



STATE  
PLANNING  
COMMISSION

OFFICIAL

# Six 'Country' Regional Plans Scope Workshop

26 May 2022

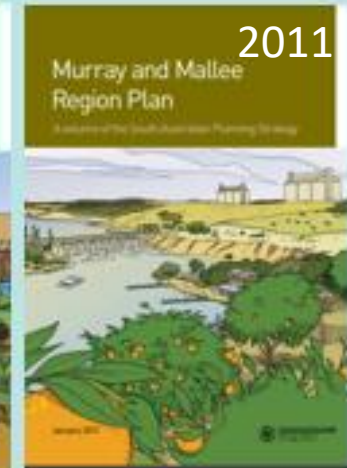
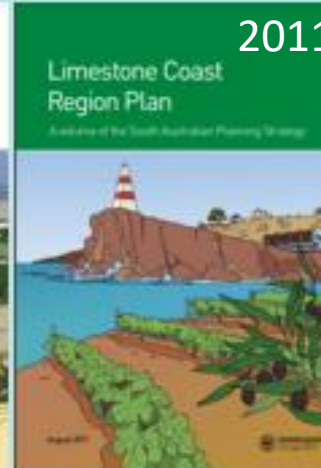
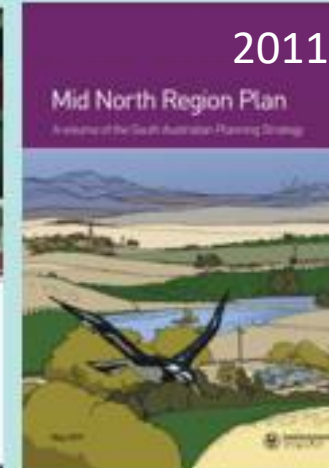
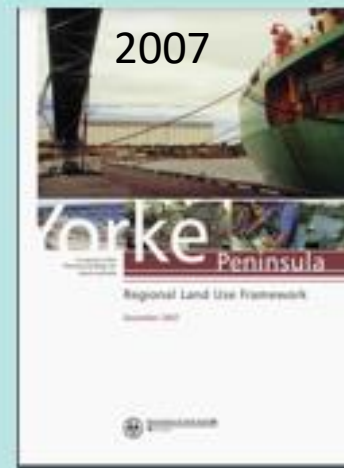
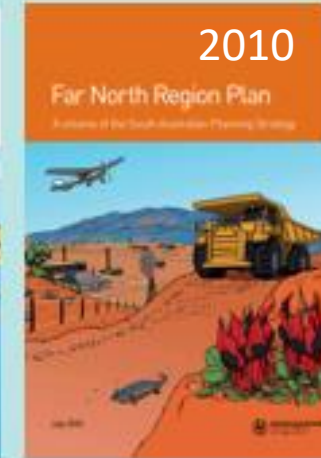
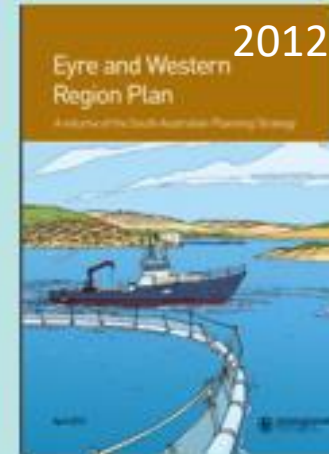


## Previous Planning Strategies

**Development Act 1993 -**  
8 Plans and 3 Masterplans for  
Port Augusta, Mt Gambier &  
Riverland

*Temporarily transitioned into the  
new planning system as interim  
Regional Plans*

2010 / 2017





## Scope - Fundamentals

**1**

**Legislative  
Requirements**

**(Section 64 – PDI Act)**

**2**

**Commission's  
Principles**

**(Fills the 'gaps' in Act)**

**3**

**State Planning  
Policies**

**Specific State Agency data  
and information**

# Types of Information

## Setting the Scene

Existing data and future projections:

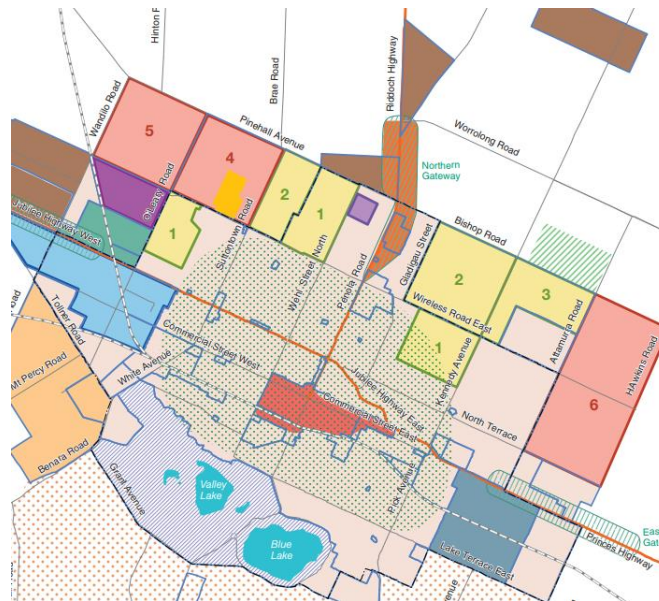
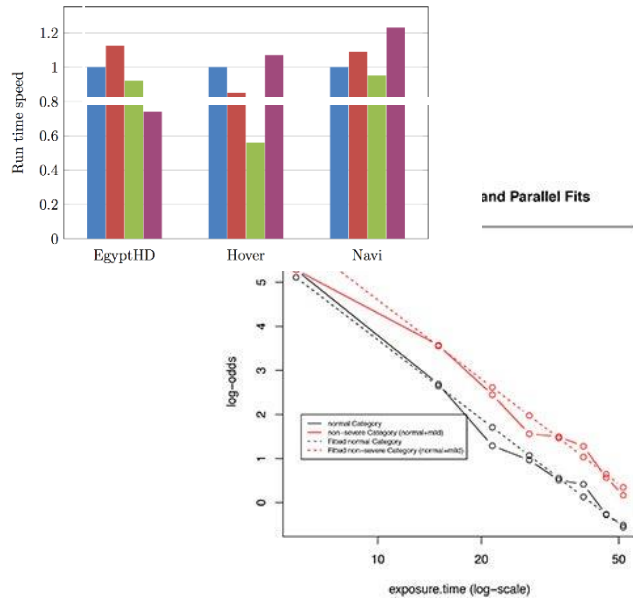
- Growth
- Environmental
- Hazards
- Infrastructure

## Future Directions 0-15yr

- Specific actions 0-5 years
- Action Plans
- Structure Plans (under preparation)

## Future Directions 16-30yr

Long term strategies





# Country Regional Plans - Projects

## Draft Regional Plans

Mid North & Yorke

Murray & Mallee

Eyre & Western

Kangaroo Island

Far North

Limestone Coast

## Structure Plans/Master Plans

### Underway

### To be developed

#### Upper Spencer Gulf Structure Plan

#### Regional Cities and Growth Areas

Port Pirie

Whyalla

Port Augusta

Master Plan Project

Investigations and Summits

Port Lincoln

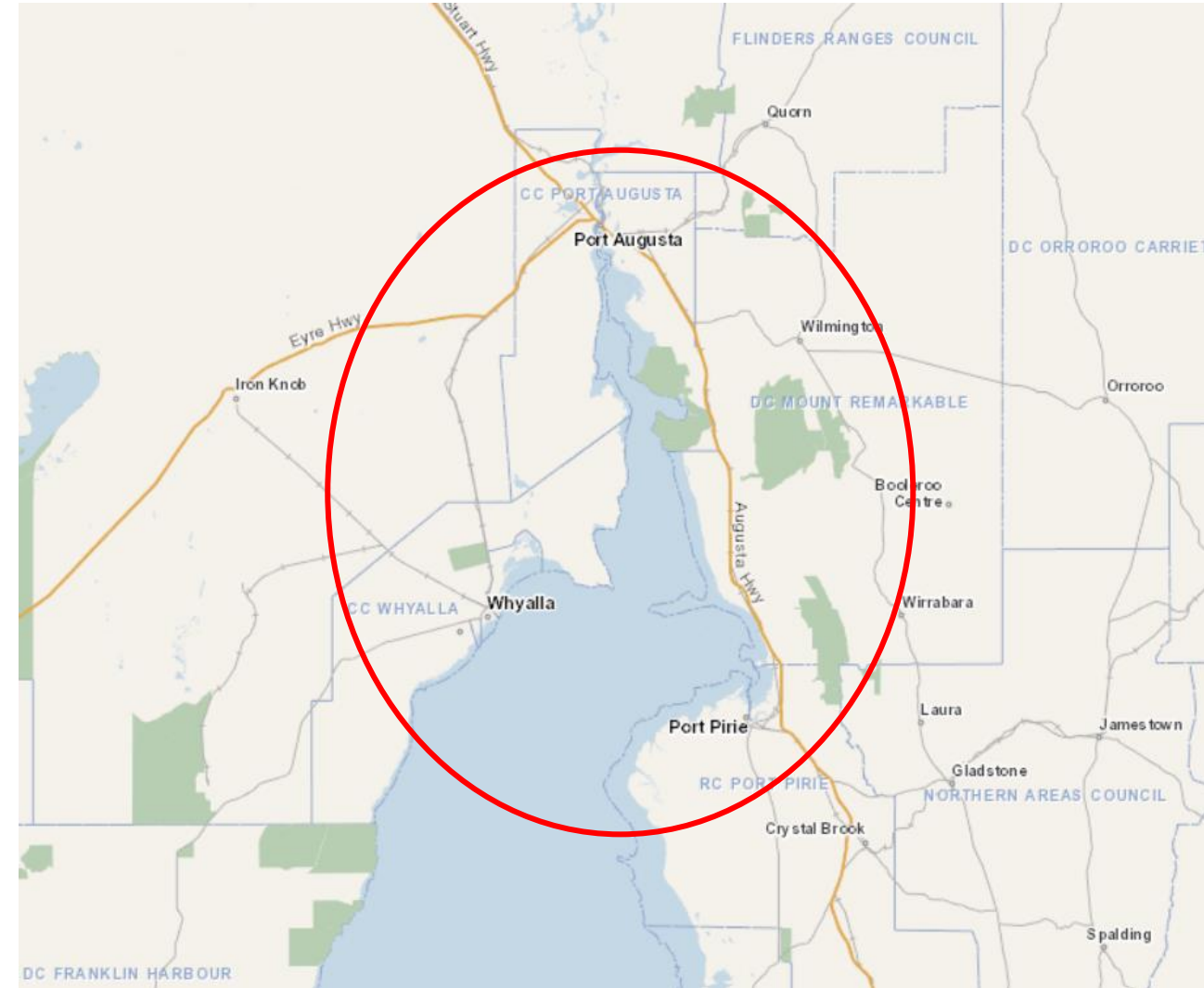
Mount Gambier

Other settlements / council growth plans





# USG Draft Structure Plan – Study Area



# Port Pirie Master Plan

- The Port Pirie Masterplan will be a stand-alone document, which will then be used to feed into the broader Structure Plan and Yorke and Mid-North Regional Plan.
- The Port Pirie Master Plan and Upper Spencer Gulf Structure Plan projects will occur concurrently.
- Includes:
  - Planning and infrastructure for growth areas
  - Hazard minimisation and relocation of uses
  - Access to community services
  - Green coverage and water efficiency
  - Improved streetscapes and urban design





# State Planning Policies – State Agency Responsibilities

Four Themes	State Planning Policies	Department's Response
<p><b>People, Liveability and Housing</b></p>	<p>SPP 6: Housing Supply &amp; Diversity</p>	<ul style="list-style-type: none"> <li>• Housing SA</li> <li>• Renewal SA</li> </ul>
<p><b>Productive Economy</b></p>	<p>SPP 8: Primary Industry SPP 9: Employment Lands SPP 10: Key Resources</p>	<ul style="list-style-type: none"> <li>• Department of Primary Industries and Regions</li> <li>• Department for Energy and Mining</li> <li>• Department for Trade and Innovation</li> </ul>
<p><b>Natural Resources, Environment and Landscapes</b></p>	<p>SPP 1: Integrated Planning</p> <p>SPP 4: Biodiversity SPP 5: Climate Change SPP 7: Cultural Heritage SPP 13: Coastal Environment SPP 14: Water Security and Quality SPP 15: Natural Hazard SPP 16: Emissions &amp; Hazardous Activities</p>	<ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• DEW - Native Vegetation Council</li> <li>• DEW- Heritage</li> <li>• Department of Premier and Cabinet -Aboriginal Heritage</li> <li>• Tourism SA</li> <li>• DEW- Coast Protection Board</li> <li>• DEW – Landscape Boards</li> <li>• DEW- River Murray</li> <li>• SA Water</li> <li>• Department for Energy and Mining</li> <li>• CFS</li> </ul>
<p><b>Infrastructure and Transport</b></p>	<p>SPP 11: Strategic Transport Infrastructure SPP 12: Energy</p>	<ul style="list-style-type: none"> <li>• Department for Infrastructure and Transport</li> <li>• Department for Energy and Mining</li> <li>• Infrastructure SA</li> <li>• Airports</li> </ul>



# Regional City Growth Investigations and Plans

## SPP Regional Plan Objective

### SPP 1 – Integrated Planning

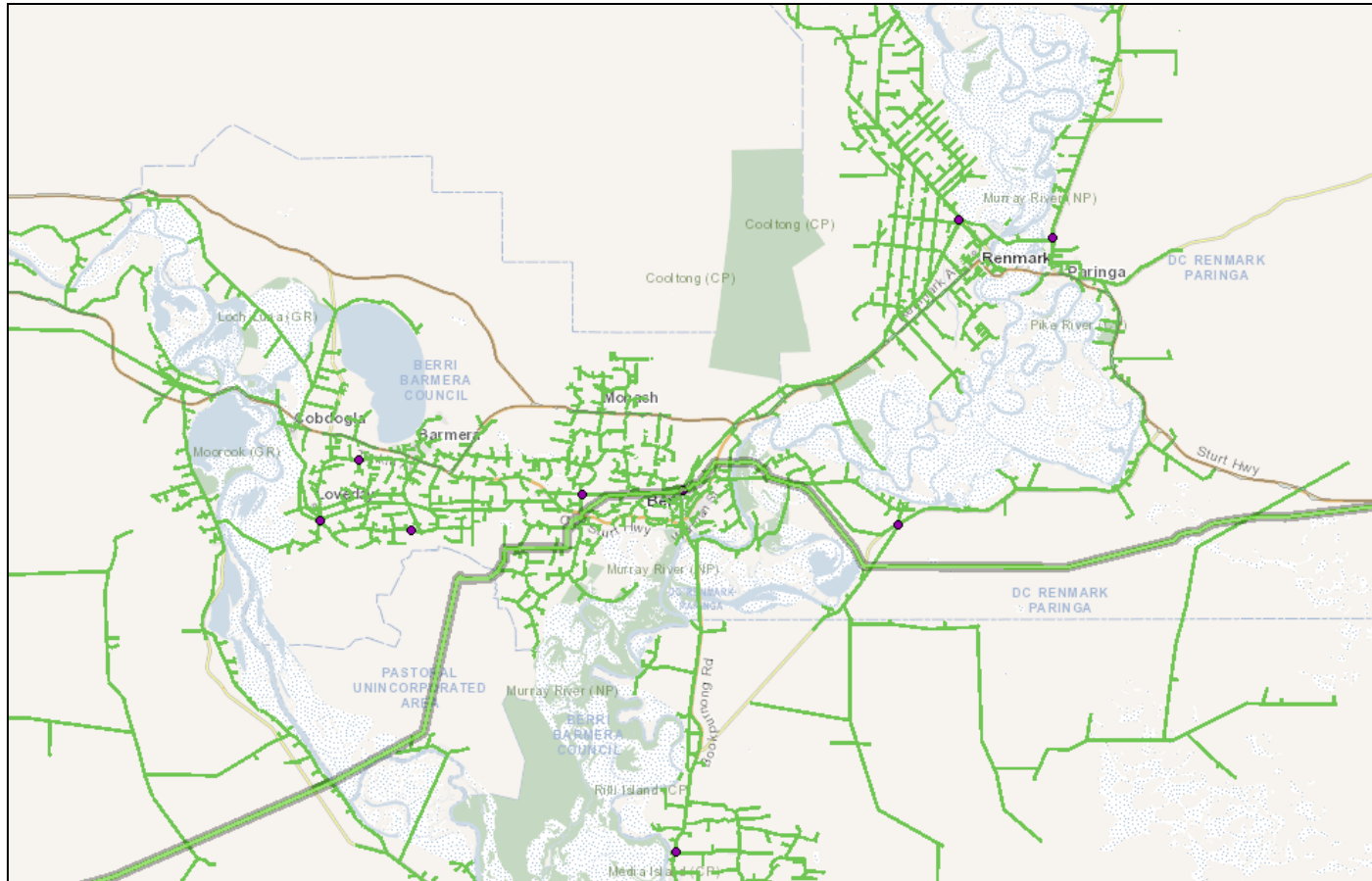
The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in Regional Plans



- A long-term land supply pipeline for residential and employment growth (15 year + 30 year horizon)
- Suitability of existing infrastructure to support future growth and development
- Identification of suitable land for growth and suitability of infrastructure
- Environmental constraints and opportunities
- People and vehicle movement patterns, including an analysis of freight and supply chain vehicle movements
- Heritage and cultural areas
- Land suitable for open space and recreational areas
- public realm to be enhanced through streetscape improvements, new or enhanced open space, green cover, and the planting of vegetation.

## Additional Investigations

Council growth plans + major development / scenario planning



## SPP Regional Plan Objectives satisfied through existing data

### SPP 1 – Integrated Planning

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in Regional Plans.

### SPP 11 – Strategic Transport Infrastructure

Identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. Consideration should be given to identifying future strategic infrastructure corridors and facilities requiring protection, including setting aside appropriate land to accommodate increases or changes to regional growth, new technologies and changing demands.

### SPP 12 – Energy

Identify the appropriate location and types of infrastructure required for future energy requirements. Identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

## Additional Investigations

Review of the Functional Hierarchy of SA's Land Transport Network, Review of the High Productivity Vehicle Network, Area Studies for Regional South Australia, Water and Infrastructure Corridor Initiative, Renewable Energy Zones (REZs),

# Transport and Infrastructure

## SPP Regional Plan Objective

### SPP 1 – Integrated Planning

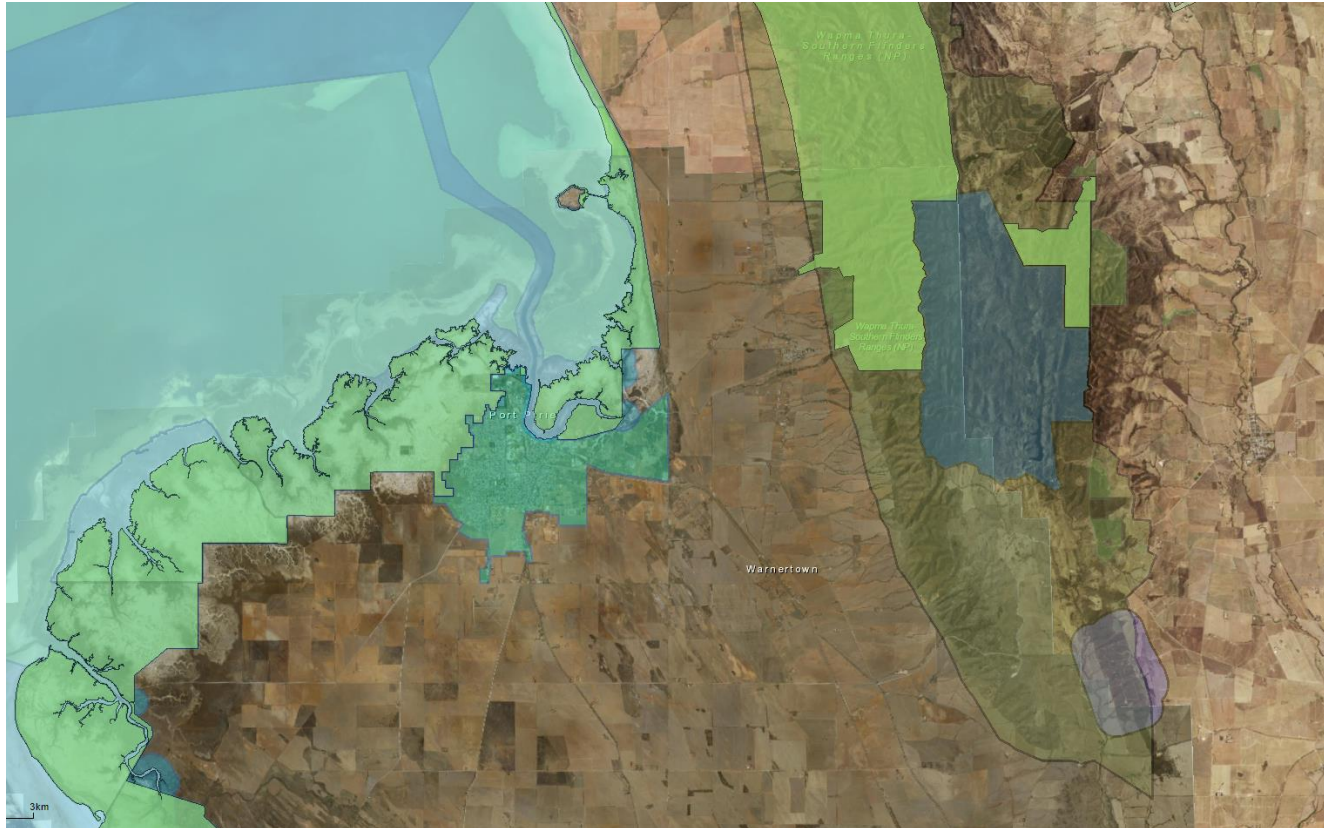
The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in Regional Plans

### SPP 11 – Strategic Transport Infrastructure

Identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. Identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

Investigations	Timing	Ready for draft Regional Plans
Review of the Functional Hierarchy for SA's Land Transport Network	2022	Yes
Review of the High Productivity Vehicle Network	2022	Yes
Area Studies for the Far North and Eyre Peninsula to determine future transport needs	Mid-2022	Yes
Further Area Studies are proposed for KI	TBC – 2022/23	Unlikely
Water and Infrastructure Corridors Initiative (with DEW, DEM)	2022	Yes
DIT Forward Work Plan 2021-2024	To 2024	Yes
20-Year State Infrastructure Strategy	To 2040	Yes

# Natural Resources, Environment & Landscapes



Current environmental data spatial layers – SAPPA overlays

## SPP Regional Plan Objectives satisfied through existing data

### SPP 4 – Biodiversity

Identify areas that have state or national environmental significance and are protected by legislation. Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified.

### SPP 5 – Climate Change

Consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

### SPP 13 - Coastal Environments

Identify areas subject to coastal hazards such as sea-level rise; flooding and storm surges; mangrove and wetland-based mosquito and midge issues; and coastal retreat.

### SPP 14 – Water Security and Quality

Regional Plans should identify areas for the growth and location of future development and associated short and long-term water infrastructure requirements and serviceability. Regional catchments should be identified to understand the upstream and downstream impacts. Watershed areas should be identified and mapped.

### SPP 15 – Natural Hazards

Regional Plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies.

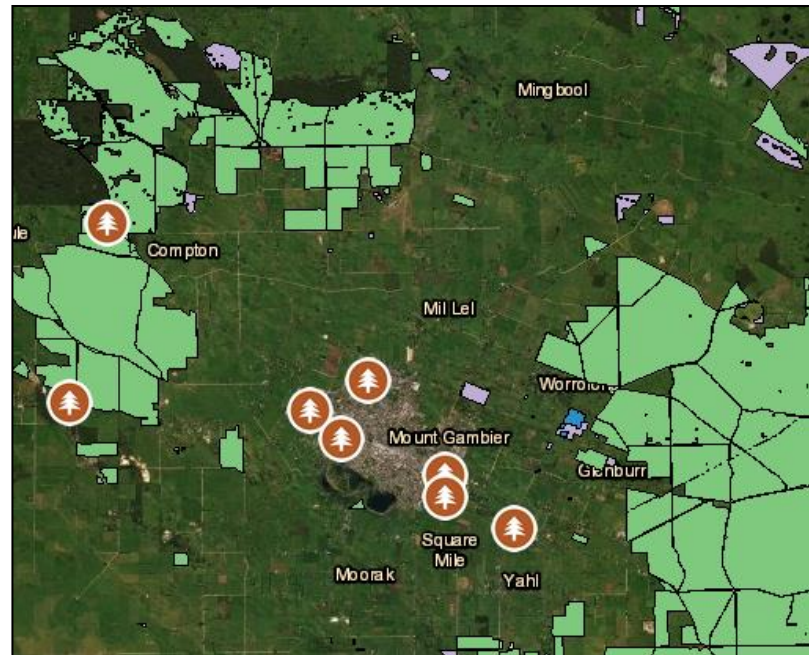
### SPP 16 – Emissions and Hazardous Activities

Should identify the location of its industrial land uses in addition to any other contributors to emissions and/or hazardous activities. Separation distances and the areas for both compatible and restricted development should be identified.

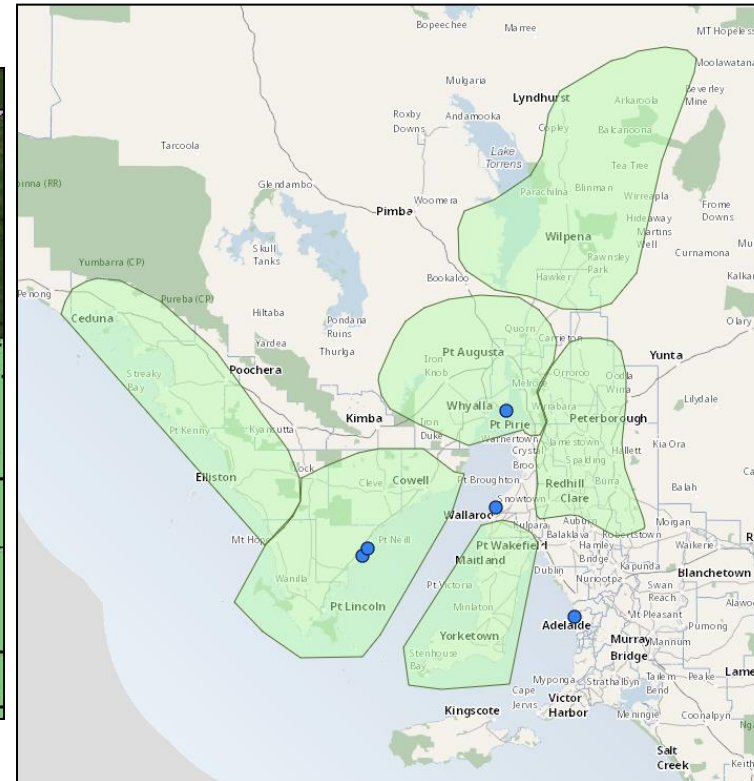
## Additional Investigations

Critical Habitat Mapping, Renewable Energy Zone (REZs), Low Carbon Storage Opportunities, State-wide Flood Mapping Project, Coastal Areas Mapping, State-wide Bushfire Mapping Project, further refinement of industrial land use separation distances,

# Productive Economy



PIRSA AgInsight Mapping – 'Forestry, Mt Gambier'



DEM Renewable Energy Zones (REZs) Mapping

## SPP Regional Plan Objectives satisfied through existing data

### SPP 8 – Primary Industry

Ensuring that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected. At the edge of urban areas, and wherever primary production meets other sensitive land use types, consideration should also be given to measures that equitably manage that interface.

### SPP 9 – Employment Lands

Identify existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment.

### SPP 10 – Mineral and Energy Resources

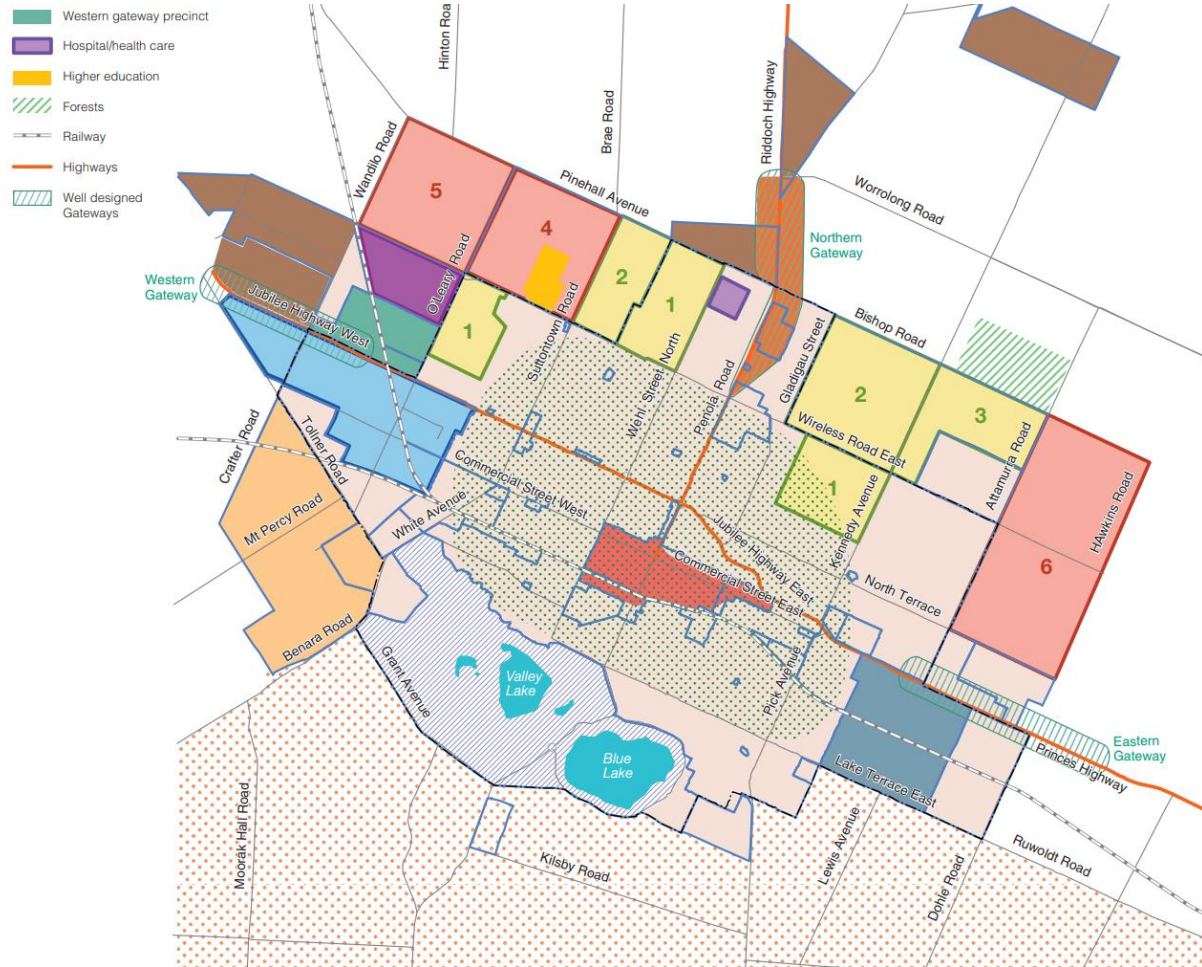
Identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines.

Minimise the impacts of encroachments by incompatible land uses should be identified to manage risk to public safety, the environment and security of energy supply.

## Additional Investigations

Regional Economic Analysis (commissioned by PLUS), Infrastructure investigations identified (DIT, DEW, DEM), Primary Production Priority Areas Mapping (PIRSA), Interface Mapping considering forestry reserves, aquaculture and fishing licenses, Renewable Energy Zones (REZs)

# People, Livability and Housing



## SPP Regional Plan Objectives satisfied through existing data

### SPP 2 – Design Quality

Identify need for high quality open space, public realm, neighbourhoods, streets, activity centres.

Identify trends – where neighbourhood character will change, evolve or not change at all.

### SPP 6 – Housing Supply and Diversity

Land supply in regional areas should take into account the projected workforce population, including housing that may be required for non-residents working in large-scale mining, agricultural, industrial or infrastructure projects.

Identify appropriate land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure. Housing demand should be well-understood and informed by projected population growth and demographic trends.

## Additional Investigations

Growth Management Investigations Project (PLUS), 2021 Census Data release, Upper Spencer Gulf Structure Plan, Select Regional Settlements Structure Plan/Master Plan, Council local growth investigations (e.g. Coorong, Loxton Waikerie etc)

# Country Plans Timeline

March 2023 - Statutory Regional Plan  
delivery date in the Legislation

	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	
<b>REGIONAL PLANS TIMELINE</b>																					
<b>Country Plans</b>																					
Undertaking Investigations / strategic work with Agencies																					
Engagement approach and scope finalised (Commission)																					
Prepare Engagement Plan																					
Prepare Section 73 Initiation																					
SPC Approval of Engagement Plan and s73 Initiation																					
<b>Preliminary Engagement (8 weeks)</b>																					
Drafting x6 Country Plans																					
Finalise Regional Plan Draft for Consultation (Governance)																					
SPC Approval for Consultation																					
Prep for Consultation (2 weeks)																					
<b>Formal Consultation (8 weeks)</b>																					
Review submissions and prepare Engagement Report																					
Finalise Country Plans																					
SPC Approval of Engagement Report																					
<b>SPC Approval of Country Regional Plans</b>																					

Dec-23





## Timeframe to Prepare the Plans

- Proclamation of Planning Regions on 19 March 2020
- The Governor made a related proclamation that a period of 3 years is provided for to prepare the Regional Plans
- The Act specifies that if the Regional Plans are not prepared inside that 3 year period then the ‘transitional Regional Plans’ (planning strategies) continue to apply
- There is therefore no significant consequence if the new Regional Plans are not prepared prior to 19 March 2023
- The Commission does not intend to complete the plans until late 2023 at the earliest – to enable appropriate engagement and consideration of key issues



## **High Level Itinerary:**

### Monday 30<sup>th</sup> May:

- Drive to Port Augusta in afternoon
- Dinner and briefing - key stakeholders (Standpipe Golf Motor Inn)
- Accommodation at the Motor Inn

### Tuesday 31<sup>st</sup> May

- Business and Industry Forum: 9:30am to 12:30pm
- Community and Essential Services Forum: 2pm to 5pm



## Summit Roles:

- Mayor Leon Stephens and Wendy Campana to chair
- Craig to briefly present on Regional Plans near start of both sessions
- Craig to join closing remarks at end of sessions
- Elinor and Steven to facilitate topic tables
- Sally and PLUS staff- roaming assistance with discussions, facilitation and record keeping
- Pack of information to be provided to members before the weekend including full itinerary and facilitators guide



## Next Steps

QUESTIONS AND DISCUSSION