

South Australia



**DEVELOPMENT PLAN (CITY OF SALISBURY—MFP (THE LEVELS))  
AMENDMENT ACT 1996**

**No. 84 of 1996**

**SUMMARY OF PROVISIONS**

1. Short title
2. Commencement
3. Interpretation
4. Amendment of Development Plan

**SCHEDULE**

*Amendment of Development Plan*



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A.D. 1996

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**No. 84 of 1996**

**An Act to amend the Development Plan under the Development Act 1993 that relates to the area of the City of Salisbury.**

*[Assented to 12 December 1996]*

The Parliament of South Australia enacts as follows:

**Short title**

1. This Act may be cited as the *Development Plan (City of Salisbury—MFP (The Levels)) Amendment Act 1996*.

**Commencement**

2. This Act will come into operation on a day to be fixed by proclamation.

**Interpretation**

3. In this Act—

"Development Plan" means the Development Plan under the *Development Act 1993* that relates to the area of the City of Salisbury.

**Amendment of Development Plan**

4. The Development Plan is amended in the manner set out in the schedule.

**SCHEDULE**

*Amendment of Development Plan*

The Development Plan is amended in the following manner:

**Metropolitan Adelaide: Page 30 dated 21 July 1995**

- (i) By deleting on page 30 dated 21 July 1995, Objective 70 and by inserting the following objective:

**Objective 70:** The development of an urban area of high quality at The Levels, Gillman and Dry Creek as a focus for MFP activities where the natural, social and economic aspects of the environment are fully considered and integrated both within the local areas and within metropolitan Adelaide.;

- (ii) By deleting the first sentence of the fourth paragraph of the text following Objective 71 under the heading "MFP Australia" and inserting the following:

It is proposed that a mixed use urban development be centred on The Levels, in the first instance, with the Gillman and Dry Creek areas retained as longer term development options. MFP Australia related activities will also occur at various locations throughout Adelaide including Science Park, the City of Adelaide, the three universities and research establishments of metropolitan Adelaide.

**Salisbury (City): Page 7 dated 15 September 1994**

By inserting after Objective 28 in "Coastal Development" the following:

**MFP Australia**

**Objective 29:** The development of Adelaide as an international and national centre for co-operative research and innovation in science, technology, environmental management, education and the arts.

**Objective 30:** The development of an urban area of high quality at The Levels, Gillman and Dry Creek as a focus for MFP activities where the natural, social and economic aspects of the area are fully considered and integrated within the local areas and metropolitan Adelaide.

**Objective 31:** The establishment of urban development which provides models in the conservation and management of resources and the natural environment, and provision of physical and social infrastructure.

The MFP Australia concept encapsulates the vision of Adelaide as an international city where a wide variety of social and economic activities can occur and which provides models, through research, innovation and the application of technology, in the conservation and management of resources, the natural environment, urban planning, community development and the provision of physical and social infrastructure.

The MFP concept has two interrelated features: MFP as an economy and MFP as an urban form.

The MFP economy is to be built on research, education and advanced industries, serviced by advanced infrastructure and export orientated. The principal industries identified for MFP Australia in Adelaide are education, information technology and environmental management. Other important industries are media, leisure, tourism and health.

It is proposed that a mixed use urban development be centred on The Levels, in the first instance, with the Gillman and Dry Creek areas retained as longer term development options. MFP Australia related activities will also occur at various locations throughout Adelaide including Science Park, the City of Adelaide, the three universities and research establishments of metropolitan Adelaide. The urban development must demonstrate the MFP aims of linking the natural environment, business and industry with a high quality living and working environment. In its design, construction, infrastructure, energy use and industries, the urban development will seek to be innovative and set new standards in environmental sensitivity and ecological sustainability. The urban development must also contribute to the improvement of the physical, social and economic conditions of adjoining communities, Adelaide and Australia.

**Salisbury (City): Page 43 dated 21 July 1994**

By deleting references to Maps Sa/16 and 23 within Objective 12 under the heading "Industry Zone".

**Salisbury (City): Page 44 dated 21 July 1994**

- (i) By deleting Principle 3 under the heading "Industry Zone";
- (ii) By renumbering Principles 4 to 31 accordingly.

**Salisbury (City): Pages 48 and 49 dated 21 July 1994**

- (i) By deleting in Principle 29 under the heading "Industry Zone" the reference to "Maps Sa/16 and 23";
- (ii) By—
  - (a) deleting in Principle 29 under the heading "Industry Zone" the contents of sub-clauses (d) and (f);
  - (b) relettering the remaining sub-clauses under that heading; and
  - (c) replacing "and" in sub-clause (e) under that heading with a full stop ".".

**Salisbury (City): Pages 49 to 52 dated 21 July 1994**

By deleting the heading "Technology Park Zone" and associated materials up to and including "Stock Slaughter Works" in Principle 17 and inserting the following:

**MFP (The Levels) Zone**

**INTRODUCTION**

The objectives and principles of development control that follow apply to the MFP (The Levels) Zone shown on Maps Sa/16, 22, 23, 26 and 27. They are additional to, and more particular than, those expressed for the whole council area.

**OBJECTIVES**

**Objective 1:** A zone designated for the development of Stage 1 of the MFP Australia urban development and for the University of South Australia's Levels campus.

The development seeks to fulfil the objects of the MFP Development Act, 1992. It will comprise a comprehensive, integrated and staged urban development that:

- is mixed use in nature, integrating living, working, learning and recreational activities and uses;

- provides a broad range of housing types and tenures at medium net dwelling densities;
- is designed and developed on the principles of environmental sustainability and conservation of the natural environment and resources;
- ensures appropriate, equitable and timely provision of human service infrastructure;
- is a centre for international co-operative research, innovation and business development in science, technology, education, the arts and industries with a business development focus in education, environmental management, health, information technology, leisure and media;
- incorporates information technology and telecommunications for the benefit of the residential and business communities;
- contributes to the improvement of physical, social and economic conditions in surrounding communities, Adelaide and Australia;
- is integrated with existing on-site education and research and development activities and adjoining communities; and
- on an ongoing basis utilises the best available technology and design to demonstrate MFP Australia's objectives.

**Objective 2:** The continuation, expansion and intensification of education, research and development, high technology industry, commercial, light industrial, recreational, the Metropolitan Open Space System, and drainage uses, in a manner which is consistent with the future mixed use development of the zone.

**Objective 3:** Development designed and located to ameliorate external environmental impacts and emissions, especially noise from vehicles on arterial roads, aircraft, industrial activities and the railway yards and trains.

#### **PRINCIPLES OF DEVELOPMENT CONTROL**

1. The MFP (The Levels) Zone should be comprehensively planned and it should be designed and developed in an integrated manner.
2. Development should have regard to the Concept Plan Map Sa/55.

#### **Form of Development**

3. Urban development should include a mix of housing, business, industrial, community, educational, cultural, tourism and recreational uses within predominant mixed use precincts.
4. Industrial uses should include primarily high technology or research and development related uses.
5. Urban development should be based on the principles of environmental sustainability and include; priority for pedestrian and cycle movement pathways and best practice in orientation and design in land division and buildings to achieve energy efficiency; and encouragement of shared transport modes.
6. Built form should contribute to a strong sense of place and community and provide opportunities for social and economic development.
7. Development should include distinctive and attractive public spaces with a high level of amenity. Roads, parks and open space areas should be designed giving consideration to safety, social and community activity and include a Metropolitan Open Space System (MOSS) linkage.
8. Urban development should promote integration with existing uses in the Technology Park precinct and at the Levels Campus of the University, and include:
  - (a) co-ordinated vehicle, cycle and pedestrian access between areas; and

(b) complementary facilities and services.

9. Development on sites at the interface between different land uses, should be carefully designed and buffered to achieve adequate levels of compatibility of uses.

#### **Residential Development**

10. Development should include a range of type of housing, including the provision of affordable housing options for low income households.
11. Development should include a wide range of densities, of up to 50 dwellings per hectare.
12. Buildings proposed within areas affected by noise sources should be designed with appropriate building and site noise attenuation measures having regard to relevant codes and practices. Dwellings for permanent occupation should not be located within the 25- 30 ANEF contour.
13. Home based employment and small business uses should be of a scale, type and size and have characteristics that are compatible with adjoining development.

#### **Centres, Shops and Community Facilities**

14. The Town Centre should provide services and facilities to generally meet the day to day needs of the residential and business population but allow for regional level education, recreation or entertainment facilities that may be appropriately located within the zone.
15. Development should encourage multiple use of facilities and buildings and allow for flexibility of use over time.
16. Local retail and community facilities should be located within easy access of residential areas to reduce motor vehicle trip generation.

#### **Movement of People and Goods**

17. Integration with the surrounding areas should be promoted by appropriate connections to the existing road network and pedestrian and cycle paths.
18. Movement systems within the zone should emphasise public transport and pedestrian and cycle paths to encourage flexibility and allow for changes in local area transport.
19. Movement systems should provide links with the existing railway passenger transport services.

#### **Industrial Development**

20. Industrial development should be located and designed to be of a type that is compatible with other mixed use activities including residential uses.

21. Existing industrial and transport activities located in Policy Area 1 shown on Maps Sa/26 and Sa/27 should only expand in a manner that is compatible with the objectives of the zone.

#### **Environment**

22. Development should include energy efficient design in all buildings.
23. Development should incorporate water conservation practices that are based on sustainability.
24. Development should be located away from flood prone areas and incorporate a minimum floor level raised or cantilevered to avoid risk of inundation, in the event of a major stormwater flow which exceeds the predicted 1 in 100 year flood event.
25. Development should provide for effective, efficient and sustainable management of drainage and stormwater flows within the zone.
26. The stormwater retention basins in Section 3236 and part Section 3235, Hundred of Yatala, should be retained as a wetlands area and connected with drainage proposals for the zone.
27. Stock burial pits should be remediated to enable full and proper re-use of those areas for residential and mixed land uses.

#### **Appearance of Land and Buildings**

28. Buildings and structure should be designed to provide visual focal points having regard to appropriate Airport Building Height limits.
29. Development should be designed and located to take advantage of views to natural features including the Mount Lofty Ranges.
30. Development should be of a design and appearance that integrates with and is complementary to the characteristics of the locality.
31. Land located along arterial roads in and abutting the zone, should be enhanced through retention, replanting and extension of landscaping.
32. A MOSS linkage should be developed through the zone.

#### **Heritage**

33. Development adjacent to the State Heritage listed Homestead and adjacent stables (now converted to office/industrial use) should be of a design which complements the setting and aesthetic appeal of these buildings.

#### **Complying Development**

34. No development is deemed to be complying either absolutely or conditionally in the MFP (The Levels) Zone.

#### **Non-Complying Development**

35. The following kinds of development are non-complying in the MFP (The Levels) Zone:

- Crematorium
- Intensive Animal Keeping
- Junk Yard
- Prescribed Mining Activity
- Refuse Destructor

Road Transport Terminal  
Special Industry  
Stock Slaughter Works.

**Salisbury (City): Page 54 dated 21 July 1994**

By deleting Objective 2 under the heading "Public Purposes (Rail Transport) Zone".

**Salisbury (City): Page 55, dated 20 January 1994**

By deleting the Introduction, Objectives 1 to 3 and the proposals (a) to (d) under the Heading "Public Purpose (Drainage) Zone" and replacing it with the following:

The Objectives and Principles of Development control that follow apply to the Public Purposes (Drainage) Zone shown on Maps Sa/5-15, 17-21, 24, 25, 28, 50 and 51.

They are additional to, and more particular than, those expressed for the whole council area.

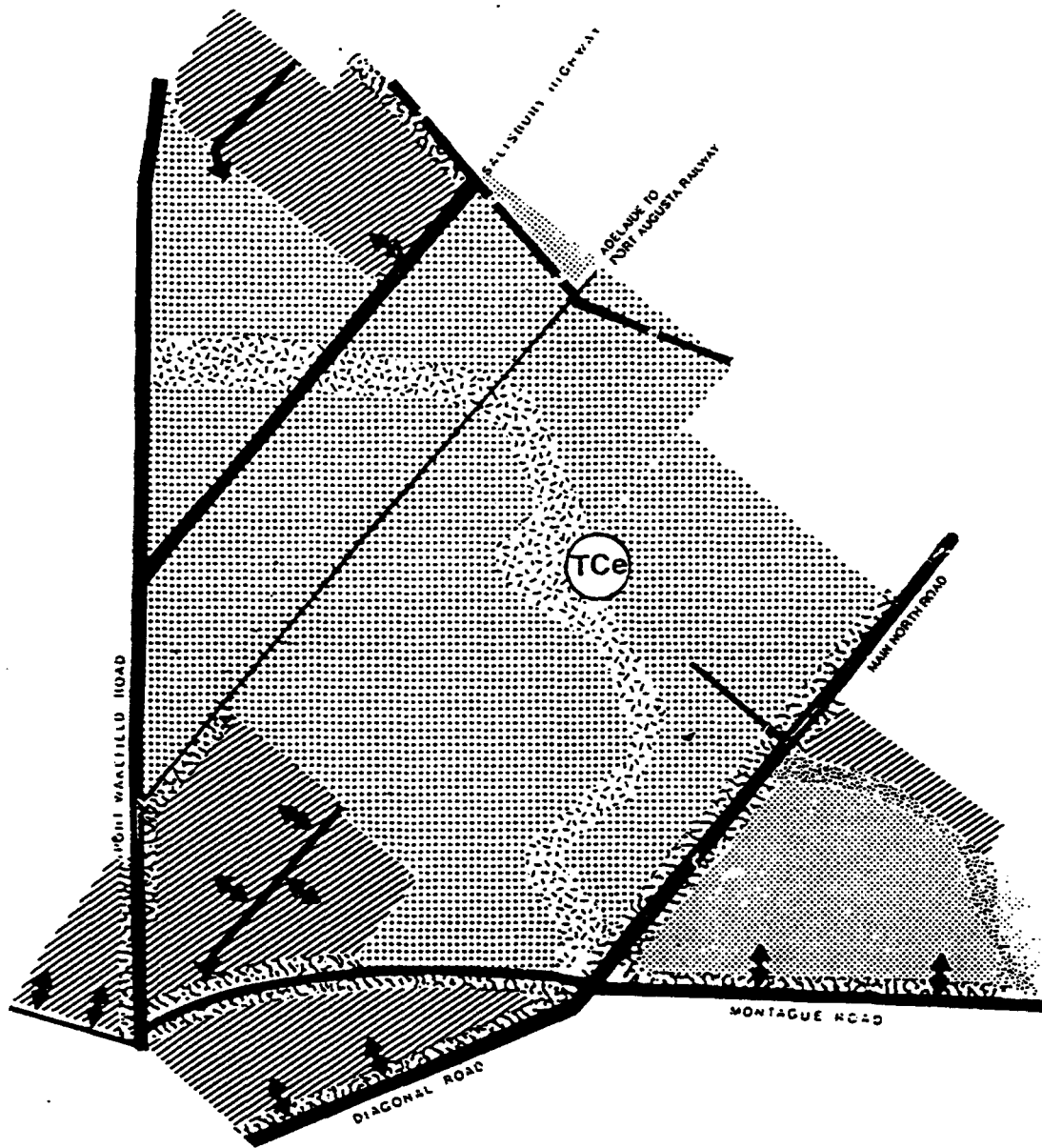
**OBJECTIVES**

- Objective 1: A zone accommodating local and regional drainage systems, including stormwater retention basins.
- Objective 2: An attractive landscaped and vegetated appearance adjacent to the drainage systems and stormwater retention basins.

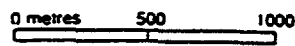
**Salisbury (City): Maps**

By deleting Map Sa/1 (Amendment E) dated 19 October 1989, Map Sa/16 dated 25 May 1995 and Maps Sa/22, 23, 26 and 27 dated 20 January 1994 and inserting the following:





- Town Centre
- MFP (The Levels)
- Industry
- Drainage/Open Space
- Metropolitan Open Space System
- Landscape Buffer
- Residential
- Rail Transport
- Arterial Road
- Proposed Arterial Road
- Major Collector Road
- Road Access



MFP (THE LEVELS)/  
SALISBURY STOCK PADDOCKS  
STRUCTURE PLAN  
MAP Sa/1 (Amendment I)

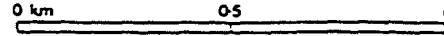


- R Residential
- RL(B) Rural Living (Bolivar)
- SR Special Residential
- NCe Neighbourhood Centre
- LCe Local Centre
- In Industry
- MFP MFP
- MFP(Lev) MFP (The Levels)
- RuB Rural B
- SU Special Uses
- MOSS (Rec) MOSS (Recreation)
- Zone Boundary

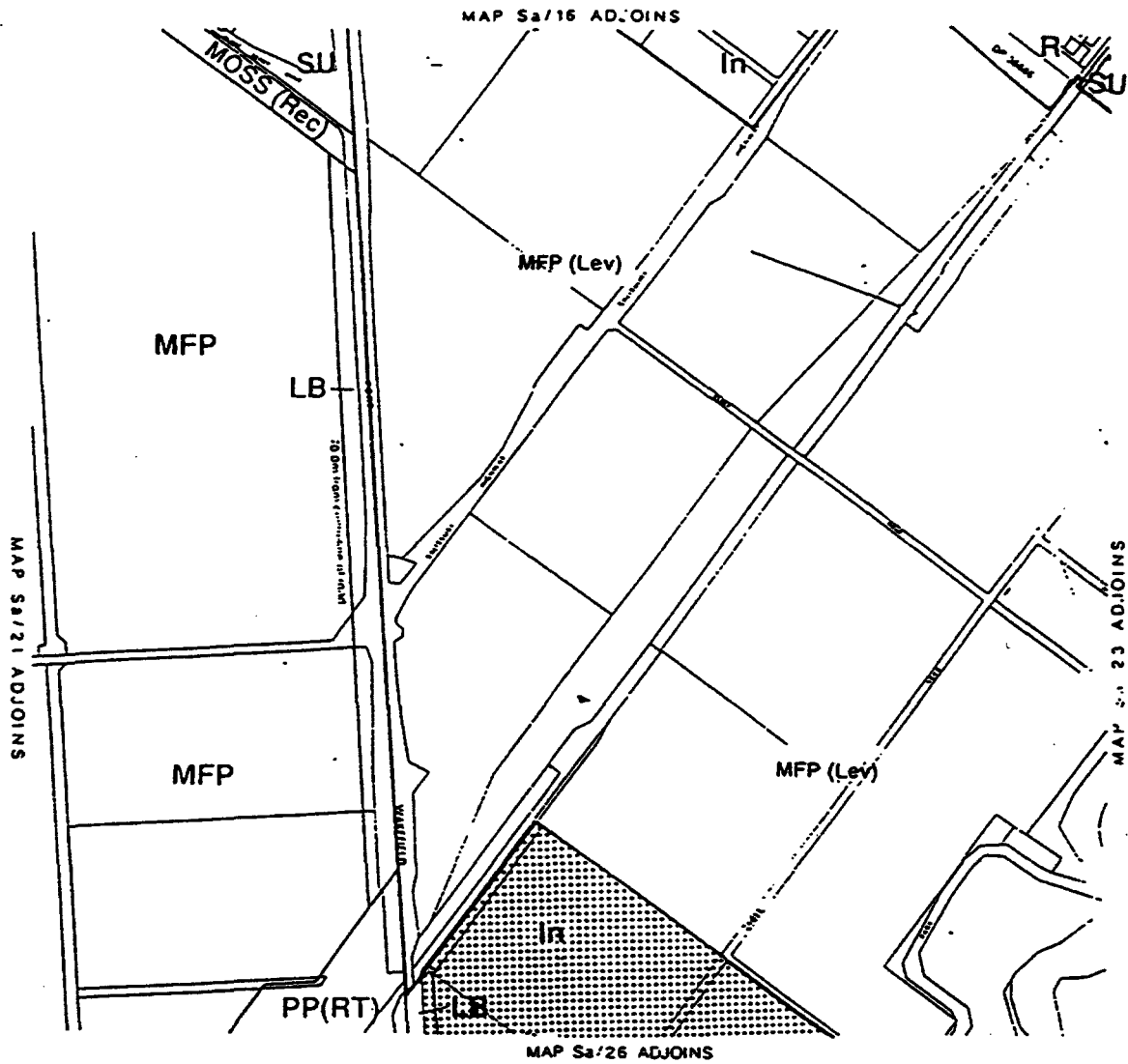
Parafield Gardens Industrial Area




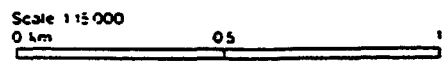
Scale 1:15 000



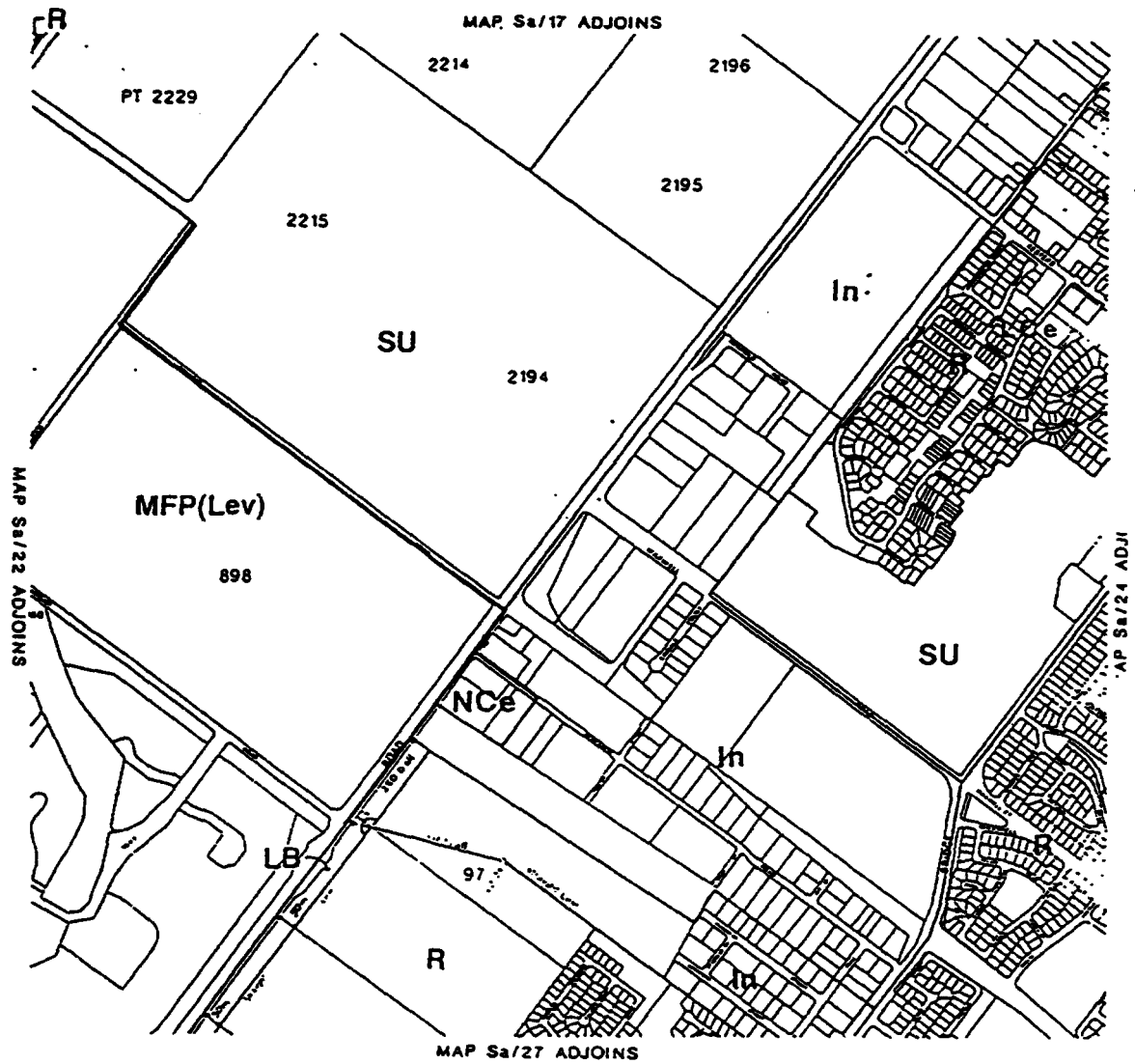
ZONES  
MAP Sa/16



-  Greater Levels Industrial Area
- R Residential
- In Industry
- MFP Multi-function Polis
- PP(RT) Public Purposes (Rail Transport)
- MFP (Lev) MFP (The Levels)
- MOSS (Rec) MOSS (Recreation)
- LB Landscape Buffer
- SU Special Uses
- Zone Boundary



**ZONES**  
**MAP Sa/22**

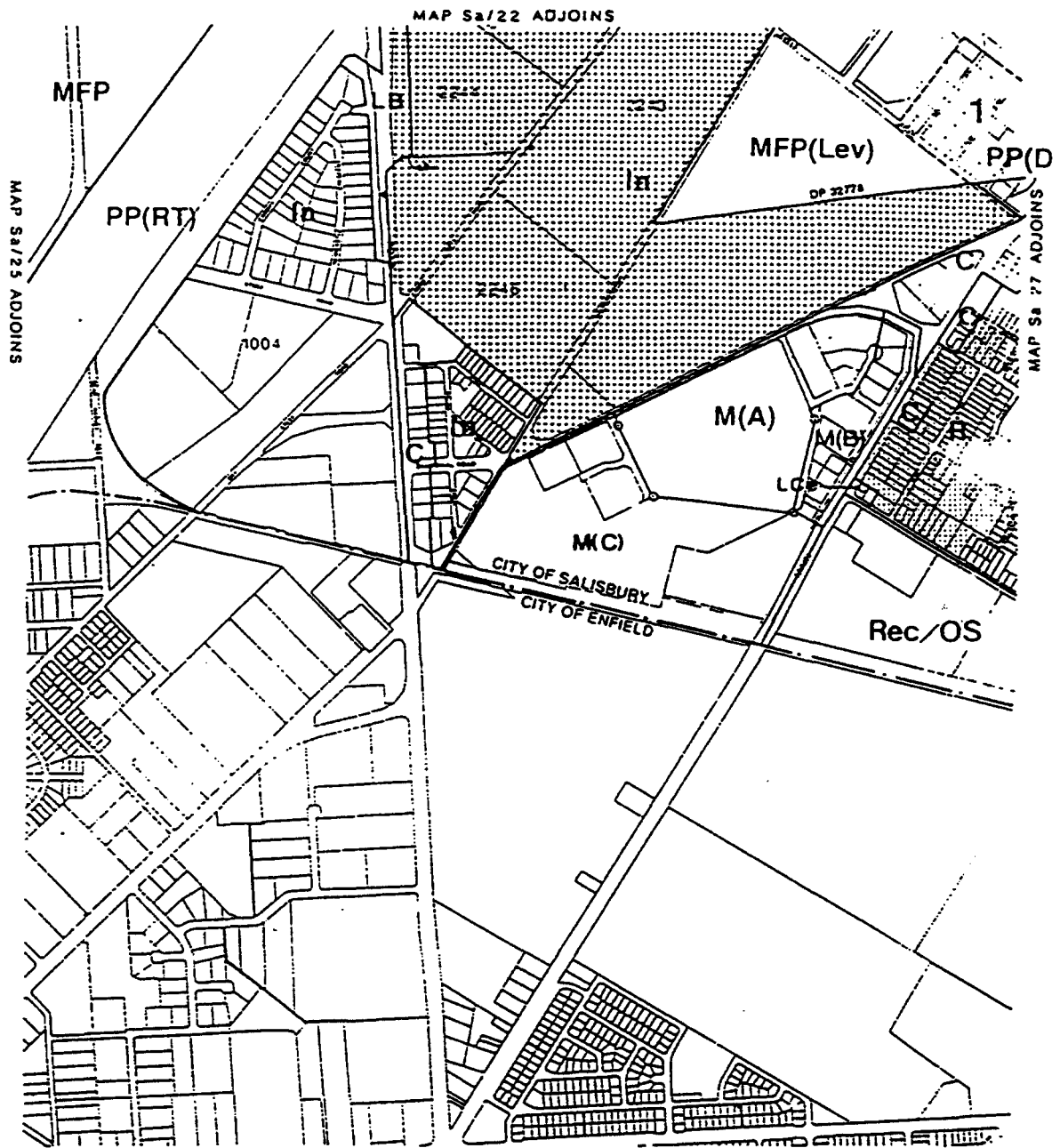


- R Residential
- NCe Neighbourhood Centre
- LCe Local Centre
- In Industry
- MFP (Lev) MFP (The Levels)
- LB Landscape Buffer
- SU Special Uses
- Zone Boundary

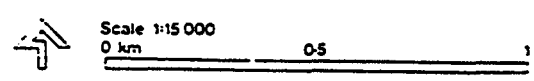


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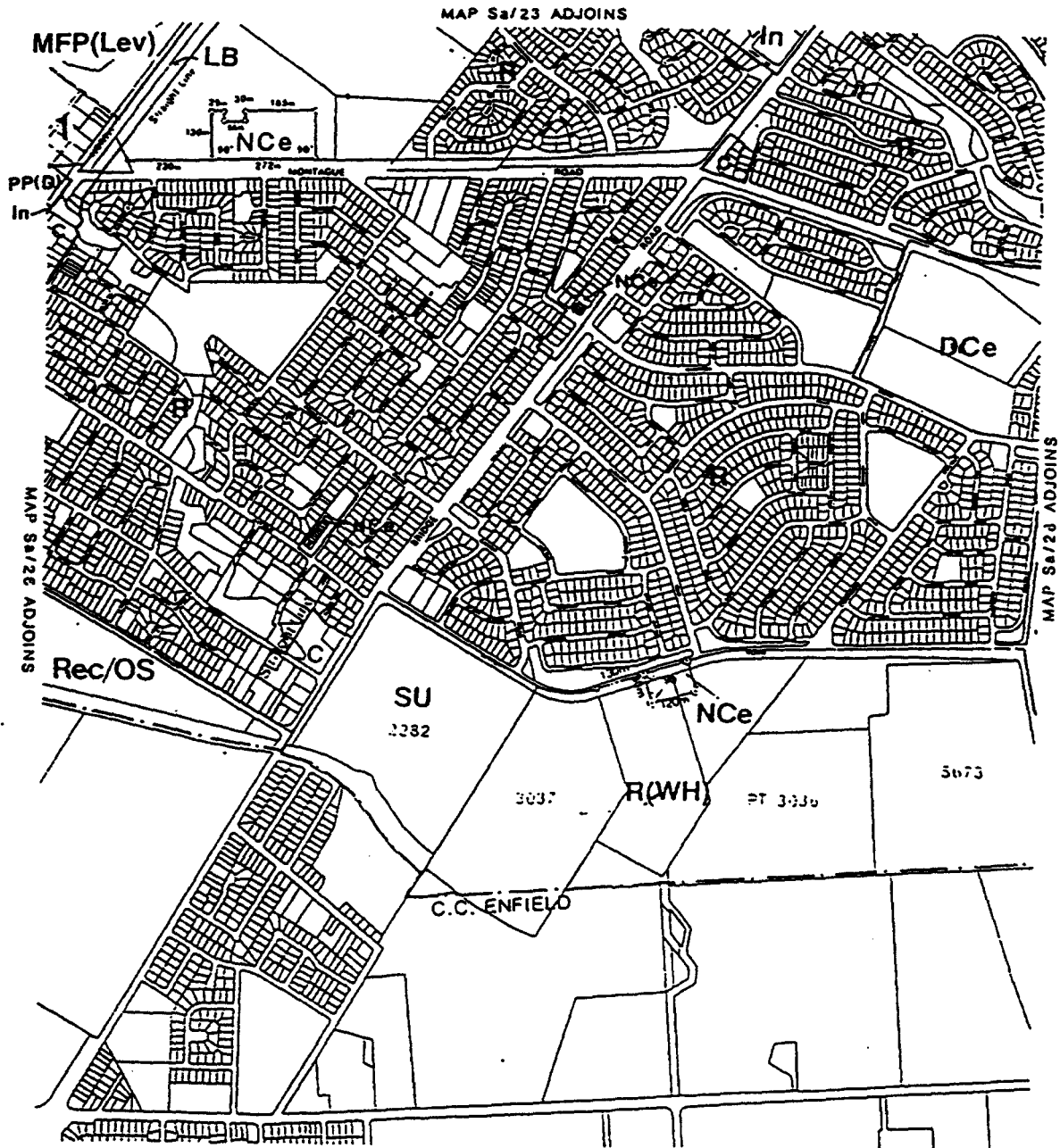
**ZONES**  
**MAP Sa/23**



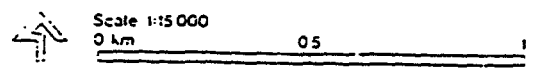
- Policy Area 1
- MFP (Lev) Zone
- R Residential
- LCe Local Centre
- PP(D) Public Purpose (Drainage)
- LB Landscape Buffer
- M(A) Market (A)
- M(B) Market (B)
- M(C) Market (C)
- In Industry
- C Commercial
- Greater Levels Industrial Area
- Area 1
- MFP Multi-function Polis
- MFP (Lev) MFP (The Levels)
- PP(RT) Public Purposes (Rail Transport)
- Rec/OS Recreation/Open Space
- Zone Boundary
- Local Government Area Boundary



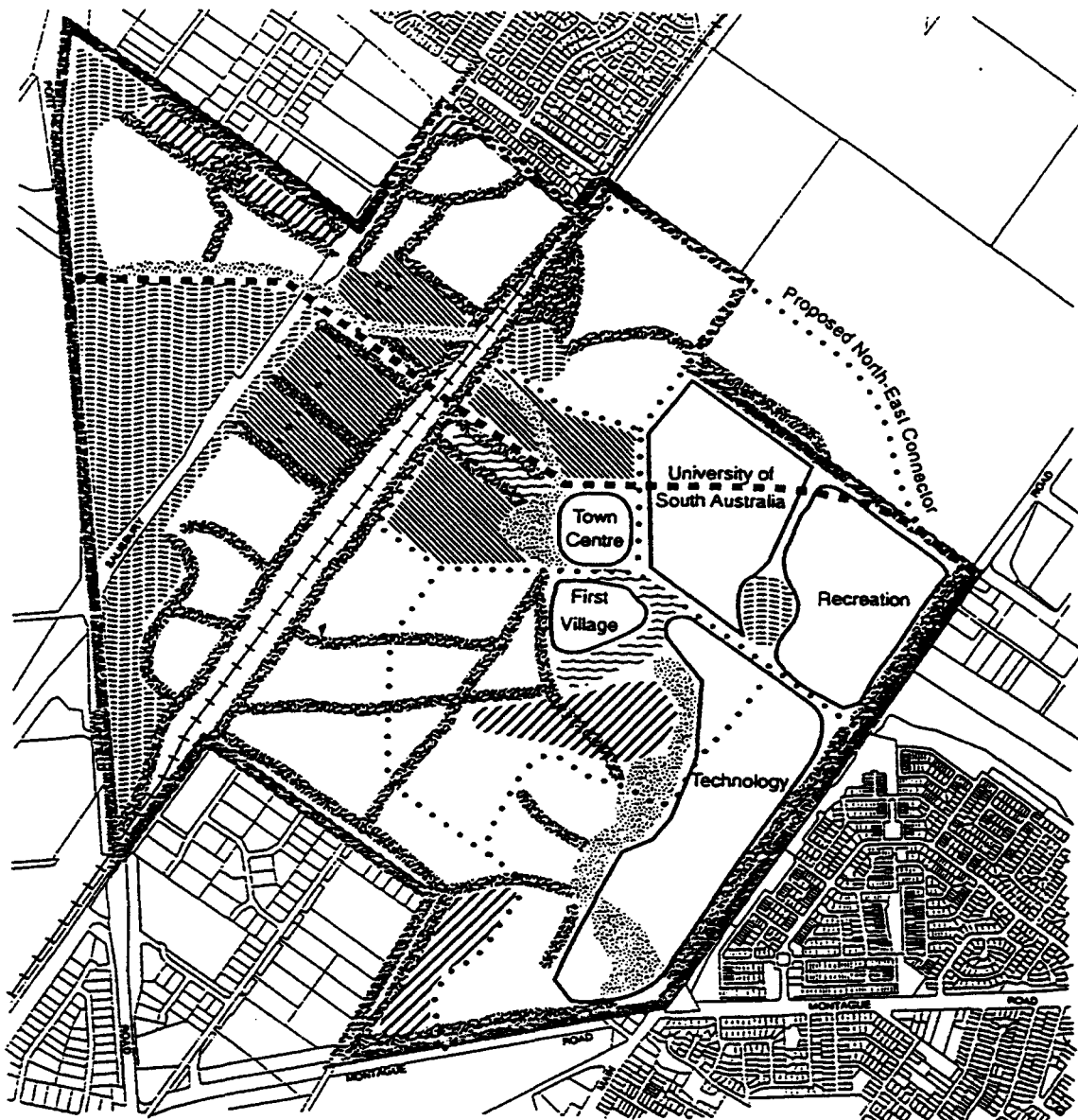
**ZONES**  
**MAP Sa/26**



- Policy Area 1
- MFP (Lev) Zone
- R Residential
- R(WH) Residential (Walkley Heights)
- DCe District Centre
- NCe Neighbourhood Centre
- In Industry
- MFP (Lev)** MFP (The Levels)
- C Commercial
- PP(D) Public Purposes (Drainage)
- LB Landscape Buffer
- Rec/OS Recreation/Open Space
- SU Special Uses
- Zone Boundary
- - - Local Government Area Boundary



**ZONES**  
**MAP Sa/27**



-  MFP (The Levels) Boundary
-  Predominantly Living
-  Predominantly Commercial
-  Industrial/Technology
-  Metropolitan Open Space System
-  Open Space/Landscape Buffers/Flood Reserve
-  Wetlands
-  Lakes
-  Multi-Modal Movement Corridor
-  Proposed Transport Routes
-  Railway



**MFP (THE LEVELS)  
CONCEPT PLAN  
MAP Sa/55**

In the name and on behalf of Her Majesty, I hereby assent to this Bill.

E. J. NEAL Governor