of land.</li> </ul>	No changes required
		<ul style="list-style-type: none"> <li>Council should play a role in providing financial and/or service assistance to the centres.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. This is a matter that Council may wish to consider separately from deliberations regarding the DPA.</li> </ul>	No changes required
		<ul style="list-style-type: none"> <li>Council has a role in rectifying the current situation in addition to producing this DPA. Council decisions regarding Elizabeth Centre and Munno Para Centre have been a contributory cause to the viability and amenity of the centres.</li> </ul>	<ul style="list-style-type: none"> <li>The size of the Elizabeth and Munno Para Centres along with other factors has certainly had an impact on the smaller centres. This is now not something that can be changed and there is a need to consider how these smaller centres can be improved including the use of the policies in this DPA.</li> </ul>	No changes required
6.	Urban and Regional Planning Solutions (Marcus Rolfe, Managing Director)	<ul style="list-style-type: none"> <li>Provides comments on behalf of the St Columba School which is located adjacent Andrew's Farm centre,</li> <li>Suggest various changes to the policies in the Residential Zone to support the ongoing presence and development of the school in the locality.</li> </ul>	<ul style="list-style-type: none"> <li>These comments were also provided to Playford in regard to the BDP amendment. Relevant changes were made to the Residential Zone policies as part of the BDP DPA.</li> </ul>	No changes required
7.	Luke Lawrence, Resident of Elizabeth Downs, by e-mail.	<ul style="list-style-type: none"> <li>Purchased home a year ago and is concerned at the loss of open space (privately owned land adjacent the shops) in the Elizabeth Downs Centre.</li> </ul>	<ul style="list-style-type: none"> <li>The land is privately owned undeveloped land that has potential for alternate uses. The land is not well maintained and the centre has an unkempt appearance.</li> <li>The use of land for residential purposes is appropriate in this locality and in a small way will contribute to the appearance and vitality of the centre.</li> </ul>	No changes required
8.	Stephen Smith, (owner of units 2 and 3, number 30 - 32 Hamblynn Road, Elizabeth Downs by e-mail	<ul style="list-style-type: none"> <li>Supports concept for centre as in the DPA.</li> </ul>	<ul style="list-style-type: none"> <li>Support noted</li> </ul>	No changes required
9.	Heather Dowling 28 Dolphin Street Elizabeth East	<ul style="list-style-type: none"> <li>Supports concept for centre as in the DPA.</li> </ul>	<ul style="list-style-type: none"> <li>Support noted</li> </ul>	No changes required
20.	Civil Surveys and Design (on behalf of Meals on Wheels (SA) Inc.	<ul style="list-style-type: none"> <li>Seeks changes to the Concept and Policy Area Plans to enable residential development on portion of the current allotment in the Elizabeth</li> </ul>	<ul style="list-style-type: none"> <li>Submission is supported to enable additional uses including residential on portion of the land owned by Meals on Wheels.</li> </ul>	Amend DPA to reduce size of the community facilities policy area and concept

		<p>Grove Centre.</p> <ul style="list-style-type: none"><li>• The new boundary for the purposes of the concept plan and policy area would follow the boundary of an approved land division.</li></ul>		plan.
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## Attachment B – Summary and Response to Public Meeting Submissions

One submitter requested to be heard, and therefore a public meeting was held on 17 August 2010. At the meeting a further person was also allowed to speak although they did not make a written submission.

Sub No.	Name of Respondent	Summary of Verbal Submission/Issues Raised	Council Response
1.	Mr Luke Lawrence and Ms Rhoda Milera, Elizabeth Downs	<ul style="list-style-type: none"> <li>The verbal submission covered similar matters to the written submission.</li> <li>The main concern is potential for loss of perceived 'open space'. This is actually privately owned land with the potential to be used for commercial / retail development at present.</li> </ul>	<ul style="list-style-type: none"> <li>The open space areas are actually privately owned land which is not well maintained for landscaping purposes. The land contributes to the unkempt appearance of Elizabeth Downs Centre.</li> <li>New residential development on this area would be likely to assist in improving the appearance and level of activity in and around the centre which should be of benefit to people living in the area.</li> </ul>
2.	Mr Craig Wilson, Elizabeth Downs	<ul style="list-style-type: none"> <li>Raised similar issues to those raised by the previous verbal submission.</li> <li>Also raised concerns about the potential for loss of the shops.</li> </ul>	<ul style="list-style-type: none"> <li>Response is the same as for the previous submission.</li> <li>The concern about loss of the shops is a valid concern that has been carefully considered and addressed by Council.</li> <li>The policies in the local centre zone in combination with the concept plan minimise the risk of demolition of the centre.</li> </ul>

## Attachment C – Timeframe Report

### SCPA Timeframe Report: Process B – without consultation approval / 1 Step

The SOI was agreed by the Minister and Council on 26 June 2009

Key steps	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted and DPA prepared	8 weeks	11 months	1) The investigations required detailed consideration of issues related to retention of shopping and community facilities in each of the centres. 2) The consultant's employed by Council took much longer than expected to complete the required work. 3) The estimated timeframes included in the Statement of Intent were very optimistic. They would only have been achieved with complete agreement within the Council administration at the Statement of Intent stage regarding the approach to the policy in the DPA and the capacity within the consultant team to undertake the work.
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks	8 weeks	
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. <i>Summary of Consultations and Proposed Amendments</i> submitted to Minister for approval.	11 weeks	16 weeks	This time period was extended by the compulsory caretaker period prior to Council elections.

## Attachment D – Schedule 4A Certificate

### CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

#### DEVELOPMENT REGULATIONS 1993

#### SCHEDULE 4A

*Development Act 1993* – Section 25 (10) – Certificate - Public Consultation

#### CERTIFICATE OF CHIEF EXECUTIVE OFFICER

**That a Development Plan Amendment (DPA) is suitable for the purposes of public consultation**

I Tim Jackson, as Chief Executive Officer of the City of Playford, certify that the DPA to which this certificate relates was prepared based on advice received from Paul Johnson MPlA CPP, a person with the prescribed qualifications. The DPA sets out the extent to which the proposed amendment(s):

- (a) accord(s) with the Statement of Intent (as agreed between the City of Playford and the Minister for Urban Development and Planning under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the Development Regulations 1993
- (b) accord(s) with the relevant provisions of the Planning Strategy, and, where it does not fully or in part accord, this has been identified and explained in the Analysis
- (c) accord(s) with other parts of the council's Development Plan
- (d) complement(s) the policies in the Development Plans for adjoining councils
- (e) satisfy(ies) the other matters (if any) prescribed under section 25 (10) (e) of the *Development Act 1993*.

DATED:

11 / 10 / 10



CHIEF EXECUTIVE OFFICER



## Attachment E – Schedule 4B Certificate

### CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

#### Schedule 4B—Certificate—section 25(14)(b)

##### Certificate of chief executive officer that an amendment to a Development Plan is suitable for approval

I, Tim Jackson, as Chief Executive Officer of the City of Playford, certify, in relation to the proposed amendment or amendments to the Playford Council Development Plan as last consolidated on 23 December 2010, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
  - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
  - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
  - (iii) complement the policies in the Development Plans for adjoining areas; and
  - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:  
Paul Johnson MPIA CPP

Date: 19/11/11

  
.....

Chief Executive Officer



