

Development Plan Amendment

By the Council

Yorke Peninsula Council

Edithburgh Town and Surrounds Development Plan Amendment

Explanatory Statement and Analysis

For Consultation

Table of Contents

| | |
|---|----------|
| Have Your Say | 1 |
| Explanatory Statement..... | 3 |
| Introduction | 3 |
| Need for the amendment..... | 3 |
| Statement of Intent..... | 4 |
| Affected area..... | 4 |
| Summary of proposed policy changes | 6 |
| Legal requirements | 6 |
| Interim operation | 6 |
| Consultation | 6 |
| The final stage | 7 |
| Analysis..... | 8 |
| 1. Background | 8 |
| 2. The strategic context and policy directions | 8 |
| 2.1 Consistency with South Australia's Strategic Plan | 8 |
| 2.2 Consistency with the Planning Strategy | 8 |
| 2.3 Consistency with other key strategic policy documents | 9 |
| 2.3.1 Council's Strategic Directions Report | 9 |
| 2.3.2 Infrastructure planning | 9 |
| 2.3.3 Current Ministerial and Council DPAs | 9 |
| 2.3.4 Existing Ministerial Policy..... | 9 |
| 3. Investigations | 10 |
| 3.1 Investigations undertaken prior to the SOI | 10 |
| 3.2 Investigations undertaken to inform this DPA..... | 10 |
| 3.2.1 Demographic Analysis | 12 |
| 3.2.2 Infrastructure Assessment | 13 |
| 3.2.3 General Review of Zoning and Proposed Zoning Amendments | 22 |
| 3.2.4 Landfill Gas Risk Assessment | 36 |
| 3.2.5 Site Contamination..... | 38 |
| 3.2.6 Interface Issues..... | 39 |
| 4. Recommended Policy Changes | 42 |
| 5. Consistency with the Residential Code | 44 |
| 6. Statement of statutory compliance | 44 |

| | |
|---|-----------|
| 6.1 Accords with the Planning Strategy..... | 44 |
| 6.2 Accords with the Statement of Intent..... | 44 |
| 6.3 Accords with other parts of the Development Plan | 44 |
| 6.4 Complements the policies in the Development Plans for adjoining areas | 44 |
| 6.5 Accords with relevant infrastructure planning | 44 |
| References/Bibliography | 45 |
| Schedule 4a Certificate..... | 46 |
| Appendices | 47 |
| Appendix A - Assessment of the Planning Strategy..... | 49 |
| Appendix B – Landfill Gas Assessment Report | 52 |
| The Amendment | 1 |

Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public on Council's website www.yorke.sa.gov.au and at the front counter of Council offices at Maitland, Minlaton, Yorketown and Warooka from Thursday 18 September 2014 until Friday 14 November 2014.

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to the:

Director Development Services
Yorke Peninsula Council
PO Box 88
MINLATON SA 5575
Or via email at admin@yorke.sa.gov.au

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on Tuesday 18 November 2014 at 7.00pm at the Edithburgh Institute, 30 Blanche Street, Edithburgh.

Explanatory Statement

Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
 - Background information
 - Investigations
 - Recommended policy changes
 - Statement of statutory compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

Need for the amendment

Council sought, and was granted approval in 2007, for the Edithburgh Township and Surrounds Development Plan Amendment to be undertaken. However, due to resource and budgetary constraints at the time the DPA was not proceeded with.

The Council was subsequently approached by 3 land owners at Edithburgh seeking a review of the zoning of their land. In concert with the funding to be provided by the land owners the Council resolved to undertake a general review of the zoning of land at Edithburgh, and to that end prepared a Statement of Intent for that DPA which was endorsed by the Council in November 2010 and subsequently submitted to the Minister for approval.

By correspondence dated 1 September 2011, the Minister refused approval to the SOI. The refusal was based on a desire for the Council to complete other, more strategic Development Plan Amendments before embarking of the Edithburgh DPA.

Correspondence from the Minister stated that;

Once the Port Vincent DPA is approved and the Four Towns (Maitland, Minlaton, Warooka and Yorketown) and BDP DPA have got closer to completion, I will give consideration to a new SOI for the Edithburgh Town and Surrounds DPA.

The Better Development Plan, Port Vincent and the Four Towns DPAs have all been approved and consolidated into the Development Plan.

It is now timely to recommence the process of undertaking the Edithburgh DPA.

Like most towns in the Council area, Edithburgh has not been comprehensively reviewed to determine the currency of the existing zoning other than in a very general sense in the original General (Amalgamation) PAR 2001 and the recent Better Development Plan (BDP) DPA.

Demand for residential land at Edithburgh has been high, and notwithstanding the availability of zoned residential land, and recent approval of a number of residential subdivisions there is potential for a short term shortfall of land available for development within the Residential Zone.

This is particularly relevant given that significant areas of residentially zoned land is subject to stormwater inundation and have been identified as being necessary for stormwater ponding and management purposes. This is compounded to a lesser extent by the fact that land which has been zoned for residential purposes for many years has not been developed for this use, and is unlikely to be developed in the foreseeable future. To highlight this point, the majority of new development and land sales have been located on the land most recently subdivided.

Council also considers it necessary to review the extent of Rural Living land adjacent to the Town, partly because it considers the zone is too large, does not reflect present land ownership/use and partly to make better use of existing Rural Living zoned land by reviewing the allotment area provisions for the zone.

In addition, there has been a long standing need to provide appropriate areas to accommodate commercial and industrial activities, close to the town where services are available.

With regard to the above, a review of the town is warranted to determine the appropriateness of the current zoning and to assess the need for more appropriately zoned land for various types of development and to give effect to stormwater management studies.

The specific investigations proposed to be undertaken as part of the DPA are outlined in section 3.2 below.

Statement of Intent

The Statement of Intent relating to this DPA was agreed to by the Minister on 16 December 2013.

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.

Affected area

The area(s) affected by the proposed DPA is depicted below in Figure 1.

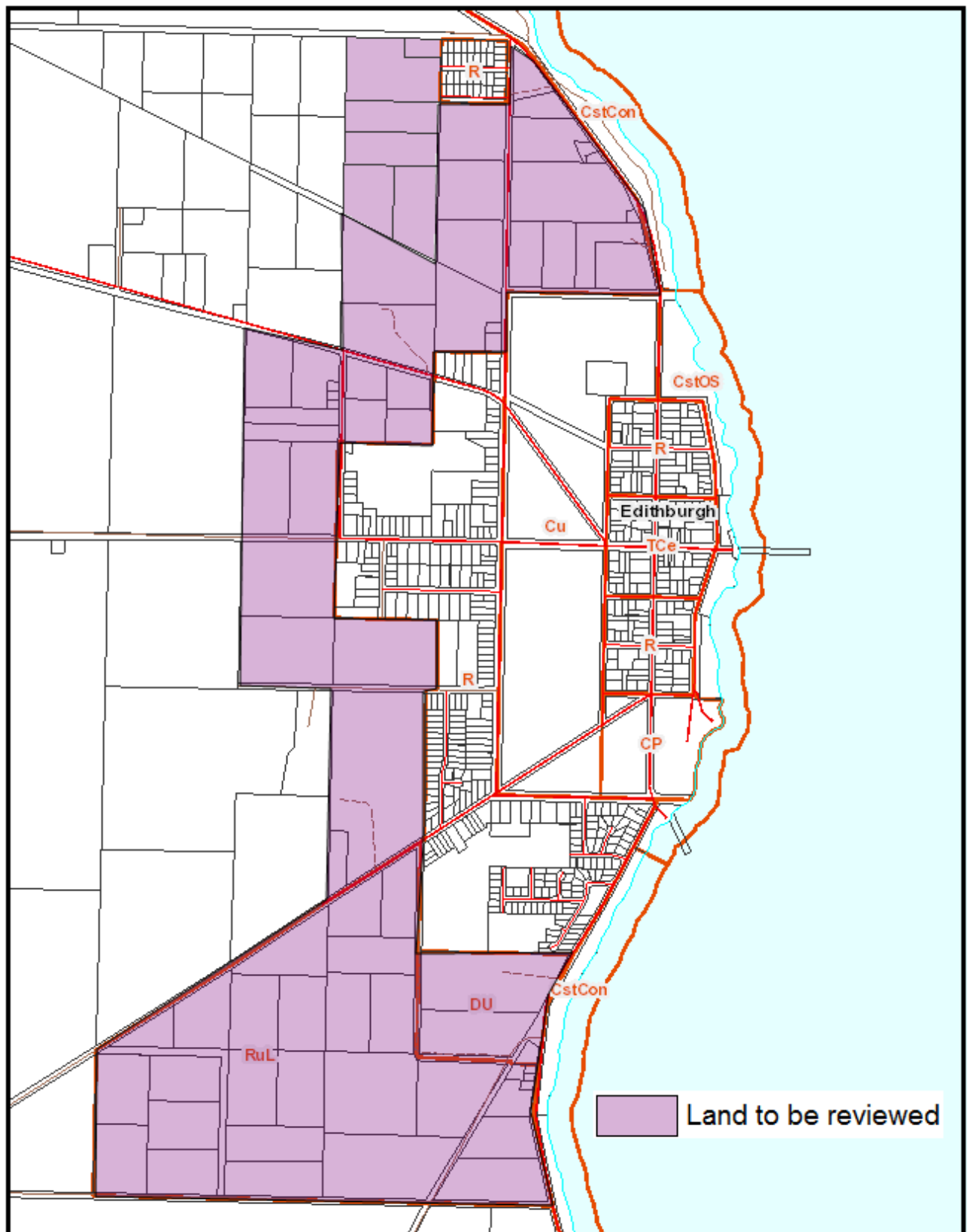


Figure 1: Subject Area

Source: Nature Maps, 2012 (www.naturemaps.sa.gov.au)

Summary of proposed policy changes

The DPA proposes the following changes:

- Rezone the Rural Living land bound by Old Honiton, Lehman, Hilsea and Wattle Bay Roads to Primary Production;
- Remove the Deferred Urban zone and return the land to Primary Production;
- Rezone the Primary Production land bound by Coobowie Road, Park Terrace and Beach Road to Rural Living;
- Rezone Primary Production land to the west of Park Terrace and south of Fielding Street to Rural Living.
- Rezone land east of West Street from Primary Production to Rural Living;
- Introduce a new Precinct within portion of the Rural Living zone, which allows allotments with a minimum area of 2500m²;
- Rename Rural Living Precinct 4 Marion Bay to Precinct 4 Edithburgh/Marion Bay
- Rename Rural Living Precinct 5 Ardrossan/Edithburgh to Precinct 5 Ardrossan
- Introduce policy within the Rural Living zone requiring development to be setback a minimum of 30 metres from the old landfill site on Section 714.
- Introduce policy recommending minimum finish floor levels for development in flood prone areas within township;
- Introduce a map identifying flood prone areas (Development Constraints Maps);
- Rezone Section 123 and 124 Yorketown Road from Primary Production to Mixed Use;
- Extend the existing Residential zone of Edithburgh to the west of the existing township;
- Realign the Community zone boundary in order to include the land containing the Cemetery and old land fill site.

Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

Interim operation

Interim Operation was not considered for this DPA.

Consultation

This DPA is now released for formal agency and public consultation. The following government agencies and organisations are to be formally consulted:

- Department of Primary Industries and Regions SA;
- Department of Environment, Water and Natural Resources;
- Department of Planning, Transport and Infrastructure;
- Department of Health and Ageing;
- Department for Manufacturing, Innovation, Trade, Resources and Energy;
- Department of the Premier and Cabinet
 - Aboriginal Affairs and Reconciliation Division;

- Environment Protection Authority;
- Country Fire Service
- SA Power Networks;
- SA Water;
- South Australian Tourism Commission

Consultation will also be undertaken with the following State Member of Parliament

- The Hon. Steven Griffiths, Member for Goyder.

In addition to these statutory requirements, the council will invite the following organisations to make comment on the DPA:

- District Council of the Copper Coast
- District Council of Barunga West
- Wakefield Regional Council
- Regional Development Australia – Yorke and Mid North
- Northern and Yorke Natural Resources Management Board
- Narrunga Nations

All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

Important Note for Agencies: This DPA includes modules from the State Planning Policy Library.

As the policy library was subject to agency consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition. Agencies are invited to comment on any additional issues (if relevant).

The final stage

When the council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

Analysis

1. Background

Edithburgh is a coastal township located on the 'heel', or lower east coast of the Yorke Peninsula, some 233 kilometres from Adelaide and 74 kilometres from Ardrossan. The township exhibits significant levels of development, both within the township itself and in the surrounding areas. The town has become a popular seaside tourist destination, noted for its coastline and marine based activities.

Another notable feature of Edithburgh is the Wattle Point Wind Farm which consists of 55 wind turbines which is located approximately 2.5 kilometres south west of the town.

Like most coastal settlements on the peninsula, the popularity of the township as a holiday and retirement destination has placed demand on existing services and supply of land within the township.

With this in mind and considering a specific review of the town has not occurred for over a decade, a review of the relevance of the zoning at Edithburgh is warranted to enable the continual and orderly growth of the township.

2. The strategic context and policy directions

2.1 Consistency with South Australia's Strategic Plan

South Australia's Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

The DPA supports the following targets of South Australia's Strategic Plan:

| South Australia's Strategic Plan 2011 | |
|--|--|
| Strategic Plan Objective/Targets | Comment/Response |
| Goal: South Australia has a resilient, innovative economy. Target 35: Economic Growth – Exceed the national economic growth rate over the period to 2020. Target 45: Total Population – Increase South Australia's population to 2 million by 2027. Target 46: Regional Population Levels – Increased regional populations, outside of Greater Adelaide, by 20,000 to 320,000 or more by 2030. Target 47: Jobs – Increase employment by 2% each year from 2010 to 2016. | The proposed amendments will allow for industrial/commercial development and additional residential development within the township of Edithburgh. This will support the economic growth of the town and region and provide further job opportunities assisting to retain existing residents and attract new people. Thus, boosting the regional population and economy. |

2.2 Consistency with the Planning Strategy

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 following volumes of the Planning Strategy are relevant to this DPA:

- Yorke Peninsula Regional Land Use Framework

A detailed assessment of the DPA against the Planning Strategy is contained in **Appendices**.

2.3 Consistency with other key strategic policy documents

This DPA accords with other key policy documents in the following manner:

2.3.1 Council's Strategic Directions Report

This DPA is consistent with Council's most recent Strategic Directions Report and helps deliver on the following recommendations/targets of this plan:

- Advance the Edithburgh DPA by way of seeking funding from local developers.

2.3.2 Infrastructure planning

Where relevant, a DPA must take into account relevant infrastructure planning (both physical and social infrastructure) as identified by Council (usually through the Strategic Directions Report), the Minister and/or other government agencies.

There is no infrastructure planning that is of relevance to this DPA.

2.3.3 Current Ministerial and Council DPAs

There are no Ministerial and Council DPAs which are currently being processed that this DPA has taken into account.

2.3.4 Existing Ministerial Policy

This DPA does not propose changes to any existing Ministerial policy.

3. Investigations

3.1 Investigations undertaken prior to the SOI

Stormwater Management Study

The township of Edithburgh has historically had stormwater management issues.

Generally Blanche Street, the main north-south street divides the township with catchments to the east draining to the sea and catchments to the west draining into a series of land locked depressions. The existing stormwater drainage generally drains via watertable flow to either coastal outfalls or soakage disposal pits. These have historically been installed on an ad hoc basis with no overall drainage strategy for the area.

As a result in 1996 the District Council of Yorketown engaged BC Tonkin & Associates to undertake a stormwater study at Edithburgh. The aim of the study was to determine

- The extent of each catchment, including the contributing rural portion
- The potential magnitude of flooding within the area
- The various schemes available for collection, disposal and re-use of stormwater
- The recommended overall strategy
- A priority of works with indicative costs, including the cost of land acquisition, where considered necessary.

All the findings of the above study are outlined in the associated report which is further discussed below with section 3.2.2 under the Stormwater heading.

Notwithstanding the above, considering the study is 18 years old the DPA will also review the study in term of its relevance.

Public Meeting

A public meeting was held in 2005 which identified various zoning and land use issues within the settlement primarily relating to provision for industrial and additional developable residential land within the township.

Key issues raised at the meeting are to be addressed as part of the investigations outlined below.

3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent for this DPA the following investigations have been undertaken to inform this DPA:

- A general review of zoning within and surrounding the township of Edithburgh.
- Identify the key population and housing trends.
- Investigate land use (i.e. industrial, residential, commercial, rural living) supply and demand within Edithburgh (where zone creation or expansion is proposed) and from a broader, regional perspective.
- Investigate the availability/capacity of infrastructure to support future development proposed for Edithburgh, including the need for potential infrastructure upgrades and funding solutions where such upgrades cannot be addressed via the Development Assessment process.
- Investigate existing social infrastructure available to the township in order to assess whether any increase in population can be suitably serviced.
- Review the Edithburgh Stormwater Management Study for relevance and undertake any necessary investigations to ensure policies are based on up-to-date information (including impacts of sea level rise) and implement the recommendations of the Study where relevant.
- Investigate possible impacts of rezoning land in proximity to coastal areas and consider mitigation measures where necessary.

- Investigate and identify suitable areas for residential expansion adjacent the existing township boundary, if required, having regard to infrastructure constraints (in particular stormwater and effluent disposal), land use conflicts and land availability.
- Investigate and identify areas suitable for tourist accommodation, age care facilities and community facilities, including the now closed school site on the Yorketown-Edithburgh Road.
- Review demand for Rural Living development in and around the town and in particular, having regard to the pattern of land ownership in the zone with a view to reducing the amount of land to be retained in the Rural Living zone.
- Review the relevance of Deferred Urban zone to the south of town in light of recent development within the zone.
- Investigate the minor extension of the Residential zone at North Edithburgh to the southern side of Perry Street in order to utilise existing infrastructure and to “finish off” the development.
- Review the existing land uses in the Town Centre, with respect to zone boundaries.
- Investigate returning the Rural Living land to the south west of the town bound by Old Honiton, Hilsea, Wattle Bay and Lehman Roads to Primary Production, considering the common ownership of the land and the longstanding use for agriculture purposes.
- Review the Primary Production land to the north of the township bound by Park Terrace, Beach and Coobowie Roads for future residential purposes (Residential or Rural Living), considering fragmented ownership and strategic position of the land between the original township and the residential area of North Edithburgh.
- Review land adjacent the existing township boundary to accommodate industrial development, with regard to service provision and land use conflicts.
- Investigate potential interface issues associated with any proposed rezonings and consider ways of avoiding potential noise and air quality problems by appropriately locating zone boundaries (by considering the EPA separation guidelines) and using planning policies to minimise such risks.
- Desktop investigations to identify possible sources of site contamination in the area(s) proposed for rezoning and where necessary insert principles that may be required to provide guidance on how the land might safely be developed and to forewarn proponents of this.
- Undertake a landfill risk assessment of the old Edithburgh landfill.
- Investigate stormwater management regimes including stormwater drainage, detention and reuse strategies together with Water Sensitive Urban Design (WSUD) measures and policies
- Review the most appropriate wastewater management option for any rezoned areas, including;
 - Potential use of onsite wastewater management systems subject to an assessment of land capability and constraints, potential cumulative impacts on groundwater and marine water quality, and an associated determination of minimum allotment sizes

3.2.1 Demographic Analysis

Relevant Investigation

- Identify the key population and housing trends.

Population

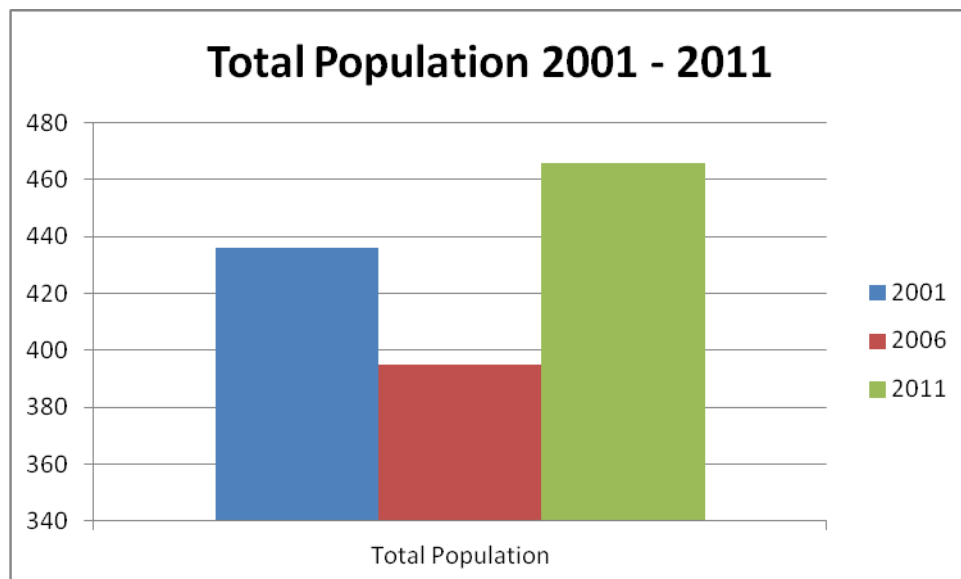


Figure 2: Edithburgh Total Population 2001 – 2011

Data Source: Australian Bureau of Statistics (www.abs.gov.au)

Figure 2 above represents the population trend over the last three census surveys. The population levels have varied quite significantly. In 2001, the population for Edithburgh was 436, with 2006 experiencing a decrease of approximately 9.4% to a population of 395. The population level of Edithburgh has since increased to 466 (2011) which equates to an increase of approximately 15.24% from the 2006 statistic.

It is noted that there has been a population growth of approximately 6.3% over the period of 2001 – 2011.

Of the total population for Edithburgh, 158 (33.8%) were persons aged 65 years and over. This is comparatively higher than the proportion of persons aged 65 and over within South Australian (16.2%), however, is generally consistent with the Yorke Peninsula Local Government Area (27.8%).

The Department for Planning, Transport and Infrastructure's Ageing Atlas predicts by 2021 the percentage of people aged over 65 in Yorke Peninsula (south) will rise to approximately 49.2%.

In addition it is noted that the medium age within the township in the 2011 census was 59, the medium age for persons within South Australia is 39.

Housing

Figure 3 below shows the rate of occupancy for each type of dwelling throughout the course of the three census periods.

Separate houses (detached dwelling) form the main housing type within the township which is consistent with the primary form of housing found throughout the Council area. There was a small increase in 2011 of semi-detached dwellings in the area, however, Edithburgh also experienced a small decrease in flats and units, along with 'other dwellings'.

A key statistic from the 2011 census is the number and increase of unoccupied private dwellings within the town.

In 2001 there were 117 unoccupied dwellings; this statistic has risen to 196 in 2011. Therefore, there has been an overall increase of 40.3% from 2001 to 2011.

The above statistic indicates a strong preference for holiday homes within the township.

In addition, demand for residential property has remained high given medium prices for housing in the township has risen approximately 41.5% in the five year period from \$175,500 in 2006 to \$300,000 in 2011 (RP Data).

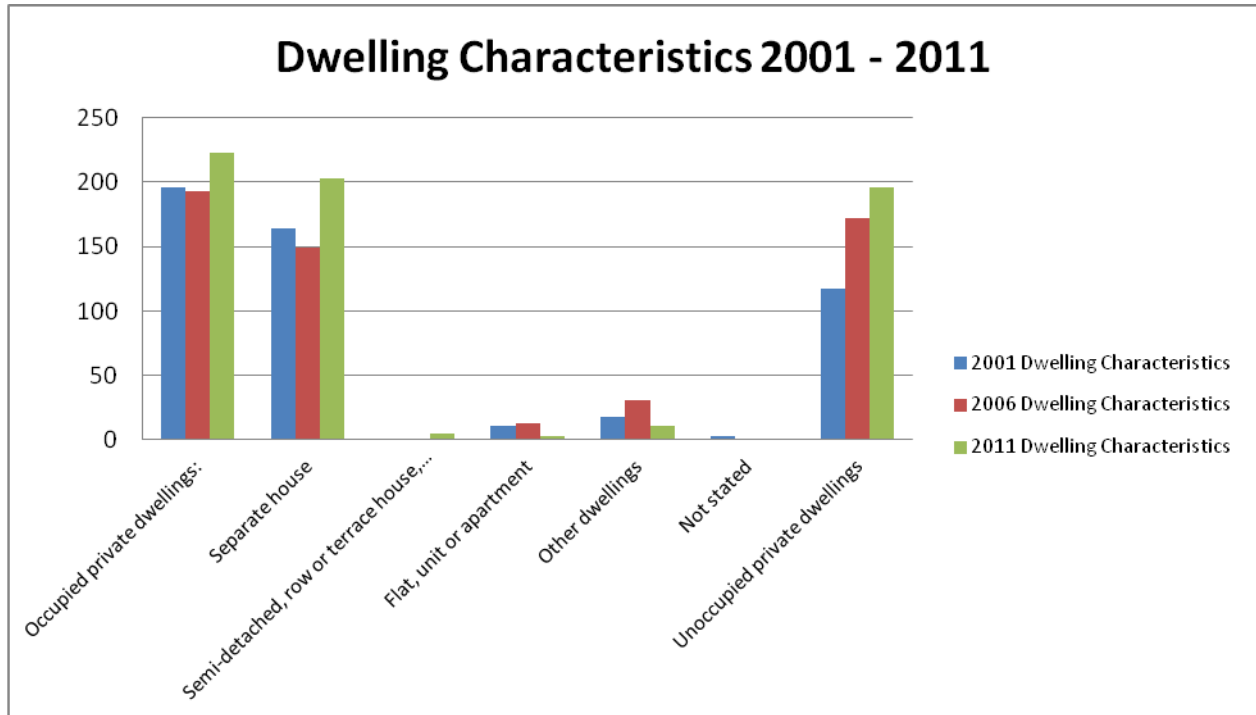


Figure 3: Edithburgh Dwelling Characteristics 2001 – 2011
Data Source: Australian Bureau of Statistics (www.abs.gov.au)

3.2.2 Infrastructure Assessment

Relevant Investigation

- Investigate the availability/capacity of infrastructure to support future development proposed for Edithburgh, including the need for potential infrastructure upgrades and funding solutions where such upgrades cannot be addressed via the Development Assessment process.
- Investigate existing social infrastructure available to the township in order to assess whether any increase in population can be suitably serviced.

Water

The majority of the township has access to mains water, however, areas north of Beach Road including the residential area of North Edithburgh are not currently supplied with mains water (refer to figure below).

Water supply is a critical issue throughout the Yorke Peninsula region. Currently water is supplied to Edithburgh from the Yorketown Tank via a series of 250mm and 200mm pipes to an elevated tank of 1.136ML capacity located adjacent Honiton Road. Future demand is estimated at 8.9 ML/week in year 2020, which is anticipated can be supplied by the existing system. It is noted that existing Edithburgh tank is suitable for peak week balancing¹.

¹ Yorke Peninsula Water Resources Study PPK Environment & Infrastructure Pty Ltd January 2001.

As identified below some areas proposed to be rezoned will require augmentation of the existing mains system in order to service new development. Alternatively development will be required to provide onsite water storage in accordance with existing General Infrastructure Principles 6 and 9 included below:

- 6 *In areas where no reticulated water supply is available, development should provide for an adequate and reliable on-site water storage system having a capacity of at least 45 000 litres which is connected to the development.*
- 9 *The on-site storage of stormwater and water run-off for water supply purposes to development should be adopted in preference to the extension and/or augmentation of an existing reticulated water supply system where:*
 - (a) *sufficient land is available to accommodate on-site water storage at the volumes required, namely 45 000 litres of storage where there is no reticulated water supply*

It is noted that SA Water's Long Term Plan for Yorke Peninsula identifies Edithburgh North as a priority area for possible connection to a reticulated water supply system either via a direct augmentation provided by SA Water or through a Council operated water supply scheme.

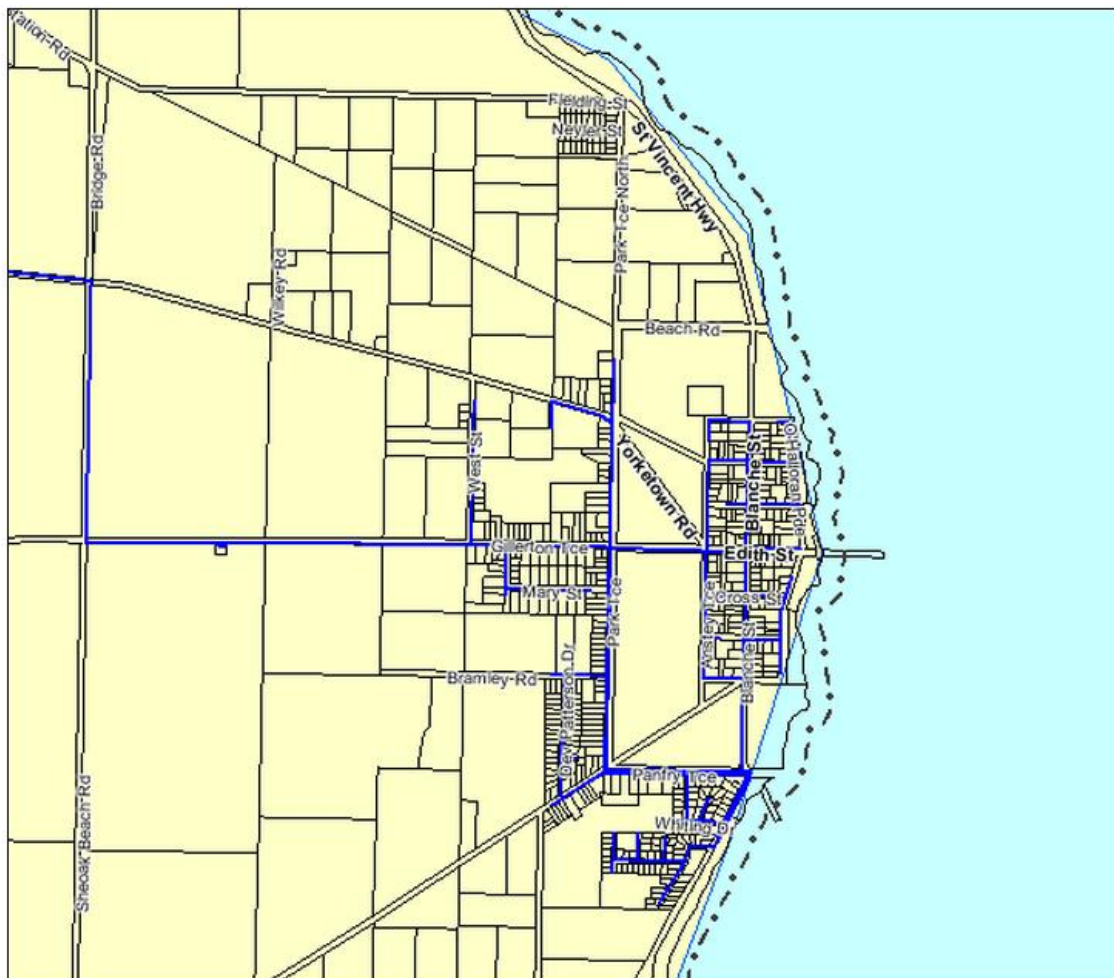


Figure 4: Edithburgh water infrastructure layout
Source: Atlas SA (www.atlas.sa.gov.au)

Wastewater

Relevant Investigation

- Review the most appropriate wastewater management option for any rezoned areas, including;
 - Potential use of onsite wastewater management systems subject to an assessment of land capability and constraints, potential cumulative impacts on groundwater and marine water quality, and an associated determination of minimum allotment sizes

The majority of land within Edithburgh is not connected to a common effluent scheme except for development in the most recent residential subdivision in the southern portion of Residential zone, which is connected to a community wastewater system at Sultana Point. This land was previously held within the Deferred Urban zone and existing zone policy required that the land be connected to the community wastewater management system (CWMS) prior to development occurring within the zone.

As consequence of the above; development at Edithburgh is largely required to accommodate onsite wastewater management and disposal. The Development Plan contains specific policy addressing this issue including minimum allotment sizes within the Residential zone for land not connected to a CWMS.

It is expected that newly zoned areas will require onsite effluent disposal as further expansion of the CWMS is not proposed in the foreseeable future. With respect to potential environmental issues associated with additional onsite systems being established within the township as a result of the proposed rezonings, it is noted that all systems will be required to be designed and sited in accordance with the Development Plan and the Department of Health standards which ensures any environmental impacts will be minimised.

The design and siting of all onsite waste management systems will be assessed as part of the Development Assessment process associated with the development of each individual site.

Electricity

Edithburgh is provided with reticulated electricity by SA Power Networks, from the Edithburgh substation via an existing 11kV network which is distributed throughout the township.

SA Power Networks Distribution Annual Planning Report Version 1.1 1 November 2013, forecast some system limitations at the Edithburgh substation, however, these are considered to be within the planning criteria risk margin.

It is anticipated existing supply is capable of accommodating future demand, as the system is currently extended and upgraded as required. It is noted that any augmentation and connection costs as consequence of future development within rezoned areas will be at the expense of the developer and not the wider community.

The figure below depicts the location of electricity network within Edithburgh.



Figure 5: Edithburgh 3 Phase infrastructure layout
Source: NatureMaps (www.naturemaps.sa.gov.au)

Roads

Roads within the town are generally in good condition and sealed with 8 to 12.5 metre wide road pavements.

Transport overlay map YoP/53 within Council's Development Plan identifies two secondary arterial roads that provide access to and from the town which includes Yorketown Road (including portion of Edith Street in the town centre) and Coobowie Road.

DPTI figures show that Yorketown Road (between Edithburgh and Yorketown) and Coobowie Road (between Edithburgh and Coobowie) respectively accommodate 460 and 650 vehicles movements within a 24 hour period.²

DPTI traffic volume maps also identify traffic movements on the main streets within the town centre namely Edith Street and portion of Coobowie Road. Edith Street between Blanche Street and Anstey Terrace

² DPTI Annual Average Daily Traffic Estimates 24 hour two-way flows 1 June 2014.

produces 920 traffic movements in a 24 hour period while Coobwie Road between Edith and Giles Streets accommodates 800 daily traffic movements³.

The above represents relatively low figures to what would be commonly expected on arterial roads.

The DPA proposes to rezone land adjacent both arterial and local roads (which will be further discussed in section 2.3.2), however, it is unlikely that the future development of this land would have any significant impacts on these roads due to the following:

- The Development Plan addresses issues relating to development adjacent arterial roads, including policy that seeks to minimise access points to these roads.
- The affected roads currently accommodate low volumes of traffic.
- The sections of Yorketown and Coobowie Roads affected by the proposed rezoning have excellent sight lines and comprise speed limits of 60-80kmh
- Access to the majority of rezoned areas, including all of the proposed residential/rural living land, can be achieved via the local road network
- It is likely that all proposed rezoned areas to will take a considerable time to develop.

With regard to the above it is considered that the proposed zone amendments will not adversely impact the function of the existing road network.

Stormwater

Relevant Investigation

- Review the Edithburgh Stormwater Management Study for relevance and undertake any necessary investigations to ensure policies are based on up-to-date information (including impacts of sea level rise) and implement the recommendations of the Study where relevant.
- Investigate stormwater management regimes including stormwater drainage, detention and reuse strategies together with Water Sensitive Urban Design (WSUD) measures and policies

One major constraint to the development of the Town is stormwater disposal as a number of low lying areas occur within the Township boundary that are subject to inundation in major storm events.

Issues arise largely as a result of a the low ridge which runs through the parklands parallel to Park Terrace which acts as a barrier to the disposal of stormwater to the sea from the western portion of the township.

Another contributing factor is the scattered nature of land holdings which makes the co-ordinated provision of drainage infrastructure difficult.

As mentioned previously the former District Council of Yorketown in 1996 engaged Tonkin & Associates to prepare a stormwater study of Edithburgh.

As part of the study the township and surrounds was divided into six catchment areas, namely Lehman Road, Thomas Street, Park Terrace, Henry Street, West Street and Halloran Parade as identified in the figure below.

The report provided various recommendations relating to drainage works and minimum floor levels for each catchment area in order to resolve issues at the time. The report also identified area affected by 1-in- 100 year average return interval flood events.

The recommendations for each catchment area are summarised below;

Lehman Road Catchment

- No future dwelling be permitted, within the depression locality, with a floor level below 7.30m (AHD) until completion of all flood mitigation works.

³ DPTI Annual Average Daily Traffic Estimates 24 hour two-way flows 1 June 2014.

- Various drainage works
- No additional subdivisional development to take place within the catchment until the earth channel outfall to the depression has been constructed.
- On completion of the channel outfall to the depression, minimum floor levels to dwelling 7.20m (AHD) or 400mm above the watertable of the adjacent road.

Thomas Street Catchment

- Various drainage works
- Future dwellings shall have a minimum floor level of 7.1m AHD or 200mm above the top of the kerb at the adjacent road, whichever is higher

Park Terrace Catchment

- No future dwellings be permitted within the depression locality with a floor level below 6.20m AHD.
- Negotiate with the landholders of the properties which will be affected by the proposed works to obtain an easement from Park Terrace to the depression and acquire the right to inundate a portion of the depression which will contain the volume of stormwater generated from the developed catchment for the 5 year ARI event.
- Various drainage works

Henry Street Catchment

- Various drainage works

West Street Catchment

- No future dwellings be permitted within the depression locality with a floor level below 2.80m AHD.
- Negotiate with the landholders of the properties which will be affected by the proposed works to obtain an easement from Park Terrace to the depression and acquire the right to inundate a portion of the depression which will contain the volume of stormwater generated from the developed catchment for the 5 year ARI event.
- Various drainage works
- Any new subdivisional development within the catchment to provide adequate retention storage on site to collect the additional stormwater generated from the development, for a 100 year ARI flood event.

O'Halloran Parade Catchments

- Minor drainage works

Since the report was published (1996) land within the catchment areas affected by the above recommendations has been developed, which has created some issues in regards to the effectiveness and relevance of the recommendations particularly relating to the infrastructure requirements.

It is noted that each subdivision that has occurred within these area would have been required to address stormwater management as part of the development assessment process which included the preparation of a stormwater management plan and construction of the associated infrastructure.

Notwithstanding the above, the recommendations within the 1996 report are considered to be still relevant with regard to the required finished floor levels of development within the areas and particularly on land affected by 1-in-100 year average return interval flood events. Also relevant is the need to provide stormwater ponding basins within the identified low lying areas.

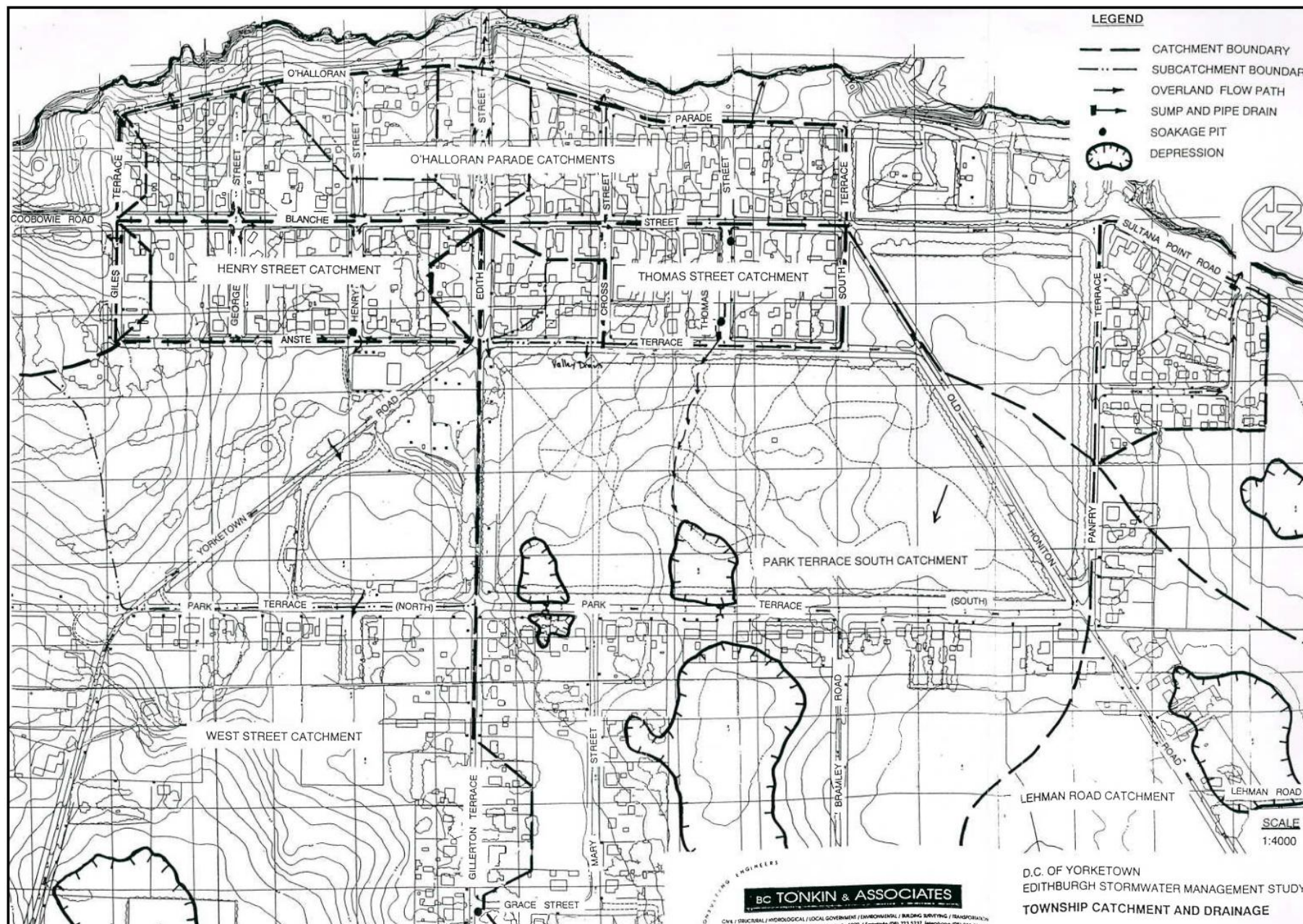
The recommended relevant minimum flood levels for the catchments are provided below:

Lehman Road Catchment

No dwelling be permitted, within the depression locality, with a floor level below 7.30m (AHD).

Thomas Street Catchment

Dwellings shall have a minimum floor level of 7.1m AHD or 200mm above the top of the kerb at the adjacent road, whichever is higher



Park Terrace Catchment

No dwellings shall be permitted within the depression locality with a floor level below 6.20m AHD.

West Street Catchment

No dwellings shall be permitted within the depression locality with a floor level below 2.80m AHD.

The recommendations relating to O'Halloran and Henry Street catchments have been excluded as these catchments are not impacted by any significant stormwater issues which is reflected in the associated recommendations which were limited to drainage works. It is noted that some of the recommended drainage works have been undertaken within these catchments and current policy within the Development Plan relating to stormwater management is considered to be sufficient to minimise risks for development within these areas, which form part of the original town centre and residential area.

The Development Plan contains policy relating to stormwater and water sensitive urban design within both the general and zone sections. Generally, policy seeks to maximise the capture and reuse of stormwater onsite, prevent discharge at a rate/quality that would impact downstream systems and protect development from 1 in 100 year average return interval flood events.

To expand on the existing policy and to address the specific issues relating to Edithburgh, it is proposed to introduce a development constraints map to identify all the abovementioned catchments area (excluding O'Halloran and Henry Street catchments) and locations of areas affected by flooding. Furthermore, associated policy is to be introduced which nominates minimum floor levels for development with the relevant affected areas and identifies the need for stormwater ponding within the low lying areas.

With regard to the above, the following policy is proposed to be introduced under the flooding heading within the General Hazards module;

- 7 Development at Edithburgh on land shown on Overlay Maps - Development Constraints YoP/53 should have a minimum floor level of:*
- (a) 2.80 metres Australian Height Datum on land subject to a 1-in-100 year average return interval flood event within the West Street Catchment*
 - (b) 6.20 metres Australian Height Datum on land subject to a 1-in-100 year average return interval flood event within the Park Terrace South Catchment*
 - (c) 7.1 metres Australian Height Datum or 200 millimetres above top of kerb at the adjacent road, whichever is higher, within the Thomas Street Catchment*
 - (d) 7.30 metres Australian Height Datum on land subject to a 1-in-100 year average return interval flood event within the Lehman Road Catchment*
- 8 Provision for stormwater ponding shall be made within areas subject to a 1-in-100 year average return interval flood events at Edithburgh as shown on Overlay Map – Development Constraints YoP/53.*

Services and Facilities

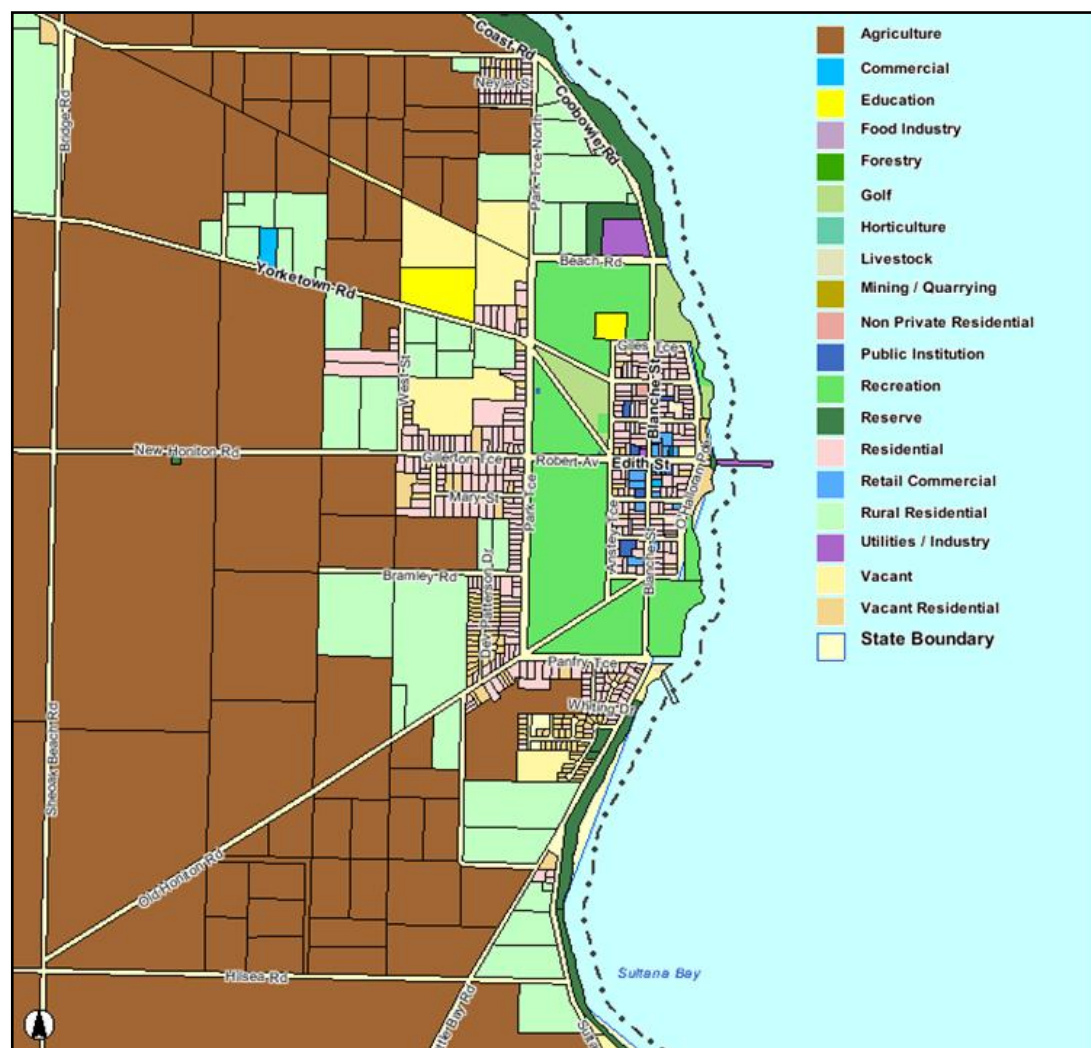
Edithburgh is provided with a variety of commercial, retail, community, recreation, tourist and education facilities which would expect to be found within a coastal town with the associated population.

These facilities include:

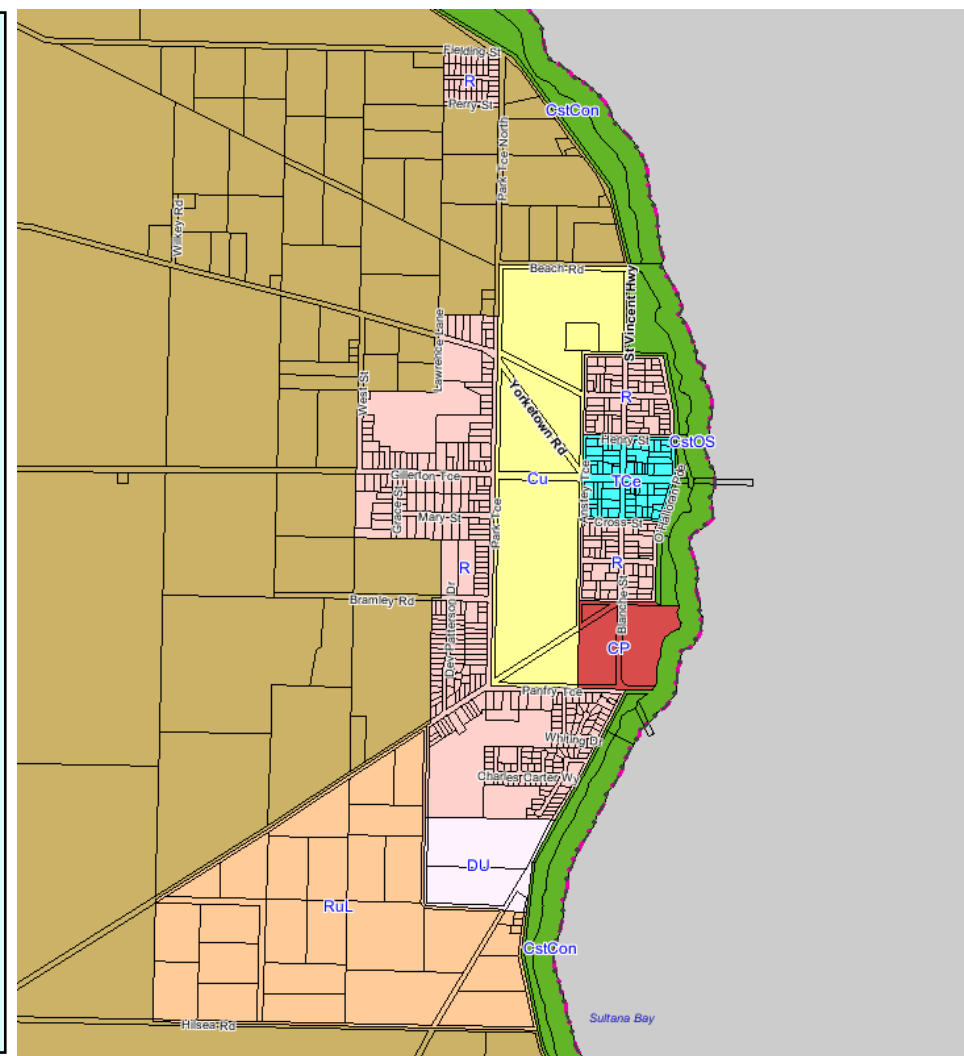
- Pre-school centre and primary school
- Churches
- Tourist accommodation including the caravan park & tourist village and a number of hotels and motels
- Various shops including, supermarket, post office, newsagent, cafe, take away restaurants, petrol station and surf and tackle shop
- Community sporting facilities including football/cricket oval, tennis/netball courts, lawn bowling greens, and Golf course

Given the existing services provided within the town together with proximity of Yorketown only 16 km to the north west which is the key service centre within the southern portion of the Council area, it is not expected that any notable increase of facilities and services will be required within Edithburgh in the foreseeable future.

Figure 6: Current Land Use and Zoning



Source: Atlas SA (www.atlas.sa.gov.au)



Source: Yorke Peninsula Council Development Plan

3.2.3 General Review of Zoning and Proposed Zoning Amendments

Relevant Investigation

- A general review of zoning within and surrounding the township of Edithburgh.
- Investigate land use (i.e. industrial, residential, commercial, rural living) supply and demand within Edithburgh (where zone creation or expansion is proposed) and from a broader, regional perspective.

Town Centre Zone

Relevant Investigation

- Review the existing land uses in the Town Centre, with respect to zone boundaries.

The existing Town Centre zone is bound by Anstey Terrace, Henry Street, O'Halloran Parade and Cross Street and comprises a mixture of commercial, retail and residential land uses as illustrated on Figure 7 below.

The Town Centre functions as a local and tourist centre and has sufficient capacity to support future growth in the Town. As discussed previously, Edithburgh's convenient proximity to Yorketown means that any additional demand will be directed to Yorketown which is preferable to a duplication of services in the town.

There are currently 7 vacant allotments totalling an area of approximately 6234m², located within the Town Centre Zone.

The amount of existing vacant land is considered sufficient to accommodate expected future demand and thus no changes are proposed to the boundary of the Town Centre Zone.



 Town Centre zone

Figure 7: Land Use Town Centre zone
Source: Atlas SA (www.atlas.sa.gov.au)

Community Zone

Relevant Investigation

- Investigate and identify areas suitable for tourist accommodation, age care facilities and community facilities, including the now closed school site on the Yorketown-Edithburgh Road.

The Community zone encompasses the Parklands that adjoin the original township and town centre to the north, west and south.

The area accommodates the golf course, sports oval and tennis/netball courts and large area retained for open space within the southern portion of the zone.

Existing policies for the zone seek that the land be retained for open space, recreation facilities and associated clubrooms, along with provisions for allowing other uses that generally benefit the community.

Amendments to the zone boundary are proposed in order to include the Cemetery which is an envisaged use within the Community zone and the adjoining parcel containing the old land fill site, which is currently used sparingly as a Council depot, within the zone. Both parcels are currently zoned Primary Production.

The parcel containing the old land fill is Council owned land and development will be restricted on this site regardless of zoning given its previous use. It was contemplated leaving this land within the Primary Production zone, however, this is considered to be inappropriate given the size of the allotment and the fact the land adjoins the Community zone to the south. In addition, the adjacent land to the north and west is proposed to be rezoned to Rural Living as part of this DPA which will be further discussed below.

The proposed zone amendments are depicted on figure 8 below.

No changes to the existing zone policy are proposed.



Figure 8: Proposed Community Zone **Source:** Nature Maps (www.naturemaps.sa.gov.au)

Caravan and Tourist Park Zone

Relevant Investigation

- Investigate and identify areas suitable for tourist accommodation, age care facilities and community facilities, including the now closed school site on the Yorketown-Edithburgh Road.

The Caravan and Tourist Park zone is located to the south east of the township and contains the Edithburgh caravan park and boat ramp. The zone also includes approximately 3.6 hectares of land on the western side of Blanche Street which is identified as Crown land consisting of Section 648 and portion of Section 649.

Sections 648 and 649 are under the care and control of Council and are currently vacant.

The existing zone boundary and policy is largely a carryover from the District Council of Yorketown Development Plan, which zoned the land Tourist Accommodation.

Council has recently received an application by the Edithburgh Progress Association to lease portion of Section 649 from Council. This application is still being considered.

The association intend to install a dump point for recreational vehicles and a boat washing facility on the land. It is envisaged that leasing the property long term will also allow the association time to assess the viability for using the land to accommodate the future expansion of the adjacent Caravan Park.

It is noted that further to a caravan park and associated development, a tourist park and other forms of tourist accommodation are envisaged uses in the zone.

Should interest in the town as a holiday destination continue to grow, the existing zone provides sufficient land to support the expansion of the Caravan Park or additional tourist accommodation.

With regards to the above no changes to the existing zone boundary or policy are proposed.

Rural Living

Relevant Investigation

- Review demand for Rural Living development in and around the town and in particular, having regard to the pattern of land ownership in the zone with a view to reducing the amount of land to be retained in the Rural Living zone.
- Investigate returning the Rural Living land to the south west of the town bound by Old Honiton, Hilsea, Wattle Bay and Lehman Roads to Primary Production, considering the common ownership of the land and the longstanding use for agriculture purposes.
- Review the Primary Production land to the north of the township bound by Park Terrace, Beach and Coobowie Roads for future residential purposes (Residential or Rural Living), considering fragmented ownership and strategic position of the land between the original township and the residential area of North Edithburgh.

The Rural Living zone is located to the south west of the township. Land is also contained within the Ardrossan/Edithburgh Rural Living Precinct 5 which restricts the size of allotment to a minimum of 2 hectares.

This area is largely undeveloped and primarily used for agricultural activities. Currently only 6 of the 29 allotments contain dwellings. This is largely a result of three owners, owning 21 of the 29 allotments within the zone all of which are used for agricultural purposes; namely broad acre cropping.

Allotments within the zone range in area from 777m² to 7.12 hectares, however, the majority of the allotments are between 2 and 3.5 hectares.

As per current policy land division creating allotments less than 2 hectares within the Rural Living zone at Edithburgh is a non-complying form of development. Due to current allotments sizes there is only some minor opportunity for further division within the zone.

Provided the land becomes available there is sufficient land to meet future demand. However there is concern whether this land will be released for development due to the current ownership configuration and use of the land which is better suited to general farming activities rather than rural living, as demonstrated in figure 9 below.

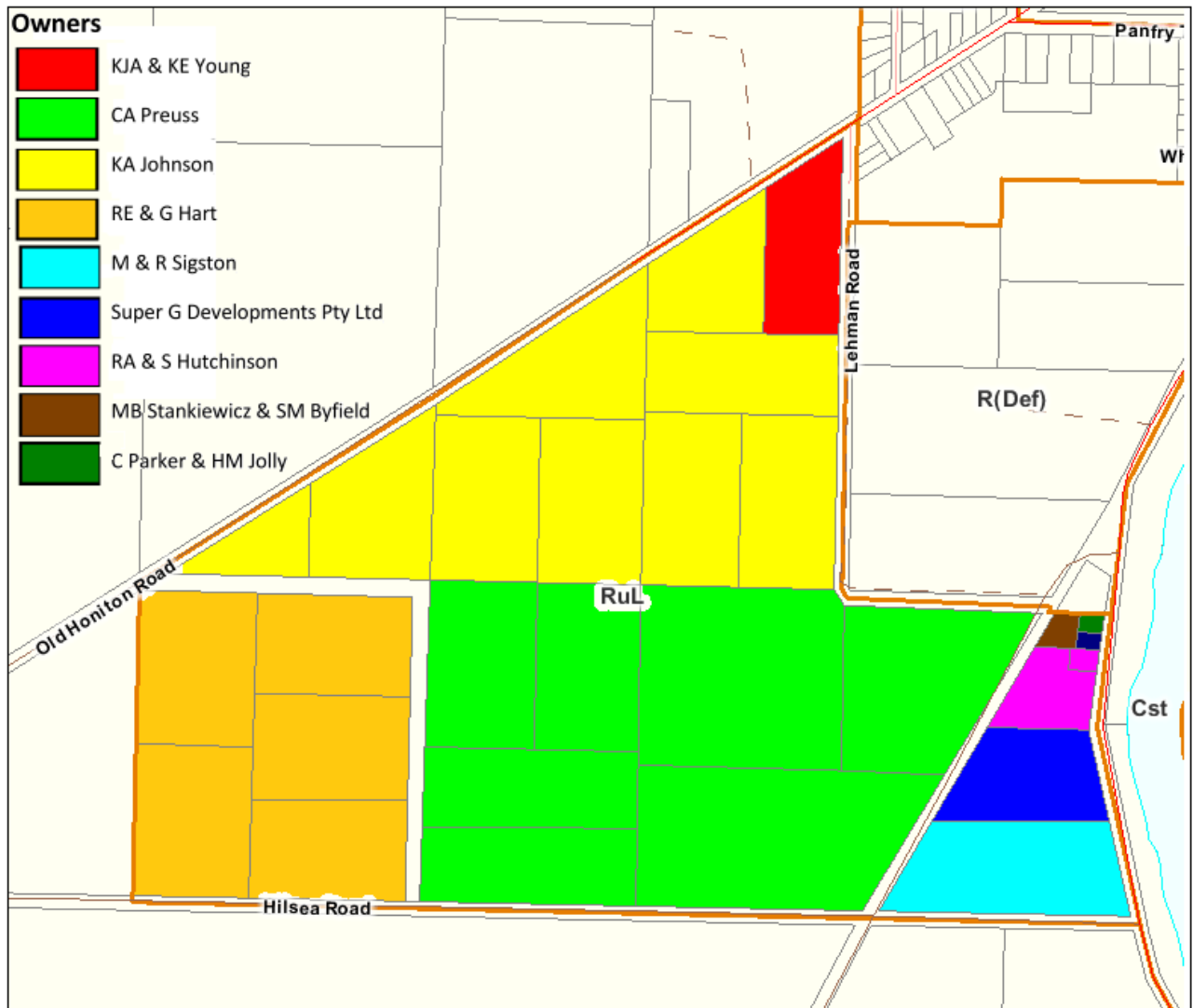


Figure 9: Ownership map of the Rural Living zone
Source: Nature Maps (www.naturemaps.sa.gov.au)

A recent land division (DA 544/D006/12) has been approved (4 May 2012) within the zone which sought to realign seven allotments within the central portion of the zone. It appears that the intent of the division was to provide road frontage (to Old Honiton & Lehman Roads) to a number of existing land locked parcels (refer to figure 10 below).

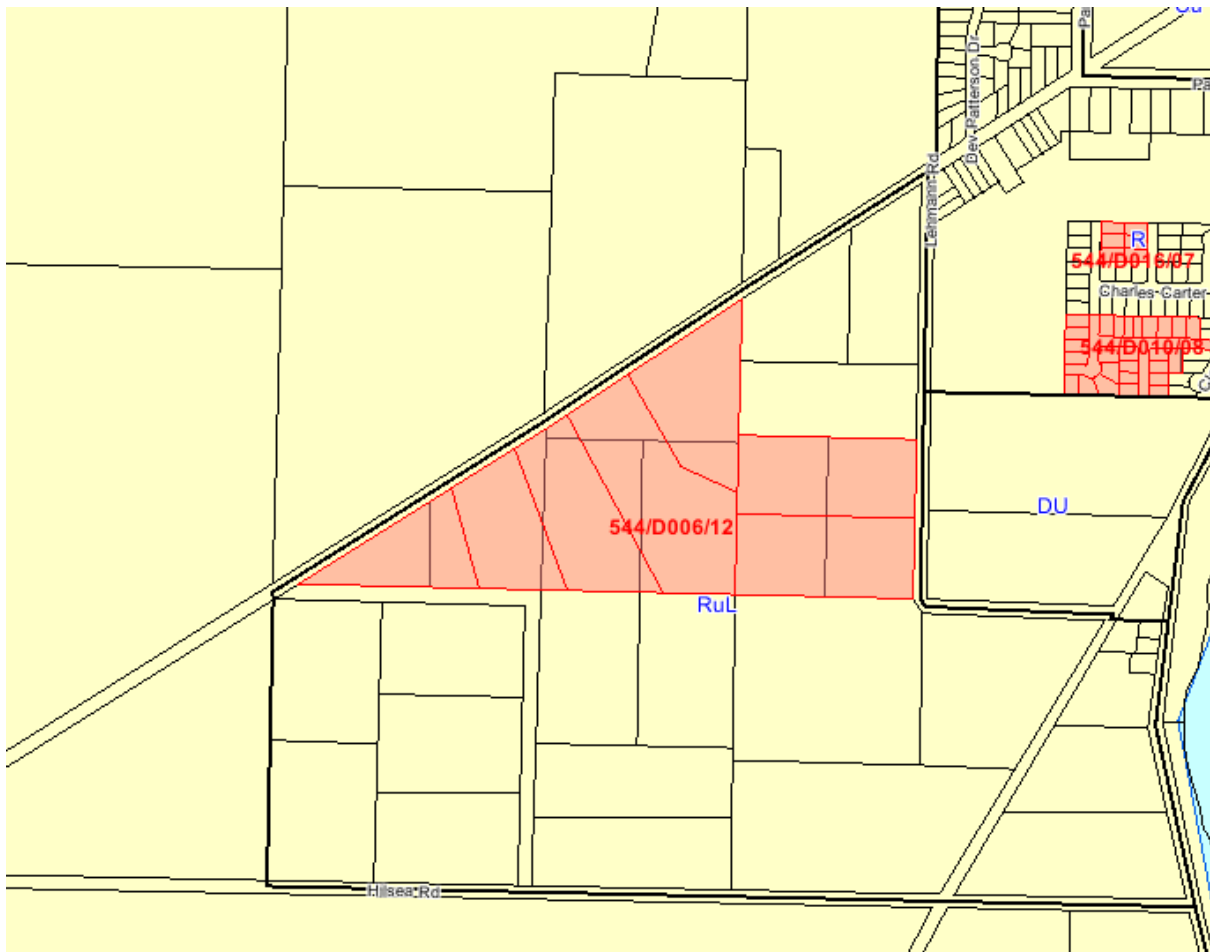


Figure 10: Land Division Rural Living zone

Source: Atlas SA (www.atlas.sa.gov.au)

The new arrangement would make the land more conducive to selling and developing individually as Rural Living allotments, however, it is noted that that final Certificate of Approval has not yet been lodged for this division. The approval for this division lapses in May 2015.

With regard to the above, it is proposed to rezone the existing rural living land bound by Old Honiton, Hilsea, Wattle Bay and Lehman Roads to Primary Production.

As discussed, the majority of this land is owned by three owners and is used for broad acre farming. Given the current ownership arrangements and longstanding use for farming it is unlikely the zone will be developed as envisaged by zone policy.

The land on the eastern side of Wattle Bay Road is to remain within the zone as five of the six allotments fronting Sultana Point Road contain dwellings.

To compensate for the loss of rural living land it is proposed to rezone three areas to the north and west of township from Primary Production to Rural Living as depicted in figure 11 below.

The area bound by Park Terrace, Beach and Coobowie Roads (excluding the cemetery and adjacent Section 714) is proposed to be included within the Rural Living.

This area contains nine allotments, owned by 7 separate land owners and six of the allotments contain dwellings.

The fragmented nature of the land holdings and existing rural living character of the locality makes it unlikely that the land will be returned to general farming activities.

In addition to the above, this area is considered to be suitable for rural living development as land has access from three existing roads, will provide a connection between the original township and north Edithburgh and the location of the land provides convenient access to facilities and services within the town centre compared to the existing Rural Living zone.

The affected land consists of an area of approximately 15.6 hectares. Currently creating allotments less than 2 hectares at Edithburgh within the Rural Living zone is non-complying, however, it is proposed to reduce the minimum allotment area to 2500m² which will allow for approximately 50 new allotments within this area considering the area required for new roads and open space.

The reduction of the allotment area is considered to be warranted given the characteristics of the land and proximity to the existing town centre and residential area as discussed above. Also demand and intent to develop larger (2 hectares) rural living allotments and has been limited in the past.

To enable the above to occur it is proposed to introduce a new precinct over this area within the Rural Living zone and to introduce associated policy dictating minimum allotment area requirements.

The second area to be rezoned affects land west of Park Terrace and south of Fielding Street. This area consists of six allotments comprising an area of approximately 17.4 hectares. The allotments range from 6000m² to 4.8 hectares and are principally used for generally farming activities except for lot 334 fronting Fielding Street which contains a dwelling.

Within this area it is proposed to restrict allotments to a minimum area of 5000m². It is noted that the existing precinct at Marion Bay (Precinct 4 Marion Bay Rural Living) envisages allotments of 0.5 hectares therefore it is proposed to include the above land within this Precinct 4 and rename it Edithburgh/Marion Bay Rural Living.

The rezoning of the above land will likely accommodate a maximum of 28 additional allotments.

This proposed Rural Living area will provide a buffer between the residential area of North Edithburgh and the proposed Residential zone to front Park Terrace (further discussed below) and the Primary Production to the west. The rezoning will also create the opportunity to provide access to four landlocked parcels within the affected area.

In addition, it is proposed to apply the 5000m² minimum allotment requirement for the existing land to remain within the zone to the south of the town (east of Wattle Bay Road) which will provide the opportunity for approximately 10 new allotments; however, the number of allotments may be restricted by the siting of existing dwellings.

The proposed new precincts and associated minimum allotment areas requirements will provide the opportunity for a variety of Rural Living size allotments to be established around Edithburgh unlike the current situation.

Finally, Primary Production land fronting West Street and Yorketown Road is proposed to be rezoned Rural Living.

The affected area consists of four allotments ranging in area from 1.3 to 1.6 hectares with each containing a dwelling. It is proposed to include these allotments within the existing Limited Subdivision Precinct 3. Land division creating additional allotments is non-complying within this precinct.

The justification for the inclusion of this land in Precinct 3 is that these allotments are largely located within a 1 in 100 flood event area. On this basis, additional development within this area is considered to be inappropriate and it is desirable that opportunity remains for surplus land be available to accommodate stormwater ponding in the future.

The proposed zoning has little impact on the development potential for the land as land division is currently restricted within the Primary Production zone; rather the proposed zoning simply reflects the existing use of the land.

In summary, the above amendments will result in the creation of approximately 93 Rural Living allotments which is a net gain of 62 allotments, considering the ability to provide approximately 31 allotments within the existing zone to the south of the township if this area was developed to full potential.

The above will ensure a long term land supply for Rural Living development is available for the township.

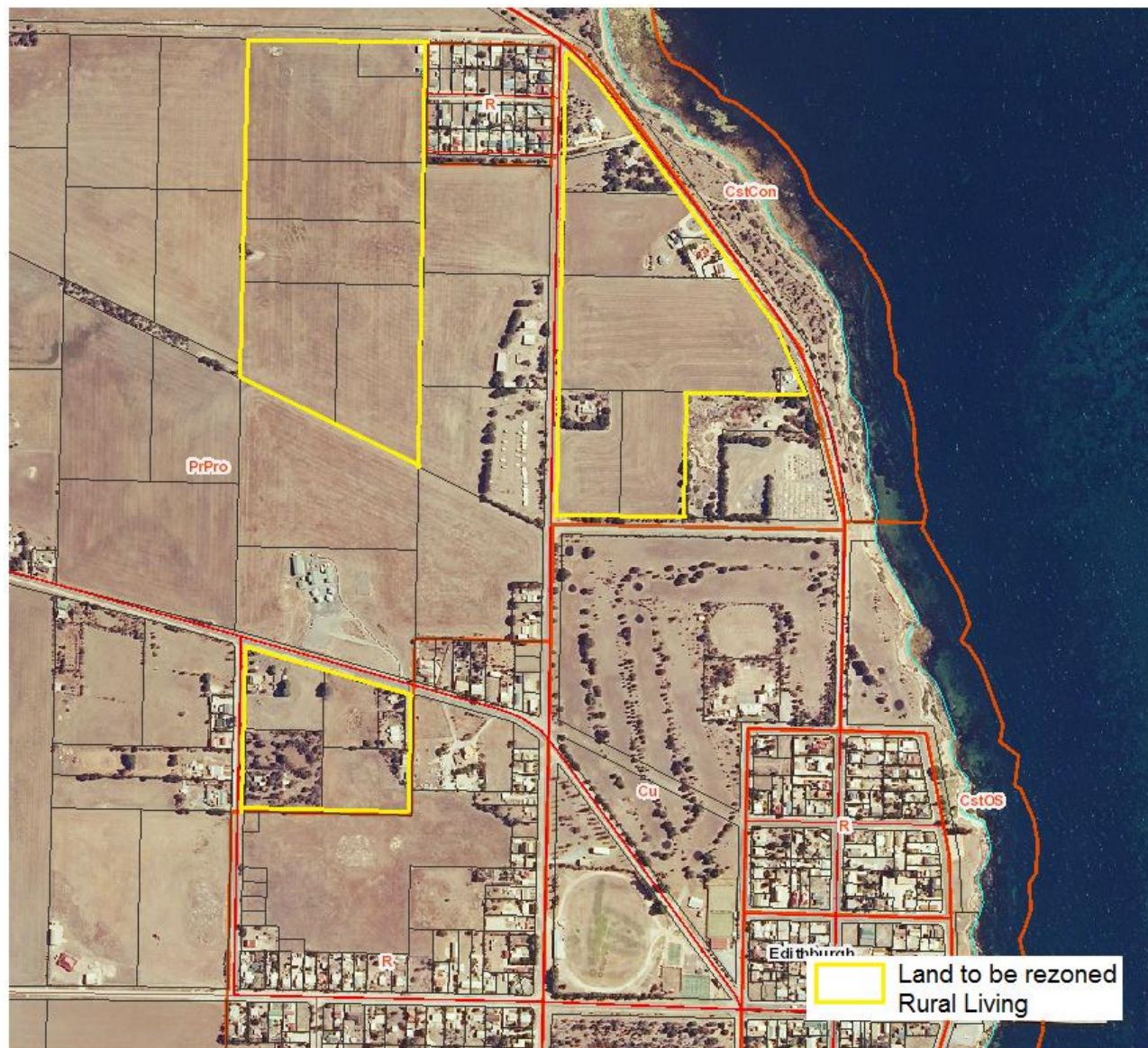


Figure 11: Proposed Rural Living zone
Source: Nature Maps (www.naturemaps.sa.gov.au)

Deferred Urban Zone

Relevant Investigation

- Review the relevance of Deferred Urban zone to the south of town in light of recent development within the zone.

The Deferred Urban zone is located to the south of the existing township. The zone encompasses 3 allotments with a total area of approximately 13 hectares.

The two allotments of the western side of Sultana Drive each contain a detached dwelling, whilst the allotment on the eastern side of Wattle Bay Road is vacant.

The intent of the zone is to accommodate future residential growth when the existing Residential zone has been substantially developed. It is desirable that the land continues to be used for broadacre agricultural and pastoral purposes and that development incompatible with future residential development on the land not to be undertaken.

The Deferred Urban zone had a boundary alignment as a result of the BDP DPA which involved recently developed land being incorporated within the Residential zone. Given the proposed extension of the Residential zone boundary proposed as part of this DPA, the Deferred Urban zone will become somewhat obsolete as there will be a long term supply of land within the Residential zone. It therefore proposed to remove the Deferred Urban zone by returning the two allotments on the western side of Sultana Point Road to Primary Industry.

Whilst these allotments contain dwellings, returning these parcels to the Primary Production effectively results in minimal changes to the development potential for the sites and is consistent with the proposed zoning of the land to the south and west (Rural Living land to be returned to Primary Production).

A dwelling is non-complying in both zones except for a detached dwelling within the Deferred Urban zone and replacement of an existing freehold dwelling within the Primary Production zone. As both parcels already contain dwellings any future replacement of, or alterations to the existing dwellings will remain a consent use.

In addition, land division is consent form of development within the Deferred Urban zone however, policy, discourages the creation of additional allotments, whilst land division is non-complying within the Primary Production zone apart from a number of exceptions which the future division of the land would unlikely achieve. Either way the division of the land is largely restricted regardless of the zoning.

It is noted that returning the land Primary Production should not preclude the land from being used for residential purposes in the long term should it be required.

The small allotment within the existing zone on the eastern side of Wattle Bay Road which is currently vacant, is to be zoned Rural living, consistent with the allotments adjoining it to the south.

Primary Production Zone

Relevant Investigation

- Review land adjacent the existing township boundary to accommodate industrial development, with regard to service provision and land use conflicts.
- Investigate and identify areas suitable for tourist accommodation, age care facilities and community facilities, including the now closed school site on the Yorketown-Edithburgh Road.

The land surrounding the Edithburgh Township is located within the Wool bay Land System⁴

A significant portion of the land system is non arable due to very stony and very shallow soils. However the majority of the land adjoining the town is identified as being semi-arable to arable except for the land to the north west which is described as non-arable plains with some saline seepage.

Of the 39 parcels zoned Primary Production identified within the affected area 21 are used for residential/rural living purposes with only 12 allotments currently used solely for farming purposes.

The fragmented nature of the land holdings and existing rural living character of the allotments particularly adjoining the township boundary makes achieving a consolidated approach to zoning difficult and results in the land unlikely to be returned to general farming activities.

As a result of the above, various areas adjacent the township boundary within the zone have been identified to accommodate residential expansion. The changes to the Rural Living zone have been addressed previously and the areas proposed to be included within the Residential zone will be further discussed below within the next section.

There is no industrial zoned land within or surrounding the township and the closest industrial zoned land is located within Yorketown which is approximately 16 km north west of Edithburgh.

It is difficult to assess demand for industrial land within the town due to no land being zoned for industrial purposes. However, Council has experienced demand for this type of development which is evidenced by a number of industrial and commercial land uses being established throughout the township and surrounding Primary Production zone.

To address this issue, it is proposed to rezone land fronting Yorketown Road located within the Primary Production zone to Mixed Use as identified in figure 12 below.

The subject land consists of Section 123 and 124 Yorketown Road and comprises a total area of approximately 10.5 hectares.

It is proposed to provide a Mixed Use zone rather than Light Industry zone as the Mixed Use zone envisages a wider variety of community, commercial and light Industry uses. Thus the proposed zoning provides a more flexible approach to providing industrial and commercial land within Edithburgh.

In addition, the affected land already contains a church (Section 124) which is a non-complying use within the Light Industry zone.

A detached dwelling is a consent form of development within the zone, however, residential development is not considered to be appropriate on this land, particularly given the amount of residential land that will be made available a result of the DPA. It is preferred residential development be contained within the existing/proposed Residential zone.

On this basis it is proposed to amend the exception applying to a dwelling within the non-complying table to designate a dwelling as a non-complying form of development within the Mixed Use zone at Edithburgh.

⁴ Dept. of Water, Land and Biodiversity Conservation, Northern Agricultural Districts Land Resource Information June 2002.

Furthermore, additional commentary is proposed to be added to the desired character of the zone to guide future development in this part of the zone and in particular development on land fronting Yorketown Road.

The affected land has access to the 3 phase electricity network which runs down Yorketown Road. A small extension of the existing water main along West Terrace would be required to service the subject land.

The land is sufficiently separated from the town centre and is conveniently located in respect to the main roads in and out of the town, which will prevent the need for vehicles associated with development in the zone to travel through the town centre or a large portion of the Residential zone.

It is noted that the eastern boundary of the proposed zone will adjoin the residential zone which has the potential to lead to land use conflicts between residential and commercial/industrial uses. With respect to industrial development it is noted that light industry is the primary form of industry envisaged in the zone, which by its definition avoids activities which result in adverse impacts to adjoining properties.

Interface issues in the relation to the light industry/commercial development and residential development is further discussed below under section 3.2.6, however, it is noted that Mixed Use and Light Industry zones adjoin residential zones in various townships within the Council area and residential development is envisaged in the Mixed Used zone elsewhere in the Council area.

Rezoning the subject land will provide the opportunity for small-scale commercial and industrial development to be established in the town, for example development in association with fishing/marine, aquaculture, agriculture and wind farm activities.

The proposed rezoning also presents the opportunity to provide a road link from Yorketown Road to Section 123 which is currently landlocked.

Current policies within the Mixed Use zone allow for allotments with a minimum area of 1200m². Due to the size of the affected land the proposed rezoning could result in a maximum of 50 allotments being created within the zone, considering the area already accommodated by the church and the area likely to be required for roads.

The above would provide a long term land supply based on recent development approval rates within the township.

An area further the west of the town was initially considered for a new Light Industry zone. This land fronts Yorketown Road and contains 8 allotments located within the Primary Production zone (refer to figure 12 below).

The area consists of a mixture of land uses including six dwellings, a crash repairs business and a storage facility. It is noted the industry/storage uses were largely established as a consequence of no industry land being available within the township.

This land was discounted however, due to the number of dwellings established in the area, its separation from the township and the fact the allotments are poorly located in terms of the existing mains water network.

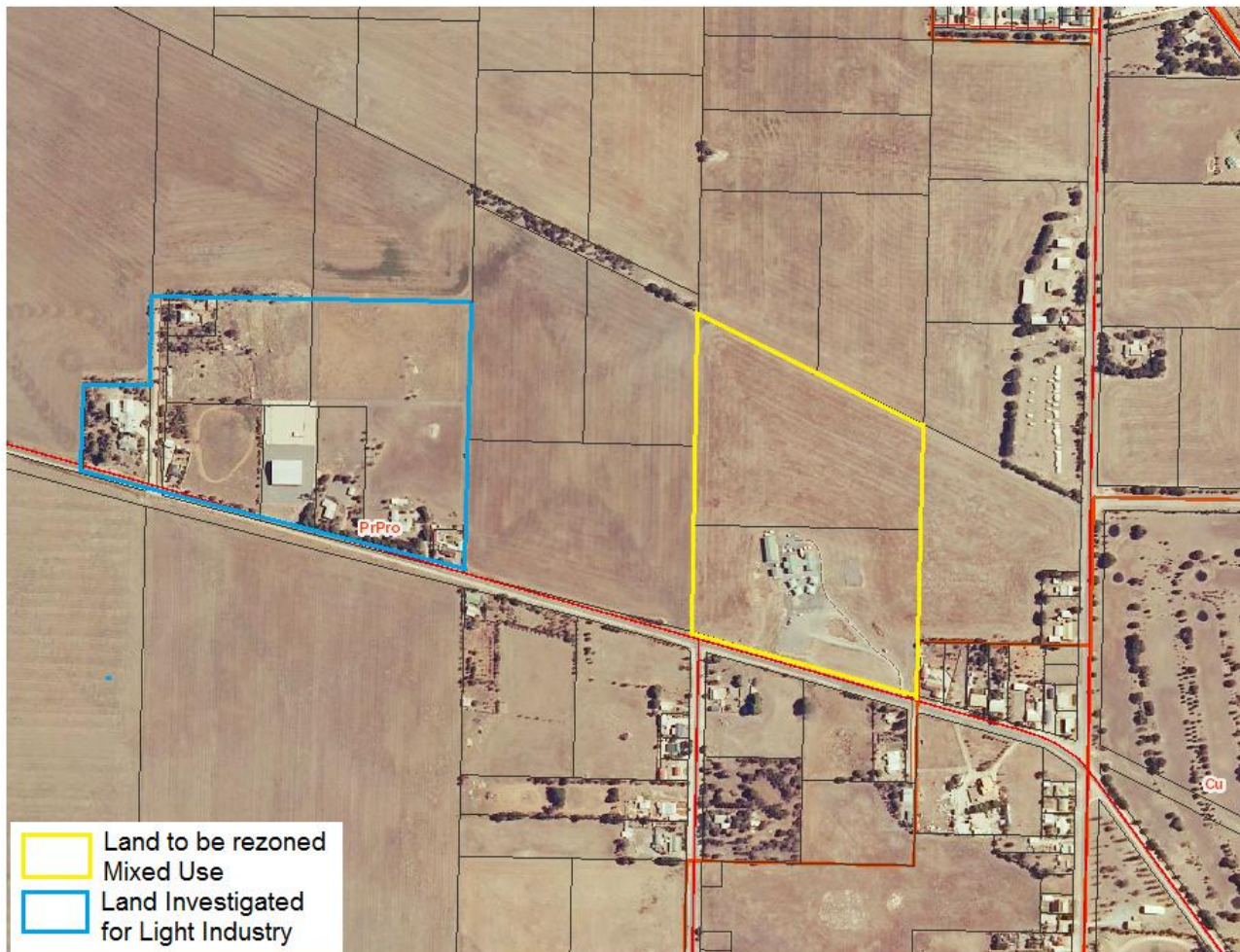


Figure 12: Proposed Light Industry Zone

Source: Nature Maps (www.naturemaps.sa.gov.au)

Residential Zone

Relevant Investigation

- Investigate and identify suitable areas for residential expansion adjacent the existing township boundary, if required, having regard to infrastructure constraints (in particular stormwater and effluent disposal), land use conflicts and land availability.
- Investigate and identify areas suitable for tourist accommodation, age care facilities and community facilities, including the now closed school site on the Yorketown-Edithburgh Road.
- Investigate the minor extension of the Residential zone at North Edithburgh to the southern side of Perry Street in order to utilise existing infrastructure and to “finish off” the development.

The Residential zone of Edithburgh is divided into three areas; immediately adjacent to the north and south of the town centre, surrounding the parklands to the south and west and the area known as North Edithburgh which contains 40 allotments located to the north west of town centre off Park Terrace.

Land within the original township and North Edithburgh has mainly been developed while the land adjacent the parklands containing areas of vacant land.

In part this has resulted from stormwater constraints in this area and land holders who own large parcels of land in the Residential zone adjacent the parklands not being interested in or prepared to make their land available for development, either through their own initiative or in selling the land to developers.

In total the Residential zone comprises some 12.3 hectares of vacant undivided land. At a gross development rate of 1200m² per allotment this land has the potential to accommodate some 100 allotments. It is noted there are also a number of large allotments which contain single dwellings which have the potential to be subdivided into smaller residential allotments.

It is noted that the number of allotments may be reduced in order to retain land to accommodate stormwater infrastructure and ponding areas. The DPA provides the opportunity to rezone land outside areas impacted by stormwater issues.

The following table outlines the number of new dwelling approvals within Edithburgh over the past five years;

| Year | No. of Approvals |
|------|------------------|
| 2009 | 11 |
| 2010 | 15 |
| 2011 | 11 |
| 2012 | 9 |
| 2013 | 7 |

The above approval records indicate an approval rate of approximately 10.6 new dwellings per year for the last 5 years.

Sales data obtained from the Land Services Group of the Department of Planning, Transport and Infrastructure shows that the period between January 2011 to August 2013, there were 41 vacant land sales which equates to approximately 16 sales per annum.

The above statistics identify a relatively strong and constant demand for residential land within Edithburgh which coincides with the rise in population figures over the past decade.

As a result of the above and to ensure that sufficient land supply is provided to accommodate long term demand the DPA is proposing a number of amendments to the Residential zone boundary as illustrate on figure 13 and discussion below

Old Honiton Road

The DPA is proposing to rezone three allotments to the north of Old Honiton Road from Primary Production to Residential. The affected area also has frontage to Bramley Road.

The subject land has an area of approximately 21.5 hectares and is largely vacant except for Lots 20 and 21 Old Honiton Road which contain dwellings.

There is approximately 20 hectares of vacant land available for development in the area which is currently used for low intensive agricultural purposes, namely cropping.

The affected land is free of low lying areas impacted by flooding issues and forms a compact and logical extension of the existing Residential zone and effectively 'squares off' the township boundary.

Also the land has good access to the existing road and water mains networks and borders the recent Dev Patterson Drive residential development.

Park Terrace

An extension of the Residential zone north along Park Terrace is proposed which will connect the properties within the existing zone fronting Yorketown Road and land within North Edithburgh.

The area contains six allotments all in individual ownership and comprises an area of approximately 15.3 hectares.

The allotments range from approximately 1500m² to 4 hectares.

Three of the allotments contain dwellings and Lot 50 has an approval for a detached dwelling sited within the eastern portion of the allotment and close to the Park Terrace frontage (544/1052/2013).

Section 467 was previously used to store caravans intermittently and currently contains a telecommunications tower. The previous and current use of the land is unlikely to impede future residential development.

Park Terrace which adjoins the entire length of the eastern boundary is a sealed road and comprises a pavement width of approximately 8 metres. The area has access to water mains in Park Terrace, however, an extension of the existing network north along Park Terrace will be required to service the majority of the land.

In addition, land within this area is not impacted by 1 in 100 year average return interval flood events.

The proposed extension of the Residential zone will also allow for the orderly extension of North Edithburgh.

Currently Perry Street only services the allotments on the northern side of the road; the land on the southern side is vacant. Therefore the proposed amendment will create the opportunity for 10 additional allotments to be created on the southern side of the road, thus mirroring the development on the northern side of Perry Street. This represents a logical extension of the existing development which utilises existing infrastructure.

The proposed zone will form an interface between the two proposed Rural Living zones to the east and west of Park Terrace.

West Street

It is proposed to extend the Residential zone boundary to the north and west to include land fronting Yorketown Road and West Street. This affected land consists of 6 allotments ranging in size 960m² to 2.3 hectares and comprising a total area of approximately 7.5 hectares.

Five of the allotments contain a dwelling whilst the remaining allotment is vacant.

The proposed rezoning largely reflects the existing use of the land and given the existing characteristics of the allotments this land is unlikely to accommodate viable farming activities.

The proposed rezoning would create the opportunity for only two additional dwellings fronting West Street on the balance of lot 2. It is noted that this land sits on the edge of the 1in100 flood area and future development will need to have regard to the minimum floor level requirements discussed previously.

The abovementioned amendments to the Residential zone would result in approximately 36 hectares of land being made available for development. This would allow for approximately 240 allotments being created based on the 1200m² minimum area requirements and the area required for roads and open space.

With regard to the above and considering the amount of existing vacant land within the Residential zone, the DPA will provide Edithburgh with a 20-30 year land supply based on the current approval rates.

Whilst there are areas of vacant land within the existing zone that have remained undeveloped for a considerable amount of time, it is noted that when land has become available within Edithburgh it has developed relatively quickly, as evidenced by the consistent number of new dwelling approvals over the past five years.

As highlighted in section 3.2.1, Edithburgh consists of a higher than average aged population, with the medium age predicted to continue to rise in the future as the large baby boomer cohort moves towards retirement age. As a consequence, demand for retirement village/age care accommodated development is likely to increase.

Much of the land within the town centre has been developed and the large sites within the existing zone are largely restricted due to flooding issues. Whilst the DPA does not designate a specific area or site for this type of development, the DPA will provide greenfield residential land relatively close to the town centre which is capable of accommodating retirement village/age care accommodated development which are envisaged uses in the zone.

It is acknowledged, that the proposed extension of the Residential zone will result in the loss of some 23 hectares of land currently used for farming. The loss of agricultural land can result in economic impacts, however, any loss as a consequence of the proposed amendments is considered to be negligible, given the amount of land under primary production surrounding Edithburgh and throughout the Council area.

It is noted that the affected farming land will likely remain under primary production until required for township expansion.

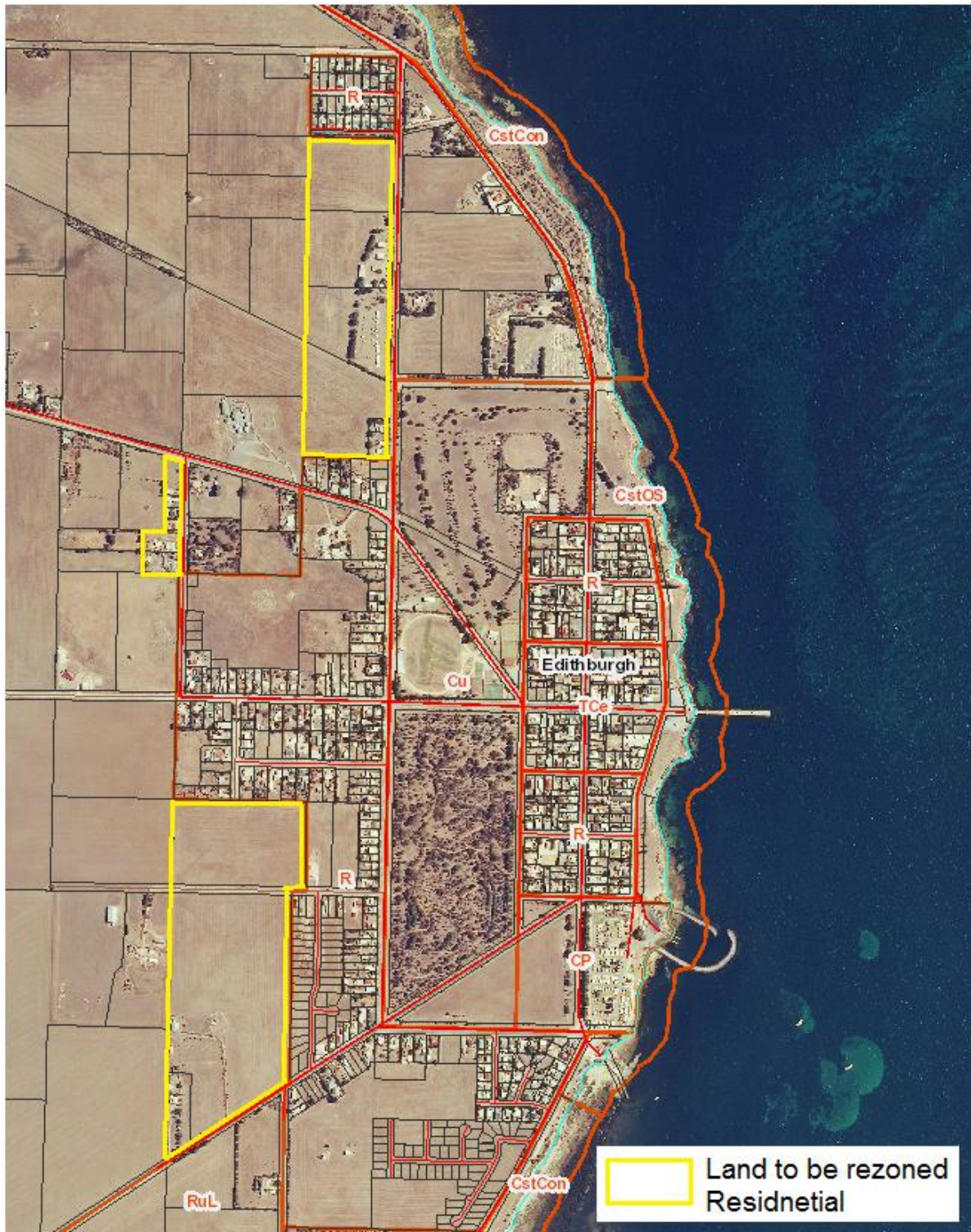


Figure 13: Proposed Residential Zone Amendments
Source: Nature Maps (www.nature.sa.gov.au)

3.2.4 Landfill Gas Risk Assessment

Relevant Investigation

- Undertake a landfill risk assessment of the old Edithburgh landfill.

The old Edithburgh landfill is located adjacent to the north and west of the Edithburgh Cemetery and is identified as Section 714 Coobowie Road (CR 5760/647).

The land was used as dump for a period of approximately 10 years and was closed in 1988. The dump received mainly domestic waste and small amount of hard rubbish which was predominately burnt prior to land filling.

The landfill trenches were capped with a 2 metre layer of rubble prior to its closure.

The site is currently used as a Council depot and contains a small equipment storage shed. Parts of the balance of the land are used to stockpile greenwaste, soil and road base materials.



Figure 14: Edithburgh Landfill Site

Source: Google Earth

As a consequence of the EPA's policy in relation to the assessment of all landfills (historic and existing) within 500 metres of land proposed to be rezoned, Tonkin Consulting was engaged to undertake a landfill gas assessment of the former landfill site at Edithburgh.

The assessment involved a desktop analysis in relation to land form and subsurface conditions and an onsite landfill gas emission survey.

The onsite survey was undertaken with the use of Tunable Diode Laser which is an instrument that measures surface levels of landfill gas. The walkover survey was conducted to establish the pattern and location (if any) of surface gas concentrates across the site and boundary.

The following conclusion was provided as a result of the onsite survey:

The low concentrations of methane detected over the site are considered negligible and are consistent with ambient concentrations. The results of this investigation indicate that the likelihood LFG emissions from the capping material is very low, therefore the risk of emissions and lateral migration to on-site or off-site receptors is also very low. Based on these results and considering the age of waste and historical burning practices, it is estimated that LFG production at the site has peaked and the potential for continued LFG generation is considered to be low.

In addition to the above the assessment report made the following recommendation:

In the context of the former Edithburgh Waste Depot, the SA EPA default buffer distance of 500 m to proposed developments is highly conservative and could be significantly reduced for this site. It is assessed that the level of risk for a surrounding, above-ground development is very low and gas protection measures are unlikely to be necessary. However, if sensitive development was planned to abut the site boundary it is recommended that the data gaps above be considered with the development details to update the risk assessment and provide further certainty regarding LFG risk.

The land adjoining the site to the north and west is to be rezoned Rural Living as part of this DPA. While the risks have been determined to be low, it is proposed to introduce a setback requirement for new development from the boundaries of Section 714.

Tonkin Consulting undertook a similar assessment of the former Port Victoria landfill in 2009 (as part of the Port Vincent Town DPA), which identified the risk to human health and the environment to be low to moderate.

Whilst identified as low to moderate, it was acknowledged that the risk could be reduced to low if a post closure monitoring and maintenance plan is developed, implemented and regularly reviewed for its continued success.

To minimise risk a 30 metre buffer distance was recommended between the former landfill site boundary and any future development.

As a consequence, policy was inserted in the Rural Living zone which adjoined the site that designated all development within 30 metres of the landfill as a non-complying development.

It is noted that this policy response was accepted as being appropriate at the time

The above policy was removed as part of the BDP conversion as this buffer was addressed and superseded by policy which requires dwellings within the Rural Living zone to be setback 40 metres from a Primary Production zone boundary. The Port Victoria landfill is located within the Primary Production zone.

It is noted that the Port Victoria landfill was a significantly larger landfill than Edithburgh, as is operated from 1976 to 2005, had a landfill footprint of 9,250m² and at the time held approximately 25,000 tonnes of waste.

In comparison, the Edithburgh landfill only operated for 10 years (closed 26 years ago) and received no more than 500 tonnes of waste over its lifetime the majority of which was burned prior to land filling. Also anecdotal evidence suggests that the footprint of the landfill was sufficiently less than Port Victoria site and the risk of LFG generation and migration has been assessed to be very low.

The Edithburgh assessment recommended the 500 metre buffer distance be significantly reduced as risk to surrounding development is very low, however, no specific buffer distance was recommended as part of the assessment.

Notwithstanding the above, it is proposed to introduce a new principle within the zone under the new Rural Living precinct heading requiring development be setback a minimum of 30 metres from the boundaries of Section 714.

The above policy is consistent with the how LFG risk was managed at Port Victoria, although applying the 30 metres is considered to be a very conservative approach, based on the low risk nature of the Edithburgh site and characteristics of the two landfills. However, minimising any impacts of LFG to development in the locality is the intention of the proposed policy.

A copy of the Edithburgh landfill gas assessment has been attached.

3.2.5 Site Contamination

Relevant Investigation

- Desktop investigations to identify possible sources of site contamination in the area(s) proposed for rezoning and where necessary insert principles that may be required to provide guidance on how the land might safely be developed and to forewarn proponents of this.

The Primary Production land to be rezoned to residential and rural living is used for residential or low intensity farming purposes.

It is noted that portion of Section 467 Park Terrace was previously used to store caravans intermittently and contains a telecommunications tower. However, the previous and current use of this land is unlikely to impede future residential development.

Contamination of agricultural land can occur due to the use of agricultural chemicals but is more likely to occur as result of concentrated activity such chemical storage, sheep dips and the like.⁵

Council records and historic aerial photos indicate that the land has only ever been used for cropping and grazing and has not included any intensity activity that might have given rise to contamination.

Nonetheless and in accordance with the requirements of the General 'Site Contamination' Principle 21 within Council's Development Plan, development can only occur where the site is demonstrated to be a suitable and safe site for the proposed use.

Given the previous low intensity use of the land, the abovementioned principle is considered to be adequate to address potential site contamination concerns at the development assessment stage, albeit any risk is considered to be low.

Notwithstanding the above, there are obvious site contamination risks with Section 714 which contains the old landfill. This is Council land which is to be zoned Community, however, restrictions to the future use of the land will apply regardless of the zoning as a consequence of its previous use.

Considering the above, the land is unlikely to accommodation sensitive land uses, however, if proposed, the abovementioned Site Contamination principle is considered to be sufficient to assess potential risks.

⁵ Planning SA, Advisory Notice: Site Contamination, December 2001.

3.2.6 Interface Issues

Relevant Investigation

- Investigate possible impacts of rezoning land in proximity to coastal areas and consider mitigation measures where necessary.
- Investigate potential interface issues associated with any proposed rezonings and consider ways of avoiding potential noise and air quality problems by appropriately locating zone boundaries (by considering the EPA separation guidelines) and using planning policies to minimise such risks.

Coastal Areas

The DPA is not proposing to rezone any coastal land.

It is acknowledged that additional residential development adjacent the coast has the potential to impact on the sensitive coastal environment. The DPA proposes a new Rural Living zone to the north of the town centre adjacent the Coastal Conservation zone to the east.

The affected land is divided from the Coastal Conservation zone by Coobowie Road and there are already six dwellings fronting this road. New dwellings within the proposed zone will be required to be setback 50 metres from the Coastal Conservation zone boundary in accordance with existing policy.

Development in the Rural Living zone is primarily limited to detached dwellings on relatively large allotments.

Considering the extensive setback requirements and nature of envisaged land uses within the Rural Living, the proposed amendments will have minimal impact on the coastal areas.

Residential and Primary Production Land

Interface issues can occur between residential and agricultural uses and the Development Plan provides general policies which seek to manage land use conflicts, including policies specifically to address, noise generating activities, air quality and rural interface issues.

Existing policy also encourage the establishment of a 40 metre buffer between new urban development and rural activities.

The proposed Residential zone fronting Park Terrace is to be separated by Primary Production land by land proposed to be zoned Rural Living. This zoning arrangement will assist to provide a buffer for the proposed Residential zone in accordance with the above policy which is a situation that does not currently exist at Edithburgh. Also Dwellings within the Rural Living zone are required to be sited 40 metres from land held within the Primary Production zone.

The balance of the residential zone will have an interface with the Primary Production zone. In this instance the above buffer requirement will unlikely be achieved, however, this is not expected to result in any adverse impacts.

The 40 metre buffer is not considered to be warranted at Edithburgh given a large portion of the existing Residential zone abuts primary production land and Council has experienced minimal issues in the past particularly as the land surrounding Edithburgh is principally used for low intensity grazing activities. People residing in residential areas adjacent farming land would likely be aware of activities that may occur on adjoining primary production land, consistent with the level of amenity that you would expect to find in semi-rural areas.

In addition, the Development Plan discourages intensive uses being located adjacent township boundaries which further assists to minimise potential interface issues.

Residential and Light Industry

Light Industry is an envisaged use within the proposed Mixed Use zone which will adjoin the Residential zone boundary. Light industrial development by the nature of its definition is a use not likely to create impacts outside of the site.

The Development Regulations 2008 defines a light industry as:

an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not—

- (a) detrimentally affect the amenity of the locality of the amenity within the vicinity of the locality by reason of the establishment or the bulk any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light or otherwise howsoever; or*
- (b) directly or indirectly, cause dangerous or congested traffic conditions in any nearby road;*

Other uses envisaged in the Mixed Use zone include an office, shop (less than 150m²) service trade premise and warehouse, all of which are types of uses unlikely to create impacts outside of the site.

Furthermore, residential development is envisaged within the Mixed Use zone, thus the existing policy recognises that residential development can coexist with the other non-residential uses contemplated in the zone. However, as discussed previously it is proposed to make dwellings non-complying within the zone at Edithburgh, as it considered appropriate that residential development be contained within the Residential zone.

Potential interface issues are further addressed by existing policy within General Interface between Land Uses section which specifically addresses potential issues in situations where non residential development abuts a Residential zone.

With regard to the above, impacts between residential and industrial/commercial development within the proposed Mixed Use zone and adjoining land can be appropriately assessed and managed at the development assessment stage, based on existing policy within the Development Plan.

Bushfire Risk

The existing township is located in an area excluded from bushfire protection planning provisions whilst the land surrounding the township is located within a General Bushfire Risk area as depicted on figure BPA Map YoP/28.

The current Development Plan provisions relating to bushfires recommend buildings and structures be located away from areas that poses an unacceptable bushfire risk as a result of one or more of the following:

- (a) vegetation cover comprising trees and/or shrubs
- (b) poor access
- (c) rugged terrain
- (d) inability to provide an adequate building protection zone
- (e) inability to provide an adequate supply of water for fire-fighting purposes.

It is unlikely that the affected area pose unacceptable bushfire risk as the land is mainly clear of significant areas of vegetation, is located adjacent the residential area with good access to the existing road network and the topography of the land is generally flat.

It is proposed that that the bushfire risk designation of the land to be included within the expanded Residential zone and proposed Mixed Use zone be amended to exclude the land from the bushfire risk policy area consistent with the existing township. However, approval from the CFS will need to be obtained prior to any changes to the risk level designation.

The balance of the affected land, including new Rural Living zone will remain within the General Bushfire Risk area.

Notwithstanding the above, as per current Development Plan provisions, residential development, tourist accommodation and habitable buildings within the General Bushfire Risk areas will require a dedicated water supply available at all times for fire fighting.

4. Recommended Policy Changes

Following is a list of the recommended policy changes based on the investigations of this DPA:

- Rezone the Rural Living land bound by Old Honiton, Lehman, Hilsea and Wattle Bay Roads to Primary Production;
- Remove the Deferred Urban zone and return the land to Primary Production;
- Rezone the Primary Production land bound by Coobowie Road, Park Terrace and Beach Road to Rural Living;
- Rezone Primary Production land to the west of Park Terrace and south of Fielding Street to Rural Living.
- Rezone land east of West Street from Primary Production to Rural Living;
- Introduce a new Precinct within portion of the Rural Living zone, which allows allotments with a minimum area of 2500m²;
- Rename Rural Living Precinct 4 Marion Bay to Precinct 4 Edithburgh/Marion Bay
- Rename Rural Living Precinct 5 Ardrossan/Edithburgh to Precinct 5 Ardrossan
- Introduce policy within the Rural Living zone requiring development to be setback a minimum of 30 metres from the old landfill site on Section 714.
- Introduce policy recommending minimum finish floor levels for development in flood prone areas within township;
- Introduce a map identifying flood prone areas (Development Constraints Maps);
- Rezone Section 123 and 124 Yorketown Road from Primary Production to Mixed Use;
- Extend the existing Residential zone of Edithburgh to the west of the existing township;
- Realign the Community zone boundary in order to include the land containing the Cemetery and old land fill site.

The proposed zoning amendments are further illustrated on Figure 15 below

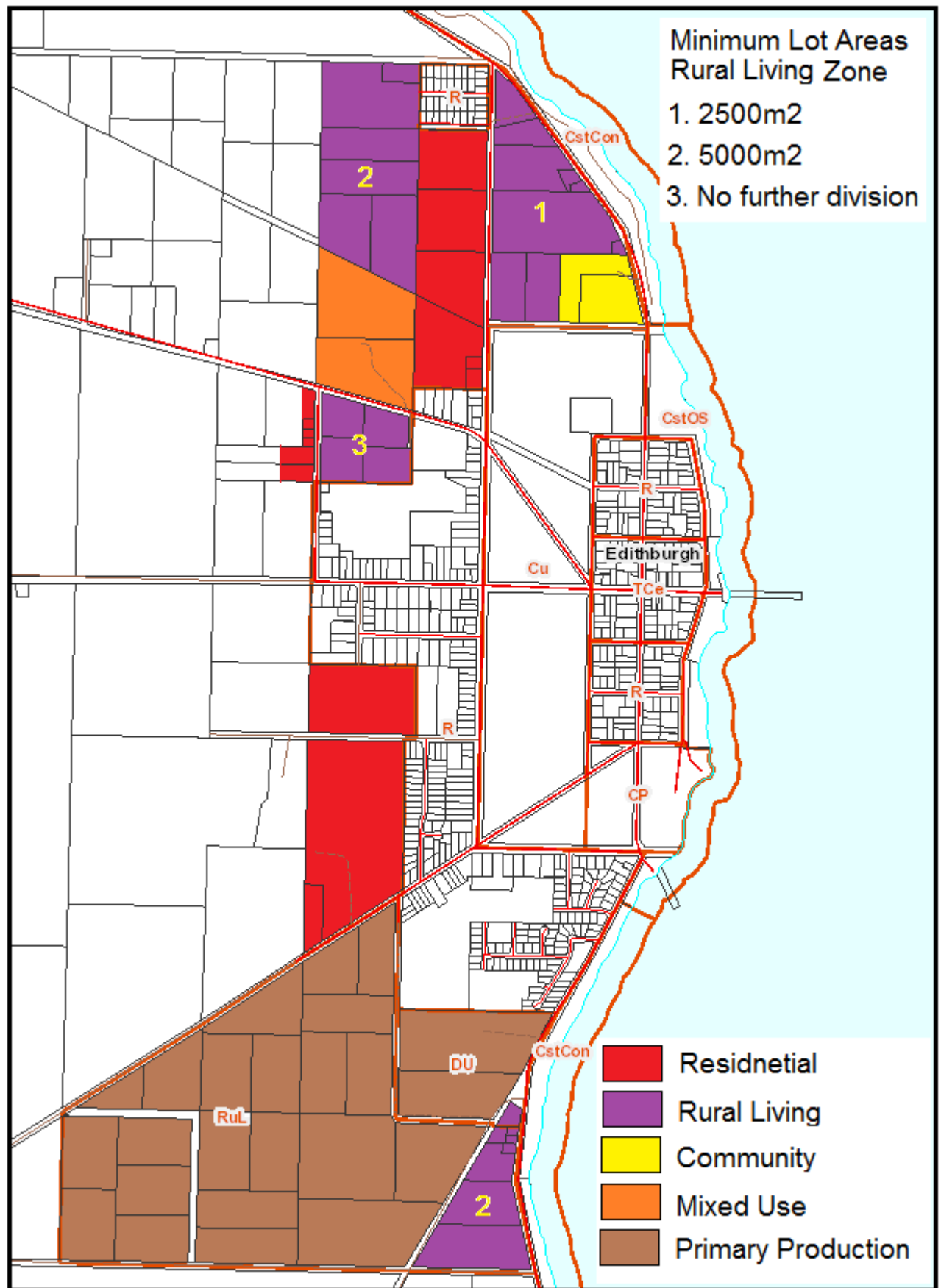


Figure 15: Proposed Zoning Amendments
Source: Nature Maps (www.naturemaps.sa.gov.au)

5. Consistency with the Residential Code

The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation.

The DPA is proposing amendments to the residential zone boundary at Edithburgh. Corresponding amendments will be required to be made to the relevant Residential Code Maps Yop/83 which identifies the Determined Area for the Purposes of Schedule 4 – Complying development, Clause 2B – New Dwellings.

6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the Development Regulations 2008.

6.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in the Appendices of this document. This DPA is consistent with the direction of the Planning Strategy.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 16 December 2013. In particular, the proposed investigations outlined in the Statement of Intent have been have been addressed in section 3.2 of this document.

6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Yorke Peninsula Council Development Plan.

For instance, the DPA only seeks to realign zone boundaries, no new zones are proposed to be introduced.

6.4 Complements the policies in the Development Plans for adjoining areas

The policies proposed in this DPA will not affect and will complement the policies of Development Plans for adjoining areas.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area, as discussed in section 2.3.2 of this document.

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

References/Bibliography

- Atlas of South Australia (www.atlas.sa.gov.au)
- Australian Bureau of Statistics (www.abs.gov.au)
- BC Tonkin and Associates 1996. District Council of Yorketown, *Edithburgh Stormwater Management Study*.
- Department of Transport and Urban Planning, Planning Strategy for Regional South Australia, December 2007.
- Department of Planning, Transport and Infrastructure, Annual Average Daily Traffic Estimates 24 hour two-way flows 1 June 2014.
- Department of Water, Land and Biodiversity Conservation, Northern Agricultural Districts Land Resource Information June 2002.
- Electronic Land Division Lodgement Site (EDALA) (www.edala.sa.gov.au)
- Government of South Australia, South Australian Strategic Plan 2011.
- Nature Maps (www.naturemaps.sa.gov.au)
- Planning SA Advisory Notice: Site Contamination, December 2001.
- PPK Environment & Infrastructure Pty Ltd, Yorke Peninsula Water Resources Study January 2001.
- Property Assist (www.propertyassist.sa.gov.au)
- RP Data (www.rpdata.com)

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I Andrew Cameron, as Chief Executive Officer of the Yorke Peninsula Council, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the Yorke Peninsula Council and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

- Mr David Hutchison of Access Planning SA Pty Ltd

DATED this 11th day of September 2014



.....
Chief Executive Officer
Yorke Peninsula Council

Appendices

Appendix A - Assessment of the Planning Strategy

Appendix B - Landfill Gas Assessment Report

Appendix A - Assessment of the Planning Strategy

Yorke Peninsula Regional Land Use Framework 2007

DPA Response

Yorke Peninsula Regional Land Use Framework

Policies

Objective 1: Recognise and protect the Region's environmental assets

1.8 Undertake ecological investigations and impact assessment specific to areas proposed to be rezoned or developed, taking into account cumulative impacts

The DPA will ensure that any areas proposed for re-zoning are appropriate for the intended use and includes a review of current and past uses on such land. The majority of the land under review has previously been cleared and used for either farming or urban purposes so contains little environmental value.

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

Given the coastal locality of Edithburgh, the importance of protecting landscape amenity from inappropriate development is high. As such, the DPA will ensure any re-zoning will have regard to the lands proximity to visually significant landscapes.

Objective 3: Protect people, property and the environment from exposure to hazards

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 water courses or impeding the flow of flood waters

The DPA will ensure that any land re-zoned for future development is capable of accommodating such uses. The main issue associated with the land at Edithburgh is to manage stormwater events. The DPA seeks to insert policy to minimise risk for development on land that has been identified as being potentially flood prone.

Also the DPA includes investigations in relation to site contamination and landfill gas to ensure future development is not exposed to these potential hazards.

Objective 4: Effectively manage waste, wastewater and stormwater

4.2 Manage stormwater to reduce risk of flood and pollution, improve water quality, and maximise opportunities for reuse

Stormwater drainage problems have continued to be an issue within the Edithburgh township and surrounding residential area for some time. The DPA includes the adoption of policy which has been adapted from the recommendations within the Edithburgh Stormwater Management Plan, to assist guide development on land subject to inundation.

Objective 7: Provide serviced and well-sited industrial land to meet projected demand

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
7.3 Site and locate industrial land to ensure:

- 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

There have previously been enquiries of Council for land for the development of on shore aquaculture facilities, light and service industry development. This has resulted in a number of smaller scale industrial land uses being approved on scattered sites within the Primary Production zone. It is desirable that suitable land be identified for Industrial use to cater for this demand.

The DPA includes a review of the demand for Industrial zoned land within Edithburgh and seeks to ensure that any land re-zoned for such purposes is appropriate with respect to infrastructure and interface issues.

| Yorke Peninsula Regional Land Use Framework 2007 | DPA Response |
|---|--|
| <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 areas | <p>The DPA recognises the importance of farming and productive land to the Yorke Peninsula, and the increased pressure from urban development on such land. The DPA does propose the loss of farming land to accommodated township expansion; however, the associated impacts to primary production activities will be investigated.</p> <p>The DPA also investigates the opportunity to improve current interface issues with the Residential and Primary Production zones.</p> |
| <p>Objective 17: Reinforce the role, functionality and vibrancy of towns and settlements</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>The DPA will ensure that tourism within the township is not jeopardised as a result of any proposed re-zoning. In fact, the DPA investigates and identifies areas suitable for additional tourist accommodation within the township.</p> |
| <p>Objective 18: Strategically plan and manage township growth, with master planning for coastal areas a priority</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 are continuous with and form compact extensions of existing built up areas • prevents linear development along the coast and arterial roads • does not encroach upon areas of importance to economic development • promotes strong linkages between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space • promotes development on existing vacant land and surplus government land prior to providing further broadacre/greenfield sites <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>The DPA provides a general review of zoning within the locality. Any further expansion of development within or associated with Edithburgh will provide clear links with established development, and emphasise the role of the town centre. Finally, the DPA will investigate the availability and value of infill development within the town centre and residential area.</p> <p>While Edithburgh is not earmarked for expansion in the associated strategy, the intention of the strategy is to not exclude the development of other towns (where warranted), throughout the Council area. Consideration needs to be given for changing circumstances which may result in areas not seen as a priority becoming a priority.</p> <p>A review of Edithburgh has been on council's agenda for numerous years and has not eventuated largely due to budgetary constraints. This DPA now provides the opportunity to review the town.</p> <p>Any expansion of Edithburgh will occur in a coordinated and compact manner.</p> |
| <p>Objective 19: Design towns to provide safe, healthy, accessible and appealing environments</p> <p>19.3 Establish and retain distinct and attractive entrances to townships</p> | <p>The DPA will seek to reinforce the town centre as the focal point for commercial activity, discouraging the fragmentation of key retail and commercial activities outside this zone.</p> |

| Yorke Peninsula Regional Land Use Framework 2007 | DPA Response |
|--|--|
| <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>19.8 Manage interfaces between residential, town centres and industrial areas to avoid potential conflicts</p> | <p>The location of land for industrial growth will ensure suitable interface management practices are utilised to minimise conflict between land uses. It is expected that Industrial development associated with the Town will be small in scale which will also assist to minimise interface issues.</p> |
| <p>Objective 20: Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors</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>Any residential re-zoning proposed within the DPA will encourage a mix of land areas in an effort to provide a range of housing types in accordance with existing policy, including provision of affordable housing.</p> |

Appendix B – Landfill Gas Assessment Report

Development Plan Amendment

By the Council

Yorke Peninsula Council

Edithburgh Town and Surrounds DPA

The Amendment

For Consultation

Declared by the Minister responsible for the administration of the
Development Act 1993 to come into operation on an interim
basis pursuant to Section 28, of the *Development Act 1993*.

.....
Signature

Date.....

Amendment Instructions Table

Name of Local Government Area: Yorke Peninsula Council

Name of Development Plan: Yorke Peninsula Council Development Plan

Name of DPA: Edithburgh Town and Surrounds DPA

*The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on **6 February 2014**.*

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

| Amendment Instruction Number | Method of Change <ul style="list-style-type: none">• Replace• Delete• Insert | Detail what is to be replaced or deleted or detail where new policy is to be inserted. <ul style="list-style-type: none">• Objective (Obj)• Principle of Development Control (PDC)• Desired Character Statement (DCS)• Map/Table No.• Other (Specify) | Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only). | Is Renumbering required (Y/N) | Subsequent Policy cross-references requiring update (Y/N) if yes please specify. |
|--|---|--|--|-------------------------------|--|
| COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text) | | | | | |
| Amendments required (Yes/No): Yes | | | | | |
| Hazards Section | | | | | |
| 1. | Insert | PDC under the Flooding heading | <p><i>7 Development at Edithburgh on land shown on Overlay Maps - Development Constraints YoP/53 should have a minimum floor level of:</i></p> <p><i>(a) 2.80 metres Australian Height Datum on land subject to a 1-in-100 year average return interval flood event within the West Street Catchment</i></p> <p><i>(b) 6.20 metres Australian Height Datum on land subject to a 1-in-100 year average return interval flood event within the Park Terrace South Catchment</i></p> <p><i>(c) 7.1 metres Australian Height Datum or 200 millimetres above top of kerb at the adjacent road, whichever is higher, within the Thomas</i></p> | Y | N |

Edithburgh Town and Surrounds DPA
Yorke Peninsula Council
Amendment Instructions Table

| | | | | | |
|---|---------|--|---|---|---|
| | | | <i>Street Catchment (d) 7.30 metres Australian Height Datum on land subject to a 1-in-100 year average return interval flood event within the Lehman Road Catchment</i> | | |
| 2. | Inset | PDC under the Flooding heading | <i>8 Provision for stormwater ponding shall be made within areas subject to a 1-in-100 year average return interval flood events at Edithburgh as shown on Overlay Map – Development Constraints YoP/53.</i> | Y | N |
| ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text) | | | | | |
| Amendments required (Yes/No): Yes | | | | | |
| Rural Living Zone | | | | | |
| 3. | Replace | Precinct 4 Marion Bay Rural Living | With Precinct 4 Edithburgh/Marion Bay Rural Living | N | N |
| 4. | Replace | Precinct 5 Ardrossan/Edithburgh Rural Living | With Precinct 5 Ardrossan Rural Living | N | N |
| 5. | Replace | Non-complying Development Table – Exceptions | Replace part (b)(i) & (ii) applying to land division with: (i) Precinct 4 Edithburgh/Marion Bay Rural Living and all allotments resulting from the division are at least 0.5 hectares (ii) Precinct 5 Ardrossan Rural Living and all allotments resulting from the division are at least 2 hectares | N | N |
| 6. | Insert | New Precinct heading | Insert the following Precinct heading after PDC 14; Precinct 7 Edithburgh Rural Living | N | N |
| 7. | Insert | New PDC under the heading Precinct 7 Edithburgh Rural Living | PDC 15 – Land division should not create an additional allotment with an area less than 2500 square metres | N | N |
| 8. | Insert | New PDC under the heading Precinct 7 Edithburgh Rural Living | PDC 16 – Development should be setback 30 metres from the boundaries of Section 714 Hundred of Melville | N | N |
| 9. | Insert | Non-complying Development Table - Exceptions | Insert the following to part (b) applying to land division: (vi) Precinct 7 Edithburgh Rural Living and all allotments resulting from the division are at least 2500 square metres | N | N |
| Mixed Use Zone | | | | | |
| 10. | Replace | Desired Character | With contents of attachment A | N | N |

| | | | | | |
|--|---------|--|--|---|---|
| 11. | Replace | Non-complying Development Table - Exceptions | Replace exception applying to Dwelling with: Except a detached dwelling located outside of Edithburgh | N | N |
| TABLES | | | | | |
| Amendments required (Yes/No): No | | | | | |
| Table | | | | | |
| | | | | | |
| MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps) | | | | | |
| Amendments required (Yes/No): Yes | | | | | |
| Map Reference Table | | | | | |
| 12. | Insert | Zone Maps | Insert Reference to Mixed Use zone Maps YoP/53 | N | N |
| 13. | Insert | Overlay Maps - Development Constraints Maps | Insert reference to Map YoP/53 within new table | N | N |
| 14. | Insert | Precinct Maps - Precinct 3 Limited Subdivision | Insert reference to Map YoP/53 | N | N |
| 15. | Replace | Precinct Maps - Precinct 4 Marion Bay Rural Living | with Precinct 4 Edithburgh/Marion Bay Rural Living and insert reference to Maps YoP/19 & YoP/53 | N | N |
| 16. | Replace | Precinct Maps - Precinct 5 Ardrossan/Edithburgh Rural Living | with Precinct 5 Ardrossan Rural Living and delete reference to Maps YoP/19 & YoP/53 | N | N |
| 17. | Insert | Precinct Maps – Precinct 7 Edithburgh Rural Living | Insert reference to Map YoP/53 | N | N |
| 18. | Delete | Deferred Urban Zone | Delete reference to Map YoP/19 & YoP/53 | N | N |
| Map(s) | | | | | |
| 19. | Replace | Zone Map YoP/19 | With the map contained within attachment B | N | N |
| 20. | Replace | Precinct Map YoP/19 | With the map contained within attachment C | N | N |
| 21. | Replace | Zone Map YoP/53 | With the map contained within attachment D | N | N |
| 22. | Replace | Precinct Map YoP/53 | With the map contained within attachment E | N | N |
| 23. | Insert | Development Constraints Map YoP/53 | Contained within attachment F | N | N |

Attachment A

Maitland and Minlaton

This zone comprises mainly residential properties interspersed with existing community, commercial or light industrial premises.

Non-residential buildings will be carefully sited to minimise their visual or overshadowing impact on neighbouring residential development, and landscaping will be used to assist in screening such buildings from neighbouring land uses.

Larger scale land uses or land uses that generate high volumes of traffic, heavy vehicle traffic or create noise, odour or other impacts that might adversely impact on residential amenity will not occur.

Development will be sympathetic and consistent in street setback, building height and bulk, character and appearance with existing development in the zone and to complement development in adjoining zones. To this end, new development will have a residential building form and character.

Landscaping will retain the front garden character of the area and existing front fences where appropriate.

Advertising should be in the form of small-scale signage that does not impair the amenity, or dominate the character of the locality.

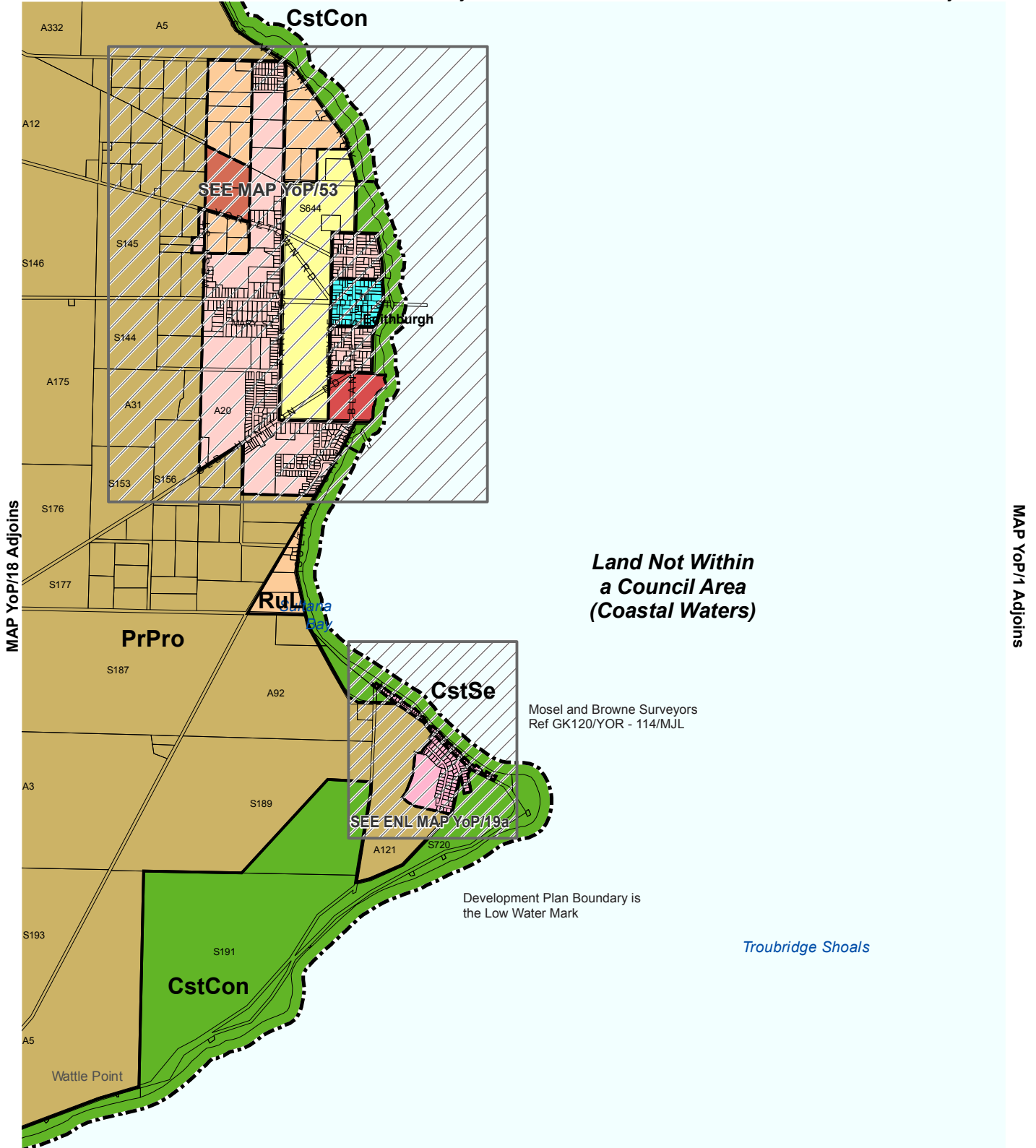
Edithburgh

Land at Edithburgh will be developed primarily for commercial and light industry purposes. Residential development is not envisaged in this part of the zone.

The land fronts Yorketown Road which is an arterial road and the main road access to the town from the west. Development fronting Yorketown Road will establish a well designed character and form that creates an attractive entrance to the township which includes landscaping along the road boundary and car parking areas at the rear of buildings.

The division of land will occur in a coordinated manner including the provision of a road link to the Section 123 which is currently landlocked.

Attachment B



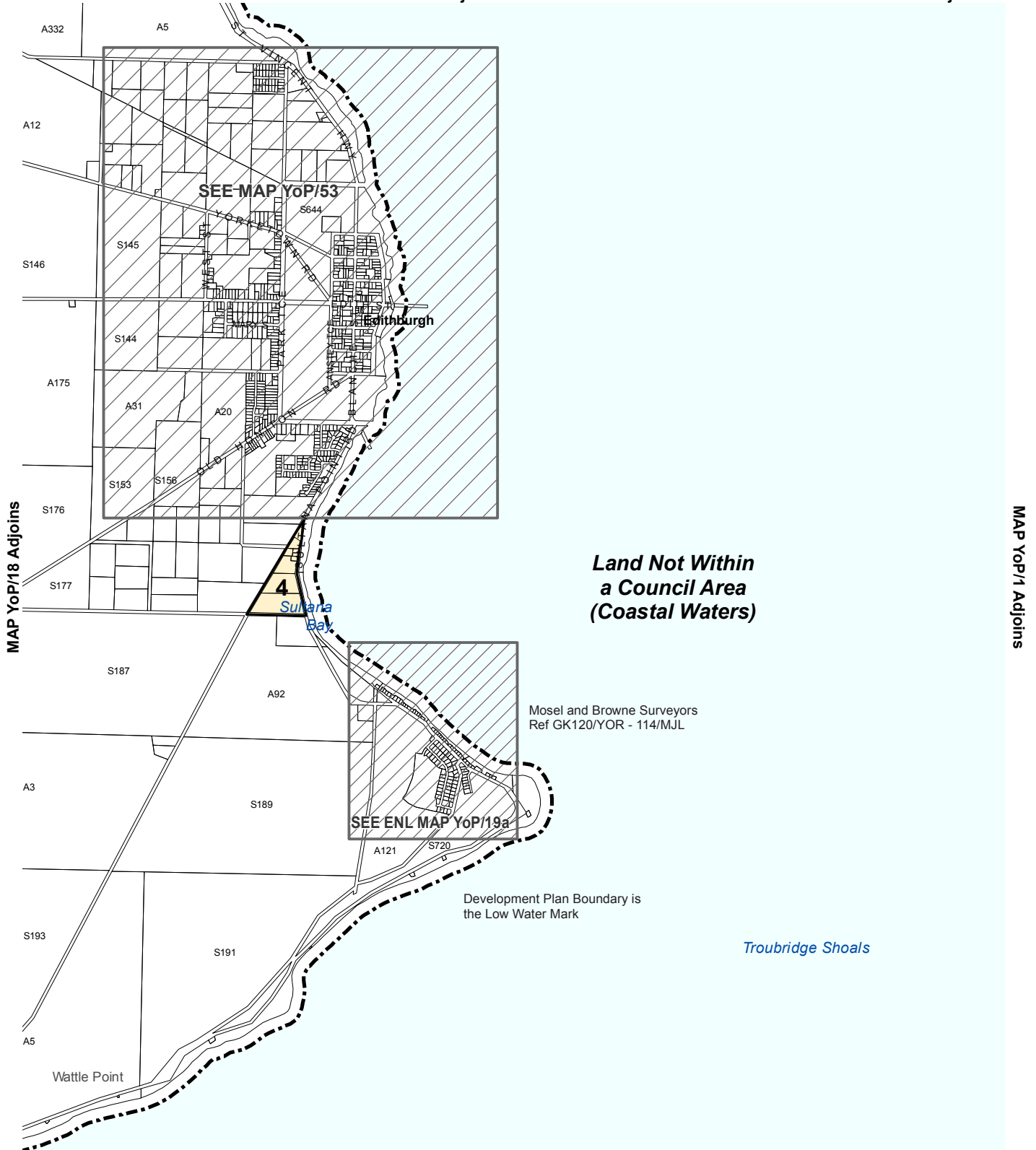
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

MAP YoP/1 Adjoins

- Zones**
- CstCon** Coastal Conservation
 - CstSe** Coastal Settlement
 - PrPro** Primary Production
 - RuL** Rural Living
 - Se** Settlement
 - Zone Boundary**
 - Development Plan Boundary**

Zone Map YoP/19

Attachment C



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Precinct
4 Edithburgh/Marion Bay Rural Living

MAP YoP/1 Adjoins

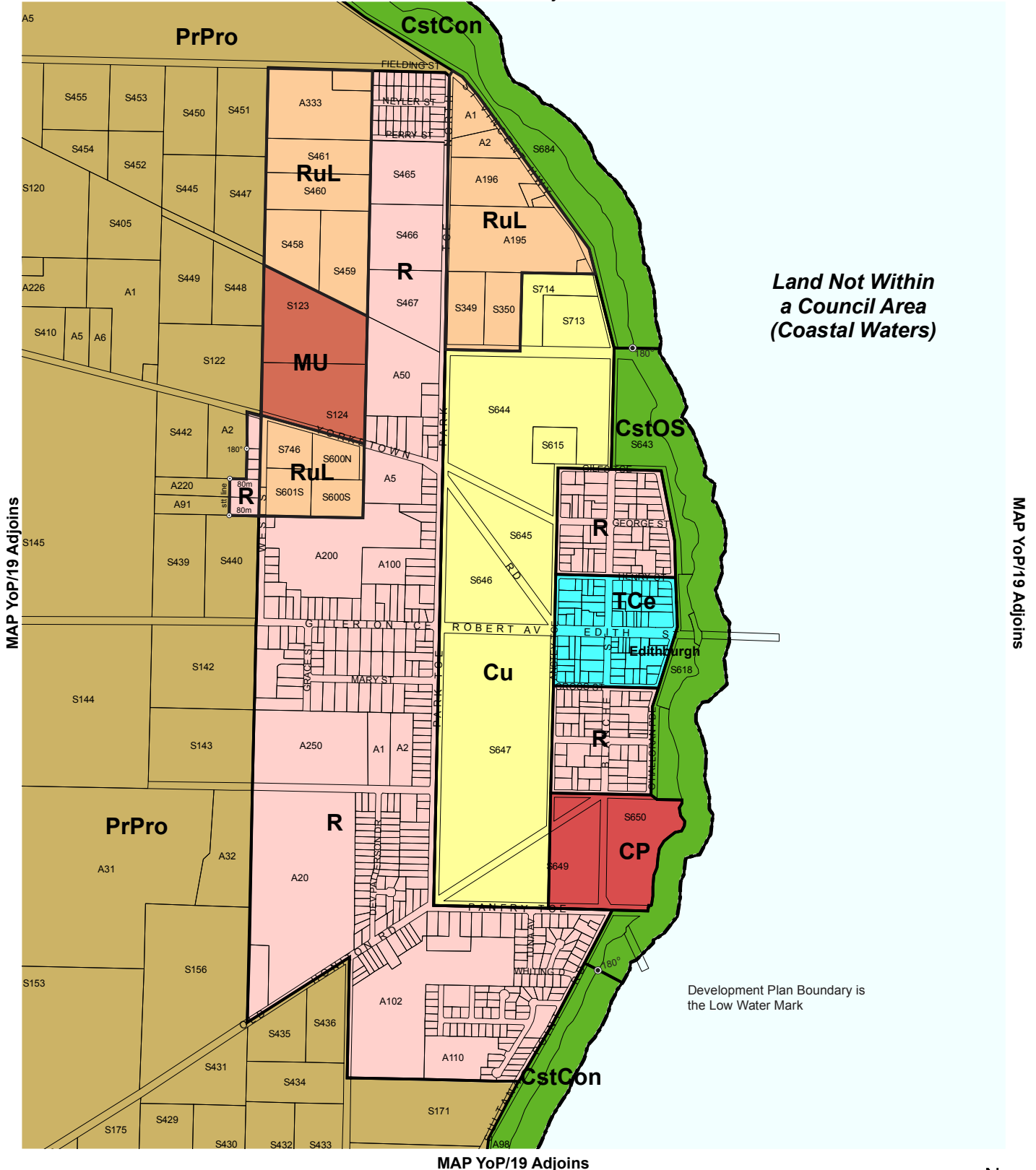
0 2,000 m

Precinct Boundary
 Development Plan Boundary

Precinct Map YoP/19

Attachment D

MAP YoP/19 Adjoins



MAP YoP/19 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- CP** Caravan and Tourist Park
- CstCon** Coastal Conservation
- CstOS** Coastal Open Space
- Cu** Community
- MU** Mixed Use
- PrPro** Primary Production
- R** Residential
- RuL** Rural Living
- TCe** Town Centre
- Zone Boundary**
- Development Plan Boundary**

0 500 m

EDITHBURGH

Zone Map YoP/53

YORKE PENINSULA COUNCIL

Version A, 110814

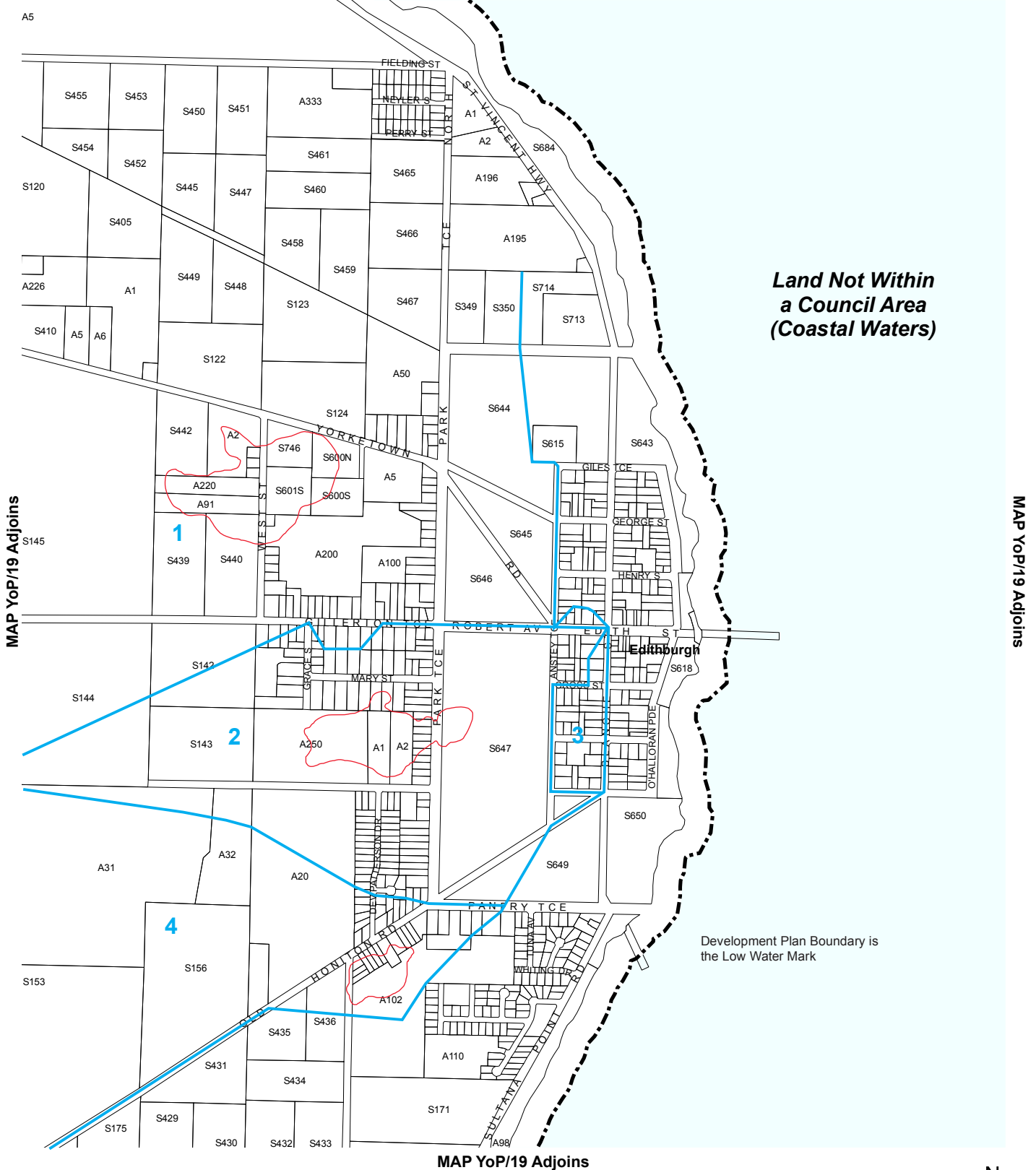
Attachment E

Precinct Map YoP/53

- Version A, 110814

Attachment F

MAP YoP/19 Adjoins



Lamberts Conformal Conic Projection, GDA94

Catchments

- 1 West Street
- 2 Park Terrace South
- 3 Thomas Street
- 4 Lehman Road

- Catchment Boundary
- 100 year average return interval flood event



0 500 m

EDITHBURGH

Development Constraints YoP/53

--- Development Plan Boundary

YORKE PENINSULA COUNCIL

Version A, 110814