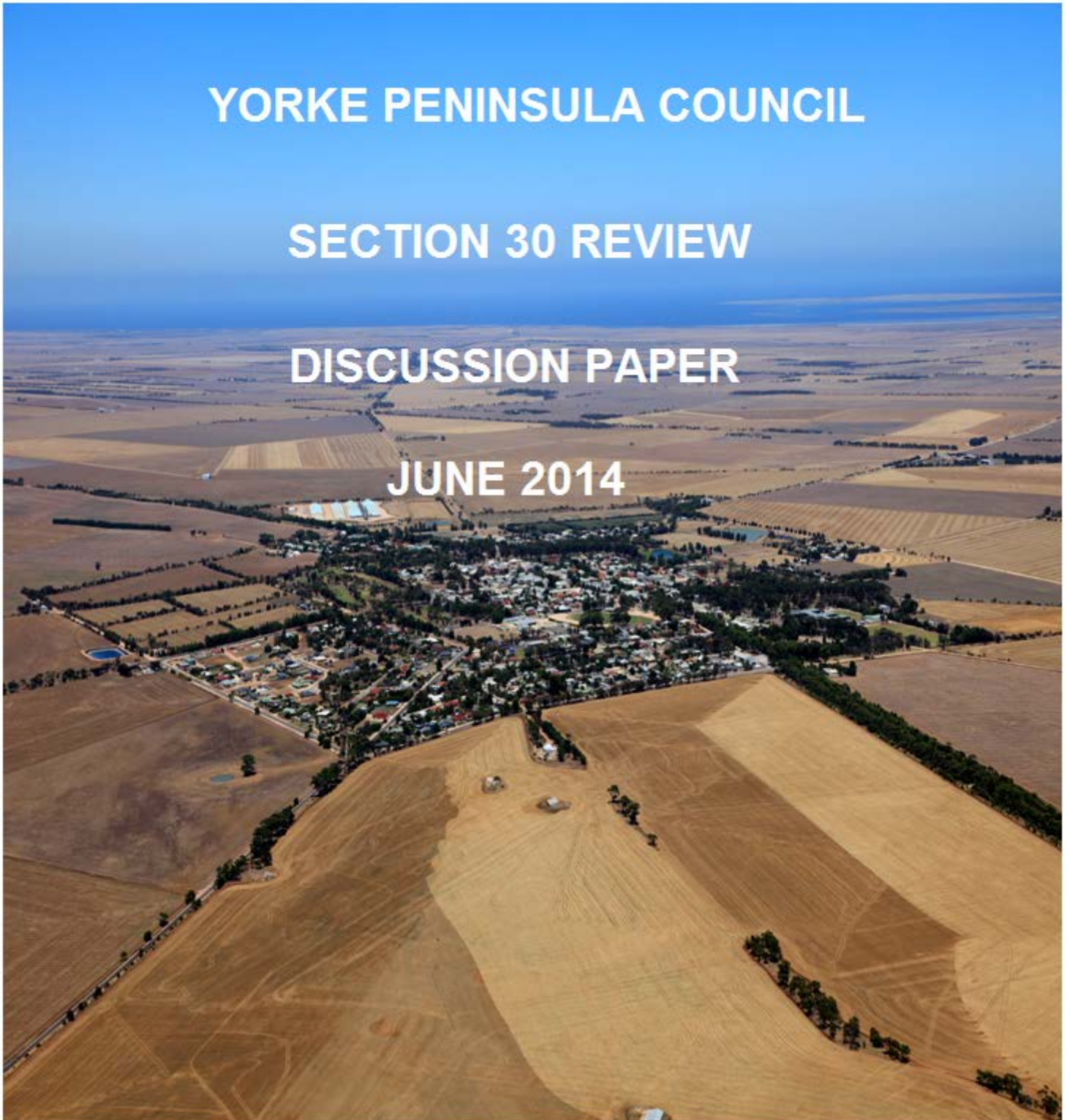


YORKE PENINSULA COUNCIL

SECTION 30 REVIEW

DISCUSSION PAPER

JUNE 2014





HAVE YOUR SAY

Written submissions regarding the review will be accepted by Council until 5.00pm on **Friday ***** 2014**. All submissions should be addressed to Council's Director Development Services, Yorke Peninsula Council, PO Box 88 Minlaton SA 5575. Submissions can also be submitted electronically to admin@yorke.sa.gov.au

Public meetings will be held after the closure of the public notification period, at which time persons or organisations may appear before Council to be heard on their submissions. The meeting details are provided below:

- Maitland Town Hall, 11 Robert Street, Maitland – Tuesday ***** 2014 at 7.00pm
- Yorketown Town Hall Supper Room, 15 Edithburgh Road, Yorketown – Wednesday 3 ***** 2014 at 7.00pm

The public meetings will not be held if no submissions are received or if no submission makes a request to be heard.



1.0 INTRODUCTION

Council has resolved to initiate a review of its Development Plan pursuant to Section 30 of the Development Act 1993.

Under the Development Act, each Council is responsible for managing development within its area and is obliged to maintain a Development Plan that is aimed at facilitating “proper, orderly and efficient planning and development”.

The purpose of the Development Plan Review is to give the Government and interested persons a clear indication of the issues affecting a Council area and how such issues can be addressed by an amendment to the Development Plan (via Development Plan Amendments (DPA)).

The Development Plan Review may identify the need to introduce new planning policies and require the amendment or deletion of existing policies within the Development Plan.

The aim of the review is to be guided by the following objectives;

- determine the appropriateness of the Development Plan in relation to the Council area;
- determine the consistency of the Development Plan with the State Planning Strategy;
- ensure the Development Plan keeps pace with emerging development trends.

The principal intent behind the Section 30 Review is not just to update the Development Plan but also to ensure that it is able to give effect to and promote suitable development initiatives, rather than simply being a control document, which expresses no vision.

In this respect it is important that any future Development Plan implements and supports the recommendations of the Regional Strategy Plan.

There are three main components of the Section 30 Planning Review process which are outlined in detail below.

The purpose of this discussion paper is to identify key issues that may affect future development within the Council area. The report also provides preliminary recommendations in relation to future amendments to Council's Development Plan in order to address key issues.

Public Consultation

All Section 30 Reviews must include a public consultation process to provide the opportunity for interested persons and organisations to contribute their views about the desired future for the region.

The Development Act requires a Council to give, at least one notice that it intends to undertake a review of the Development Plan for its area. The notice should give a clear invitation to the public to make written submissions over a two month period on a range of issues. Persons wishing to be heard in support of their written comments must indicate in writing and be given an opportunity to be heard by the Council.

The legislation prescribes only the minimum requirement for the consultation process but Councils are encouraged to promote the consultation through a variety of means to elicit as much response as possible. It is also suggested that relevant government agencies and key organisations be targeted throughout the process.

The proposed consultation strategy along with details of the consultation process, including how people can make a submission, is outlined in section 6 below.



Review of Relevant Policies

Each plan must also be reviewed to ensure that there is consistency with the recognised Planning Strategy for the area which is the Yorke Peninsula Land Use Framework.

Other relevant key strategic State Government and Council documents should also be considered as part of the review.

Strategic Directions Report

The final outcome of the Section 30 Review is the preparation of the Strategic Directions Report (SDR) which summarises the first two components of the process, identifies whether or not a Council Development Plan is in a suitable form and provides recommendation for future amendments to the Development Plan.

Council must then submit the SDR to the Minister for approval.

2.0 YORKE PENINSULA LAND USE FRAMEWORK

The Planning Strategy presents current State Government planning policy for development in South Australia, In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The volume of the Planning Strategy relevant to the Council is the Yorke Peninsula Regional Land Use Framework. The Framework also covers the adjoining Councils including The Copper Coast Council, Wakefield Regional Council and District Council of Barunga West.

Council has previously converted its Development Plan to the Better Development Plan (BDP) format by adopting relevant policies from the South Australian Planning Policy Library.

The South Australian Planning Policy Library modules have been developed with reference to the objectives and principles within the Planning Strategy. As a consequence, Council Development Plan is largely consistent with the relevant provisions of the Yorke Peninsula Regional Land Use Framework.

Notwithstanding the above, a detailed assessment of Council's Development Plan against the objectives and principles of the Framework is provided in appendix A.

It is noted that Council converted its Development Plan to BDP format with the use of Version 5 of the Planning Policy Library. The Library has since been updated (Version 6) and thus minor amendments (additions and deletions of policy) are required to bring the Development Plan in line with the latest version. It is expected that this can be addressed as part of any future general DPA.

2.1 Additional Strategic Documents

The SDR will also consider the following State Government and Council strategic documents:

South Australia Strategic Plan

South Australia's Strategic Plan outlines a medium to long term vision for South Australia and forms the basis for other strategic documents within the planning system including the Yorke Peninsula Land Use Framework and Council's Development Plan.



The plan provides a framework for activities of the South Australian Government, business and community as a whole and includes various goals and targets which act as a means of tracking and periodically assessing the progress of the state.

Key goals relevant to the Council area are detailed below:

Our Communities

- We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging
- New developments are people friendly, with open spaces and parks connected by public transport and bikeways
- We are known world-wide as a great place to live and visits
- Everyone can afford to rent or buy a home
- We are prepared for natural disasters
- Governments demonstrate strong leadership working with and for the community

Our Prosperity

- We development and maintain a sustainable mix of industries across the state
- South Australia has a sustainable population

Our Environment

- We reduce our greenhouse gas emissions
- We adapt to the long term physical changes that climate changes presents
- South Australia has a reliable and sustainable energy sources, where renewable energy power our homes, transport and workplaces
- We look after our land, river and wetlands
- We care for our oceans, coasts and marine environments
- We respect and enjoy our environment
- South Australia has reliable and sustainable water resources and is a leader in wastewater, irrigation, stormwater and groundwater management
- Industry and agriculture are highly efficient and innovative in their use of water

Northern and Yorke Regional Natural Resources Management Plan

There are eight Natural Resource Management (NRM) regions in South Australia and each region has a NRM board that is responsible for the preparation and management of the NRM plan for that region pursuant to the Natural Resources Management Act 2004.

The Yorke Peninsula Council is contained within the Northern and Yorke Region.

The Northern and Yorke Regional NRM Plan guides how the land, water, biodiversity, marine and coastal environments are managed in the region whilst sustaining the region's primary production, local economies, social and community well-being.

The purpose of the NRM plan is to:

- Review the state of the natural resources of the region
- Identify the processes which threaten them
- Examine the opportunities for more effective management of those resources; and



- Establish a framework of broad actions and targets to guide regional communities and Local, State and Australian Government agencies.

The NRM plan is made up of four volumes. Volume D Regulatory and Policy Framework, is considered to be the most relevant as it sets out policies and regulations that support the implementation of the overall plan.

The objectives within NRM plan are provided below:

- a) Recognise and protect the region's environmental assets
- b) Ensure sustainable use of water and energy
- c) Ensure sustainable management of waste and stormwater
- d) Retain and strengthen the economic potential of high-quality agricultural land; and suitable areas for intensive livestock production and processing
- e) Foster sustainable alternative energy and water supply industries
- f) Strategically plan and manage township growth, with coastal areas a priority; and
- g) Identify and protect places of heritage and cultural significance

It is noted that the abovementioned objectives are closely associated with the objectives found within the Yorke Peninsula Land Use Framework.

The Strategic Infrastructure Plan for South Australia – Regional Overview

The Strategic Infrastructure Plan for SA identifies strategic infrastructure priorities for the state across 14 infrastructure sectors.

The plan identifies the following as strategic priorities for the Yorke Peninsula region:

- Extend the capacity of the electricity transmission network to accommodate investment in renewable energy generation
- Augment water supply and wastewater infrastructure to accommodate residential and industry growth
- Ensure community services and affordable housing support a growing aged population.

Yorke Peninsula Council Strategic Plan 2012-2015

Pursuant to the Local Government Act 1999 Council must prepare a Strategic Management Plan which is the leading planning document for Council with which all organisational plans, policies and documents are built on.

One of the goals of Council's current management plan relevant to the review is to:

- Ensure our Development Plan facilitates growth while safeguarding our environmental assets, agricultural and tourism industries and tourism industries and community lifestyle

The undertaking of the Section 30 review is consistent with the above goal, as the outcome of the process is to ensure Council's Development Plan is kept up to date with planning issues and development trends in order to promote orderly and economic development within the Council area.



3.0 PREVIOUS REVIEW

Council completed its previous Section 30 review in 2006.

The key recommendations arising from this review and status of subsequent actions are outlined in the table below:

Recommendation	Status
1. Prepare BDP DPA	Completed - Consolidated 22 November 2012
2. Prepare DPA to review zoning for Warooka, Yorketown, Minlaton and Maitland	Completed – Consolidated 6 February 2014
3. Advance the Edithburgh DPA by way of seeking funding from local developers	Additional funding has been obtained and an amended SOI approved by the Minister on 16 December 2013. Consultation version of the DPA currently being prepared and due for release in August 2014.
4. Advise those people who made submissions seeking to have their land rezoned that subject to them making an application to Council, the Council may be prepared to support a Developer Funded DPA, subject to there being no cost to Council.	<p>The following DPA were commenced as a result of this recommendation:</p> <p>Ardrossan Rural Living – Consolidated 7 October 2010</p> <p>Port Vincent – Consolidated 6 February 2014</p> <p>Sheaoak Flat - SOI refused by the Minister 3/9/08</p> <p>Holiday Settlement (Marion Bay) SOI refused by the Minister 22/9/08</p> <p>Pine Pont – SOI refused by the Minister 3/2/09</p> <p>Rogues Point/James Well – SOI submitted 4/3/09. The Department requested more information; however, no response from the developer was received. New SOI required to be submitted if the DPA was to proceed</p> <p>Black Point – SOI approved 18/12/08, however, DPA has been withdrawn.</p>

With the exception of the Edithburgh DPA which is currently being prepared for consultation, each recommendation from the 2006 review has been addressed.

It is noted that further amendments to the Development Plan have occurred since 2006. A complete history of changes to the Development Plan is provided on the table below.

In addition to the above, the Council is in the process of preparing a DPA for Bluff Beach which recently finished consultation (20 June).

As demonstrated above, Council has undertaken rolling reviews of the Councils Development Plan which largely stem from recommendations in the 2006 Section 30 review. This process allows the Council to keep its Development Plan up to date with emerging development trends in a manageable way.



Many of the above DPAs have been 'developer funded', but have nonetheless provided an opportunity for the Council to undertake a wider review of the zoning than just the areas of interest to land owners contributing to the cost to the developer funded DPAs.

This has provided a very cost effective means of ensuring the Development Plan is up to date with demand, and best reflects the community's expectations for development in the Council area.

Notwithstanding that Council is keeping its Development Plan up to date, development trends can change quickly and it is important to identify those trends that may emerge in the next 5-10 years.

Amendment History 2007 - 2014

Consolidated	Amendment	Gazetted
8 February 2007	Shack Design Guidelines PAR	1 February 2007
11 June 2009	Parsons Beach DPA	11 June 2009
	Stansbury – Aquaculture Zone DPA	11 June 2009
24 June 2010	Port Victoria Town DPA	24 June 2010
7 October 2010	Ardrossan Rural Living DPA	7 October 2010
10 February 2011	Bushfire (Miscellaneous Amendments) DPA (Ministerial)	9 December 2010
	Statewide Bulky Goods DPA (Ministerial)	13 January 2011
22 November 2012	Statewide Wind Farms DPA (Ministerial)	18 October 2012
	Better Development Plan (BDP) and General DPA	22 November 2012
28 March 2013	Section 29 (2)(c) Amendment	29 November 2012
	Section 29(2)(b)(ii) Amendment	28 March 2013
6 February 2014	Port Vincent DPA	19 December 2013
	Four Towns (Maitland, Minlaton, Yorketown and Warooka) DPA	6 February 2013



4.0 DEMOGRAPHICS SNAPSHOT

The following provides a review of changes in population and housing statistics which assist to identify any notably trends within the Council region.

The statistics have been taken from the Australian Bureau of Statistics (hereafter ABS) 2006 and 2011 census surveys, and have been summarised in table form below.

Yorke Peninsula Population 2006-2011			
Age Group	2006	2011	% Difference
0-4 years	479	508	5.7%
5-14 years	1,424	1,197	-15.9%
15-24 years	871	882	1.2%
25-54 years	3,740	3370	-9.9%
55-64 years	1,929	2,016	4.3%
65 years and over	2,748	3,074	10.6%
Total	11,191	11,047	-1.3%

The table above demonstrates the Yorke Peninsula has experienced a slight reduction in population over the five year period between the census surveys; however, there was a notable increase in the number of persons aged 65 years and over.

Approximately 46% of people living in the Council area are aged 55 or over. As the large baby boomer cohort heads towards retirement age, the number of people in this age group is projected to continue to increase in the region.

Yorke Peninsula Coastal Townships Populations			
Townships	2006	2011	% Change
Ardrossan	1,123	1,136	1.15%
Port Victoria	347	317	-8.64%
Stansbury	522	544	4.04%
Edithburgh	395	466	15.23%
Point Turton	205	246	16.66%
Port Vincent	472	490	3.67%
Marion Bay	No comparative data available	242	
Corny Point	No comparative data available	491	
Hardwicke Bay	No comparative data available	127	



With regard to the above table, there are some discrepancies in the data obtained from the ABS as a consequence of the statistic district boundaries for Marion Bay, Corny Point and Hardwicke Bay changing from census to census. The changes in the boundaries skew the figures therefore only the most recent figure has been provided. This is also reflected in table below relating to dwelling numbers for these settlements.

Ardrossan, Stansbury and Port Vincent have experienced a small population growth, whilst the smaller coastal settlements of Edithburgh and Point Turton have benefitted from much larger increases.

With the exception of Port Victoria, the table above identifies that there has been a population growth within most of the larger coastal settlements within the Council area.

The following table indicates that the four key mainland townships have suffered from a declining population over the five year period:

Yorke Peninsula Mainland Population 2006-2011			
Township	2006	2011	% Difference
Maitland	1,056	1,047	-0.85%
Minlaton	773	744	-3.75%
Warooka	247	198	-19.83%
Yorketown	685	680	-0.73%

This decline supports the notion of a sea-change phenomenon, in which populations seek coastal settlements in preference to mainland ones. The implications of this trend are that demand for developable land, infrastructure and services are likely to increase within coastal townships.

The development approval statistics have experienced a slight but consistent decline over the past four years, however, this trend is likely to be consistent with other Council areas post the Global Financial Crisis.

Notwithstanding the decline in development, the latest approval statistics indicate that new investment within the Council area remains strong.

The above is reflected in the following table, which shows the total number Development Applications by year, the number of proposed dwellings and their estimated value:

Year	Total	Dwellings	Total Value
09/10	767	208	\$52.0 mil
10/11	755	141	\$46.2 mil
11/12	634	127	\$39.4 mil
12/13	623	107	\$35.0 mil

Yorke Peninsula Council Annual Report 2012/13

To expand on the development approval information, the following table identifies the changes in dwelling numbers within the larger coastal settlement within the Council area.

Yorke Peninsula Dwellings by Coastal Townships			
Townships	2006	2011	% Change
Ardrossan	642	706	9.1%
Port Victoria	354	412	14.1%
Stansbury	422	450	6.2%
Edithburgh	365	445	18.0%
Point Turton	265	343	22.7%
Port Vincent	549	590	6.9%
Marion Bay	No comparative data available	412	
Corny Point	No comparative data available	660	
Hardwicke Bay	No comparative data available	272	

Demand for residential development has remained steady within the abovementioned coastal townships, particularly Point Turton, where dwelling numbers have increased by 22.7%. Whilst this supports the sea-change phenomenon, it should be noted the large increases in dwellings are likely to include holiday homes for people that do not live in the Council area permanently, which is a common form of development throughout the Peninsula.

The Department of Planning and Local Government (now the Department of Planning, Transport and Infrastructure) released population projection figures for all the Local Government Areas across the state from 2006 to 2026.

The figures (see table below) estimate a population growth of 5.4% over the 20 year period within the Council area. Given current trends it is likely that the majority of the growth will be experienced within the coastal townships throughout the Council area, however, it is anticipated that demand for land within the main services towns will also continue in association with the population growth.

Year	2006	2011	2016	2021	2026
Population	11629	11912	12036	12143	12265

Though it has dropped slightly since 2006, it is noted that farming remains the highest employing industry accounting for 21.5% of the total work force within the Council area.



5.0 REGIONAL PROFILE

The following provides a summary of the key planning and development issues affecting the Council area and seeks to identify opportunities and constraints for future growth within the region.

5.1 Coastal Erosion and Shack Settlements

The Council area is bordered to the east, west and south by the ocean and has approximately 485 kilometres of coastline. There are number of areas within the Council boundaries at risk of coastal hazards which is likely to be exacerbated as a consequence of future sea level rise.

The coastal environment and coastal settlements are a key attraction for residents and tourists and demand for development in coastal areas has remained high over the past decade.

The majority of sensitive coastal environment is located with the Coastal Conservation zone. Polices within this zone seek to restrict development and protect the natural features of the land.

Notwithstanding the above, the Council area includes approximately 500 shack sites found within the coastal margins of the region.

Shack sites range in area from over 600m² to as small as 150m² with some 75% of the shacks sites below 500m² in area and approximately 33% being less than 350m² in area.

The configurations of these allotments impose significant restrictions on the siting and size of buildings, especially in circumstances where the particular shack area is subject to erosion as a consequence of being closely located to the high water mark.

This issue of limited space on the shack sites increases the difficulty in achieving appropriate coast protection measures within the boundaries of the site; as sought by the Coast Protection Board.

The above has lead to the situation of protection measures being established in an uncoordinated and inappropriate manner which is some cases exacerbate the erosion issue further down coast.

Historically, the sites occupying Crown Land have been subject to a Land Management Agreement, which essentially applies all risk and responsibility upon the shack owner.

The Coast and River Murray Unit of the Department of Environment, Water and Natural Resources (DEWNR) advised that the Council area contains a disproportionately high number of vulnerable coastal towns and settlements.

As a result DEWNR is currently undertaking a Yorke Peninsula Coastal Vulnerability Assessment in order to:

- Assist DEWNR and the Coast Protection Board apply, prioritise and develop coastal policy, planning and management responses on the Yorke Peninsula
- Assist the Coast Protection Board prioritise 'seed funding' grants for coastal protection works
- Enable Council to undertake further risk assessment studies and prioritise planning and management responses.



This predominately 'desktop' assessment draws on existing data, reports, studies, photographs, specialist knowledge and site visits to provide a reasonable estimate of exposure to coastal hazard risks to settlements within the Council area.

It is noted that this assessment is not a complete vulnerability assessment, which is generally undertaken in a more integrated way. Such assessments would also determine the social, environmental and economic capital associated with each settlement to understand the hazard consequences.

The current assessment only estimates the 'likelihood' of exposure to coastal hazard risks, with each settlement or town (or section thereof) being assessed according to its level of exposure to coastal erosion and flood hazard risks; ranging from low to extreme.

It is likely that the findings of vulnerability assessment will be used to assist identify those sites at risk of sea level rise and to formulate policy to manage and guide development on those sites in the future.

DEWNR have advised that the Coastal Vulnerability Assessment should be available in July 2014.

5.2 Infrastructure

The following provides a summary of the provision of key infrastructure within the Council area and identifies opportunities and constraints for the future.

Power

The high voltage power is supplied and maintained by ElectraNet's, while the lower voltage network is managed by SA Power Networks.

According to ElectraNet, the primary power source for the Peninsula is a single 132kV line that runs along the eastern side of the Peninsula. Along this line includes a wind farm at Wattle Point and two substations at Dalrymple and Ardrossan.

ElectraNet has identified augmentation works in the pipeline, notably the installation of an additional transformer at Dalrymple. Also recent upgrade to the Hummocks substation is likely to benefit electricity supply to the region.

SA Power Networks has quite an extensive coverage of the Yorke Peninsula, and electricity is supplied to the various towns and localities via distribution substations. The system is currently extended and upgraded as required to meet demand.

Based on current development rates there is unlikely to be any significant constraint on future development in relation to electricity supply, however, the establishment of large developments, such as the Hillside mine, may prompt the need for further investment in the region to ensure demand for supply is met.

Water Supply

The Peninsula has been affected by water connection and pressure issues for many years, and is a continuing issue. This is particularly the case in the summer months, where higher demand on the Peninsula exists due to the holiday period attracting high numbers of tourists.

Mains water supply for the Yorke Peninsula primarily comes from the River Murray via the Warren-Bundaleer Junction at Paskeville which supplies both the Upper and Lower Paskeville Water Supply Systems. The lower end of the peninsula is supplied by water from the Para Wurlie Basin, which services the townships of Warooka and Point Turton.



SA Water is required to undertake yearly reviews of the water system to determine if any augmentations are required.

SA Water most recent review identified that the Warren-Bundaleer Junction provides a capacity of approximately 30 mega-litres a day. Projections indicate a possible timeframe of around eight years to the point at which the supply line will need to be upgraded, assuming a medium rate of demand. However, it should be noted that if demand significantly increases, the upgrade may be scheduled sooner.

SA Water Long Term Plan has also identified a possible augmentation to the small mains network that supplies the townships of Warooka and Port Turton, including the possible connection of this water supply system into the Upper Paskeville Water Supply System. This project was to be undertaken in 2010/2011, however, it is not known if this has been completed.

Whilst there are currently no asset renewal projects being undertaken in the region, SA Water have advised that discussions have been held with REX Minerals regarding the possible construction of a new water main from Port Wakefield to the proposed Hillside mine site which would likely benefit the overall water supply for the region. Obviously this extension is subject to the approval of the mine which is currently pending.

Desalination

A small desalination plant has been established at Marion Bay. This plant principally services the caravan park, in addition to allowing residents to purchase water from an outlet.

Where water supply constraints continue, particularly within smaller isolated coastal settlements, additional desalination plants may be considered in the future to provide a common water supply.

Dry Lots

Council includes expanses that are not serviced by a mains water network. SA Water has advised that network augmentations will only occur at times when the demand is considered sufficient to warrant the expense.

In the meantime, dry lots need to be self-sufficient in water harvesting and re-use. The Development Plan includes principles that require development be provided with a sufficient onsite water supply where no reticulated supply is available. The current policy is considered to be adequate in dealing with this issue and has worked effectively in the past.

Stormwater Disposal

The Yorke Peninsula as a whole does not experience significant stormwater management issues rather impacts are limited to isolated areas such as Edithburgh. It is noted that stormwater is one of the key issues to be investigated and addressed as part of the Edithburgh DPA currently being prepared.

The Development Plan contains policies relating to water sensitive urban design which encourage the efficient use of stormwater including the harvesting and re-use of water onsite.

Current policy is considered to be sufficient to address stormwater management issues at the development assessment stage; however, a review of the current policy may be warranted in the future to ensure it is up to date with the latest version of the Planning Policy Library.



Effluent Disposal

The peninsula does not contain mains sewer, however, the majority of the towns and settlements are serviced by Community Waste Management Schemes (CWMS). These systems are generally upgraded periodically when required.

Where common effluent is not provided development requires on-site disposal systems.

Allotments within residential/settlement zones are required to be a minimum of 1200m² where on-site effluent disposal is required. This minimum allotment requirement provides sufficient area for a dwelling and an onsite system to be accommodated on the allotment whilst still maintaining appropriate design and siting requirements.

It is acknowledged onsite effluent disposal (particularly in relation to older development) has the potential to generate low levels of pollution in sensitive locations. This may be an issue for older shack sites where allotments sizes are relatively small which restricts the ability to effectively manage wastewater onsite. In these instances the establishment of common systems would be preferred and may need to be considered as redevelopment occurs of various shack sites (where this infrastructure is not available). Obviously this can only be achieved as part of a coordinate project involving a number of allotments.

Notwithstanding the above, the Development Plan includes sufficient principles pertaining to onsite waste management and treatment.

Wind Farms

Wind farms have been developed as a key component to South Australia's power supply over the recent years.

Currently, there is a wind farm in operation south of Edithburgh. In addition to that, the recently approved Ceres wind farm (once developed) will provide quite an extensive coverage of wind turbines across the Council area. Despite their concept of providing more environmentally friendly power, they are often controversial due to their visual presence.

Council's Development Plan contains policies specifically related to wind farms which were implemented through a series of Ministerial DPAs. It is noted that Council is obligated to include Ministerial Policy within its Development Plan.

The existing policy acknowledges the potential visual impacts of wind farms and seeks to minimise impacts by applying setback distances to dwellings and townships.

Typically wind farms are assessed by Council's, though in the case of larger wind farms which impact a number of Council areas or require massive infrastructure upgrades like Ceres, they can be assessed by the State Government under Section 49 of the Development Act.

5.3 Mining

The Yorke Peninsula has a rich mining history and with the large Hillside mine pending approval, in addition to a number of other prospective targets identified in the region, this association with the industry is likely to continue.

As illustrated in the figure below the majority of the peninsula is covered by Mineral Exploration Licences. An exploration licence is the principle title issued for exploration in the state. An exploration licence authorises the licensee (subject to conditions), to explore for minerals within the designated area.

Generally, any expansion of the mining sector along the peninsula is expected to have a significant impact on development and on the community. Impacts include increased investment in the region and an increase in

commercial activity. The increased mining activity may also result in an influx of temporary and permanent residents.

The flow on effect of the above is that demand for land and services within various townships across the peninsula is likely to rise.

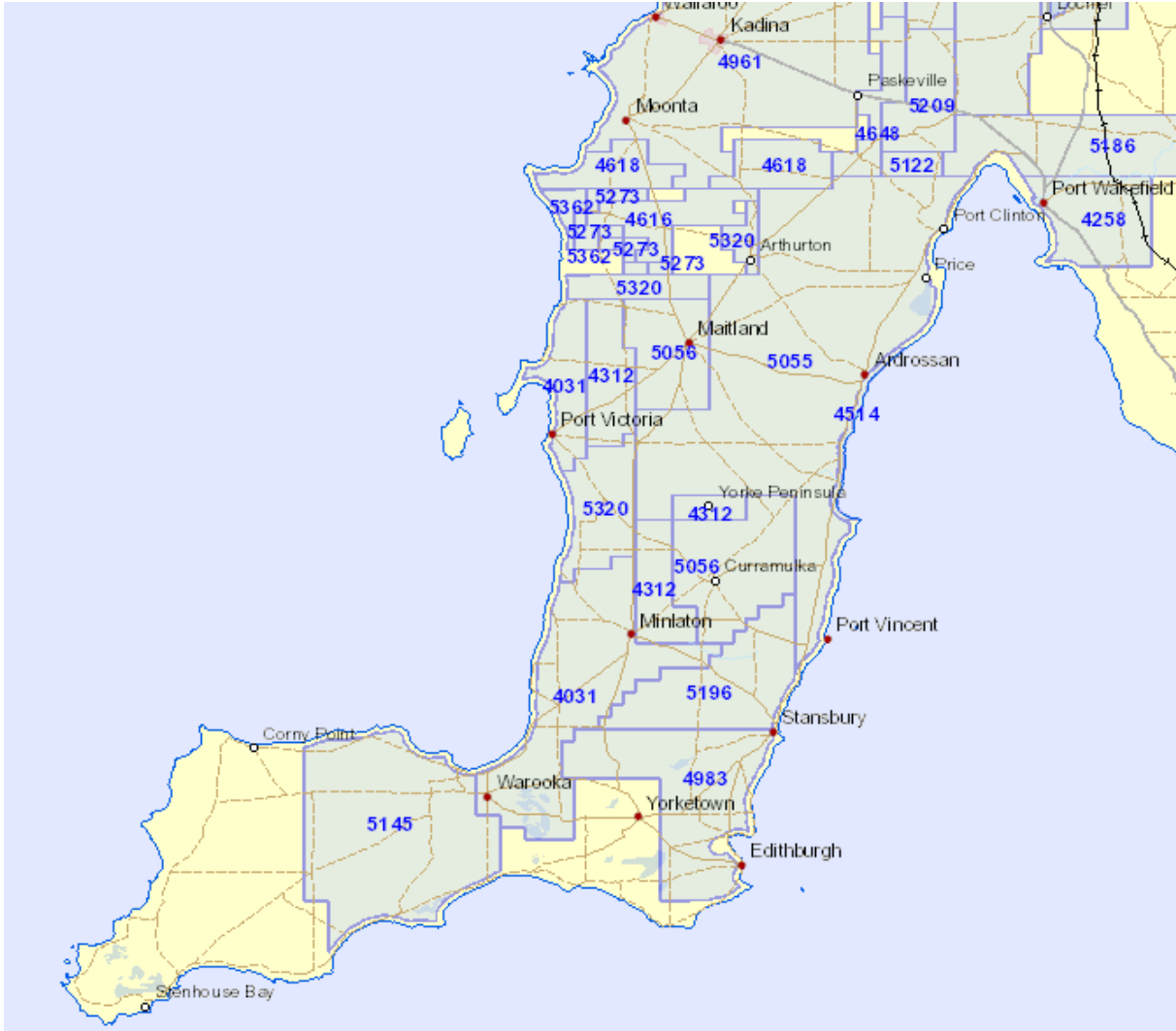


Figure 1: Mineral Exploration Licences

Source: Department for Manufacturing, Innovation, Trade, Resources and Energy (<http://sarig.pir.sa.gov.au>)

Mining also brings additional employment opportunities, which may assist to drive up the labour force participation rate. The trend of younger people leaving rural communities to find other sources of employment is common throughout the state, including the Peninsula. Additional mining activity may assist to retain the younger workforce in the region.

Key infrastructure is limited along the peninsula, and will likely require augmentation for additional mining facilities to be effective. Fortunately for Council the infrastructure upgrades will likely benefit the wider region rather than just the mine, as is in the case of the potential water network upgrade for the Hillside mine.

Whilst the above are mostly considered as positive impacts, there is also the potential of lost or fragmentation of agricultural land, interface issues and environmental impacts as a result of mining.



Agricultural pursuits currently employ the highest rate of the local workforce, so it is imperative that this industry is not forsaken for another.

Mining applications are dealt with under the Mining Act 1971, facilitated by the Department for Manufacturing, Innovation, Trade, Resources and Energy (DMITRE). Key issues, such as interface issues and environmental impacts are assessed as part of this process. Any component of a mine that is to remain after the mine's completion needs to be assessed against the requirements of the Development Act 1993 and the local Council's Development Plan.

DMITRE have advised that they are currently working with the Department of Planning, Transport and Infrastructure (DPTI) in the implementation of a joint strategic initiative, 'Resource Area Management and Planning Project' (RAMP). This project seeks to identify and subsequently address key interface issues between urban development and extractive industries.

The aim of RAMP is to create a more informed land use planning decision making process at a strategic level between agencies and stakeholders.

Council's Development Plan contains Mineral Extraction policies adopted from the Planning Policy Library and existing mineral extraction operations are contained within the Mineral Extraction zone.

A review of the current policies for mining with respect the outcomes of the RAMP and for the purposes of addressing/managing localised issues may be required in the future to determine if there is a need for the adoption of any addition policy/local additions within Council's Development Plan.

5.4 Transport

The Council area benefits from a number of main arterial roads that accommodate the majority of the traffic throughout the region. In addition to this, local roads are used within townships for localised traffic movement, in addition to being dispersed throughout the region to service rural areas.

Many of the arterial roads and some of the regional roads are designated B-Double routes.

There is no rail network that services south of Kadina, thus the road network the primary source of movement of people and goods.

There are three active ports along the east coast of the peninsula, at Ardrossan, Klein Point and Port Giles.

The Ardrossan port is owned and operated by Viterra, but is also used by various operators to load ships. The Klein Point port is owned and operated by Adelaide Brighton Cement and is used to load limestone bound for Adelaide. The final port located at Port Giles is operated by Flinders Ports and is principally used for handling grain.

It is noted that an expansion of the Ardrossan port has recently been approved by the State Government as part of the Rex Minerals mine development. Rex Minerals propose to upgrade the port to enable the transportation of minerals sourced from their mine site.

The peninsula includes some small natural finished airstrips to service light aircraft; however, no commercial airports are located in the region.



5.5 Tourism

Over the last ten years, tourism to the Yorke Peninsula has decreased, with total visitation down 7.4%, in line with the national and state trends over the same period. However, tourism expenditure in Yorke Peninsula is projected to grow by 33% by December 2020.¹

It is widely acknowledged that tourism is a key industry on the Yorke Peninsula and provides significant employment and economic benefits. Supporting the existing facilities and opportunities for new tourism development is essential to maintaining the growth of this industry.

In addition, the natural features of the peninsula are one of the main attractions for tourist and therefore the protection of these environmental assets is imperative for a sustainable tourism industry.

The Development Plan provides standard BDP policy in regards to Tourism Development which specifically relate to:

- Tourism development in association with dwellings
- Tourism development outside townships
- Caravan and Tourist Parks.

Also the Development Plan places a strong emphasis on protecting and retaining natural areas which is reflected in the zoning of sensitive areas such as the coastal margins and the existing policies that place a strong emphasis on the protection and retention of native vegetation throughout the Council area.

With regard to the above, it is considered that Development Plan appropriately envisages and supports tourism development within the region.

5.6 Heritage

There are 18 State Heritage places within the Council area as outline in Table Yop/6 of the Development Plan.

The Development Plan also contains generally policies relating to State and local heritage places, however, it is noted that the plan does not identify local heritage places.

In order to introduce local heritage places within the Development Plan, Council would need to undertake a Local Heritage DPA which requires the completion of a heritage study by a suitably qualified architect/consultant.

A heritage survey was undertaken in 1998 which identified local heritage places in the region; however, these places were never formally recognised within Council's Development Plan. DEWNR have advised that if Council chose to undertake a Local Heritage DPA a new study would be required given the previous survey is 15 years old.

There are certainly benefits for identifying and preserving historic places in the region, one of which is the potential tourist attraction. With this in mind the undertaking of a Local Heritage DPA may need to be considered in the future.

For relevance sake, it is noted that reference to local heritage places within the Development Plan may need to be removed, until Council undertakes a Local Heritage DPA.

¹ Yorke Peninsula Destination Action Plan 2012-2015 (as updated August 2013) South Australian Tourism Commission and Yorke Peninsula Tourism.



5.7 Aquaculture

The aquaculture and fishing industry has been a long standing industry along the Peninsula.

The table below shows the, the location of aquaculture licences and the total leased area for the operations. The list supplied by PIRSA was reasonably extensive with some towns having multiple entries. It has been summarised for simplicity.

Sector	Location	Total Hectares (ha)
Abalone	Hardwicke Bay	40
Abalone	Coowoobie Bay	10
Intertidal Mollusc (Oysters)	Coobowie Bay	18.32
Intertidal Mollusc (Oysters)	Port Vincent	20
Intertidal Mollusc (Oysters)	Stansbury	65
	Total Hectares (ha)	153.32

The most prominent locations are Stansbury and Hardwicke Bay. According to Oysters SA, the industry directly supplies local restaurants throughout the state in addition to overseas markets. This makes it a vital economic contributor to the region, in addition to being a potential tourist attraction.

It is plausible that the industry will continue to operate and grow in the region over the coming years, creating additional local jobs opportunities.

An Aquaculture zone has been provided at Stansbury to accommodate onshore processing and storage facilities in support of off-shore oyster farming. However, it is noted that this zone remains vacant.

The Development Plan also contains generally policy in relation the land based and marine based aquaculture and it is noted that associated onshore development could also be accommodate within existing Light Industry and Industry zones.

Notwithstanding the existing Aquaculture zone at Stansbury is yet to be development, the above demonstrates that existing policy is in place to support the growth of the aquaculture industry.

5.8 Commercial and Industrial Development

Existing Town Centre and Industry zones provide for a large variety of commercial and industrial developments.

Ardrrossan, Maitland, Minlaton and Yorketown are identified as towns with designated commercial roles in the Planning Strategy. Generally, these townships have an adequate supply of commercial and industrial land to accommodate short to medium term development. However, it is acknowledged that any future expansion of Town Centre zones are likely to be constrained by the surrounding Residential zone.

In light of the sea-change phenomenon, provision of commercial and industrial land will need to be considered in association with any proposed expansion of coastal settlements, particularly where Town Centre and Industrial zones do not exist. As population grows demand for local service and employment land uses will likely increase too.



5.9 Agricultural Development

Agriculture remains the most significant economic activity within the Council area and traditional cropping and livestock activities remain the dominant features within the Council area. Other key primary production uses established in the Council area include intensive animal keeping (piggeries).

The productivity of the rural areas is important to the economy of both the state and region and it is therefore crucial that they be protected from fragmentation and inappropriate development.

Agricultural land held within the Primary Production zone accommodates the majority of the Council area.

The Council has adopted clearly delineated township boundaries to assist in protecting agricultural land from encroachment by urban development and provides policy to minimise land use conflicts between agricultural and non-agricultural activities. For example, dwellings are non-complying within the Primary Production zone.

Farm rationalisation is an emerging trend throughout the country. This process involves smaller farms being taken over for more extensive agricultural holdings.

Land division is a consent form of development within the zone which allows for rationalisation to occur including excising surplus dwellings from farming land which commonly occurs as part of the rationalisation process.

Whilst land division is a consent form of development existing policy minimises the opportunity for the fragmentation of agricultural land, as:

- Allotments within the Primary Production zone are required to be a minimum of 40 hectares;
- Land division is required to be for the purpose of promoting primary production and;
- Only older dwellings (existing since 1982) can be divided from farming land and must be retained on small allotments (1 hectare).

The existing policy is considered to be sufficient for the purpose of maintaining and promoting primary production within the Council area.

5.10 Residential/Rural Living

Residential development within the townships is accommodated within either the Residential, Coastal Marina, Coastal Settlement or Settlement zone.

Council has principally addressed issues in regards to land supply at various towns as part of its rolling review approach when issues arise and this has usually occurred by way of a developer funded DPA. It is anticipated that land supply issues will continue to be managed in this manner.

Outside of townships residential development is principally contained within the Rural Living zone. Rural Living zones surround numerous townships within the Council area and the existing zone includes four precincts.

It is noted there has been no comprehensive council wide review of the Rural Living zone, rather these zones have been reviewed as part of a spot rezoning or part of a general review of the associated township. For example recent changes to the Rural Living zone has occurred at Port Victoria, Ardrossan and as part of the Four towns (Maitland, Minlaton, Yorketown and Warooka) DPA.

There is still demand for this type of development and in some cases resulting in non-complying dwelling applications within the Primary Production zone on smaller allotments close to townships where Rural Living land is not available.



While wholesale expansion of the zone is generally not supported given the likely encroachment into economically important agricultural land, there is a need to review the policy relating to land division to allow more intensive development in some areas where this type of development is warranted.

Existing policy restricts land division to no additional allotments, or additional allotments of 0.5 hectares, 1 hectare or 2 hectares within the various precincts.

With regard to the above, consideration should be given for a council wide review of the Rural Living zone, to determine the appropriateness of the zone and existing policy in order to meet future demand at all affected townships.

5.11 Affordable Housing

Since the previous section 30 review the State Government has introduced policies within the Planning Strategy relating to affordable housing targets.

The above inclusions correlated to policies related to affordable housing being added to the Planning Policy Library which were adopted into Council's Development Plan as part of the BDP Conversion DPA. Affordable housing policy is contained with the Residential zone including the provision of 15% affordable housing throughout the zone.

In addition, there are numerous caravan parks located within the Council area and these are contained within the Caravan and Tourist Park zone. The existing parks along with the recent addition of Residential Park zone at Maitland assist to provide affordable short term accommodation options within the region.

The existing policy is considered to be adequate to promote and support the establishment of affordable housing opportunities within the Council area.



6.0 CONSULTATION

As discussed, consultation with the public and government agencies forms a critical part of the Section 30 review process.

As part of the consultation all the relevant government agencies will be consulted along with the general public.

Council will also specifically consult with various companies and groups associated with development active in the region. Forty four organisations will be targeted including progress associations, real estate agents, surveyors, planning consultants and the Narrunga Nation Aboriginal Corporation.

It is proposed that consultation will occur with the use of the following methods:

- Letter to government agencies and targeted organisations,
- Notice in the Yorke Peninsula Country Times and Advertiser
- Media release in the Country Times
- Notice on Council's website
- Copy of discussion paper on Council's website
- Two public meetings

Initial comments have been sought from relevant agencies to assist in indentifying any issues affecting the Council area that should be investigated and addressed as part of the review process. Fifteen agencies were consulted and six responses were received.

Comments received from the initial consultation are summarised in the table contained within appendix B. The table also includes a response into how issues raised will be addressed and/or investigated as part of the review process.

The agencies will be consulted again as part of the formal consultation process, at which more detailed comments can be provided.

Written submissions regarding the review will be accepted by Council until 5.00pm on Friday **** 2014. All submissions should be addressed to Council's Director Development Services, Yorke Peninsula Council, PO Box 88 Minlaton SA 5575. Submissions can also be submitted electronically to admin@yorke.sa.gov.au

Public meetings will be held after the closure of the public notification period, at which time persons or organisations may appear before Council to be heard on their submissions. The meeting details are provided below:

- Maitland Town Hall, 11 Robert Street, Maitland – Tuesday ***** 2014 at 7.00pm
- Yorketown Town Hall Supper Room, 15 Edithburgh Road, Yorketown – Wednesday ***** 2014 at 7.00pm

The public meetings will not be held if no submissions are received or if no submission makes a request to be heard.



7.0 KEY PLANNING ISSUES AND RECOMMENDATIONS

In summary, the key planning issues facing the Council at the present include;

- Limitation on water supply,
- Coastal planning issues and in particular development of vulnerable shack sites,
- Protection of productive agricultural land
- Provision of well sited commercial and industrial land to meet emerging demands,
- Impacts of new mining and wind farm development (including: worker housing, land for support industries, buffer zones and infrastructure impacts)
- Demand for development along the coast.
- Demand for Rural Living development and appropriateness of existing policy
- Consistency of Development Plan with latest version of the Planning Policy Library (Version 6).

The following provides preliminary recommendations for future actions to address the key issues identified above. These recommendations simply provide a discussion point for the consultation stage of the process and will be updated and refined as part of SDR, largely in response to the issues raised during the consultation period:

1. Continue the review of vulnerable shack sites in conjunction with DEWNR and once complete, use the findings to assist identify those sites at risk of sea level rise and introduce policy to manage and guide development on those sites.
2. Undertake a Council wide review of the Rural Living zone
3. Update the Development Plan in line with the latest version of the Planning Policy Library. It is noted this can occur as part of any future DPA and would unlikely require a specific DPA.
4. Continue to conduct rolling reviews of the Development Plan when issues arise to ensure the Development Plan remains up to date with emerging development, particularly in regards to demand for development within coastal townships.



APPENDIX A

ASSESSMENT OF DEVELOPMENT PLAN AGAINST THE YORKE PENINSULA LAND USE FRAMEWORK

Policy	Consistency with Development Plan:
Yorke Peninsula Regional Land Use Framework	
<p>Objective 1: Recognise and Protect the Region's Environmental Assets</p> <p>1.4- Establish Coastal Zones and manage development to:</p> <ul style="list-style-type: none"> • Minimise the impact of development and land uses, including cumulative impacts, on natural processes and systems • Limit development in areas of natural coasts of high conservation or landscape value unless the proposal has a neutral or beneficial effect • Prevent disturbance of natural coastal habitats and native vegetation • Provide buffer areas of sufficient width to separate new development from the foreshore and sensitive coastal features, accommodation long term coastal processes (i.e. that may result in the movement of the coastline). <p>1.6- locate and design development to prevent further loss, degradation and fragmentation of native vegetation, on public and private land, including within townships.</p> <p>1.9- Preserve areas of high landscape and amenity value and areas forming an attractive background or entrance to towns or tourist developments, and along the coast.</p> <p>1.10 Prevent or design development to retain high quality landscapes that can be viewed from tourist routes, walking trails or the sea, including by addressing the location, height, material and colour of buildings</p>	<p>Outside of townships the coastal margins within the Council area are located within Coastal Conservation zone. In this zone, development is restricted and policy seeks principally to conserve the natural features of the coastal environment.</p> <p>It is acknowledged, that further work needs to be done with regard to vulnerable shack sites to ensure impacts of sea level rise and erosion are suitably managed.</p> <p>The Development Plan contains policy which requires development to be design and sited to minimise clearance of native vegetation.</p> <p>High landscape areas are principally held within the Coastal Conservation, Coastal Open Space and Primary Production zones where development is restricted.</p> <p>In addition Siting and Visibility provisions require development to be designed and sited to protect scenically attractive areas, particularly natural, rural and coastal landscapes.</p>
<p>Objective 2: Ensure efficient use of water and energy</p> <p>2.1 Incorporate efficient use of water into the design and planning of residential and industrial developments and clusters/subdivisions, including innovative</p>	<p>Existing policy within the Development Plan addresses these provisions particularly the Energy Efficiency module and Land Division policy which requires the design of subdivisions to promote energy efficient building orientation and linkages to open space areas.</p> <p>The Development Plan also contains policy encouraging Water</p>

Policy	Consistency with Development Plan:
<p>water capture, treatment, storage and re-use practices</p> <p>2.2 Maximise the use of rainwater, treated wastewater and stormwater in industrial, commercial, residential and recreation developments</p> <p>2.3 Reduce energy requirements of industrial and residential buildings and estates by:</p> <ul style="list-style-type: none"> • Requiring energy efficient design to ensure buildings are cooler in summer and warmer in winter • Actively supporting the use of renewable energy options in building designs and subdivisions • Consolidating townships and strengthening the role and function of centres to reduce the need to travel, support regional passenger transport networks, and enable people to undertake a number of activities in one location • Strategically clustering and locating export industries in locations with high proximity to freight corridors, ports and intermodals to increase the efficiency of freight movement • Providing for walking and cycling within townships through the provision of safe and convenient linkages and bicycle parking facilities 	<p>Sensitive Urban Design and the capture and reuse of stormwater.</p>
<p>Objective 3: Protect people, property and the environment from exposure to hazards</p> <p>3.1 Design and plan for development in accordance with the risk management hierarchy of:</p> <ul style="list-style-type: none"> • Avoidance: avoiding permanent development within and adjacent to areas at risk from hazards • Adaptation: designing buildings and infrastructure to minimise risk in the long term • Protection: the establishment of protection works to protect existing development or facilitate major development <p>3.2 Plan development to prevent the creation of hazards - including through erosion, site contamination, air and noise pollution, disturbing or mobilising acid sulphate soils, diversion of</p>	<p>Provisions are contained within the Development Plan pertaining to hazards. These provisions cater for all of the issues mentioned in goal 3.2.</p> <p>As discussed, one issue that requires attention is the impact of sea level rise on existing vulnerable shack sites. DEWNR is currently assessing shack sites in the Council area and subject to the outcomes of the assessment, additional policy may need to be introduced to assist manage development of vulnerable shack site in the future.</p>

Policy	Consistency with Development Plan:
<p>water courses or impeding the flow of flood waters</p>	
<p>Objective 4: Effectively manage waste, wastewater and stormwater</p> <p>4.1 Manage waste in accordance with the principles of reducing, recovering and recycling, by ensuring settlements and developments incorporate appropriate space, facilities, access and construction methods</p> <p>4.2 Manage stormwater to reduce risk of flood and pollution, improve water quality, and maximise opportunities for reuse</p> <p>4.3 Plan for effective wastewater disposal through mains sewer and Community Wastewater Management Systems (CWMS), and maximise reuse opportunities</p>	<p>The Development Plan contains policy encouraging Water Sensitive Urban Design and the capture and reuse of stormwater.</p> <p>The plan also contains the Waste module which seeks to reduce, reuse and recycle waste and provides siting and design guidelines for wastewater treatment systems.</p>
<p>Objective 5: Identify and protect places of heritage and cultural Significance</p> <p>5.1 Protect and conserve place of heritage and cultural value, including local and registered (State and National) sites</p> <p>5.2 Involve Aboriginal people and the State Government's Aboriginal Affairs and Reconciliation Division early in the planning or development process, to assist in identifying and protecting sites of cultural significance and for guidance in relation to Native Title and Indigenous Land Use Agreement requirements</p>	<p>The conservation of heritage places is largely dealt with by the existing Heritage provisions in the Development Plan. It is noted that existing BDP policy refers to local heritage places, however, no local heritage places are identified within the Council area. For relevance sake reference to local heritage places within the Development Plan may need to be removed, until Council undertakes a Local Heritage DPA.</p> <p>The ILUA agreement between Council and the Narrunga Nation Aboriginal Corporation established policies for consultation with Aboriginal people in relation to development proposals.</p>
<p>Objective 6: Protect and build on the Region's strategic freight transport, storage and processing infrastructure</p> <p>6.1 Cluster primary production, processing and storage activities in strategic locations, particularly key freight transport nodes, to maximise transport efficiencies</p> <p>6.2 Provide for future expansion of industry clusters and establish appropriate buffers to protect strategic infrastructure from encroachment by sensitive uses</p> <p>6.3 Manage interfaces with residential areas and</p>	<p>Key transport and storage infrastructure within the Council area is appropriately held within the Bulk Handling zones and all of which are conveniently located adjacent ports or arterial roads.</p> <p>Issues to be investigated as part of the rezoning process when new or expansions of existing Industry zones are proposed.</p> <p>The Development Plan contains policy specifically oriented to deal with interface issues, which takes into account buffers.</p>

Policy	Consistency with Development Plan:
<p>other sensitive uses</p> <p>6.4 Provide for the development of small scale value-adding (processing and storage) activities that complement local agriculture, livestock, aquaculture, fishing, and mining activities</p>	<p>The Primary Production zone allows for smaller scale agricultural support industries within the zone.</p>
<p>Objective 7: Provide serviced and well-sited industrial land to meet projected demand</p> <p>7.1 Provide a supply of well-sited and serviced industrial land within Kadina, Balaklava, Blyth and Ardrossan and encourage clustering of related industries</p> <p>7.2 Ensure an adequate supply of appropriately located industrial land to provide opportunities for small-scale and home-based industries within townships across the region</p> <p>7.3 Site and locate industrial land to ensure:</p> <ul style="list-style-type: none"> • management of interfaces with residential areas and protection from encroachment • provision for future expansion • accordance with Environmental Protection Authority requirements and guidelines • an efficient road freight network and impacts of freight movements on neighbouring areas are minimised <p>7.4 Use on-site generation of alternative energy and/or water resources where energy or water infrastructure is the limiting factor to development</p>	<p>Ardrossan currently contains an Industry and Light Industry zone. A large percentage of both zones are undeveloped, thus short-medium demand can be accommodated within the existing zones.</p> <p>Home Industry zones have been removed recently from the Development Plan as the zones failed to develop as envisaged.</p> <p>All issues to be considered if new industrial areas are proposed as part of future rezoning proposals.</p> <p>The Development Plan contains sufficient policies relating to onsite energy generation and the reuse of stormwater as an onsite water source.</p>
<p>Objective 9: Retain and strengthen the economic potential of high quality agricultural land</p> <p>9.1 Prevent loss of productive agricultural land to other uses and through potential conflict with incompatible uses by:</p> <ul style="list-style-type: none"> • focusing housing (including rural living) and industrial development within townships and industrial estates, unless directly related to primary industry • preventing fragmentation of agricultural land • managing interfaces with residential 	<p>Primary production is the basis of the economic activity in the Yorke Peninsula region and the protection of existing operations is paramount.</p> <p>Current policy in the Primary Production zone is very strong in ensuring agricultural land is retained for primary production purposes and land use conflicts are avoided.</p> <p>For example, dwellings are non-complying and land division is limited by not permitting allotments less than 40ha in size, therefore existing policy seeks to minimise encroachment from sensitive land uses and the fragmentation of agricultural land.</p>

Policy	Consistency with Development Plan:
areas	
<p>Objective 11: Strengthen local aquaculture and fishing industries</p> <p>11.1 Provide for land-based processing clusters at Wallaroo, Port Broughton, Port Giles, Ardrossan and Stansbury, in accordance with environmental requirements including provisions for land-based waste disposal facilities</p> <p>11.2 Locate commercial boat launching facilities in areas adjoining townships or in locations that support marine aquaculture licenses and discourage boat launching across the beach</p>	<p>An Aquaculture zone has been established at Stansbury. The intent of this zone is to accommodate land based development in support of off shore aquaculture activities.</p> <p>No specific zone is provided at Ardrossan, however, land based processing development would be an appropriate land use within the existing Industry and/or Light Industry zones and a large amount vacant land currently exist within these zones.</p> <p>In addition, the Development Plan contains general policies relating to land based and marine based aquaculture developments.</p> <p>Based on the level of demand for aquaculture development within the Council area. The existing policy is considered to be appropriate to manage and support the aquaculture and fishing industries</p> <p>Council has provided boat ramps at the majority of major townships. The location of future boat launching facilities will be reviewed on a continuous/needs basis.</p>
<p>Objective 12: Safeguard mineral resources and encourage further exploration and mining</p> <p>12.1 Establish and maintain buffers around mines and mineral resources to prevent encroachment by housing and other development which may affect the viability of extracting the resource</p>	<p>The approval and establishment of mines is principally dealt with under the Mining Act</p> <p>Notwithstanding the above, the Development Plan contains policy which specifically relates to mineral extraction activities and considers issues such as buffers and interface issues.</p> <p>In addition, the plan includes a Mineral Extraction zone accommodating various existing extraction operations throughout the Council area.</p>
<p>Objective 13: Reinforce Yorke Peninsula as a preferred coastal and nature-based tourist destination</p> <p>13.1 Protect, enhance and promote those qualities of the Region that attract tourists and are of value to the community, including:</p> <ul style="list-style-type: none"> • coastal landscapes, marine environment, foreshore, jetties and boat ramps • open space, trails networks, scenic tourist drives 	<p>Reinforcing the Yorke Peninsula as a coastal /natural based tourist destination is achieved by existing policy which seeks to protect the assets of the Council area that attract people to the region in the following manner:</p> <ul style="list-style-type: none"> - high quality landscape and natural areas are principally held within the Coastal Conservation, Coastal Open space and Primary Production zone where development is restricted. - Siting and Visibility provisions require development to be designed and sited to protect scenically attractive areas, particularly natural, rural and coastal landscapes.

Policy	Consistency with Development Plan:
<ul style="list-style-type: none"> • natural and rural landscapes • heritage, cultural and/or built character of towns, including town approaches • seafront caravan parks and campsites, including provisions for motorhomes (e.g. large recreational vehicles) <p>3.2 Reinforce the desired roles of various towns and locations in the Yorke Peninsula tourist experience:</p> <ul style="list-style-type: none"> • Ardrossan as the visitor gateway to Yorke Peninsula, and Minlaton as the visitor gateway to southern Yorke Peninsula • Edithburgh, Wallaroo and Moonta-Port Hughes as potential overnight stays for large bus groups • The west coast and foot of the Peninsula for adventure, Aboriginal, nature-based and eco-tourism experiences • Showcasing built, marine, Cornish and mining heritage elements of Moonta, Kadina, Wallaroo, Port Wakefield, Minlaton, Maitland and Edithburgh • Minlaton and Yorketown as service towns for tourists • Port Broughton, Port Vincent and Stansbury as key hubs for coastal tourism 	<ul style="list-style-type: none"> - Heritage Places policy promote the retention of historic buildings, particularly, State heritage places which are identified within the plan - The desired character statement of the Town Centre zone reinforces the historical character of various townships, by encouraging the design and siting of new buildings to be consistent with historical buildings in the zone. - Caravan parks are held within dedicated zones - A variety of tourism development is envisaged in various zones and specific policy relating to Tourism Development is contained within the Development Plan. <p>Existing zoning of the various township nominated within this strategy allows each town to provide services as desired. The role and function of each town will continue to be reviewed to ensure sufficient and appropriate zoned land is available to accommodate demand for development/services in relation to the tourism industry.</p>
<p>Objective 14: Focus commercial development in key towns and ensure it is well sited and designed</p> <p>14.1 Reinforce the primary commercial role of Kadina, the secondary commercial role of Ardrossan, Wallaroo, Maitland, Port Broughton and Balaklava, and the local commercial role of Minlaton and Yorketown, and:</p> <ul style="list-style-type: none"> • locate commercial uses in town centres or existing commercial zones • design development to be consistent with desired future character of town, or that part of town • prevent linear/ribbon development along major roads to support an efficient road network <p>14.3 In general, commercial facilities should be clustered in main streets and/or local/town</p>	<p>The Development Plan focuses commercial development within the Town Centre zone which is found within all of the major townships within the Council area. This zone allows for a variety of commercial/retail development and typically, these zones are located within the centre of the townships and along the main roads.</p> <p>It is noted that the recent Four Towns DPA reviewed the Town Centre zone of the four major inland service towns (Maitland, Minlaton, Yorketown and Warooka) to ensure sufficient land was available to accommodate future demand.</p>

Policy	Consistency with Development Plan:
centres	
Objective 15: Strategically plan for future waste management requirements and foster the resource recovery industry	The Development Plan contains policies that specifically relate to the design and siting of Waste Management Facilities.
Objective 16: Foster sustainable alternative energy and water supply industries	The Development Plan contains Ministerial policies relating to wind farms and other renewable energy development.
<p>Objective 17: Reinforce the Role, Functionality and Vibrancy of Towns and Settlements</p> <p>17.2 Reinforce the supporting commercial and service roles of Ardrossan, Port Broughton, Balaklava, Wallaroo and Maitland, as the foci of secondary retail, commercial, administrative, education, health, justice and recreational developments in the region and build on Minlaton's role as the tourist gateway to southern Yorke Peninsula</p> <p>17.3 Strengthen the local and visitor commercial/service role of Minlaton and Yorketown</p> <p>17.4 Build on Ardrossan's role as a tourist gateway to the Yorke Peninsula</p> <p>17.7 Retain the cultural/heritage tourist focus of Moonta, Port Wakefield, Ardrossan, Edithburgh, Wallaroo, Minlaton and Maitland by strengthening heritage and township character</p> <p>17.8 Retain coastal living and holiday appeal of towns of Port Broughton, Wallaroo, Moonta Bay, Port Hughes, Port Wakefield, and townships between Ardrossan and Edithburgh</p> <p>17.9 Limit expansion of towns on western coast of Peninsula, south of Port Hughes, to provide housing and nature-based/low-key tourist experiences – focussing development in existing townships of Point Turton, Corny Point, Marion Bay, Balgowan, Port Victoria, Port Rickaby and Hardwicke Bay</p>	<p>The zoning and associated desired character and policy is generally consistent with the role and function of the various towns within the Council area nominated by this objective. As a result it is expected that each town will continue to function as envisaged.</p> <p>It is noted that expansion of other towns along the western side of the peninsula have occurred recently (Parson Beach, Bluff Beach etc), however, these have generally been relative minor and only occur where infrastructure and service provision has been sufficient.</p>



Policy	Consistency with Development Plan:
<p>17.10 Provide additional aged care accommodation across the region, and retain existing facilities</p>	<p>Supported accommodation is an envisaged use within the Residential and Settlement zones. Aged care accommodation (retirement villages, nursing homes etc) fall within this definition, thus existing policy supports this type of development.</p>
<p>Objective 18: Strategically plan and Manage Township Growth, with Master Planning for Coastal Areas a Priority</p> <p>18.1- Focus development in existing towns and settlements based on role and function</p> <p>18.2- Base expansions of towns on clear and structured master planning that:</p> <ul style="list-style-type: none"> • Supports the role, function and desired character of the town • Ensures new areas continuous with and form compact extensions of existing built up areas • Prevents linear development along the coast and arterial roads • Supports cost-effective provision of infrastructure and services, including avoidance of unnecessary expansion or duplication of existing regional infrastructure and services • In coastal settlements, retains public access to the coast, promotes strong linkages with the coast, and better defines 'coastal zones' • Protects places of heritage and cultural value, minimises adverse environmental and aesthetic impacts, and prevents exposure of people and property to risk of hazards • Locates land for rural living within townships in such a way that it retains opportunities for future town expansion <p>18.3- Cluster activities along the coast in distinctive and compact coastal towns, and strongly discourage linear development</p> <p>18.5 Development in areas remote from infrastructure should be self sufficient in energy, water supplies, and wastewater management</p> <p>18.6 Discourage significant development along</p>	<p>The recent approach by Council to conduct a rolling review of its Development Plan has assisted to ensure land supply is adequate to accommodate demand in various townships within the Council area.</p> <p>Issues raised by this objective are largely addressed as part of the DPA when rezoning and expansion of existing townships are being considered.</p> <p>It is noted that development is principally focused within towns as current policy largely limits development outside of townships.</p> <p>The Development Plan contains policy requiring development to be self sufficient where the associated infrastructure is not available</p> <p>Expansions of Port Victoria and Port Vincent have recently occurred and the minor expansion of the Settlement zone at</p>

Policy	Consistency with Development Plan:
<p>the western coast (south of Port Hughes) and foot of the peninsula, and focus future development in this area within the townships of Point Turton, Corny Point and Marion Bay, Balgowan, Port Victoria, Hardwicke Bay and Port Rickaby</p> <p>18.8 Provide for limited compact expansion of Ardrossan, Port Wakefield, Port Vincent and Stansbury. For all other townships along the eastern coast of the Peninsula focus future development within existing townships.</p>	<p>Balgowan is currently being considered by Council.</p>
<p>Objective 19: Design towns to provide safe, healthy, accessible and appealing environments</p> <p>19.2 Reinforce those elements (natural and built) that contribute to the unique character and identity of towns, including landscapes, building and streetscape design, and built heritage</p> <p>19.3 Establish and retain distinct and attractive entrances to townships</p> <p>19.4 Retain town centres as the foci of retail, commercial, recreation, entertainment and civic activities in accordance with role and function of the town</p> <p>19.7 In coastal towns, provide strong linkage between town centres and the coast</p> <p>19.8 Manage interfaces between residential, town centres and industrial areas to avoid potential conflicts</p> <p>19.9 Encourage active lifestyles and social opportunities for communities by:</p> <ul style="list-style-type: none"> • providing a range of open space and recreation facilities within towns and the Region in accordance with the Yorke Regional Recreation, Sport and Open Space Strategy (October 2004) • Open Space Strategy (October 2004) • providing for walking and cycling within townships, giving consideration to the needs of people of different ages and physical and intellectual abilities <p>19.10 Develop safer towns by incorporating the principles set out in 'Designing Out</p>	<p>Each zone within townships provides a desired character which clearly sets out the characteristics of development envisaged in that zone. Read in association with zone policy the Development Plan provides guidance for future development to retain those elements of the built form that contribute to the character of the locality.</p> <p>Town Centre zones are the focus for this type of land uses.</p> <p>Interface issues can be addressed by existing policy</p> <p>The Development Plan contains the Crime Prevention module which contains policies which encourages design techniques to</p>

Policy	Consistency with Development Plan:
<p>Crime' guidelines (Planning SA 2004) and through consultation with South Australia Police, Barossa Yorke Local Service Area</p> <p>19.11 Design all developments – housing, holiday homes, commercial, industrial – so they are functional, attractive, contribute to the desired character of the area, and are sympathetic to cultural and landscape features</p>	<p>minimise the opportunity for criminal activity.</p> <p>As discussed above, the Development Plan contains policy that provides guidance for development to be designed and sited in accordance with the associated desired character for that zone.</p>
<p>Objective 20: Provide residential land to enable a supply of diverse, affordable and sustainable housing to meets the needs or current and future residents and visitors</p> <p>20.1 Focus housing within townships, including 'rural living' (large residential allotments), to prevent encroachment on sensitive environments, agriculture, mining and industrial land, exposure to risks (e.g. flooding, bushfire, pollution) and to best utilise strategic infrastructure</p> <p>20.2 Locate land for rural living within townships in such a way that it retains opportunities for future township expansion</p> <p>20.3 Ensure housing is designed in accordance with desired character of the area</p> <p>20.4 Ensure zoning promotes a range of housing types and densities to enable people to stay within their community as their housing needs change – young people, couples, families, older people</p> <p>20.5 Locate higher density housing near town centres of larger service towns</p> <p>20.6 Provide a range of accommodation for older people and people with a disability</p> <p>20.7 Ensure that land is made available for public and social housing in towns with a service role</p> <p>20.9 Provide for 15% affordable housing, including a 5% component for high needs housing, in all significant new housing</p>	<p>The existing zone policies are largely consistent with the intent this objective and associated strategies, as:</p> <ul style="list-style-type: none"> - Dwellings are restricted to Residential, Settlement and Rural Living zones - Policy requires development (including housing) to be consistent with the desired character of the zone - The Residential zone envisaged a range of dwelling types including a minimum of 15 percent affordable housing. - Council's Development Plan includes the Caravan and Tourist Park zone and Residential Park zone. Development envisaged in these zones would provide affordable rental and temporary housing opportunities - As previously discussed, the Development Plan contains policy which promotes energy and water efficiency and seeks to minimise impact on the environment and amenity of the locality.



Policy	Consistency with Development Plan:
<p>developments</p> <p>20.10 Actively involve Aboriginal people and newly arrived overseas migrants in planning for housing supply to ensure needs are met</p> <p>20.11 Retain caravan parks, and support a proportion of parks being used to provide affordable rental housing opportunities, particularly for temporary accommodation</p> <p>20.12 Ensure housing is designed to maximise energy and water efficiency, and minimise adverse impacts on the local environment</p>	



APPENDIX B

INITIAL AGENCY SUBMISSION SUMMARY

Agency	Summary of Comments	Response to Issues
Aboriginal Affairs & Reconciliation Division Department of the Premier and Cabinet	Recommended that Council consider instigating a referral process for an Aboriginal heritage site search to be conducted for ground disturbing activities or major projects.	There is no mechanism in the Development Act to initiate a referral as part of the assessment of development applications, however, Council already has an agreement with the Narrunga Nations Aboriginal Corporate to refer major development proposal to them for comment. All other issues raised are addressed under the Aboriginal Heritage Act.
Department for Manufacturing, Innovation, Trade, Resources and Energy	<p>Provided a summary of current mining activities on the peninsula, including the number of Exploration Licences, Mineral Leases, Mineral Claims, Private Mines and Extractive Mineral Leases.</p> <p>Advised that two mining projects in the wide Yorke Peninsula area (at Alford and Melton) have recently returned encouraging drilling results. Project at Melton potentially located within the northern east portion of the Council area.</p> <p>Advised that DMITRE and DPTI are currently undertaken an initiative to identify and address key interface issues between urban development and mining. The program aims to create a more informed land use planning decision making process at a strategic level between agencies and stakeholders.</p>	<p>Noted</p> <p>Noted</p> <p>Outcomes of review to be monitored in order to gauge whether additional policy will need to be incorporated into Council's Development Plan.</p>
SA Water	<p>Noted that proposed works within the Council area are indentified in the Yorke Peninsula Long Term Plan.</p> <p>Advised that SA Water is consulting with Rex Minerals in regards to a proposed water pipeline form Port Wakefield to the Hillside mine site, which may benefit the region's overall future water supply.</p> <p>Noted that are currently no plans for any asset renewal projects in the region, however, these will be included in the future, as condition assessment dictate.</p>	<p>Review plan as part of the Strategic Directions Report</p> <p>Noted.</p> <p>Noted</p>
Planning Division Department of Planning, Transport and Infrastructure	<p>Noted that the Yorke Peninsula Regional Land Use Framework is the relevant volume of the Planning Strategy.</p> <p>Recommended that in order to provide an adequate line-of-sight between the Planning Strategy and the Development Plan the 'Areas</p>	<p>Noted</p> <p>The Areas of Focus are largely reflected in the objectives and strategies within the framework which have been assessed in</p>

	of Focus' listed in each chapter be targeted for implementation.	appendix A. However, further assessment of the Development Plan against the Framework will be undertaken as part of the Strategic Directions Report.
EPA	<p>Recommended that the following issues be considered as part of the review:</p> <ul style="list-style-type: none"> - Water quality, - Site contamination - Landfills - Interface issues between Land Uses - Wastewater management <p>Also recommended that the Development Plan be updated in line with the latest version (6) of the South Australian Planning policy Library.</p>	<p>Noted, issues have been considered as part of this discussion paper and/or are largely addressed by existing BDP policy. However, these issues will be further addressed in final Strategic Directions Report.</p> <p>Noted and supported. To be considered as a recommendation within the Strategic Directions Report</p>
Department of Environment Water and Natural Resources	<p>Recommended that the following issues be considered as part of the review:</p> <p>Coastal Issues Advised that DEWNR is currently undertaking a coastal vulnerability assessment of coastal towns and settlements within the region.</p> <p>Marine Parks Marine park zoning needs to be considered in the review, as certain activities are prohibited in sanctuary or habitat protection zones,</p> <p>Heritage Noted the Development Plan does not include a list of Local heritage which were identified in the 1998 survey.</p> <p>Recommends council consider undertaking a Heritage DPA. Noted that a review of local heritage places would need to be undertaken as the previous review is 15 years old.</p> <p>Native Vegetation and Biodiversity Conservation Recommends Council consider identifying intact areas of Native Vegetation within the Council area.</p>	<p>Comments noted and issues will be considered as part of the Strategic Direction Report.</p>

	<p>Natural Resources Noted that Council should have regard to the Northern and Yorke Regional Natural Resources Management Plan. In particular, section 3 of Volume D.</p>	
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