

## *Inner Metropolitan Growth DPAs come into operation*

Yesterday, the four inner metropolitan growth DPAs\* were gazetted and **came into operation**. Each of these DPAs, which apply to the Cities of Burnside, Norwood Payneham and St Peters, Prospect, Unley and West Torrens, have created new Urban Corridor Zones within those Councils in which increased urban consolidation and mixed use medium density development is encouraged.

Amendments have been made from the draft DPAs which were the subject of public consultation, to reflect the views of the community received during that consultation period. Notable changes from the draft DPAs include:

- the changing of some storey limits and the removal of some areas from the new Zone;
- increasing the requirements for onsite car parking and removing certain provisions which allowed developments to exceed height limits;
- amending interface policies to strengthen protections for residents in adjoining residential areas; and
- changing public notification requirements to ensure that all proposed developments of three or more storeys adjacent to a residential zone are notified.

### Accompanying the gazettal of these DPAs was the *Housing in the City* policy...

Accompanying the gazettal of these DPAs, the Government today released the sixth stage of its *Building a Stronger South Australia* policy. This policy, the *Housing in the City* policy, aims to:

- create a new DAC sub-committee to assess all development applications within Urban Corridor Zones of five or more storeys. This sub-committee will include a nominee from each Council with an Urban Corridor Zone to examine proposals within their Council area;
- extend the Design Review process to proposed developments within Urban Corridor Zones of five or more storeys;

- develop design guidelines for new housing within the Urban Corridor Zone and establish a new architecture and design centre to promote high standards of design and development;
- work with Councils in whose areas the new Urban Corridor Zones will operate to upgrade public spaces and streetscapes; and
- extend stamp duty concessions for off-the-plan apartment sales to apartments within Urban Corridor Zones.

This policy will create a new DAC sub-committee to assess all development applications within Urban Corridor Zones of five or more storeys.

It appears that this policy has been developed in conjunction with the DPAs to ensure that development within the Urban Corridor Zones can proceed swiftly and smoothly, while ensuring that other stakeholders, particular adjoining residents, are included in the process.

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\* the Inner Metropolitan Growth Development Plan Amendment, the City of Unley Village Living and Desirable Neighborhoods Development Plan Amendment Program – Stage 3A Main Road Corridor Mixed Use and Residential Vitalisation (Greenhill and Unley Roads) Development Plan Amendment, the City of Norwood, Payneham and St Peters Kent Town and the Parade Strategic Growth Development Plan Amendment and the City of West Torrens Housing Diversity Development Plan Amendment – Part 1 Port Road Corridor.