

Development Fact Sheet 13

What is the Development Plan?

The Development Plan is a document which provides planners with guidelines to follow during the development assessment process. Each Council area has a Development Plan that relates specifically to that area. The detail in Development

Plans can differ greatly between Councils as it reflects the different types of areas such as coastal, suburbs, industry and so on.

The Development Plan separates land within each Council area into a number of different zones. For each of the particular zones (eg. a Residential Zone or an Industrial Zone), the Development Plan will outline what sort of land uses are and are not envisaged for that zone. The diversity between zones is important. Zones have different policies to maintain the diversity and unique character which each zone has or to encourage appropriate change to the existing character. Differences in zones include not only the types of uses but also other development features such as setbacks, height, allotment size, building style etc.

Development Plans generally contain:

- **An Index**
- **General Provisions** - City wide policies which apply across the entire Council area.
- **Zone Provisions** - Specific geographic area in which specific policy applies such as a residential zone or commercial zone.
- **Policy areas** - Area with specific attributes, is usually a sub-area within a zone.
- **Tables** - Information that is usually of a technical nature and relates either to the whole Council area or may be land use or location specific, such as car park or setback requirements.

- **Zoning maps** – spatially shows the location of zones and policy areas.

As the Development Plan is an assessment tool, it is recommended that Applicants review the Development Plan section which relates to their development before preparing a Development Application.

How is the Development Plan reviewed?
A review of the Council's Development Plan is required to be undertaken periodically (generally every 3 years unless an extension of time is granted by the Minister) to determine the appropriateness of the Development Plan to the Council area and its consistency with the Planning Strategy for Metropolitan Adelaide. The Review process requires the preparation of a Strategic Directions Report. Typically, the Development Plan Review process will set the strategic direction for policy amendments and related Council actions for a five year period.

What is a Development Plan Amendment (DPA)?

Policies in Development Plans are changed through a formal statutory Development Plan Amendment (DPA) process (formerly known as a Plan Amendment Report or 'PAR' process). This statutory process can be started by either the relevant council or – in prescribed circumstances – the State Minister for Urban Development and Planning. The DPA process involves mandatory community consultation and the Minister for Planning must ultimately approve all Development Plan Amendments. They are also subject to review by a parliamentary committee.



All Development Plans are available to be viewed or downloaded over the internet at www.sa.gov.au. A hard copy of the City of Norwood Payneham & St Peters Development Plan can be viewed at the Council offices.

The information provided in this Development Fact Sheet is intended as a general guide only and readers are encouraged to refer to the Norwood Payneham & St Peters (City) Development Plan and to seek professional planning advice if necessary. This information is subject to frequent updates and this version was last updated in June 2016. The latest version can be downloaded via the Council's website at www.npsp.sa.gov.au. For further information, please contact the Council's Urban Planning & Environment Department on 8366 4530.
