



NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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RESIDENTIAL AND MAIN STREET DEVELOPMENT PLAN AMENDMENT REPORT

(Extracts from Council's Media Release)

Adelaide City Council has adopted a set of draft policies to form the **Draft Residential and Main Street Development Plan Amendment (DPA)**.

Council has now sent the draft DPA to the Minister for Planning, the Hon John Rau, for his approval to commence public consultation. The draft DPA as it currently stands is available on Council's website.

It focuses on the remainder of the city **not already covered** by the State Government's Capital City DPA, which was finalised in October 2012, including the residential zones in the city's South East and South West corners and the Main Street Zones of Melbourne Street, Hutt Street and the northern end of O'Connell Street.

"Council is keen to preserve what's great in these areas and has used public feedback collected last year to inform the draft policy," said Lord Mayor Stephen Yarwood. "We are forwarding the draft policy to the Minister for Planning and will notify the stakeholders and the public once the formal consultation is open."

Council has been working on the draft DPA since late last year. In response to a request from the Minister for Planning received in mid-November, Council submitted a "Discussion Draft" DPA to the Minister in mid-December. The intent of these discussions was to reach a balanced policy proposal for the residential and main street areas, which fits in with the objectives of the **30 Year Plan for Greater Adelaide**, including liveability, productivity and sustainability. Council also looked at ways to reinforce the character, amenity and liveability of these zones.

Council's preparation of the draft DPA has been directly informed by the early feedback received from city residents, businesses and the wider community during October 2012. All 138 submissions received have been considered by Council when drafting the policy.

Through late December and January, Council and the Minister's department have been discussing the elements of the DPA, prior to its public release for consultation. Council's commitment to the Minister for Planning is to finalise the DPA by the middle of 2013. Public consultation is anticipated to commence in March 2013 and will be open for at least an 8 week period followed by a 'public hearing' to hear submissions.

In February, prior to this formal consultation, Council will provide supporting information and will be holding a community "drop-in" information session on Wednesday 27 February 2013 in the Methodist Meeting Hall (behind the Adelaide City Council Offices) between 10.30am and 7.30pm.

This will provide the community and other stakeholders with an opportunity to find out more information and discuss the directions of the DPA with Council planning staff, **prior to** the commencement of the statutory consultation period.

Council's Planning Lab will also be open between 10am and 4pm, Monday to Friday, at 25 Pirie Street Adelaide. Council planning staff will be available to explain the directions of the DPA and answer your questions

For further information go to: <http://yoursay.adelaidecitycouncil.com/residential-and-main-street-dpa>

SCOPE AND DIRECTION OF THE DPA

The broad policy directions of the draft Residential & Main Street DPA are:

Residential Areas

Introduction of a **Historic Conservation Zone and Historic areas** to strengthen protection of the all-important historic character of the Residential Precincts of the City Living Zone.

Revised Residential Zones that seek a variety of residential types to achieve increased residential population and carefully designed infill development.

New desired character statements for residential areas with emphasis on:

- Enhancing residential amenity
- Sensitive infill development that respects historic character, including describing desired built- form outcomes at the interface.
- Increased residential population with opportunity for some non-residential land uses
- Medium scale edge to East Tce and South Tce (Pulteney to Hutt) South Terrace (Hutt to St Johns Lane)

Policies to encourage continuation of medical and hospital related activities, whilst recognising the existing landscape and townscape character by the introduction of a Historic Conservation Area for a portion of the St Andrew's Hospital site.

Main Streets (Hutt, O'Connell & Melbourne)

Reinforce the existing role and character of Main Streets, whilst providing for some growth opportunities and strengthening built form policies in relation to historic character and interface.

Policies to retain existing land use mix in Melbourne Street (East) and Hutt Street, with strengthened policy in O'Connell Street aimed at achieving an appropriate balance of late night activities.

Polices to reinforce the primary role of Melbourne Street (West) as comprising consulting rooms, offices and dwellings rather than 'main street' type land uses.

In my opinion, this draft document reflects the wishes of the southern city residents and other stakeholders for measured development of their communities in response to the growth targets that have been set by the Government. We are not opposed to development but it has to be sensitive and respectful of its neighbours. Many hours of work by both the staff and the elected members of Council have gone into developing this document; I would have preferred a more open process but I firmly believe that it is a good plan deserving of the Minister's endorsement so that it can now go through the essential process of community consultation. As I have said before, good planning is about what the people – that is you and me – decide we want and need to have a happy and fulfilling lifestyle.