

The Development Plan & Property Zoning

Information Sheet 12

What is a Development Plan?

The Development Plan is the document against which development applications are assessed. It also reflects the Council's Strategic Plan, as well as the State government's Strategic Plan. It is periodically updated in response to changes in these strategic documents and in light of legislative changes.

Why are there different Zones?

Different zones are primarily used as a method of separating different types of land uses, to encourage development of a particular nature in certain areas and to achieve an appropriate separation between incompatible uses. Complying, desired and non-complying types of land uses are generally described within the zone provisions.

The use of zoning gives Council and the community a clear understanding of what types of land uses are permitted in which areas. The zone may also provide guidance on the size and appearance of buildings, as well as the density of new development.

Why are there different Policy Areas?

A number of the zones in Council's Development Plan are divided into Policy Areas, which provide further detail on what is anticipated in particular parts of the zone. These additional provisions of the Development Plan include similar detail to the zone, but often in finer detail to address existing or desired characteristics of particular areas.

For example, the Residential Zone, which generally supports residential types of development, is divided into four Policy Areas, each of which have a different desired future character and different guidelines for the subdivision of land.

When do the Council Wide provisions of the Development Plan apply?

The Council-wide guidelines apply to all development across the Council area. These guidelines provide criteria against which all development can be assessed, following the consideration of a proposal against the zoning of the land. With a total of more than 400 Objectives and Principles of Development Control in the Council-wide section, not all of these guidelines will apply to all development.

Do I need to consider the Metropolitan Adelaide provisions of the Plan?

The Metropolitan Adelaide section of the Development Plan provides an overview of the planning intent for Metropolitan Adelaide in its entirety. As such, these provisions are rarely given much weight in the assessment process, as they do not provide the fine grain detail and clear guidance that are within the zone, policy area and Council-wide provisions.

What is "weighting"?

There are many different provisions (or guidelines) contained in Council's Development Plan. When an application is lodged, Council officers determine which criteria will be relevant to the assessment of the particular application.

These criteria are "weighted" according to their relevance to the particular proposal, as well as the overarching intent of the relevant Zone and Policy Area. In some instances, failure to satisfy one provision of the Development Plan (such as allotment size) may result in the application being refused. In other cases, a failure to comply with a number of different provisions may not be fatal to the application when considered in its entirety against all of the relevant provisions of the Development Plan.



Which Zone/Policy Area is my property in?

You can locate your property, or a property that you are interested in, in the Zone and Policy Area maps at the rear of Council's Development Plan. A map of the Council area is also provided overleaf.

What else might be relevant?

Lists of local and State heritage places and significant trees can be found in the Development Plan, which may be relevant to your proposal if your property is listed or is adjacent to a listed place.

A list of significant trees is also included, which identifies trees that have been specially selected for protection. The listed trees are additional to those that are afforded automatic protection due to their classification as regulated trees under the Development Act.

What if my property is not within the Council area, or is only partly within it?

If the property is not located within the Prospect Council area, you will need to direct your enquiries to the relevant Council. Details of adjoining Councils are provided overleaf.

If your proposed development would be partially within City of Prospect and partially within another Council, an application would need to be lodged with both Councils.

How do I contact the adjoining Councils?

If the property is not located within the Prospect Council area, you will need to direct your enquiries to the relevant Council. The boundaries of the Council area and adjoining Councils are provided overleaf. Contact details are as follows:

City of Adelaide

25 Pirie Street, Adelaide
Ph: 8203 7203

City of Charles Sturt

72 Woodville Rd, Woodville
Ph: 8408 1111

City of Port Adelaide Enfield

1 Kensington Crescent, Enfield
Ph: 8405 6530

Town of Walkerville

66 Walkerville Terrace, Gilberton
Ph: 8342 7100

For further information:

City of Prospect Development Services

128 Prospect Road | PO Box 171, Prospect SA 5082

Phone 08 8269 5355

Fax 08 8269 5834

Email admin@prospect.sa.gov.au

Zones and Policy Areas

B: Urban Corridor Zone Boulevard Policy Area
Bu: Urban Corridor Zone Business Policy Area
C: Commercial Zone
DCe: District Centre Zone
H: Urban Corridor Zone High Street Policy Area

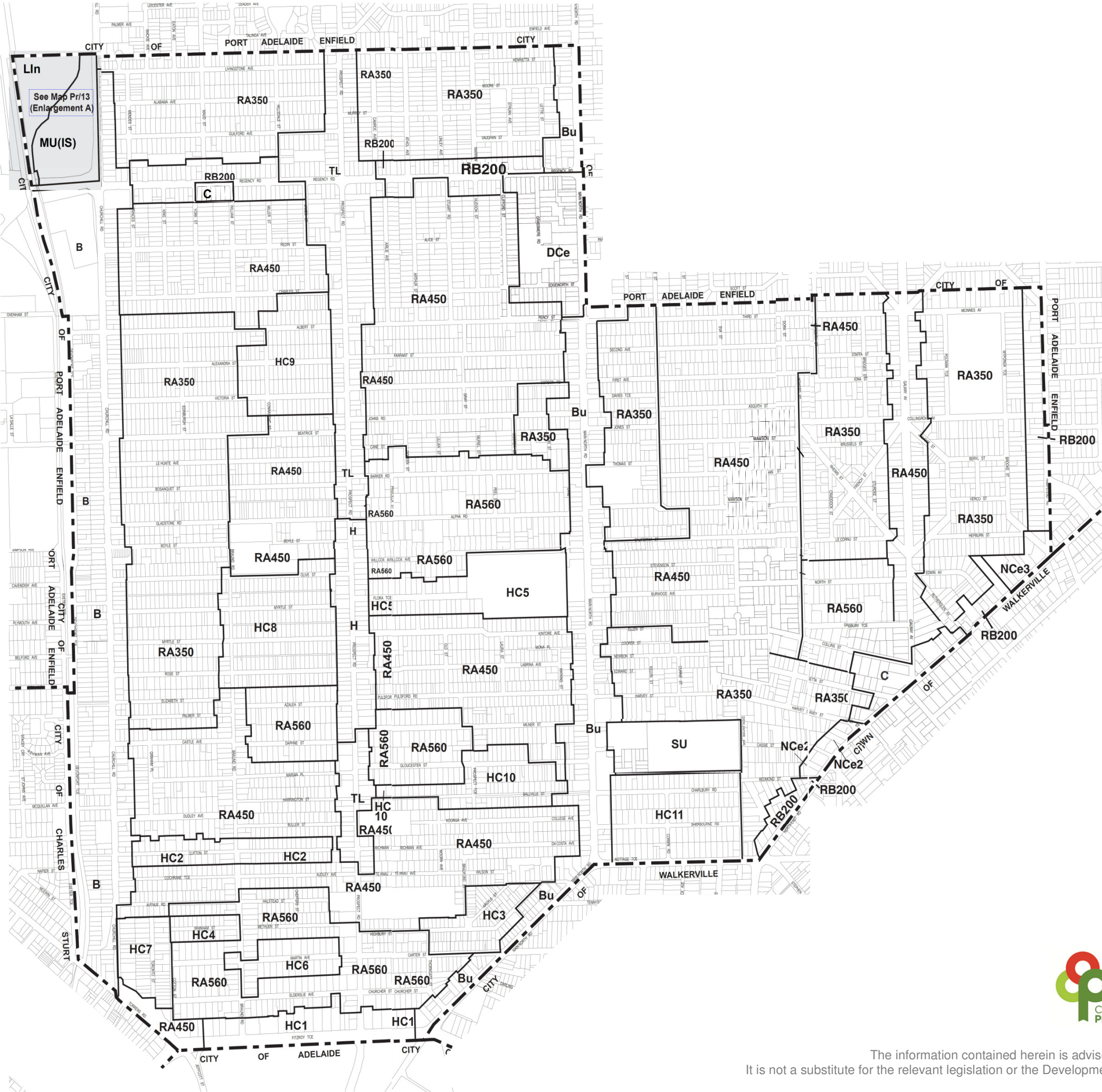
HC1: Historic Conservation Zone Policy Area H1
HC2: Historic Conservation Zone Policy Area H2
HC3: Historic Conservation Zone Policy Area H3
HC4: Historic Conservation Zone Policy Area H4
HC5: Historic Conservation Zone Policy Area H5
HC6: Historic Conservation Zone Policy Area H6
HC7: Historic Conservation Zone Policy Area H7
HC8: Historic Conservation Zone Policy Area H8
HC9: Historic Conservation Zone Policy Area H9
HC10: Historic Conservation Zone Policy Area H10
HC11: Historic Conservation Zone Policy Area H10

LIn: Light Industry Zone
MU(IS): Mixed Use (Islington) Zone

NCe2: Neighbourhood Centre Zone Policy Area NCe2
NCe3: Neighbourhood Centre Zone Policy Area Nce3

RA350: Residential Zone Policy Area A350
RA450: Residential Zone Policy Area A450
RA560: Residential Zone Policy Area A560
RB200: Residential Zone Policy Area B200

SU: Special Uses Zone
TL: Urban Corridor Zone Transit Living Policy Area



The information contained herein is advisory only.
It is not a substitute for the relevant legislation or the Development Plan.