



MINISTER FOR URBAN DEVELOPMENT AND PLANNING

PUBLIC CONSULTATION REPORT OF THE DEVELOPMENT POLICY ADVISORY COMMITTEE (DPAC) - ROXBY DOWNS TOWN CENTRE ZONE PLAN AMENDMENT REPORT BY THE MINISTER

1. INTRODUCTION

The draft Roxby Downs Town Centre Plan Amendment Report (PAR), has been prepared in accordance with Section 24(1)(a)(ii) (at the request of the Roxby Downs Council) and 26 of the *Development Act 1993*.

The draft PAR was placed on public exhibition from 19 April 2007 to 19 June 2007. A Public Hearing was convened at the Roxby Downs Cultural Precinct, Roxby Downs on 4 July 2007 by a Public Hearing Panel of the Development Policy Advisory Committee comprising Ms Jane Moore (Presiding Member), Ms Angela Veitch and Mr Demetrius Poupoulas.

The DPAC considered the written submissions on the draft PAR and the matters which were raised at the Public Hearing at its meeting held on 15 August 2007.

This Public Consultation Report is submitted to you in accordance with Section 26(7) of the *Development Act 1993*, being the advice of the DPAC on matters raised as a result of public consultation and on any proposed alterations to the draft PAR.

2. DISCUSSION

2.1 Policy Changes

The draft PAR proposes to amend the Roxby Downs (Municipality) Development Plan, by replacing the current Business Zone and a portion of the Community Uses Zone with a single Town Centre Zone, incorporating a number of policy areas. The rezoning involves grouping together similar activities, reinforcing Richardson Place and Burgoyne Street as the town's main street boulevard and encourage the development of more shops and businesses.

The DPAC notes that the draft PAR was given immediate effect in accordance with Section 28 of the *Development Act 1993*, on the same day it was released for public consultation.

2.2 Submissions

A total of ten (10) written public submissions and a further nine (9) Government Agency submissions were received in relation to the

draft PAR. Tables containing a summary of public and Government agency submissions, are attached for your information (Attachment A). These tables detail the DPAC's response to the issues which have been raised and whether amendments to the draft PAR are considered appropriate.

2.2.1 Public Submissions

Of the ten (10) written public submissions, one (1) indicated their full support to the draft PAR. This submission was provided by a representative of BHP Billiton.

The remaining public submissions (including the Roxby Downs Council) have indicated concerns with particular components of the draft PAR, rather than the overall intent of the amendments contained in the draft PAR. Most of the concerns have been raised by landowners or community members, regarding the proposed boundaries associated with the Town Centre Policy Areas.

Generally, the DPAC has been impressed by the level of detail provided by and range of matters covered by the public submissions.

2.2.2 Government Agency Submissions

The majority of the State Government Agency responses have either no specific comment to make on the draft PAR or generally support its overall intent. The only notable submission relates to Country Health SA's concern with the exclusion of 'ambulance facilities' within the envisaged developments contemplated within Policy Area 3.

2.3 Public Hearing

Approximately twenty (20) persons attended the Public Hearing which was held at the Roxby Downs Cultural Precinct. A total of fourteen (14) verbal representations were made at the Hearing, including one from a representative of the Roxby Downs Council. A summary of the verbal comments is provided in the 'Addendum to Public Submissions' table contained in Attachment B.

No new matters relevant to the draft PAR were raised in the verbal presentations that were not already mentioned in one or more of the written submissions.

2.4 Response to Consultation

The following provides a summary of the key issues raised in relation to the draft PAR.

2.4.1 Rezoning of Tulop Street to Policy Area 7.

A number of submissions have expressed concerns about the rezoning of Tulop Street from the District Business Zone to the Town Centre Zone – Retail Showroom Policy Area 7. This Policy Area restricts shops or group of shops greater than 250 square metres, other than retail showrooms/service trade premises.

The DPAC acknowledges the concern which has been raised in the submissions, however, recognises that the draft PAR seeks to create a 'compact' town centre by focussing retail activity along Richardson Place. Encouraging a full range of retail activities along Tulop Street (in addition to larger retail showroom/service trade premises), has the potential to impact upon the core areas of retail activity and remove the focus of Richardson Place as the main street of Roxby Downs.

2.4.2 Siting of the Leisure and Cultural Centre.

A number of submissions have queried the appropriateness of including the existing Leisure and Cultural Centre within the Town Centre Education Policy Area 4, rather than the Town Centre Community Policy Area 3.

The DPAC agrees that the policy boundary for Policy Area 3 should be amended to include the Leisure and Cultural Centre. Policy Area 3 contains objectives and principles of development control that more appropriately suit these 'community uses'.

2.4.3 Siting of the Child Care Centre, Kindergarten and Community Library.

The Roxby Downs Council has suggested that the Child Care Centre, Kindergarten and Community Library, should be included within the Town Centre Community Policy Area 3, rather than the Town Centre Education Policy Area 4, as this would provide greater flexibility for future use and development of this area.

The DPAC agrees and recommends that the policy boundary be amended to include the Child Care Centre, Kindergarten and Community Library within the Town Centre Community Policy Area 3. This would provide greater flexibility for the development of this area for community purposes to meet the future needs of the residents of Roxby Downs.

2.4.4 Siting of the Roxby Downs Community Club.

A number of submissions have raised concerns that the Roxby Downs Community Club, should be included wholly within the Town Centre Retail Core Policy Area 1, rather than straddling the boundary of Policy Area 1 and 3.

The DPAC acknowledges that the Community Club is situated in two policy areas and agrees that the policy boundary be amended to include the Club within the Town Centre Retail Core Policy Area 1. This boundary adjustment will allow the Community Club the opportunity to upgrade and improve the built form and facilities to service the needs of the local community.

2.4.4 Expansion of the Town Centre Retail Core Policy Area 1.

The Roxby Downs Council has suggested that the Town Centre Zone Retail Core Policy Area 1, be expanded to include all of the Richardson Place road reserve to provide future opportunities for development within the medium strip.

The DPAC acknowledges that the width of the medium strip along Richardson Place, could accommodate small scale developments and reinforce the desired character for the Town Centre Zone. The DPAC therefore agrees that the boundary of Policy Area 1 be extended to the northern side of Richardson Place.

2.4.5 Expansion of the Town Centre Business Policy Area 5.

The Roxby Downs Council has suggested that the boundary of the Business Policy Area 5, be increased from thirty (30) metres to fifty (50) metres, to provide greater opportunity for development.

While the DPAC agrees with the suggested increase to fifty (50) metres, Planning SA has since advised the DPAC that SAPOL and the Courts Administration Authority (who intend to build in this policy area), require an increase from thirty (30) metres to seventy (70) metres, to provide greater flexibility for development, including a greater capacity to accommodate car parking. This area only relates to the portion of Policy Area 5 north of Burgoyne Street.

The DPAC supports amending the width of the Town Centre Business Policy Area 5 (northern side only), fronting

Burgoyne Street and Olympic Way to a depth of seventy (70) metres.

2.4.6 Inadequate area for Bulky Goods retailing.

The Roxby Downs Council considers that the thirty (30) metres width, may not provide sufficient area to encourage bulky goods retailing and recommends that the boundary of the Town Centre Retail Showroom Policy Area 7, be amended to include the area east of the bike path easement (currently located within Town Centre Medium Density Residential Policy Area 6).

The DPAC acknowledges that the width of Policy Area 7, may not provide conditions which encourage bulky goods retailing, given the large areas and building floor plates typically associated with this form of development.

Planning SA has been advised (verbally) by BHP Billiton, that the topography of the area east of the bike path easement, would restrict the future retail development of the land and is more appropriately zoned for medium density residential.

The DPAC is of the view however, that due to the limited availability of large areas of undeveloped land within the town centre of Roxby Downs, the zoning of land east of the bike path easement may provide one of the few opportunities within the town.

The DPAC recommends that the boundary of the Town Centre Retail Showroom Policy Area 7, be extended to include the land east of the bike path easement.

2.4.7 Siting of the community sporting oval.

A number of submissions have raised concerns that the current sporting oval, located within the Town Centre Education Policy Area 4, is proposed as a future site for educational facilities and should be included within the Town Centre Community Policy Area 3.

The DPAC acknowledges that the draft PAR seeks to provide a framework for the future development of the town centre. The draft PAR does not impact and is not intended to impact on existing lawful uses, but rather provides a framework to consider future needs as the town expands.

Planning SA have advised the DPAC that at the time of the release of this draft PAR for public consultation, the Masterplan and Environment Impact Statement (EIS) associated with the mine expansion would have been released. This has not eventuated due to delays in the release of the EIS.

As a consequence, the community has not been informed of the future location of community ovals and associated facilities. The location of these facilities are expected to be detailed within the Masterplan.

While DPAC recommends that the sporting oval be retained within the proposed Town Centre Education Policy Area 4, it expresses concern that the community has not been adequately informed of the proposed Masterplan and future directions for the expansion of Roxby Downs.

The DPAC recommends that the Minister for Urban Development and Planning, encourages BHP Billiton to initiate greater levels of consultation with the Roxby Downs community regarding the potential expansion of the township.

3. RECOMMENDATIONS

1. Subject to the above mentioned amendments and other minor amendments as indicated in the Summary of Public and Agency Submissions (Attachment A), the DPAC considers the draft Roxby Downs Town Centre PAR to be in a form suitable for APPROVAL, pursuant to Section 26(8) of the *Development Act 1993*.
2. That DPAC expresses its concern over the lack of community consultation regarding the potential expansion of the township and recommends that you discuss this issue with BHP Billiton and encourage BHP Billiton to initiate a greater level of public consultation regarding the potential expansion of the township.



Mario Barone FPIA
PRESIDING MEMBER
DEVELOPMENT POLICY ADVISORY COMMITTEE

Date: 23 August 2007

Attachment: (a) Summary of Public Submissions & Summary of Government Agency Submissions
(b) Addendum to Public Submissions

