

## Agenda Report for Decision

**Meeting Date: 13 October 2022**

<b>Item Name</b>	Section 73 – Proposal to Initiate the preparation of six Country Regional Plans – For approval
<b>Presenters</b>	Paul Bennett, Brett Steiner and Jessica Porter
<b>Purpose of Report</b>	Decision
<b>Item Number</b>	5.2
<b>Strategic Plan Reference</b>	1. Planning for Growth and Change
<b>Work Plan Reference</b>	1.1 Lead the development of Regional Plans across South Australia
<b>Confidentiality</b>	Not Confidential (Release Immediately)
<b>Related Decisions</b>	<ul style="list-style-type: none"> <li>• SPC Agenda Report – Item 5.4 – 9 June 2022: Country Plans Scope – For approval</li> <li>• SPC Agenda Report – Item 5.3 – 4 August 2022: Country Regional Plans – Agency Data and Information – Productive Economy &amp; Natural Resources, Environment and Landscapes</li> </ul>

### Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately).
2. Approve the Proposal to Initiate documents, as detailed in **Attachments 1 to 6**, as the basis for the preparation of Regional Plans for the purpose of section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).
3. Agree to delegate authority to the Manager, Strategic Planning of Planning and Land Use Services (PLUS) to undertake any minor editorial amendments to the documents in order to finalise.
4. Approve and authorise the Chair of the Commission to sign the draft letter to the Minister for Planning (the Minister), advising of the initiations of the six Country Regional Plans (**Attachment 7**).
5. Approve and authorise the Chair to sign the draft letters to the Mayors of the regional councils (**Attachment 8**) and Local Government Association (LGA) of South Australia (**Attachment 9**), advising of the initiations of the six Country Regional Plans.
6. Authorise the Chair to make any minor amendments to the draft letters as required.

## Background

This report recommends the Commission initiate the preparation of six Country Regional Plans for the purpose of section 73(1)(a) of the Act. It should be noted that this is simply a required legislated step, albeit that background investigations and preparations for the Regional Plans have already been occurring for some time.

Pursuant to section 64 of the Act, a Regional Plan must be prepared for each Planning Region. The six Country Planning Regions have been designated as follows:

- Eyre and Western (11 councils and Aboriginal Lands)
- Far North (four councils and the Outback Communities Authority)
- Kangaroo Island (one council)
- Limestone Coast (seven councils)
- Murray Mallee (eight councils)
- Yorke Peninsula and Mid North (11 councils).

The draft Proposals to Initiate have been prepared in accordance with the Act and the requirements of *Practice Direction 2 – Preparation and Amendment of Designated Instruments*.

## Discussion

In accordance with section 64(1) of the Act, the Commission is responsible for undertaking the preparation of Regional Plans. The preparation of Regional Plans will be undertaken by utilising the professional expertise of employees from PLUS, relevant Government agencies, local councils and other specialist consultants, as required.

Each Regional Plan will be based upon the Commission's drafting principles and contain clear principles for the orderly development and management of growth within the region. In some areas, this may include a hierarchy of places to guide the form and intensity of settlement and the prioritisation of the release of urban lands. To ensure the Regional Plans remain relevant over time, they will provide scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.

A Proposal to Initiate has been prepared for each country Planning Region and will detail the scope, relevant strategic and policy considerations, nature of investigations, engagement processes to be carried out and associated time frames for the preparation of each Regional Plan.

The Proposal to Initiate documents are attached as per below:

- Eyre and Western Regional Plan (**Attachment 1**).
- Far North Regional Plan (**Attachment 2**).
- Kangaroo Island Regional Plan (**Attachment 3**).
- Limestone Coast Regional Plan (**Attachment 4**).
- Murray Mallee Regional Plan (**Attachment 5**).
- Yorke Peninsula and Mid North Regional Plan (**Attachment 6**).

Suggested letters to the Minister, Mayors of the regional councils and the LGA, advising of the Commission's initiation of the six Country Regional Plans, are provided at **Attachments 7, 8 and 9**, respectively, for the Commission's consideration.

It should be noted that the Chief Executive Officers of the regional councils will be copied into the outgoing email when the letters are sent to the Mayors.

**Attachments:**

1. Proposal to Initiate the Preparation of the Eyre and Western Regional Plan (#19263276).
2. Proposal to Initiate the Preparation of the Far North Regional Plan (#19263289).
3. Proposal to Initiate the Preparation of the Kangaroo Island Regional Plan (#19263301).
4. Proposal to Initiate the Preparation of the Limestone Coast Regional Plan (#19263275).
5. Proposal to Initiate the Preparation of the Murray Mallee Regional Plan (#19263295).
6. Proposal to Initiate the Preparation of the Yorke Peninsula and Mid North Regional Plan (#19263299).
7. Draft letter to the Minister for Planning (#19269310).
8. Draft letter to the Mayors of regional councils (#19269363).
9. Draft letter to the Local Government Association of South Australia (#19283551).

Prepared by: Jessica Porter and Tom Victory

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Endorsed by: Brett Steiner

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Date: 29 September 2022

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STATE  
PLANNING  
COMMISSION

**PROPOSAL TO INITIATE THE  
PREPARATION OF THE EYRE AND  
WESTERN REGIONAL PLAN**

**Preparation of Eyre and Western  
Regional Plan**

**By the State Planning Commission (*the  
Designated Entity*)**

\_\_\_\_\_  
(Signature Required)

**CHAIR, STATE PLANNING COMMISSION**

**Date:** 28 October 2022

**This Proposal to Initiate document forms the basis for the preparation of regional plans for the purpose of section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016*.**

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**ATTACHMENTS**

- Attachment A – Map of Affected Area
- Attachment B – Alignment with State Planning Policies
- Attachment C – List of Engagement to Date
- Attachment D – Governance Arrangements
- Attachment E – Timetable for the Preparation

## 1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is responsible for preparing a regional plan for each region of state pursuant to section 64(1) of *the Planning, Development and Infrastructure Act 2016* (the Act)<sup>1</sup>.

### Planning Regions

The Commission seeks to prepare new regional plans for all seven planning regions of the State pursuant to section 73(1)(a) of the Act. The State has been divided up into 7 proclaimed regions (refer to **Attachment A**), and a regional plan will need to be prepared for each of these:

- Eyre and Western (11 councils, Aboriginal Lands)
- Far North (4 councils, Outback Community Authority)
- Kangaroo Island (1 council)
- Limestone Coast (7 councils)
- Murray Mallee (8 councils)
- Yorke Peninsula and Mid North (11 councils)
- Greater Adelaide (26 councils).

This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations and engagement processes to be carried out for the preparation of the Eyre and Western Regional Plan. It also details the timeframes to be followed in undertaking the preparation of the regional plan.

The current regional plan for this region is the *Eyre and Western Region Plan (2012)*. The plan was prepared by the Minister for Planning Minister for Planning (the Minister) and came into operation under the *Development Act 1993* on April 2012. This plan remains in operation under the current Act until the new plan has been prepared by the Commission.

The Commission is required to undertake consultation in accordance with the Community Engagement Charter and make final recommendations to the Minister for Planning prior to consideration whether to approve, amend or refuse the proposed preparation of a regional plan.

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<sup>1</sup> Section 64 of the Act states: *If a joint planning board has been constituted in relation to an area of the state, the Regional Plan for that area must be prepared by the joint planning board-* No Joint Planning Boards have been established.

## **1.1. Designated Entity for undertaking the preparation of regional plans**

In accordance with section 73(1)(a) of the Act, the Commission will be responsible for undertaking the preparation of regional plans. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for undertaking the preparation of regional plans in accordance with the requirements Act.
- 1.1.2. The Commission intends to undertake the preparation of regional plans by utilising professional expertise of:
  - Employees of the Department for Trade and Investment, Planning and Land Use Services (the Department)
  - Relevant government agencies
  - Local councils
  - Other specialist consultants.

## **1.2. The purpose of regional plans**

Regional plans establish a long-term strategic vision for the integrated delivery of land use, transport and other infrastructure, and the public realm.

The regional plan will identify sufficient land supply to support housing diversity, affordable living and employment growth over 30 years. It will contain clear principles for orderly development and the management of growth. It may include a hierarchy of places to guide the form and intensity of settlement and the prioritisation of the release of urban lands.

To remain relevant over time it may also provide scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.

The plan will also identify 0 to 5 year actions, including recommendations about the amendment or establishment of other planning instruments available through the Act such as:

- Amendments to the Planning and Design Code (the Code) (spatial and policy considerations)
- Offset Schemes
- Design Standards
- Practice Guidelines
- Infrastructure Schemes.

Other actions may include (but are not limited to):

- Further strategic planning investigations - structure plans, master plans, growth plans

- Urban design frameworks
- Support for grant and funding from across governments
- Investigations on specific matters.

Actions may be proposed that are not the responsibility of the Commission.

The regional plans will recommend specific amendments to the Code with cadastral defined spatial mapping and specific textual amendments wherever possible.

There is an option for the Minister to make a change to the Code or initiate a Code Amendment on approval of a regional plan without further process (section 75 of the Act). This type of amendment must be in the form of boundary change to a zone or subzone and the application of an overlay.- To make such a change, the Minister must be satisfied that:

- the regional plan provided sufficient specificity through use of maps, spatial information, and description of the changes being proposed
- consultation has occurred in accordance with the Community Engagement Charter.

To ensure that the regional plan remains relevant, performance indicators and targets will be included. This will include a consistent set of metrics to measure implementation and success.

The Commission, in its annual report, will report on the delivery of actions identified in the regional plan.

#### Development Assessment

A regional plan cannot be used for the purposes of assessing Development Applications with the exception of a development requiring an Environmental Impact Statement (EIS) (sections 113 and 115 of the Act). During the EIS process, the expected effects of the development are considered against the provisions of the regional plan and the Minister has regard to these considerations in the final decision making.

#### Infrastructure Schemes

The Commission, in providing advice to the Minister on initiating an Infrastructure Scheme, must take into account any relevant regional plan (sections 163 (5) and 165 (5) of the Act).



## **2. SCOPE OF THE PREPARATION OF EYRE AND WESTERN REGIONAL PLAN**

### **2.1. Affected Area**

The proposal seeks to prepare a regional plan for the Eyre and Western region, incorporating the following local government areas:

- City of Port Lincoln
- City of Whyalla
- District Council of Ceduna
- District Council of Cleve
- District Council of Elliston
- District Council of Franklin Harbour
- District Council of Kimba
- District Council of Lower Eyre Peninsula
- District Council of Streaky Bay
- District Council of Tumby Bay
- Wudinna District Council.

**Attachment A** contains a map of the Eyre and Western planning region.

## **3. STRATEGIC CONSIDERATIONS**

Regional plans will be prepared within a state, regional and local strategic setting, which includes:

- Principles of Good Planning under the Act
- State Planning Policies including those for Special Legislative Schemes
- Other relevant State Government strategic documents
- Local government strategic documents, such as structure plans and master plans.

### **3.1. Alignment with Principles of Good Planning**

Section 14 of the Act identifies Principles of Good Planning which support and enhance the state's liveability and prosperity, in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across the state. In particular, the following principles are most relevant to regional plans:

- (a) *long-term focus principles* as follows:

- (i) policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations;
  - (ii) policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs;
- (f) *investment facilitation principles* as follows:
  - (i) planning and design should be undertaken with a view to strengthening the economic prosperity of the State and facilitating proposals that foster employment growth;
  - (ii) the achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals;
- (g) *integrated delivery principles* as follows:
  - (i) policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes;
  - (ii) planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities;
  - (iii) any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

### **3.2. Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the state's overarching goals and requirements for the planning system. Under section 64(3) of the Act, regional plans must be consistent with any SPP (insofar as may be relevant to the relevant region or area).

The regional plans are the spatial application of the SPPs. The focus of implementing the SPPs have been on those areas that the SPPs speak to being part of the regional plan's implementation.

The Commission has identified all SPPs that can be spatially applied in regional plans (including those for Special Legislative Schemes). This has been done in co-ordination with the relevant state agencies that are custodians of each issue. Refer to the table in **Attachment B**.

### 3.3. Alignment with Federal and State Government Strategies, Policies and Plans

Regional plans will have content that reflect whole of Government Strategies and Plans where relevant to implementing the SPPs and urban growth. They will not duplicate other documents.

Table 1 lists the Federal and State Government documents that have been identified for consideration as part of the regional planning process. This does not negate the opportunity to consider other State Government documents that come to light as part of the detailed investigation period.

**Table 1: Summary of Federal and State Government Documents**

Document	Summary of relevance to regional plan
Federal	
National Freight and Supply Chain Strategy (2019) Regional Strengths and Infrastructure Gaps Report: Regional Analysis South Australia (2022) Renewable Energy Atlas/Protected Matters THRIVE 2030	<ul style="list-style-type: none"> <li>• The <b>National Freight and Supply Chain Strategy</b> aims to position Australia to meet its freight and supply chains challenges, including growing freight volumes; plateauing freight productivity and costs; new technologies like digitalisation, automation, electrification; and resilience to natural disasters, climate risks, cyber security and other threats.</li> <li>• <b>Regional Strengths and Infrastructure Gaps Report</b> provides a national view of the diverse strengths and infrastructure gaps facing Australia’s regions in order to enable the identification of priority areas for future planning and analysis.</li> <li>• The <b>Renewable Energy Atlas/Protected Matters tool</b> assists in identifying areas within South Australia that are protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i></li> <li>• <b>THRIVE 2030</b> is the national strategy for the long-term sustainable growth of the visitor economy.</li> </ul>
State	
<b>Attorney General’s Department</b> Aboriginal Affairs Action Plan 2022 South Australia’s Implementation Plan for the	<ul style="list-style-type: none"> <li>• The <b>Aboriginal Affairs Action Plan</b>, as well as <b>South Australia’s Implementation Plan for the National Agreement on Closing the Gap</b>, emphasises the needs of Aboriginal people and the importance of land, culture and heritage to Elders and their communities.</li> </ul>

Document	Summary of relevance to regional plan
National Agreement on Closing the Gap	
<b>Department for Education</b> 8 Year Enrolment Demand Forecast	<ul style="list-style-type: none"> <li>• The <b>8 Year Enrolment Demand Forecast</b> will assist in the preparation of all state regional plans, by providing valuable state-wide educational needs data and projections.</li> </ul>
<b>Department for Energy and Mining (DEM)</b> Energy and Mining Strategy (2020)	<ul style="list-style-type: none"> <li>• The <b>Energy and Mining Strategy</b> provides policies and actions to underpin long-term sustainable growth of the energy and mining sectors. The sections of the Strategy that are of relevance to the preparation of the proposed regional plan are:               <ul style="list-style-type: none"> <li>o The Gawler Challenge – Next Generation Mineral Systems Mapping</li> <li>o Eyre Peninsula Link (270 km high voltage transmission line and electricity substation)</li> <li>o Port Bonython - prospective hydrogen export hubs for blue and green hydrogen.</li> <li>o South Australia’s Electric Vehicle Action Plan</li> <li>o Accelerated Discovery Initiative (ADI)</li> <li>o 2021 budget commits a record \$17.9 billion for roads, infrastructure and construction.</li> </ul> </li> </ul>
Department for Environment and Water (DEW) <b>Climate Change Action Plan 2021-2025</b> <b>Blue Carbon Strategy for South Australia</b> <b>Waste Strategy 2020-25</b> <b>Water Security Statement 2022</b>	<ul style="list-style-type: none"> <li>• The <b>Climate Change Action Plan 2021-2025</b> establishes the role of Planning and Land Use Services (PLUS) and climate change through:               <ul style="list-style-type: none"> <li>o aligning transport and urban planning with low emissions transport outcomes</li> <li>o strengthening climate smart planning, building and design policies and their implementation in the planning system</li> <li>o promoting opportunities to encourage the private and public sectors to go ‘beyond compliance’ in climate smart design.</li> </ul> <p>The action plan explicitly mentions regional plans in key objective 5, action 5.2 - <i>Embed strategic climate impact assessment into Regional Plans.</i></p> </li> <li>• The <b>Blue Carbon Strategy for South Australia</b> is to be considered for all regional plans that include coastal areas. The strategy will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>• The <b>Water Security Statement 2022</b> provides critical water security data for each region. The statement will provide the regional plan with valuable strategic information and actions that</li> </ul>

Document	Summary of relevance to regional plan
<p><b>DEW Strategies and Guidelines</b> Landscape SA</p> <p><b>State Landscape Strategy</b></p> <p><b>Eyre Peninsula Regional Landscape Plan 2021-2026</b> National Parks and Wildlife Service (South Australia)</p> <p><b><u>Management Plans</u></b></p> <p><b>West Coast Bays Marine Park (2012)</b></p> <p><b>Investigator Marine Park (2012)</b></p> <p><b>Thorny Passage Marine Park (2012)</b></p> <p><b>Sir Joseph Banks Group Marine Park (2012)</b></p> <p><b>Neptune Islands Group (Ron and Valerie Taylor) Marine Park (2012)</b></p> <p><b>Gambier Islands Group Marine Park (2012)</b></p> <p><b>Franklin Harbor Marine Park (2012)</b></p> <p><b>Upper Spencer Gulf Marine Park (2022)</b></p> <p><b>Far West Coast Marine Park (2012)</b></p> <p><b>Nuyts Archipelago (2022)</b></p>	<p>may influence the targets and outcomes contained within the regional plan.</p> <ul style="list-style-type: none"> <li>• DEW are responsible for a number of <b>Strategies and Guidelines</b> covering themes such as climate change, coasts, crown land, ecosystem conservation, fire management, world heritage areas, floods, Green Adelaide, heritage, native vegetation, parks, reservoirs, water and soils, and land management.</li> <li>• Prepared in line with the requirements of the <i>Landscape South Australia Act 2019</i>, the landscape plans identify the challenges and priorities for landscape management in their respective regions including: <ul style="list-style-type: none"> <li>o Climate resilience</li> <li>o Water management</li> <li>o Sustainable land management</li> <li>o Protecting and enhancing biodiversity</li> <li>o People and partnerships</li> </ul> </li> <li>• Regional priority document sets the high-level vision, strategic priorities and focus areas for the region to achieve sustainable landscape management. This includes water, sustainable agriculture, pest plants and animals, biodiversity and community. The Landscape Plan also divides the region into five subregions: <ul style="list-style-type: none"> <li>o Spencer (Whyalla);</li> <li>o Central Eyre (includes Cowell, Cleve, Kimba, Wudinna and Lock);</li> <li>o Far West (includes Ceduna, Streaky Bay, Minnipa, Venus Bay and Smoky Bay);</li> <li>o Southern (includes Port Lincoln, Tumby Bay, Cummins and Coffin Bay); and</li> <li>o Musgrave (includes the towns of Elliston and Lock).</li> </ul> </li> <li>• The <b>Management Plans</b> provide the statutory basis for the management of the Upper Gulf St Vincent Marine Park. Including the spatial representation of zones in the Management Plan. Includes identification of sanctuary areas, recreational fishing spots, habitat protection zones and General Managed Use Zones.</li> </ul>
<p><b>Department for Infrastructure and Transport (DIT)</b></p>	<ul style="list-style-type: none"> <li>• The <b>Functional Hierarchy for SA's Land Transport Network</b> document identifies which corridors are important for different modes of transport. It guides the use of road and rail space to</li> </ul>

Document	Summary of relevance to regional plan
<p>Functional Hierarchy for SA's Land Transport Network</p> <p>High Productivity Vehicle Network</p> <p>Area Studies for the Far North and Eyre Peninsula</p> <p>DIT Forward Work Plan 2021-2024</p> <p>Green Infrastructure Commitment (2021)</p>	<p>improve safety and efficiency for users of the transport network and has a direct relationship with all state regional plans.</p> <ul style="list-style-type: none"> <li>• <b>High Productivity Vehicle Network</b> – the Eyre Highway is part of this network.</li> <li>• The <b>Area Studies for the Far North and Eyre Peninsula</b> are relevant to the preparation of the Eyre and Western Regional Plan.</li> <li>• The <b>DIT Forward Work Plan – Major Programs 2021-2024</b> are to be considered during the preparation of this regional plan as it details major infrastructure works for across the state.</li> <li>• The <b>Green Infrastructure Commitment</b> lists four focus areas and six commitments that align to all state regional plans</li> </ul>
<p><b>Department of Primary Industries and Regions (PIRSA)</b></p> <p>Strategic Plan 2021-2025 Regional Development Strategy 2021</p>	<ul style="list-style-type: none"> <li>• PIRSA's <b>Strategic Plan 2021-2025</b> is the overarching document that provides strategic priorities, aims and outcomes to advance the prosperity of South Australia's primary industries, their communities and regions. This is relevant to all regions.</li> <li>• The <b>Regional Development Strategy 2021</b> seeks to deliver a plan for future investment, support and priorities to shape the future of the state's regions over the long term, as well as a mechanism to regularly engage regional representatives and consider both immediate and future priorities over time. This is relevant to all regions.</li> </ul>
<p><b>Environmental Protection Authority (EPA)</b></p> <p>Strategic Directions 2018-2022</p> <p>Good for Environment, Good for Business</p> <p>National Environment Protection Measures (NEPMs)</p> <p>EPA Guidelines</p>	<ul style="list-style-type: none"> <li>• <b>Strategic Directions 2018-2022</b> sets the long-term vision and objectives for the EPA that will guide the development and application of modern and innovative approaches to tackle environmental challenges. The directions ensure that efforts are aligned to whole-of-government priorities and expectations from the community and industry.</li> <li>• <b>Good for Environment, Good for Business</b> showcases how successful, innovative businesses can co-exist with the expectations of the local community, delivering environmental improvements, and investing in jobs and growth for the wellbeing and prosperity of all South Australians.</li> <li>• <b>NEPMs</b> outline agreed national objectives for protecting or managing particular aspects of the environment.</li> <li>• The EPA have a number of <b>Guidelines</b> covering environmental issues such as site contamination, water quality, air quality, radiation, noise, waste and recycling, planning, aquaculture and climate change.</li> </ul>

Document	Summary of relevance to regional plan
<p><b>Inclusive SA</b></p> <p>State Disability Inclusion Plan 2019-2023</p>	<ul style="list-style-type: none"> <li>The State Disability Inclusion Plan 2019-2023 includes an aim to increase accessibility to public and community infrastructure, transport, services, information, sport and recreation and the greater community across all regions.</li> </ul>
<p><b>Infrastructure SA</b></p> <p>20-Year State Infrastructure Strategy</p>	<ul style="list-style-type: none"> <li>The 20-Year State Infrastructure Strategy has a direct relationship with all state regional plans, as it provides strategic direction for digital, education, health, housing, justice, tourism, sport and cultural, transport and utility infrastructure across the state.</li> </ul>
<p><b>Office for Recreation, Sport and Racing (ORSR)</b></p> <p>State Sport and Recreation Infrastructure Plan 2020-2040</p> <p>Game On – Getting South Australia Moving</p>	<ul style="list-style-type: none"> <li>The State Sport and Recreation Infrastructure Plan 2020-2040 has a direct relationship with all regional plans, as it provides direction and strategic approaches for sporting and recreational infrastructure across the state.</li> <li>The Game On strategy seeks high quality and accessible public open spaces and to improve the accessibility, connectivity and safety of active transport opportunities, which is relevant to all regions.</li> </ul>
<p><b>PLUS</b></p> <p>Current Code Amendments and Development Plan Amendments</p> <p>Climate Change for Regional Plans 2021</p>	<ul style="list-style-type: none"> <li>Desktop research will include investigating whether there are currently any Code Amendments or outstanding DPAs in progress relating to the Eyre and Western region.</li> <li>In 2021 preliminary work was undertaken to investigate climate change issues (challenges and opportunities) across the regions, with the intention to produce climate change-related content for the regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions. The recommended content will help identify and describe the key changes projected for each region and how these are likely to impact regional communities, industries, infrastructure and the natural environment.</li> </ul>
<p><b>SA Fire &amp; Emergency Services Commission</b></p> <p>Stronger Together: South Australia's Disaster Resilience Strategy</p>	<ul style="list-style-type: none"> <li>Identifies areas susceptible to natural hazards and considers risk mitigation and adaptation strategies.</li> </ul>
<p><b>SA Health</b></p> <p>State Public Health Plan 2019-2024</p>	<ul style="list-style-type: none"> <li>The State Public Health Plan 2019-2024 promotes building stronger communities and healthier environments, protecting against public and environmental health risks and responding to climate change.</li> </ul>

Document	Summary of relevance to regional plan
<p>South Australia's Plan for Aging Well 2020-2025</p> <p>SA Health and Wellbeing Strategy 2020 - 2025</p>	<ul style="list-style-type: none"> <li>• South Australia's Plan for Aging Well 2020-2025 includes the following themes for action:</li> <li>• Making homes more flexible to people's changing needs and wants over time</li> <li>• Models and options for creating homes that suite a greater diversity of needs and aspirations</li> <li>• Affordable and accessible homes.</li> <li>• The SA Health and Wellbeing Strategy 2020 - 2025 has a direct relationship with all regional plans. The strategy identifies 'creating healthier neighbourhoods and communities' as a key contributor to achieving its health and wellbeing vision for the state. In addition, the table of planned works for hospital and health care facilities across the state, this may influence the targets and outcomes contained within the regional plan.</li> </ul>
<p><b>South Australian Housing Authority (SAHA)</b></p> <p>Our Housing Future 2020-2030</p> <p>South Australian Aboriginal Housing Strategy 2021-2031</p>	<ul style="list-style-type: none"> <li>• The <b>Our Housing Future 2020-2030</b> strategy has a direct relationship with all state regional plans as it provides direction and strategic approaches for housing across the state.</li> <li>• The <b>South Australian Aboriginal Housing Strategy 2021-2031</b> has a direct relationship with all state regional plans as it provides direction and strategic approaches for a collaborative approach to addressing Aboriginal housing challenges across the state.</li> <li>•</li> </ul>
<p><b>South Australian Tourism Commission (SATC)</b></p> <p>South Australian Visitor Economy Sector Plan 2030</p>	<ul style="list-style-type: none"> <li>• Sections of the South Australian Visitor Economy Sector Plan 2030 are of relevance to the preparation of all state regional plans. It provides an understanding of the value, strategic direction and regional targets for tourism, within each region and provides an opportunity to outline and prioritise actions relating to individual regions.</li> </ul>
<p><b>Wellbeing SA</b></p> <p>South Australian Walking Strategy 2022-2032</p>	<ul style="list-style-type: none"> <li>• The South Australian Walking Strategy 2022-2032 incorporates new and innovative cross-sector actions to plan, build, promote and maintain suitable walking environments that foster a culture of walking, which is relevant in all regions.</li> </ul>



#### 4. INVESTIGATIONS AND ENGAGEMENT

The goal of the regional plan process is to collaborate with key stakeholders to identify the spatial planning future of the region.

The Department has liaised with each council, Eyre and Western Regional LGA and Eyre and Western Economic Development Board (EDB) to identify investigations that have prepared and are relevant for consideration in preparing the regional plan. Council strategic documents such as structure plans and master plans will be considered and may be incorporated into the regional plans and the Department will liaise with councils on doing this.

The following documents have been identified as providing information that will be considered and potentially incorporated into the Eyre and Western Regional Plan.

**Table 2: Council, Regional and EDB investigations**

Title	Summary of relevance to regional plan	Engagement to date
District Council Lower Eyre Peninsula <i>Coffin Bay Master Plan</i>	Investigated current and projected population, tourism opportunities, dwelling and accommodation trends, site features, and strategic land parcels to support sustainable growth into the future for the Coffin Bay township	Public consultation included two rounds: an online survey and community drop in service undertaken in February and July 2021.
District Council Lower Eyre Peninsula <i>Strategic Pan (2020-2030)</i>	Vision and values for the council and the community over ten years with goals and actions identified focused on liveability, economy, community and natural environment.	Public consultation included a community survey through the third quarter of 2019. The results of the survey were presented at three workshops in Cummins, Coffin Bay and Port Lincoln.
City of Port Lincoln <i>Strategic Directions Plan (2021-2030)</i>	Vision and aspirations for the City of Port Lincoln with five goals including economic growth, liveable and active communities, governance and leadership, sustainable environment and community asses and place making.	Public consultation included a variety of engagement activities with various stakeholder groups to reflect the vision for the City of Port Lincoln.

Title	Summary of relevance to regional plan	Engagement to date
City of Port Lincoln <i>Port Lincoln and Southern Eyre Peninsula Tourism Strategy (2018-20)</i>	The strategy incorporates the Southern Eyre region to boost the region as a tourism destination, deliver on the visitor expectations and provide a consistently high standard in infrastructure, product offerings, attractions and experiences. Also includes an associated Implementation Plan.	Public consultation included stakeholder workshop in February 2018 with identification of key opportunities and challenges for the region.
City of Port Lincoln <i>City Image Urban Design Action Plan</i>	Short and medium term actions for council on a structured approach to the urban design attributes and priorities for the City.	No public consultation identified.
City of Port Lincoln <i>Precincts Master Plan (September 2020)</i> <i>Foreshore Concept Plan (June 2021)</i> <i>Implementation Strategy (September 2020)</i>	Precincts Master Plan (September 2020) and Foreshore Concept Plan (June 2021) Overarching Master Plan for the CBD, Foreshore and Marina. Port Lincoln's established vision for "A progressive, vibrant and safe coastal city that is an attractive place in which to live, work and grow". Implementation Strategy (September 2020) Strategy to achieve the long-term objectives of the Precincts Master Plan over a period of time through coordinated projects and activities.	Public consultation included engagement with key stakeholders and the community in December 2018 and involved a two-day Co-Design Workshop.  A follow up community consultation was carried out in late 2019 to seek feedback from the ideas, proposals and recommendations in the Precincts Master Plan.
City of Port Lincoln <i>Flood Mapping (2018)</i>	Study to define the extent of inundation and categorise the potential hazard resulting from a series of design storm events within the township.	Public consultation include engagement occurred with key stakeholders and the community in December 2018 and involved a two-day Co-Design Workshop.
City of Port Lincoln <i>Open Space Strategy 2021-2026</i>	Open space strategy to ensure the public open space network is managed and developed in a coordinated and sustainable way. Includes key opportunities for conservation/biodiversity, amenity, utility, transport and access and tourism.	Public consultation included community consultation on previous drafts of this strategy.
District Council of Franklin Harbour	A review of the previous Development Plan which included a	Public Consultation included public

Title	Summary of relevance to regional plan	Engagement to date
<i>Franklin Harbour Development Plan Review</i>	Development Plan Amendment. The review still includes unresolved zoning changes that could be considered in the regional plans.	inspection of documents from July-September 2019.
City of Whyalla <i>Strategic Plan (2021-2030)</i>	Vision and goals for the council to support the community of Whyalla and includes overarching high –level Master Plan with key priorities.	No public consultation identified.
City of Whyalla <i>Foreshore Master Plan (2021)</i>	The Master Plan seeks to improve the Whyalla Foreshore and surrounding precinct to harness economic, recreation and tourism development opportunities for the city.	Public consultation included online visioning with key stakeholders – April 2021. A three day co-design workshop with key stakeholders and community (in Whyalla) was also undertaken.
Wudinna District Council <i>Wudinna Structure Plan (2015)</i>	Structure Plan to inform future projected growth in association with the Central Eyre Iron Project. *the CEIP was approved in 2017 but has not commenced*	No public consultation identified.
District Council of Streaky Bay (2010) <i>Township Master Plan</i>	Master Plan to create a cohesive, community endorsed framework to guide investment and the development of public and privately owned land. The Master Plan will also be used as a basis for capital works grant funding, and may form the basis of amendments to council’s Development Plan.	Public consultation included two rounds of consultation, including the presentation of the draft master plan in the second round.
District Council of Streaky Bay <i>Our Strategic Future 2020-2040</i>	Strategic direction for the council over the next 20 years including priorities for the community, economy, environment and infrastructure.	Public consultation included a ‘what we heard report’.
<i>District Council of Streaky Bay Aerodrome Master Plan (2016-2036)</i>	The Aerodrome Master Plan is developed to set out a long term framework for the development and maintenance of existing and future facilities. The Master Plan is proposed to cover a 20 year planning horizon between 2019 and 2039.	Public consultation included direct consultation with stakeholders including council, RDA and RFDS.

Title	Summary of relevance to regional plan	Engagement to date
District Council of Elliston <i>Elliston Master Plan (June 2022)</i>	The Master Plan is to ensure the development of Elliston over the next decade is sustainable, achievable and manageable. The report will provide an outline as to how the Plan can be implemented, through quick-wins and longer term goals whereby further detailed planning is required.	Public consultation included two phases - one community directed, the other focussed at key stakeholders within the town.
District Council of Tumby Bay <i>Strategic Plan (2020-2030)</i>	Ten year vision for the district and community to 2030, with four themes to guide growth, including a harmonious balance between lifestyle and growth, connected, vibrant and empowered communities, A strong diverse and local economy and quality service and Infrastructure.	Public Consultation included a Community survey (May 2019) and workshop.
District Council of Tumby Bay <i>Tumby Bay Sustainable Future Structure Plan (July 2013)</i>  <i>Port Neil Structure Plan (2013)</i>	The Structure Plan reviews the proposed land use and growth patterns of the area including an analysis of infrastructure, new and existing transport networks and broad objectives and performance standards.	Public Consultation was undertaken by council in late 2012 and early 2013.  Public Consultation was undertaken in mid-2013.
District Council of Tumby Bay <i>Tumby Bay Foreshore Protection Design Report (2014)</i>	Report on the projected problems arising from climate change and sea level rise that are affordable and likely to be more acceptable to the local community.	Public consultation was undertaken in October 2013 and involved public and state agencies.
District Council of Tumby Bay <i>Tumby Bay Urban Design Framework and Master Plan (2015)</i>	Reviewed the whole township and involved with the preparation of more detailed master plans for key public spaces including the Tumby Bay Recreation Reserve and the Foreshore Reserve.	Public consultation was undertaken over three days in March 2015
District Council of Kimba <i>Strategic Management Plan (2021-25)</i>	A plan for the future operation of the council that reflects the Vision, Goals, Objectives and Actions of the Kimba Community.	No public consultation identified.
District Council of Cleve	Outlines the District Council of Cleve's Vision, Goals and Strategies for the period through 2020 to 2025.	Public consultation included a community

Title	Summary of relevance to regional plan	Engagement to date
<i>Strategic Plan 2020-2025</i>	In practical terms, the Plan defines what council endeavours to achieve over this five year period.	survey and mail out across the district.
<i>Spencer Gulf Cities Housing Survey Report and Findings</i>	Housing review of the Upper Spencer Gulf region. Includes a review of residential accommodation for temporary and permanent workers across the region. Identifies the immediate and long-term housing needs, challenges and potential opportunities.	Significant consultation with local and state government, RDA and local service providers and employers.
Upper Spencer Gulf Common Purpose Group  <i>Regional Transport Infrastructure Plan 2018</i>	This report identifies eleven industries of the future, building on the assets and strengths of the Upper Spencer Gulf (USG) region which are intrinsically related to and supported by transport networks within the region.  This document identifies the transport needs and opportunities which impact on the Cities of Port Augusta, Port Pirie and Whyalla that have emerged from previous studies in the context of the challenges facing the region. These projects are prioritised at a high-level according to their ability to serve the demands on the transport network and help the USG region achieve its wider stated goals and objectives.	Extensive consultation with business and other regional stakeholders.
Upper Spencer Gulf Common Purpose Group  <i>Transforming the Upper Spencer Gulf</i>	Strategic document that seeks to provide guidance relative to capitalising and building upon the strengths of the Upper Spencer Gulf. The Strategy is seeking to support and lead the region's transformation towards a competitive, vibrant and self-reliant economy and community. It identifies the Upper Spencer Gulf as a transforming region with a focus on becoming a renewable energy hub.  The strategy also flags several other industries where significant opportunities exist, including: - Defence - Arid agriculture and innovation	Significant consultation with regional stakeholders including local government, state government agencies, business and service providers.

Title	Summary of relevance to regional plan	Engagement to date
	<ul style="list-style-type: none"> <li>- Intermodal transport and logistics</li> <li>- Event, cultural and marine-based tourism</li> <li>- Public sector and regional service delivery</li> <li>- Higher education and research</li> </ul>	
<p>Regional Development South Australia (RDSA)</p> <p><i>The Regional Blueprint</i></p> <p><i>Living – WELL Whyalla’s</i></p>	<p>Provides an overview of regional SA and a fully scoped investment pipeline from conceptual through to shovel ready projects.</p>	<p>Extensive consultation with business and other regional stakeholders.</p>
<p>Eyre Peninsula Local Government Association (EPLGA)</p> <p><i>Eyre Peninsula Strategic Plan (2019)</i></p>	<p>Reviews megatrends and regional priorities and actions for the region for living, working and investing in the Eyre Peninsula. Four possible scenarios are presented for plausible future scenarios for the Eyre Peninsula.</p>	<p>Extensive consultation with business and other regional stakeholders.</p>

#### 4.1. Further investigations proposed

##### Upper Spencer Gulf Structure Planning

In addition to the strategic investigations being undertaken by councils, there are structure planning investigations being undertaken by PLUS for the Upper Spencer Gulf (USG) in partnership with Spencer Gulf Cities, recognising that the region is attracting significant investment from both private enterprise and Government.

- Economic analysis and strategic land use investigations have been undertaken for the Port Augusta council area. These investigations provide a ‘snapshot’ of the area and growth opportunities and constraints for Port Augusta.
- The growth anticipated as a result of significant developments in the area is anticipated to have a major impact on employment and population patterns, with broader impacts on the community in terms of infrastructure and housing.
- These investigations consider populations and employment growth scenarios based on potential investment in a Hydrogen Hub at Whyalla (which would have flow-on effects for Port Augusta and surrounds).

- These investigations and the associated recommendations and associated recommendations will be reviewed and will provide significant input into the Far North Regional Plan.

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the preparation of Eyre and Western Regional Plan.

Additional investigations (beyond those listed below) are likely to be identified through the regional planning Process and with further engagement with stakeholders.

**Table 3- Further Investigations to Occur**

<b>Further investigations proposed</b>	<b>Agency/organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Population and demographics analysis	PLUS	Identifies the existing and projected population and demographic base of the region and of key towns and settlements based on Census and Australian Bureau of Statistics data and information. This will provide contextual information about the region and assist in setting the future vision and other provisions in the regional plan.
Infrastructure delivery framework	PLUS	Identifies the key infrastructure requirements for the future vision for the region and assigns clear actions and responsibilities for timing and delivery.
Performance targets	PLUS	Identifies key targets or other success monitoring measures associated with achieving the vision, provisions or actions outlined in the regional plan.
Housing diversity and supply study	PLUS	Identifies ways to enhance the current planning policy framework in the Code to enable greater diversity and supply of dwelling typologies within regional areas. This is to assist in addressing housing shortages and/or lack of affordable

Further investigations proposed	Agency/organisation	Explanation of how the further investigations align to the regional plan
		accommodation opportunities in the regions which is a critical problem identified by State Government more broadly.
Activity centre study	PLUS	Identifies whether the current centres planning policy framework within the Code (including current hierarchy) is contemporary and appropriate.
Climate change provisions	PLUS	In 2021 preliminary work was undertaken to produce climate change-related content for regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions. Further investigations are required to identify specific provisions to include in the draft regional plans based on the recommended content provided in the reports.
Water and infrastructure corridors initiative	Department for Environment and Water ; Department for Energy and Mining	Identifies and protects future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.
Establishment of Renewable Energy Zones (REZs)	Department for Energy and Mining	Identifies REZs and will assist in planning to minimise potential impacts of incompatible land uses, manage risk to public safety, the environment and security of energy supply.
Flood Hazard Mapping and Assessment Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Bushfire Hazard Spatial Layer Mapping Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Adaptive Reuse Guidelines for State Heritage Places	Department for Environment and Water	Regional plans should identify areas of regional character and significance that are dormant or are vacant.



<b>Further investigations proposed</b>	<b>Agency/organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Critical Habitat and Archaeology Overlays	Department for Environment and Water	Development of point data for select settlement peripheries to inform appropriate growth fronts and assists in appropriate conservation of areas and places of biodiversity and cultural heritage significance.
Review of the Functional Hierarchy of South Australia's Land Transport Network	Department for Infrastructure and Transport	Reviews and identifies which corridors are important for different modes of transport across the state.
Review of the High Productivity Vehicle Network	Department for Infrastructure and Transport	Reviews and identifies the High Productivity Vehicle Network across the state.
Eyre and Western Area Plan	Department for Infrastructure and Transport	Provide long-term transport planning for regions, including providing strategic context and prioritisation for transport initiatives – currently in development.
SA Freight Study	Department for Infrastructure and Transport	Provides a blueprint for transport infrastructure development, focusing on freight movements within South Australia
Primary Production Priority Areas Mapping (PPPA)	Department of Primary Industries and Regions	Ensures that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected.
Draft SA Health Infrastructure Strategy	Department for Health and Wellbeing	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.
Cummins Township Master Plan	District Council of Lower Eyre Peninsula	Master Plan to Identify opportunities and provide guidance for future development of the

Further investigations proposed	Agency/organisation	Explanation of how the further investigations align to the regional plan
		Cummins township. Expected in (November 2022)
Economic Growth Strategy	District Council of Lower Eyre Peninsula	Development of strategy to look at growth options for the district. Expected in (December 2023).
Elliston Windfarm (Proposal)	Ausker Energy	Construction of a renewable energy (150 tower windfarm) between Elliston and Sheringa on SA West Coast.
Franklin Harbour Growth Strategy	District Council of Franklin Harbour/ URPS	Council has engaged URPS to undertake a strategy, this will provide: assessment of land supply, identification of opportunities for future growth, land uses and zoning review. Expected in (October 2022).
Franklin Harbour Master Plan Update	District Council of Franklin Harbour	Council is undertaking a review of their 2010 Master Plan. Expected in (December 2023).
Whyalla Economic Analysis and Strategic Land Use Investigation	PLUS/Aurecon	Economic analysis and strategic land use investigations for the City of Whyalla, including Point Lowly and Port Bonython. Report to inform the preparation of a Structure Plan for the Upper Spencer Gulf in the regional plans.

#### 4.2. Engagement already undertaken

Significant preliminary engagement has occurred with key stakeholders. The purpose of this engagement has been to:

- Inform and prepare stakeholders for the upcoming regional planning process.
- Gather information for preparing this initiation.

- Collecting community leader information for planning for engagement.
- Gathering constraints and opportunities mapping from government agencies.
- Setting up governance arrangements with stakeholder groups.

Refer to **Attachment C** for a list of engagement that has occurred to date.

### **4.3. Governance framework**

Through the Local Government Association of South Australia, Regional Local Government groups have been established. These Local Government Groups will play an important role in providing information and feedback to the Commission during the regional planning Process as representatives of councils in the region. The Eyre Peninsula Local Government Association (EPLGA) and Spencer Gulf Cities (SGC) are the relevant associations in the Eyre and Western region.

The Commission has endorsed a Memorandum of Understanding (MoU) for the preparation of the regional plan. The MoU is likely to be entered into between the Commission and the EPLGA and SGC in late 2022, following the Local Government elections.

The agreement states that throughout the Regional Planning Program:

- The Commission will keep the associations regularly updated and informed of the progress of the Regional Planning Program as relevant.
- The EPLGA and SGCLGA group will:
  - drive and lead engagement and discussion with their local communities (either through member councils or otherwise); and
  - where possible, manage feedback and input from member councils into one consistent message or policy position across their respective region or local government areas.

The Commission and the Department will also work with council administration as required to seek their input on the investigations, data, analysis and other regional matters.

An overview of the Governance arrangement for the development of regional plans is provided in **Attachment D**.

#### **4.4. Engagement Plan**

In addition to the engagement already undertaken and identified above, an Engagement Plan for the preparation of the Eyre and Western Regional Plan has been developed in accordance with the Commission's Community Engagement Charter.

The purpose of undertaking further engagement during the preparation of the regional plan is to:

- Develop a regional plan that reflects the vision and aspirations of the community to help guide how development is undertaken in the longer-term.
- Have authentic conversations to ensure the regional plan is able to be delivered 'on the ground' and has a positive and meaningful impact.
- Raise awareness and build capacity within the community about the planning system and enable them to better participate in the planning of their region.
- Have broad reach to enable those who are interested to contribute, while also having more targeted conversations creating depth to work through the range of planning issues facing the region.
- Build on work that has already been undertaken within each region.

### **5. PROCESS FOR PREPARATION OF REGIONAL PLAN**

#### **5.1. Engagement Plan**

The preparation of the Regional Plan will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Commission will prepare an Engagement Plan prior to the commencement of engagement to be undertaken during the preparation of the regional plan.

The proposed approach for development of the six country regional plans, and associated engagement plans, is proposed to occur in four phases:

1. Preparation
2. Visioning/priority setting
3. Formal consultation
4. Communicating the 'final' plan and review process.

### **Engagement Report**

Once engagement on the preparation of the regional plan is complete, the Commission will prepare an Engagement Report under section 73(7) of the Act.

The Commission must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with [Practice Direction 2 - Preparation and Amendment of Designated Instruments \(plan.sa.gov.au\)](https://www.plan.sa.gov.au/practice-direction-2-preparation-and-amendment-of-designated-instruments).

The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. This report will provide information about the reason for the preparation of the regional plan, the consultation undertaken during the preparation of the regional plan and any other information considered relevant by the Commission.

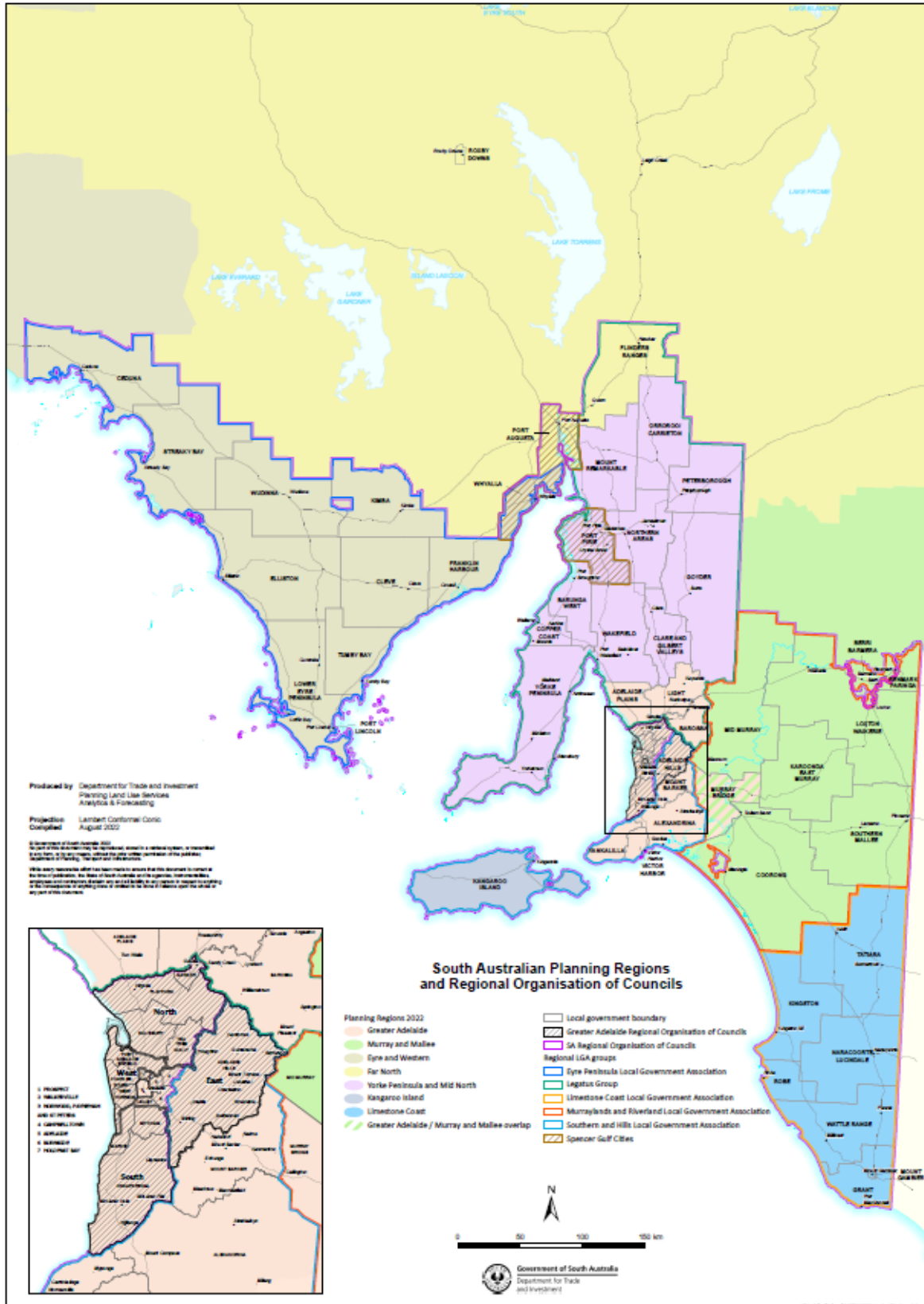
## **5.2. Preparation of Regional Plan Timetable**

The preparation of the Limestone Coast Regional Plan is intended to be undertaken in line with the timeframe outlined in **Attachment E**.

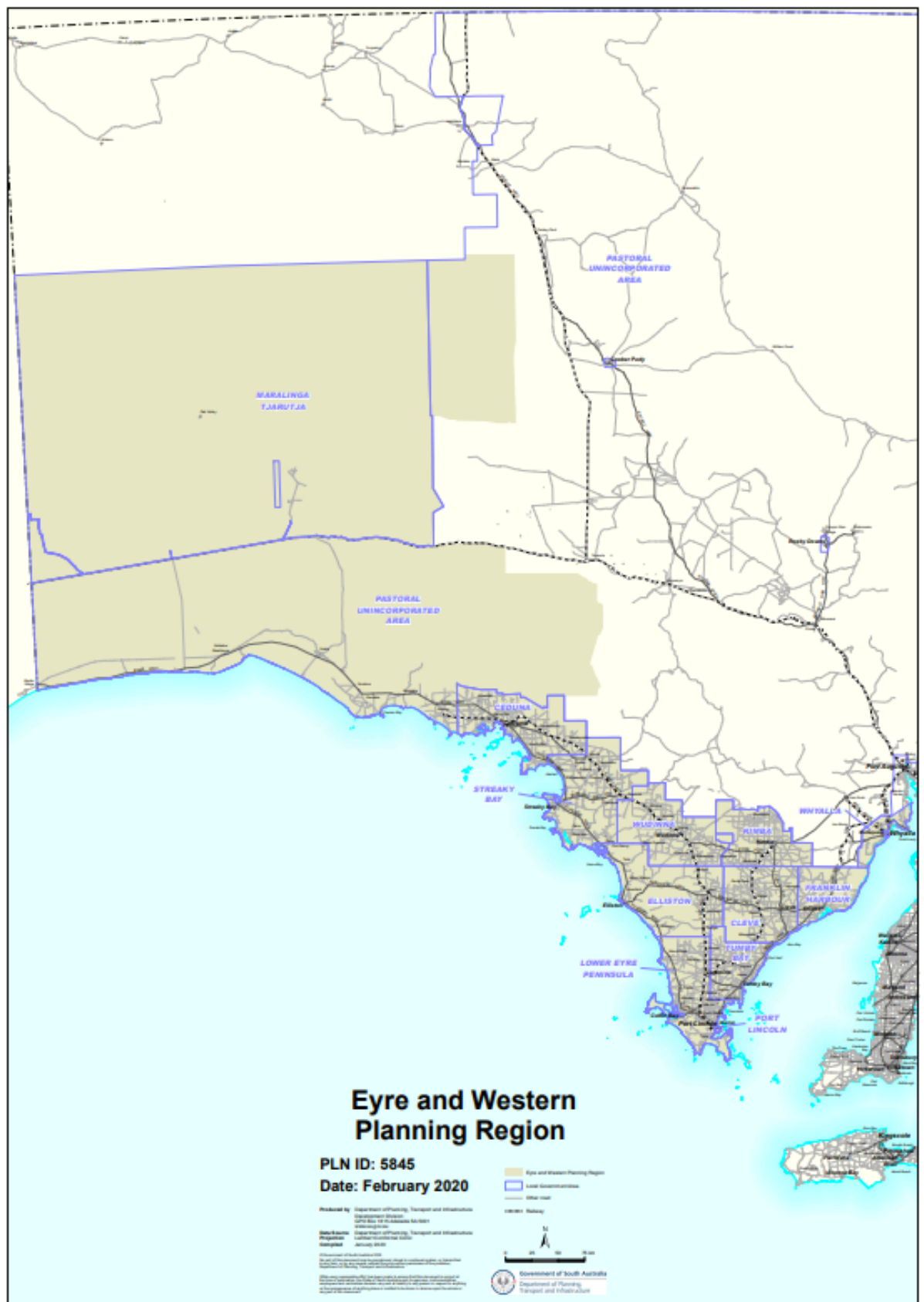
# ATTACHMENT A

## Map of Affected Area

### South Australian Planning Regions



## Map of Affected Area - Eyre and Western Planning Region



## **ATTACHMENT B**

### **Scope of State Planning Policy Consideration**

Summary of State Planning Policies (SPP) to be addressed in the regional plans.

Although interconnected, for the purposes of regional planning, the SPPs have been separated into four themes:

- a. People, Housing and Liveability
- b. Productive Economy
- c. Natural Resources, Environment and Landscapes
- d. Infrastructure and Transport.

### **Theme: Productive Economy**

#### **SPP 8 – Primary Industry**

Regional plans should implement SPPs by 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**

Regional plans should implement SPPs by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes and activity centres that are well-serviced by public transport, connected to priority freight routes and provide an attractive place to work.

#### **SPP 10 – Mineral and Energy Resources**

Regional plans should identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines. Strategies to 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.

### **Theme: Natural Resources, Environment and Landscapes**



Regional plans should implement SPPs by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands (such as those under Heritage Agreements); areas of native vegetation; and listed wetlands.

#### **SPP 4 - Biodiversity**

Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values which can co-exist with other land uses such as primary production and tourism.

#### **SPP 5: Climate Change**

Regional plans should specify broad policy settings that promote resilient, liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

#### **SPP 13 - Coastal Environment**

Regional plans should 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.

#### **SPP 15 - Natural Hazards**

Regional plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

#### **SPP 16 - Emissions and Hazardous Activities**

Regional plans 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.

## **State Planning Policy 19 - Special Legislative Scheme – Marine Parks Act 2007**

Regional Plans should implement the SPPs by identifying areas to be preserved and protected from further development and areas for the intensification of development.

To be mapped:

- Areas for ongoing protection within the marine environment should also be identified and where possible mapped.
- Areas suitable for coast related recreation activities, aquaculture, recreational fishing, jetties, mooring/boating facilities should also be identified and mapped where possible.

## **Theme: People, Housing and Liveability**

### **SPP 1: Integrated Planning**

Regional plans should ensure that future growth is identified in a way that can be supported by infrastructure. The logical sequencing of development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in regional plans. Regional plans affecting urban areas will therefore need to demonstrate how integrated planning principles can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

Regional plans will also set performance targets in the application of SPPs (as appropriate).

### **SPP 2: Design Quality**

Regional plans should consider the intended urban form outcomes for different areas. This will require identifying areas where medium and high-rise development or low-scale infill is envisaged. They should identify the need for high quality open spaces, public realm, neighbourhoods, streets and activity centres where people have priority over vehicles. They should also identify where neighbourhood character will change, evolve or not change at all.

### **SPP 3: Adaptive Reuse**

Regional plans should identify areas of regional character and significance that are dormant or are vacant.

### **SPP 6: Housing Supply and Diversity**

Regional plans should 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.

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.

Regional plans will set performance targets at the direction of SPPs (as appropriate).

### **SPP 7: Cultural Heritage**

Regional plans should implement SPPs by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

## **Theme: Infrastructure and Transport**

### **SPP - 11 Strategic Transport Infrastructure**

Regional plans should identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations. Regional plans should have regard to considering and identifying future strategic transport infrastructure corridors and facilities requiring protection, setting aside land and accommodating changing technologies, growth and demand.

### **SPP 12 – Energy**

Regional plans should implement SPPs and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

## ATTACHMENT C

### List of Previous Engagement for the Region

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Joint Planning Board Pilot Project</b></p> <p>Between 2017 and 2019, six groups of councils participated in a pilot led by the Department to explore how Planning Agreements and Joint Planning Boards (JPBs) will work.</p> <p>The pilot also produced Guidelines and a Template to assist JPBs to prepare a regional plan. These documents were designed so that each JPB has the flexibility to tailor the regional plan for their area according to local circumstances and planning issues.</p> <p>No JPBs have however been established to date.</p>	All except Far North and Kangaroo Island	<p>Eyre Peninsula: Councils – Port Lincoln, Lower Eyre Peninsula, Tumby Bay, Cleve, Franklin Harbour, Kimba, Elliston, Streaky Bay, Wudinna, Ceduna.</p> <p>Spencer Gulf Cities: Councils - Whyalla, Port Augusta and Port Pirie.</p>	2017 to 2019
<p><b>Local Government Regional Planning Committee (LGRPC)</b></p> <p>The LGRPC supports delivery of regional plans by providing two-way communication between regional LGAs, their councils, communities and State Government.</p> <p>The group meets with senior PLUS staff on a quarterly basis.</p>	All	Two selected Chief Executive Officers (or proxies) from councils representatives from each Planning Region).	Q1, Q2 and Q3 2022
<p><b>Agency Reference Group (ARG)</b></p> <p>The ARG ensures the coordination of agency input into regional plans and provides advice on and represents the interests of respective agencies.</p>	All	<p>Senior staff representatives from the following stage agencies:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> </ul>	Since early 2022 and expected continue throughout program

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p>The group meets with senior PLUS staff on a bi-monthly basis and also has received briefings and presentations on regional plans from the chair of the Commission.</p>		<ul style="list-style-type: none"> <li>• Department for Infrastructure and Transport</li> <li>• Office for Design and Architecture South Australia</li> <li>• Department for Energy and Mining</li> <li>• Department for the Premier and Cabinet</li> <li>• Department of Primary Industries and Regions</li> <li>• Infrastructure SA</li> <li>• South Australian Country Fire Service</li> <li>• South Australian Fire and Emergency Services Commission</li> <li>• SA Housing Authority</li> <li>• Department for Health and Wellbeing</li> <li>• Department for Trade and Investment</li> <li>• Renewal SA</li> <li>• Department for Education</li> <li>• South Australian Tourism Commission</li> </ul>	
<p><b>State Agency data and information collaboration</b></p> <p>PLUS staff worked closely with key state agencies regarding mapping and other data required to address certain requirements of the SPPs which relate to regional plans.</p>	All	Representatives from all key state agencies which are relevant to regional plans.	Q2 and Q3 2022 (and expected continue throughout program)

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Monthly Policy Forum online meetings</b></p> <p>These sessions operate on a monthly basis enabling PLUS staff to provide updates on Code Amendments, regional plans and other planning policy matters and allowing two-way feedback and discussion.</p> <p>The forum has been used numerous occasions to provide briefings and two-way discussions on regional plans</p>	All	Planning, building and other related staff from local government and the broader industry.	Throughout 2022 (and expected to continue throughout program)
<p><b>Engagement on Climate Change Regional Plans Content</b></p> <p>During 2021, a consultancy was engaged by PLUS to prepare climate change content for the regional plans. A report for each region was subsequently prepared with potential content (vision statements, policies and actions).</p> <p>As part of the project, an initial workshop was held with key state agency representatives to identify key issues and topics for further workshops with local government.</p> <p>Following that, four workshops were undertaken in central locations in regional SA (including online attendance) to cover the majority of the state's regions, being:</p> <ul style="list-style-type: none"> <li>• Limestone Coast Region (Naracoorte)</li> <li>• Murray Mallee Region (Mannum)</li> <li>• Eyre and Western Region (Port Lincoln)</li> </ul> <p>Mid-North &amp; Yorke Peninsula Region (Clare).</p>	All six country regions (noting in person and online attendance offered to representatives from the Far North and Kangaroo Island Regions)	State agency, council and relevant Landscape Board representatives.	May and June 2021

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Meetings of Regional Local Government Association groups</b></p> <p>Ad hoc presentations and updates to these groups at their regular meetings.</p>	All		<p>Late 2021 and early 2022</p> <p>(and expected to continue throughout the program)</p>
<p><b>Country Planning Officer Group (CPOG)</b></p> <p>Ad hoc presentations and updates on regional plans at their regular meetings</p>	All	<p>Planning staff and other representatives from councils in the peri-urban and country areas of South Australia</p>	Q2 and Q3 2022
<p><b>Introductory meeting with the Outback Communities Authority (OCA)</b></p> <p>An initial presentation and discussion around the Regional Plans Program. To develop working arrangements and understand key issues, types of communities and potential engagement approaches for the Far North Planning Region and outback generally.</p>	Eyre and Western and Far North	Senior staff from the OCA	14 February 2022
<p><b>Chief Executive Officer (CEO) forum</b></p> <p>A forum hosted jointly by PLUS and the Local Government Association (LGA) to discuss regional planning amongst other things. Included presentations from various council CEOs and senior staff of local strategic planning that may feed into the Commission's regional plans.</p>	All	Council CEOs and other senior local government staff.	27 May 2022

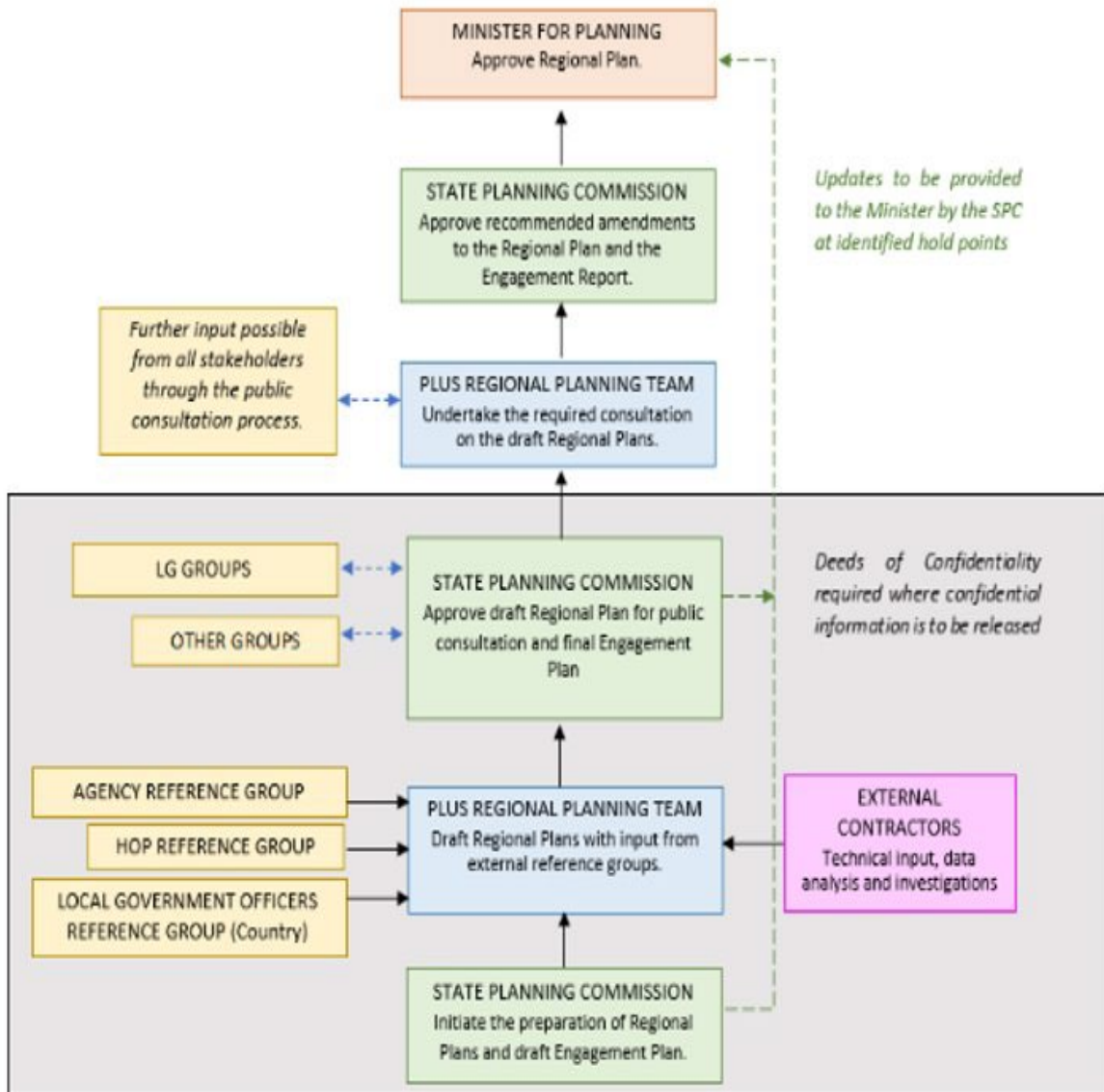
Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Regional planning council introduction sessions</b></p> <p>Introductory presentations and question and answer sessions between PLUS staff and country council staff regarding the Commission's Principles and scope of regional plans, timeframe and potential content to deliver the Program.</p>	All	Council CEOs and other senior Local Government staff	June 2022
<p><b>Workshop with LGRPC regarding Engagement Approach for country regional plans</b></p> <p>A workshop between a consultant engaged to develop the overarching Engagement Strategy for the regional plans Program, and members of the LGRPC to provide feedback and input.</p>	All	Council CEO representatives from each Country Planning Region	10 May 2022
<p><b>Regional Priorities Forums for the Upper Spencer Gulf</b></p> <p>An all-day forum split into two halves with business and industry representatives (morning session) and community leaders (afternoon session).</p> <p>The forum was hosted in a joint partnership between Spencer Gulf Cities (Regional LGA), PLUS and members from the State Planning Commission.</p> <p>The forums were to identify key priorities to support current and future growth in the Upper Spencer Gulf area. There was a focus on priority areas including housing, transport and infrastructure, workforce and skills, and image and liveability.</p>	Eyre and Western, Far North and Yorke and Mid North	<ul style="list-style-type: none"> <li>• Business, industry and community leaders in the Upper Spencer Gulf area</li> <li>• State agency, Local Government and other representatives.</li> </ul>	31 May 2022



Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Consultation with country councils on previous strategic work and engagement</b></p> <p>PLUS forwarded templates to councils to complete seeking:</p> <ul style="list-style-type: none"> <li>information on current and recent strategic planning and related projects related engagement activities undertaken which are of potential relevance to the regional plan for the particular region</li> <li>contact details of local community groups and leaders whom may be directly consulted through engagement on the Program.</li> </ul>	All	All country councils planning and related (e.g. engagement) staff.	July and August 2022
<p><b>Regional Development Australia committees information request and briefings</b></p> <p>PLUS sourced regional-scale strategic documents prepared by RDA groups from each region, and held briefings with RDA CEs and staff, providing an overview of the regional plans.</p>	All	Regional Development Australia committees Chief Executives and staff.	August 2022

## ATTACHMENT D

### Governance Arrangement for the preparation of regional plans



## ATTACHMENT E

### Timetable for the Preparation of the Eyre and Western Region Plan by the State Planning Commission

Step	Responsibility	Timeframes
<b>Preparation</b>		
<b>Drafting regional plan</b> <ul style="list-style-type: none"> <li>• Engagement Plan prepared</li> <li>• Constraints and opportunity and SPP mapping</li> <li>• Preliminary engagement: workshops with key stakeholders</li> <li>• Preliminary draft plan - council check-in.</li> </ul>	Department and Commission	20 Weeks
<b>Commission approval for consultation</b> <ul style="list-style-type: none"> <li>• Finalisation of draft regional plan</li> <li>• Minister to note</li> </ul>	Department and Commission	12 weeks
Preparation for engagement	Department	4 weeks
<b>Engagement</b>		
Draft regional plan released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	Department	8 weeks (noting may be subject to change pending finalisation of Engagement Plan)
<b>Consideration of Engagement and Finalisation</b>		
Submissions summarised.  Engagement Report prepared.  Amendments to the regional plan made.	Department and Commission	8 weeks
Commission endorse amendments and Engagement Report.	Commission	4 weeks
<b>Decision Process</b>		
Minister considers the regional plan and the Engagement Report and makes decision.	Minister	4 weeks
<b>Implementation and Operation</b>		
Go- Live - Publish on the PlanSA portal.	Department	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved regional plan to Environment, Resources and Development Committee.	Department	8 weeks



STATE  
PLANNING  
COMMISSION

## PROPOSAL TO INITIATE THE PREPARATION OF THE FAR NORTH REGIONAL PLAN

### Preparation of Far North Regional Plan

By the State Planning Commission  
*(the Designated Entity)*

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

\_\_\_\_\_ (Signature Required)

**CHAIR, STATE PLANNING COMMISSION**

**Date:** 28 October 2022

**This Proposal to Initiate document forms the basis for the preparation of regional plans for the purpose of section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016*.**

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## 1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is responsible for preparing a regional plan for each region of state pursuant to section 64(1) of the *Planning, Development and Infrastructure Act 2016* (the Act)<sup>1</sup>.

### Planning Regions

The Commission seeks to prepare new regional plans for all seven planning regions of the State pursuant to section 73(1)(a) of the Act. The state has been divided up into 7 proclaimed regions, (refer to **Attachment A**), a regional plan will need to be prepared for each of these:

- Eyre and Western (11 councils, Aboriginal Lands)
- Far North (4 councils, Outback Community Authority)
- Kangaroo Island (1 council)
- Limestone Coast (7 councils)
- Murray Mallee (8 councils)
- Yorke Peninsula and Mid North (11 councils)
- Greater Adelaide (26 councils).

This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations and engagement processes to be carried out for the preparation of the Far North Regional Plan. It also details the timeframes to be followed in undertaking the preparation of the regional plan.

The current regional plan for this region is the *Far North Regional Plan (2010)*. The plan was prepared by the Minister for Planning (the Minister) and came into operation under the *Development Act 1993* on July 2010. This plan remains in operation under the current Act until the new plan has been prepared by the Commission.

The Commission is required to undertake consultation in accordance with the Community Engagement Charter and make final recommendations to the Minister prior to consideration whether to approve, amend or refuse the proposed preparation of a regional plan.

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<sup>1</sup> Section 64 of the Act states: *If a joint planning board has been constituted in relation to an area of the State, the Regional Plan for that area must be prepared by the joint planning board*- No Joint Planning Boards have been established.

## **1.1. Designated Entity for undertaking the preparation of regional plans**

In accordance with section 73(1)(a) of the Act, the Commission will be responsible for undertaking the preparation of regional plans. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for undertaking the preparation of regional plans in accordance with the requirements Act.
- 1.1.2. The Commission intends to undertake the preparation of regional plans by utilising professional expertise of:
  - Employees of the Department for Trade and Investment, Planning and Land Use Services (the Department)
  - Relevant government agencies
  - Local councils
  - Other specialist consultants.

## **1.2. The purpose of regional plans**

Regional plans establish a long-term strategic vision for the integrated delivery of land use, transport and other infrastructure, and the public realm.

The regional plan will identify sufficient land supply to support housing diversity, affordable living and employment growth over 30 years. It will contain clear principles for orderly development and the management of growth. It may include a hierarchy of places to guide the form and intensity of settlement and the prioritisation of the release of urban lands.

To remain relevant over time it may also provide scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.

The plan will also identify 0 to 5 year actions, including recommendations about the amendment or establishment of other planning instruments available through the Act such as:

- Amendments to the Planning and Design Code (the Code) (spatial and policy considerations)
- Offset Schemes
- Design Standards
- Practice Guideline
- Infrastructure Schemes.

Other actions may include (but are not limited to):

- Further strategic planning investigations - structure plans, master plans, growth plans
- Urban design frameworks
- Support for grant and funding from across governments
- Investigations on specific matters.

Actions may be proposed that are not the responsibility of the Commission.

The regional plans will recommend specific amendments to the Code with cadastral defined spatial mapping and specific textual amendments wherever possible.

There is an option for the Minister to make a change to the Code or initiate a Code Amendment on approval of a regional plan without further process (section 75 of the Act). This type of amendment must be in the form of boundary change to a zone or subzone and the application of an overlay. To make such a change, the Minister must be satisfied that:

- the regional plan provided sufficient specificity through use of maps, spatial information, and description of the changes being proposed
- consultation has occurred in accordance with the Community Engagement Charter.

To ensure that the regional plan remains relevant, performance indicators and targets will be included. This will include a consistent set of metrics to measure implementation and success.

The Commission in its annual report, will report on the delivery of actions identified in the regional plan.

#### Development Assessment

A regional plan cannot be used for the purposes of assessing Development Applications with the exception of a development requiring an Environmental Impact Statement (EIS) (sections 113 and 115 of the Act). During the EIS process, the expected effects of the development are considered against the provisions of the regional plan and the Minister has regard to these considerations in the final decision making.

#### Infrastructure Schemes

The Commission, in providing advice to the Minister on initiating an Infrastructure Scheme, must take into account any relevant regional plan (sections 163 (5) and 165 (5) of the Act).



## **2. SCOPE OF THE FAR NORTH REGIONAL PLAN**

### **2.1. Affected Area**

The proposal seeks to prepare a regional plan for the Far North region, incorporating the following local government areas:

- Port August City Council
- Flinders Ranges Council
- District Council of Coober Pedy
- Municipal Council of Roxby Downs
- Outback Communities Authority.

**Attachment A** contains a map of the Far North planning region.

## **3. STRATEGIC CONSIDERATIONS**

Regional plans will be prepared within a state, regional and local strategic setting, which includes:

- Principles of Good Planning under the Act
- State Planning Policies including those for Special Legislative Schemes
- other relevant State Government strategic documents
- local government strategic documents, such as structure plans and master plans.

### **3.1. Alignment with Principles of Good Planning**

Section 14 of the Act identifies Principles of Good Planning which support and enhance the state's liveability and prosperity, in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across the state. In particular, the following principles are most relevant to regional plans:

- (a) long-term focus principles as follows:
- (i) policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations;
  - (ii) policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs;
- (f) investment facilitation principles as follows:

- (i) planning and design should be undertaken with a view to strengthening the economic prosperity of the State and facilitating proposals that foster employment growth;
  - (ii) the achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals;
- (g) integrated delivery principles as follows:
- (i) policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes;
  - (ii) planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities;
  - (iii) any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

### **3.2. Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the state's overarching goals and requirements for the planning system. Under section 64(3) of the Act, regional plans must be consistent with any SPP (insofar as may be relevant to the relevant region or area).

The regional plans are the spatial application of the SPPs. The focus of implementing the SPPs have been on those areas that the SPPs speak to being part of the regional plan's implementation.

The Commission has identified all SPPs that can be spatially applied in regional plans (including those for Special Legislative Schemes). This has been done in co-ordination with the relevant state agencies that are custodians of each issue. Refer to the table in **Attachment B**.

### 3.3. Alignment with Federal and State Government Strategies, Policies and Plans

Regional plans will have content that reflect whole of Government Strategies and Plans where relevant to implementing the SPPs and urban growth. They will not duplicate other documents.

Table 1 lists the Federal and State Government documents that have been identified for consideration as part of the regional planning process. This does not negate the opportunity to consider other State Government documents that come to light as part of the detailed investigation period.

**Table 1: Summary of Federal and State Government documents**

Document	Summary of relevance to regional plan
Federal	
<p>National Freight and Supply Chain Strategy (2019)</p> <p>Regional Strengths and Infrastructure Gaps Report: Regional Analysis South Australia (2022)</p> <p>Renewable Energy Atlas/Protected Matters</p> <p>THRIVE 2030</p>	<ul style="list-style-type: none"> <li>• The <b>National Freight and Supply Chain Strategy</b> aims to position Australia to meet its freight and supply chains challenges, including growing freight volumes; plateauing freight productivity and costs; new technologies like digitalisation, automation, electrification; and resilience to natural disasters, climate risks, cyber security and other threats.</li> <li>• <b>Regional Strengths and Infrastructure Gaps Report</b> provides a national view of the diverse strengths and infrastructure gaps facing Australia's regions in order to enable the identification of priority areas for future planning and analysis.</li> <li>• The <b>Renewable Energy Atlas/Protected Matters tool</b> assists in identifying areas within South Australia that are protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</li> <li>• <b>THRIVE 2030</b> is the national strategy for the long-term sustainable growth of the visitor economy.</li> </ul>
State	
<p><b>Attorney General's Department</b></p> <p>Aboriginal Affairs Action Plan 2022</p> <p>South Australia's Implementation Plan for the National Agreement on Closing the Gap</p>	<ul style="list-style-type: none"> <li>• The <b>Aboriginal Affairs Action Plan</b>, as well as <b>South Australia's Implementation Plan for the National Agreement on Closing the Gap</b>, emphasises the needs of Aboriginal people and the importance of land, culture and heritage to Elders and their communities.</li> </ul>

Document	Summary of relevance to regional plan
<p><b>Department for Education</b></p> <p>8 Year Enrolment Demand Forecast</p>	<ul style="list-style-type: none"> <li>The <b>8 Year Enrolment Demand Forecast</b> will assist in the preparation of all state regional plans, by providing valuable state-wide educational needs data and projections.</li> </ul>
<p><b>Department for Energy and Mining (DEM)</b></p> <p>Energy and Mining Strategy (2020)</p>	<ul style="list-style-type: none"> <li>The Energy and Mining Strategy provides policies and actions to underpin long-term sustainable growth of the energy and mining sectors. The sections of the strategy that are of relevance to the preparation of the proposed regional plan are: <ul style="list-style-type: none"> <li><i>Northern Water Supply</i> - providing access to commercially competitive water supplies to the Far North has the potential to radically transform the arid Outback for mining projects as well as for agriculture, manufacturing, tourism and regional development.</li> <li>Enhancing <i>land access for mineral exploration</i>.</li> <li><i>Resource Management and Planning</i> - continue to integrate strategic resource area and planning overlays to maintain access to strategic extractive resources and manage incompatible land uses.</li> <li><i>The Strzelecki Track</i> - provides a vital link for oil, gas and carbon capture facilities located in the Cooper Basin near the Queensland border. It is an essential transport corridor for outback communities, tourism and pastoralists.</li> </ul> </li> </ul>
<p>Department for Environment and Water (DEW)</p> <p><b>Climate Change Action Plan 2021-2025</b></p> <p><b>Blue Carbon Strategy for South Australia</b></p> <p><b>Waste Strategy 2020-25</b></p> <p><b>Water Security Statement 2022</b></p> <p><b>DEW Strategies and Guidelines</b></p> <p>Landscape SA</p>	<ul style="list-style-type: none"> <li>The <b>Climate Change Action Plan 2021-2025</b> establishes the role of Planning and Land Use Services (PLUS) and climate change through: <ul style="list-style-type: none"> <li>aligning transport and urban planning with low emissions transport outcomes</li> <li>strengthening climate smart planning, building and design policies and their implementation in the planning system</li> <li>promoting opportunities to encourage the private and public sectors to go 'beyond compliance' in climate smart design.</li> </ul> <p>The action plan explicitly mentions regional plans in key objective 5, action 5.2 - <i>Embed strategic climate impact assessment into regional plans</i>.</p> </li> <li>The <b>Blue Carbon Strategy for South Australia</b> is to be considered for all regional plans that include coastal areas. The strategy will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>The <b>Water Security Statement 2022</b> provides critical water security data for each region. The statement will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan. <ul style="list-style-type: none"> <li>DEW are responsible for a number of <b>Strategies and Guidelines</b> covering themes such as climate change, coasts, crown land, ecosystem conservation, fire management, world</li> </ul> </li> </ul>

Document	Summary of relevance to regional plan
<p><b>State Landscape Strategy</b></p> <p><b>South Australian Arid Lands Regional Landscape Plan 2021-2026</b></p> <p><b>Alinytjara Wilurara Landscape Plan 2021-2026</b></p>	<p>heritage areas, floods, Green Adelaide, heritage, native vegetation, parks, reservoirs, water and soils, and land management.</p> <ul style="list-style-type: none"> <li>• Prepared in line with the requirements of <i>the Landscape South Australia Act 2019</i>, the landscape plans identify the challenges and priorities for landscape management in their respective regions including: <ul style="list-style-type: none"> <li>o climate resilience</li> <li>o water management</li> <li>o sustainable land management</li> <li>o protecting and enhancing biodiversity</li> <li>o people and partnership.</li> </ul> </li> </ul>
<p><b>Department for Infrastructure and Transport (DIT)</b></p> <p>Functional Hierarchy for SA's Land Transport Network</p> <p>High Productivity Vehicle Network</p> <p>Area Studies for the Far North and Eyre Peninsula</p> <p>DIT Forward Work Plan 2021-2024</p> <p>Green Infrastructure Commitment (2021)</p>	<ul style="list-style-type: none"> <li>• The <b>Functional Hierarchy for SA's Land Transport Network</b> document identifies which corridors are important for different modes of transport. It guides the use of road and rail space to improve safety and efficiency for users of the transport network and has a direct relationship with all state regional plans.</li> <li>• <b>High Productivity Vehicle Network</b> – the Stuart and Eyre Highways are part of this network.</li> <li>• The <b>Area Studies for the Far North and Eyre Peninsula</b> are relevant to the preparation of the Far North Regional Plan.</li> <li>• The <b>DIT Forward Work Plan – Major Programs 2021-2024</b> are to be considered during the preparation of this regional plan as it details major infrastructure works for across the state.</li> <li>• The <b>Green Infrastructure Commitment</b> lists four focus areas and six commitments that align to all state regional plans</li> </ul>
<p><b>Department of Primary Industries and Regions (PIRSA)</b></p> <p>Strategic Plan 2021-2025</p> <p>Regional Development Strategy 2021</p>	<ul style="list-style-type: none"> <li>• PIRSA's <b>Strategic Plan 2021-2025</b> is the overarching document that provides strategic priorities, aims and outcomes to advance the prosperity of South Australia's primary industries, their communities and regions. This is relevant to all regions.</li> <li>• The <b>Regional Development Strategy 2021</b> seeks to deliver a plan for future investment, support and priorities to shape the future of the state's regions over the long term, as well as a mechanism to regularly engage regional representatives and consider both immediate and future priorities over time. This is relevant to all regions.</li> </ul>

Document	Summary of relevance to regional plan
<p><b>Environmental Protection Authority (EPA)</b></p> <p>Strategic Directions 2018-2022</p> <p>Good for Environment, Good for Business</p> <p>National Environment Protection Measures (NEPMs)</p> <p>EPA Guidelines</p>	<ul style="list-style-type: none"> <li>• <b>Strategic Directions 2018-2022</b> sets the long-term vision and objectives for the EPA that will guide the development and application of modern and innovative approaches to tackle environmental challenges. The directions ensure that efforts are aligned to whole-of-government priorities and expectations from the community and industry.</li> <li>• <b>Good for Environment, Good for Business</b> showcases how successful, innovative businesses can co-exist with the expectations of the local community, delivering environmental improvements, and investing in jobs and growth for the wellbeing and prosperity of all South Australians.</li> <li>• <b>NEPMs</b> outline agreed national objectives for protecting or managing particular aspects of the environment.</li> <li>• The EPA have a number of <b>Guidelines</b> covering environmental issues such as site contamination, water quality, air quality, radiation, noise, waste and recycling, planning, aquaculture and climate change.</li> </ul>
<p><b>Inclusive SA</b></p> <p>State Disability Inclusion Plan 2019-2023</p>	<ul style="list-style-type: none"> <li>• The <b>State Disability Inclusion Plan 2019-2023</b> includes an aim to increase accessibility to public and community infrastructure, transport, services, information, sport and recreation and the greater community across all regions.</li> </ul>
<p><b>Infrastructure SA</b></p> <p>20-Year State Infrastructure Strategy</p>	<ul style="list-style-type: none"> <li>• The <b>20-Year State Infrastructure Strategy</b> has a direct relationship with all state regional plans, as it provides strategic direction for digital, education, health, housing, justice, tourism, sport and cultural, transport and utility infrastructure across the state.</li> </ul>
<p><b>Office for Recreation, Sport and Racing (ORSR)</b></p> <p>State Sport and Recreation Infrastructure Plan 2020-2040</p> <p>Game On – Getting South Australia Moving</p>	<ul style="list-style-type: none"> <li>• The <b>State Sport and Recreation Infrastructure Plan 2020-2040</b> has a direct relationship with all regional plans, as it provides direction and strategic approaches for sporting and recreational infrastructure across the state.</li> <li>• The <b>Game On</b> strategy seeks high quality and accessible public open spaces and to improve the accessibility, connectivity and safety of active transport opportunities, which is relevant to all regions.</li> </ul>
<p><b>PLUS</b></p> <p>Current Code Amendments and Development Plan Amendments</p> <p>Climate Change for regional plans 2021</p>	<ul style="list-style-type: none"> <li>• Desktop research will include investigating whether there are currently any <b>Code Amendments</b> or outstanding <b>Development Plan Amendments</b> in progress relating to the Far North region.</li> <li>• In 2021 preliminary work was undertaken to investigate climate change issues (challenges and opportunities) across the regions, with the intention to produce climate change-related content for the regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions. The recommended</li> </ul>

Document	Summary of relevance to regional plan
	content will help identify and describe the key changes projected for each region and how these are likely to impact regional communities, industries, infrastructure and the natural environment.
<p><b>SA Fire &amp; Emergency Services Commission</b></p> <p>Stronger Together: South Australia's Disaster Resilience Strategy</p>	<ul style="list-style-type: none"> <li>Identifies areas susceptible to natural hazards and considers risk mitigation and adaptation strategies.</li> </ul>
<p><b>SA Health</b></p> <p>State Public Health Plan 2019-2024</p> <p>South Australia's Plan for Aging Well 2020-2025</p> <p>SA Health and Wellbeing Strategy 2020 - 2025</p>	<ul style="list-style-type: none"> <li>The <b>State Public Health Plan 2019-2024</b> promotes building stronger communities and healthier environments, protecting against public and environmental health risks and responding to climate change.</li> <li><b>South Australia's Plan for Aging Well 2020-2025</b> includes the following themes for action: <ul style="list-style-type: none"> <li>making homes more flexible to people's changing needs and wants over time</li> <li>models and options for creating homes that suite a greater diversity of needs and aspirations</li> <li>affordable and accessible homes.</li> </ul> </li> <li>The <b>SA Health and Wellbeing Strategy 2020 - 2025</b> has a direct relationship with all regional plans. The strategy identifies 'creating healthier neighbourhoods and communities' as a key contributor to achieving its health and wellbeing vision for the state. In addition, the table of planned works for hospital and health care facilities across the state, this may influence the targets and outcomes contained within the regional plan.</li> </ul>
<p><b>South Australian Housing Authority (SAHA)</b></p> <p>Our Housing Future 2020-2030</p> <p>South Australian Aboriginal Housing Strategy 2021-2031</p>	<ul style="list-style-type: none"> <li>The <b>Our Housing Future 2020-2030</b> strategy has a direct relationship with all state regional plans as it provides direction and strategic approaches for housing across the state.</li> <li>The <b>South Australian Aboriginal Housing Strategy 2021-2031</b> has a direct relationship with all state regional plans as it provides direction and strategic approaches for a collaborative approach to addressing Aboriginal housing challenges across the state.</li> </ul>
<p><b>South Australian Tourism Commission (SATC)</b></p> <p>South Australian Visitor Economy Sector Plan 2030</p>	<ul style="list-style-type: none"> <li>Sections of the <b>South Australian Visitor Economy Sector Plan 2030</b> are of relevance to the preparation of all state regional plans. It provides an understanding of the value, strategic direction and regional targets for tourism, within each region and provides an opportunity to outline and prioritise actions relating to individual regions.</li> </ul>

Document	Summary of relevance to regional plan
Flinders Ranges and Outback Regional Visitors Strategy 2025	
Wellbeing SA  South Australian Walking Strategy 2022-2032	<ul style="list-style-type: none"> <li>The <b>South Australian Walking Strategy 2022-2032</b> incorporates new and innovative cross-sector actions to plan, build, promote and maintain suitable walking environments that foster a culture of walking, which is relevant in all regions.</li> </ul>

#### 4. INVESTIGATIONS AND ENGAGEMENT

The goal of the regional plan process is to collaborate with key stakeholders to identify the spatial planning future of the region.

The Department has liaised with each council, the Outback Communities Authority (OCA) and Regional Development Australia Far North (RDAFN) to identify investigations that have been prepared and are relevant for consideration in preparing the regional plan. Council strategic documents such as structure plans and master plans will be considered and may be incorporated into the regional plans and the Department will liaise with councils on doing this.

The following documents have been identified as providing information that will be considered and potentially incorporated into the Far North Regional Plan.

**Table 2: Council, Regional and RDA investigations**

Title	Summary of relevance to regional plan	Engagement to date
Regional Development Australia  <i>The Regional Blueprint</i>	Provides an overview of regional South Australia and a snapshot of the Far North region, detailing strategic industries and sectors, themes for growth and key statistics. Underpinning the blueprint is a fully scoped investment pipeline from conceptual through to shovel ready projects.	Extensive consultation with business and other regional stakeholders.
Upper Spencer Gulf Common Purpose Group  <i>Transforming the Upper Spencer Gulf</i>	Strategic document that seeks to provide guidance relative to capitalising and building upon the strengths of the Upper Spencer Gulf (USG). The strategy is seeking to support and lead the region's transformation towards a competitive, vibrant and self-reliant economy and community. It identifies the USG as a transforming region with a focus on becoming a renewable energy hub.  The strategy also flags several other industries where significant opportunities exist, including: <ul style="list-style-type: none"> <li>defence</li> <li>arid agriculture and innovation</li> </ul>	Significant consultation with regional stakeholders including local government, state government agencies, business and service providers.



Title	Summary of relevance to regional plan	Engagement to date
	<ul style="list-style-type: none"> <li>• intermodal transport and logistics</li> <li>• event, cultural and marine-based tourism</li> <li>• public sector and regional service delivery</li> <li>• higher education and research.</li> </ul>	
<p>Upper Spencer Gulf Common Purpose Group</p> <p><i>Regional Transport Infrastructure Plan 2018</i></p>	<p>This report identifies eleven industries of the future, building on the assets and strengths of the USG region which are intrinsically related to and supported by transport networks within the region.</p> <p>This document identifies the transport needs and opportunities which impact on the Cities of Port Augusta, Port Pirie and Whyalla that have emerged from previous studies in the context of the challenges facing the region. These projects are prioritised at a high-level according to their ability to serve the demands on the transport network and help the USG region achieve its wider stated goals and objectives.</p>	<p>Extensive consultation with business and other regional stakeholders.</p>
<p>Port Augusta City Council</p> <p><i>Port Augusta Strategic Directions Plan 2019-2029 and Four Year Priority Action Plan</i></p>	<p>Overarching strategic plan to guide the future aspirations of the city. At a high level it identifies the opportunities and challenges facing the city.</p> <p>This strategy is supported by a Four Year Priority Action Plan which identifies the actions council will undertake to work towards the vision and goals of the council.</p>	<p>Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i>.</p>
<p>RDA Far North and Port Augusta City Council</p> <p><i>Port August Economic Growth and Investment Strategy 2016</i></p>	<p>Identified 10 areas for action to drive economic growth and investment in Port Augusta.</p>	<p>Extensive consultation with business and other regional stakeholders.</p>
<p>RDA Far North, the Outback Communities Authority and Roxby Downs Council</p> <p><i>Roxby Downs Region Economic Growth and Investment Strategy 2016</i></p>	<p>Addresses the region's challenges and provides recommendations to capitalise on new opportunities for growth and investment.</p> <p>The strategy identifies activities and projects which will have immediate, medium and long-term economic benefits for the communities of the region and it highlights planning and project priorities to facilitate change towards a robust and sustainable economic future for the Roxby Downs Region.</p>	<p>Extensive consultation with business and other stakeholders.</p>
<p>Spencer Gulf Cities</p> <p><i>Housing Survey Report 2022</i></p>	<p>Housing review of the USG region. Includes a review of residential accommodation for temporary and permanent workers across the region. Identifies the immediate and long-term</p>	<p>Significant consultation with local and State Government, RDA and local service providers and employers.</p>

Title	Summary of relevance to regional plan	Engagement to date
	housing needs, challenges and potential opportunities.	
Roxby Downs Council <i>Roxby Downs Strategic Plan 2021-2025</i>	The overarching document that guides councils planned operational activities and priorities over the next 5 years.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
Outback Communities Authority <i>Strategic Management Plan 2020-2025</i>	Identifies three key objectives for the area, including: <ul style="list-style-type: none"> <li>• growing the economy</li> <li>• growing the community</li> <li>• growing influence and presence.</li> </ul>	Broad stakeholder engagement undertaken and pursuant to requirements of the <i>Outback Communities (Administration and Management) Act 2009</i> .
Outback Communities Authority <i>Outback Futures Report 2021</i>	<p>Outback Futures is about the long term and sustainable management and growth of South Australia’s outback. It considers what this means and looks like for is communities from a social, economic, environmental and cultural perspective.</p> <p>Whilst mainly focused on the administrative responsibilities of the Outback Communities Authority, it does identify that increased collaboration with government agencies and the communities of the outback is a significant priority.</p> <p>It also contains a draft of the strategic blueprint for South Australia’s outback which proposes six strategic goals for the area.</p>	The Outback Futures Committee was established in 2019 and undertook significant stakeholder engagement between July 2020 and January 2021, including online surveys and community workshops.
RDA Far North and Outback Communities Authority <i>Outback Communities Authority Region Economic Growth and Investment Strategy 2019</i>	Prepared to help address the region’s challenges and to capitalise on opportunities for growth and investment. Key themes include: <ul style="list-style-type: none"> <li>• supporting growth and development of agriculture and mining, with an emphasis on supporting new opportunities in value-added economic activities</li> <li>• partnership approach to tourism development to enhance tourism products, visitor servicing and support infrastructure</li> <li>• prioritising local industry diversification and growth of ‘knowledge’ industries such as alternative energy production and mining and agriculture services</li> </ul>	Targeted stakeholder engagement undertaken.

Title	Summary of relevance to regional plan	Engagement to date
	<ul style="list-style-type: none"> <li>focus on activities where there are likely to be positive and measurable outcomes for the outback community and long-term strategic economic benefits.</li> </ul>	
<p>RDA Far North</p> <p><i>Far North and Outback SA Climate Change Adaptation Plan 2016</i></p>	<p>This plan identifies regional, cross sectoral adaptation priorities. It builds on past research and analysis into climate change impacts and draws heavily on the expertise of stakeholders and their knowledge of the impacts and potential responses to a variable climate. Its primary purpose is to identify regional, cross sectoral adaptation priorities.</p>	<p>Significant consultation undertaken with regional stakeholders.</p>
<p>RDA Far North and Flinders Ranges Council</p> <p><i>Flinders Ranges Economic Growth and Investment Strategy 2019</i></p>	<p>Strategy has been prepared to help address the challenges and capitalise on new opportunities within The Flinders Ranges Council area to support long-term growth. Actions of relevance include:</p> <ul style="list-style-type: none"> <li>supporting the tourism sector</li> <li>supporting sustainable agriculture</li> <li>monitoring investigations into the National Radiative Waste Management Facility</li> <li>promoting the area as a location of choice for investment, working, learning and outback living.</li> </ul>	<p>Targeted consultation with selected stakeholders.</p>
<p>Flinders Ranges Council</p> <p><i>Our Flinders Ranges Community Plan 2019-2028</i></p>	<p>Outlines the vision, priorities and strategies. Key priority areas relevant to the plan include:</p> <ul style="list-style-type: none"> <li>protecting the environment for current and future generations</li> <li>encouraging economic development and a growing population.</li> </ul>	<p>Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> during 2018-19 (including community surveys and workshops).</p>
<p>Flinders Ranges Council</p> <p><i>Rural Living Rezoning Investigation 2019</i></p>	<p>Investigation of use of small rural blocks for rural living as a strategy for growth (initially raised as part of council's 2014 Strategic Directions Review and reiterated in council's submission during consultation of the Code in 2019).</p>	<p>Issue was identified in council's 2014 Strategic Directions Review. Preparation of this report was informed with input from a range of stakeholders. Formal consultation was undertaken in accordance with the <i>Local Government Act</i></p>

Title	Summary of relevance to regional plan	Engagement to date
		<i>1999 and Development Act 1993.</i>
RDA Far North and DC of Coober Pedy  <i>Coober Pedy Economic Growth and Investment Strategy 2019</i>	Seeks to address key challenges and capitalise on opportunities for Coober Pedy’s economic development, with a focus on providing opportunities for investment to support long-term growth. Priorities include: <ul style="list-style-type: none"> <li>• supporting development of the visitor economy</li> <li>• supporting growth and development of mining and mining services</li> <li>• promotion of Coober Pedy as a location for working, learning and outback living.</li> </ul>	Extensive consultation with business and other regional stakeholders.
Flinders Ranges Council  <i>Flinders Ranges Streetscape Masterplan 2020</i>	The master plans for Quorn, Hawker and Cradock are planning and design frameworks that describe a vision for the townships and provides a guide for future development over time.	Consultation is accordance with <i>Local Government Act 1999.</i>

#### 4.1. Further investigations proposed

##### Upper Spencer Gulf Structure Planning

In addition to the strategic investigations being undertaken by councils, there are structure planning investigations being undertaken by PLUS for USG in partnership with Spencer Gulf Cities, recognising that the region is attracting significant investment from both private enterprise and government.

- Economic analysis and strategic land use investigations have been undertaken for the Port Augusta City Council area. These investigations provide a ‘snapshot’ of the area and growth opportunities and constraints for Port Augusta.
- The growth anticipated as a result of significant developments in the area is anticipated to have a major impact on employment and population patterns, with broader impacts on the community in terms of infrastructure and housing.
- These investigations consider populations and employment growth scenarios based on potential investment in a Hydrogen Hub at Whyalla (which would have flow-on effects for Port Augusta and surrounds).
- These investigations and the associated recommendations and associated recommendations will be reviewed and will provide significant input into the Far North Regional Plan.

A series of forums were hosted by the USG Common Purpose Group in May 2022 with regional businesses, industry leaders and community service providers identifying key priorities to support current and future growth within the area. The findings from these forums will be highly relevant to development of the regional plan.

In addition to the investigations already undertaken and identified above, the table below outlines additional investigations that will be undertaken to support the preparation of the Far North Regional Plan.

Additional investigations (beyond those listed below) are likely to be identified through the regional planning process and with further engagement with stakeholders.

**Table 3- Further Investigations to Occur**

<b>Further investigations proposed</b>	<b>Agency/ organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Population and demographics analysis	PLUS	Identifies the existing and projected population and demographic base of the region and of key towns and settlements based on Census and Australian Bureau of Statistics data and information. This will provide contextual information about the region and assist in setting the future vision and other provisions in the regional plan.
Infrastructure delivery framework	PLUS	Identifies the key infrastructure requirements for the future vision for the region and assigns actions and responsibilities for timing and delivery.
Performance targets	PLUS	Identifies key targets or other success monitoring measures associated with achieving the vision, provisions or actions outlined in the regional plan.
Housing diversity and supply study	PLUS	Identifies ways to enhance the current planning policy framework in the Code to enable greater diversity and supply of dwelling typologies within regional areas. This is to assist in addressing housing shortages and/or lack of affordable accommodation opportunities in the regions which is a critical problem identified by State Government more broadly.
Activity centre study	PLUS	Identifies whether the current centres planning policy framework within the Code (including current hierarchy) is contemporary and appropriate.

<b>Further investigations proposed</b>	<b>Agency/organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Climate change provisions	PLUS	<p>In 2021 preliminary work was undertaken to produce climate change-related content for regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions.</p> <p>Further investigations are required to identify specific provisions to include in the draft regional plans based on the recommended content provided in the reports.</p>
Water and infrastructure corridors initiative	Department for Environment and Water; Department for Energy and Mining	Identifies and protects future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.
Establishment of Renewable Energy Zones (REZs)	Department for Energy and Mining	Identifies REZs and will assist in planning to minimise potential impacts of incompatible land uses, manage risk to public safety, the environment and security of energy supply.
Flood Hazard Mapping and Assessment Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Bushfire Hazard Spatial Layer Mapping Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Adaptive Reuse Guidelines for State Heritage Places	Department for Environment and Water	Regional plans should identify areas of regional character and significance that are dormant or are vacant.
Critical Habitat and Archaeology Overlays	Department for Environment and Water	Development of point data for select settlement peripheries to inform appropriate growth fronts and assists in appropriate conservation of areas and places of biodiversity and cultural heritage significance.
Review of the Functional Hierarchy of SA's Land Transport Network	Department for Infrastructure and Transport	Reviews and identifies which corridors are important for different modes of transport across the state.
Review of the High Productivity Vehicle Network	Department for Infrastructure and Transport	Reviews and identifies the High Productivity Vehicle Network across the state.

<b>Further investigations proposed</b>	<b>Agency/ organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Far North Area Plan	Department for Infrastructure and Transport	Provide long-term transport planning for regions, including providing strategic context and prioritisation for transport initiatives.
SA Freight Study	Department for Infrastructure and Transport	Provides a blueprint for transport infrastructure development, focusing on freight movements within South Australia.
Primary Production Priority Areas Mapping (PPPA)	Department of Primary Industries and Regions	Ensures that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected.
Draft SA Health Infrastructure Strategy	Department for Health and Wellbeing	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.
Upper Spencer Gulf Transport Plan (expected to be completed in second half of 2022)	Joint project between Port Augusta, Whyalla and Port Pirie councils	<p>The transport plan will identify:</p> <ul style="list-style-type: none"> <li>• the impact of proposed and planned economic drivers such as the proposed new hydrogen plant in Whyalla and desalination plant for Point Lowly on transport infrastructure</li> <li>• the infrastructure itself to determine if it is fit for purpose and to identify gaps and opportunities</li> <li>• Develop a methodology for prioritising projects and apply that methodology to identify a few top priorities for each council.</li> </ul>
Cooper Pedy Together	District Council of Cooper Pedy	Intent of this community led project (supported by the council) is to develop a roadmap for Cooper Pedy's future, with a strong focus on understanding the community's vision for the future of the area. Project is underpinned by significant community involvement.
Rural Living Rezoning Investigation (2)	The Flinders Ranges Council	Seeks to investigate and identify potential for rural living type residential development to facilitate growth for the townships of Quorn and Hawker within areas containing existing small rural zoned allotments that are not considered viable for primary production.

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
Leigh Creek Structure Planning	Outback Communities Authority	Consider the design of the township of Leigh Creek to support a significantly reduced population to what it was originally built for (4000 people to 100 people today).

#### 4.2. Engagement already undertaken

Significant preliminary engagement has occurred with key stakeholders. The purpose of this engagement has been to:

- inform and prepare stakeholders for the upcoming regional planning process
- gather information for preparing this initiation
- collecting community leader information for planning for engagement
- gathering constraints and opportunities mapping from government agencies
- setting up governance arrangements with stakeholder groups.

Refer to **Attachment C** for a list of engagement that has occurred to date.

#### 4.3. Governance framework

Through the Local Government Association (LGA) of South Australia, Regional Local Government (RLGA) groups have been established. These local government groups will play an important role in providing information and feedback to the Commission during the regional planning process as representatives of councils in each of the region.

Unlike the other five country regions, the Far North region does not neatly align with the boundary of a singular LGA group. Therefore, the following sub-regional LGA groups exist:

- Spencer Gulf Cities (SGC) is the relevant association for the Port Augusta City Council.
- The Flinders Ranges Council is represented by the Legatus Group.
- The Municipal Council of Roxby Downs (in the Far North Planning Region) is not part of a RGLA. However, the Municipal Council of Roxby Downs is unique in that it does not have elected councillors or a Mayor and is instead run by a State Government appointed Administrator who holds the typical powers of a Mayor under the *Local Government Act 1999*.



- The District Council of Coober Pedy is currently under Governor appointed administration, with the councillor body currently suspended.
- The Outback Communities Authority oversees the management of outback areas outside of council boundaries.

The Commission has endorsed a Memorandum of Understanding (MoU) for the preparation of the regional plan. The MoU is likely to be entered into between the Commission and the SGC and Legatus Group in late 2022, following the Local Government elections.

The agreement states that throughout the Regional Planning Program:

- The Commission will keep the SGC and Legatus groups regularly updated and informed of the progress of the Regional Planning Program as relevant.
- The SGC and Legatus groups will:
  - drive and lead engagement and discussion with their local communities (either through member councils or otherwise); and
  - where possible, manage feedback and input from member councils into one consistent message or policy position across their respective region or local government areas.

Given that the Far North region does not neatly fall within one RLGA it will be important for the Commission and the Department to directly work with the relevant councils and administration and the Outback Communities Authority to seek their input on the investigations, data, analysis and other regional matters.

An overview of the governance arrangement for the development of regional plans is provided in **Attachment D**.

#### **4.4. Engagement Plan**

In addition to the engagement already undertaken and identified above, an Engagement Plan for the preparation of the Far North Regional Plan will be developed in accordance with the Commission's Community Engagement Charter

The purpose of undertaking further engagement during the preparation of the regional plan is to:

- Develop a regional plan that reflects the vision and aspirations of the community to help guide how development is undertaken in the longer-term.
- Have authentic conversations to ensure the regional plan is able to be delivered 'on the ground' and has a positive and meaningful impact.

- Raise awareness and build capacity within the community about the planning system and enable them to better participate in the planning of their region.
- Have broad reach to enable those who are interested to contribute, while also having more targeted conversations creating depth to work through the range of planning issues facing the region.
- Build on work that has already been undertaken within each region.

## 5. PROCESS FOR PREPARATION OF REGIONAL PLAN

### 5.1. Engagement Plan

The preparation of the regional plan will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Commission will prepare an Engagement Plan prior to the commencement of engagement to be undertaken during the preparation of the regional plan.

The proposed approach for development of the six country regional plans, and associated engagement plans, is proposed to occur in four phases:

1. Preparation
2. Visioning/priority setting
3. Formal consultation
4. Communicating the ‘final’ plan and review process.

### 5.2. Engagement Report

Once engagement on the preparation of the regional plan is complete, the Commission will prepare an Engagement Report under section 73(7) of the Act.

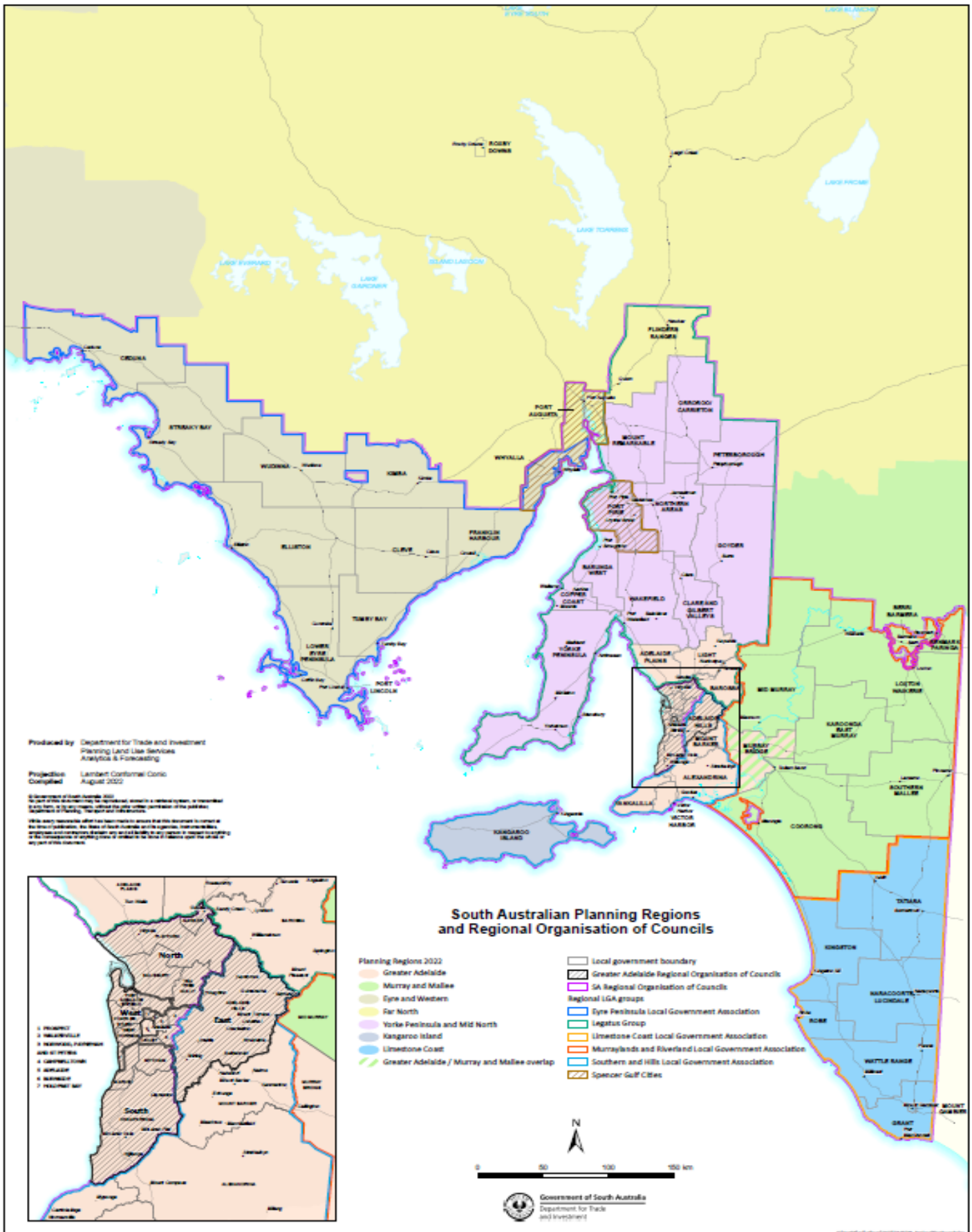
The Commission must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with [Practice Direction 2 - Preparation and Amendment of Designated Instruments \(plan.sa.gov.au\)](https://www.plan.sa.gov.au/practice-direction-2-preparation-and-amendment-of-designated-instruments).

The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. This report will provide information about the reason for the preparation of the regional plan, the consultation undertaken during the preparation of the regional plan and any other information considered relevant by the Commission.

### 5.3. Preparation of regional plan timetable

The preparation of the Far North Regional Plan is intended to be undertaken in line with the timeframe outlined in **Attachment E**.

# ATTACHMENT A Map of Affected Area



# South Australian Planning Regions

## Map of Affected Area – Far North Region



## ATTACHMENT B

### Scope of State Planning Policy Consideration

Summary of State Planning Policies (SPP) to be addressed in the regional plans.

Although interconnected, for the purposes of regional planning, the SPPs have been separated into four themes:

- a. People, Housing and Liveability
- b. Productive Economy
- c. Natural Resources, Environment and Landscapes
- d. Infrastructure and Transport.

#### Theme: Productive Economy

##### **SPP 8 – Primary Industry**

Regional plans should implement SPPs by 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**

Regional plans should implement SPPs by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes and activity centres that are well-serviced by public transport, connected to priority freight routes and provide an attractive place to work.

##### **SPP 10 – Mineral and Energy Resources**

Regional plans should identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines. Strategies to 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.

#### Theme: Natural Resources, Environment and Landscapes

Regional plans should implement SPPs by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands (such as those under Heritage Agreements); areas of native vegetation; and listed wetlands.

#### **SPP 4 - Biodiversity**

Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values which can co-exist with other land uses such as primary production and tourism.

#### **SPP 5: Climate Change**

Regional plans should specify broad policy settings that promote resilient, liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

#### **SPP 13 - Coastal Environment**

Regional plans should 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.

#### **SPP 15- Natural Hazards**

Regional plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

#### **SPP 16 - Emissions and Hazardous Activities**

Regional plans 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.

#### **State Planning Policy 19 - Special Legislative Scheme – Marine Parks Act 2007**

Regional plans should implement the SPPs by identifying areas to be preserved and protected from further development and areas for the intensification of development.

## **State Planning Policy 20 - Special Legislative Scheme – Arkaroola Protection Act 2012**

Regional plans should implement the SPPs by identifying and mapping the Arkaroola Protection Area and any significant environmental and geological sites where appropriate.

### **Theme: People, Housing and Liveability**

#### **SPP 1: Integrated Planning**

Regional plans should ensure that future growth is identified in a way that can be supported by infrastructure. The logical sequencing of development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in regional plans. regional plans affecting urban areas will therefore need to demonstrate how integrated planning principles can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

Regional plans will also set performance targets in the application of SPPs (as appropriate).

#### **SPP 2: Design Quality**

Regional plans should consider the intended urban form outcomes for different areas. This will require identifying areas where medium and high-rise development or low-scale infill is envisaged. They should identify the need for high quality open spaces, public realm, neighbourhoods, streets and activity centres where people have priority over vehicles. They should also identify where neighbourhood character will change, evolve or not change at all.

#### **SPP 3: Adaptive Reuse**

Regional plans should identify areas of regional character and significance that are dormant or are vacant.

#### **SPP 6: Housing Supply and Diversity**

Regional plans should 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.

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.

Regional plans will set performance targets at the direction of SPPs (as appropriate).

### **SPP 7: Cultural Heritage**

Regional plans should implement SPPs by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

## **Theme: Infrastructure and Transport**

### **SPP - 11 Strategic Transport Infrastructure**

Regional plans should identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations. regional plans should have regard to considering and identifying future strategic transport infrastructure corridors and facilities requiring protection, setting aside land and accommodating changing technologies, growth and demand.

### **SPP 12 – Energy**

Regional plans should implement SPPs and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.



**ATTACHMENT C**  
**List of Previous Engagement for the Region**

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Local Government regional planning Committee (LGRPC)</b></p> <p>The LGRPC supports delivery of regional plans by providing two-way communication between regional LGAs, their councils, communities and State Government.</p> <p>The group meets with senior PLUS staff on a quarterly basis.</p>	All	Two selected Chief Executive Officers (or proxies) from councils' representatives from each planning region.	Q1, Q2 and Q3 2022
<p><b>Agency Reference Group (ARG)</b></p> <p>The ARG ensures the coordination of agency input into regional plans and provides advice on and represents the interests of respective agencies.</p> <p>The group meets with senior PLUS staff on a bi-monthly basis and also has received briefings and presentations on regional plans from the chair of the Commission.</p>	All	<p>Senior staff representatives from the following stage agencies:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> <li>• Department for Infrastructure and Transport</li> <li>• Office for Design and Architecture South Australia</li> <li>• Department for Energy and Mining</li> <li>• Department for the Premier and Cabinet</li> <li>• Department of Primary Industries and Regions</li> <li>• Infrastructure SA</li> <li>• South Australian Country Fire Service</li> <li>• South Australian Fire and Emergency Services Commission</li> <li>• SA Housing Authority</li> <li>• Department for Health and Wellbeing</li> <li>• Department for Trade and Investment</li> <li>• Renewal SA</li> </ul>	Since early 2022 and expected continue throughout program

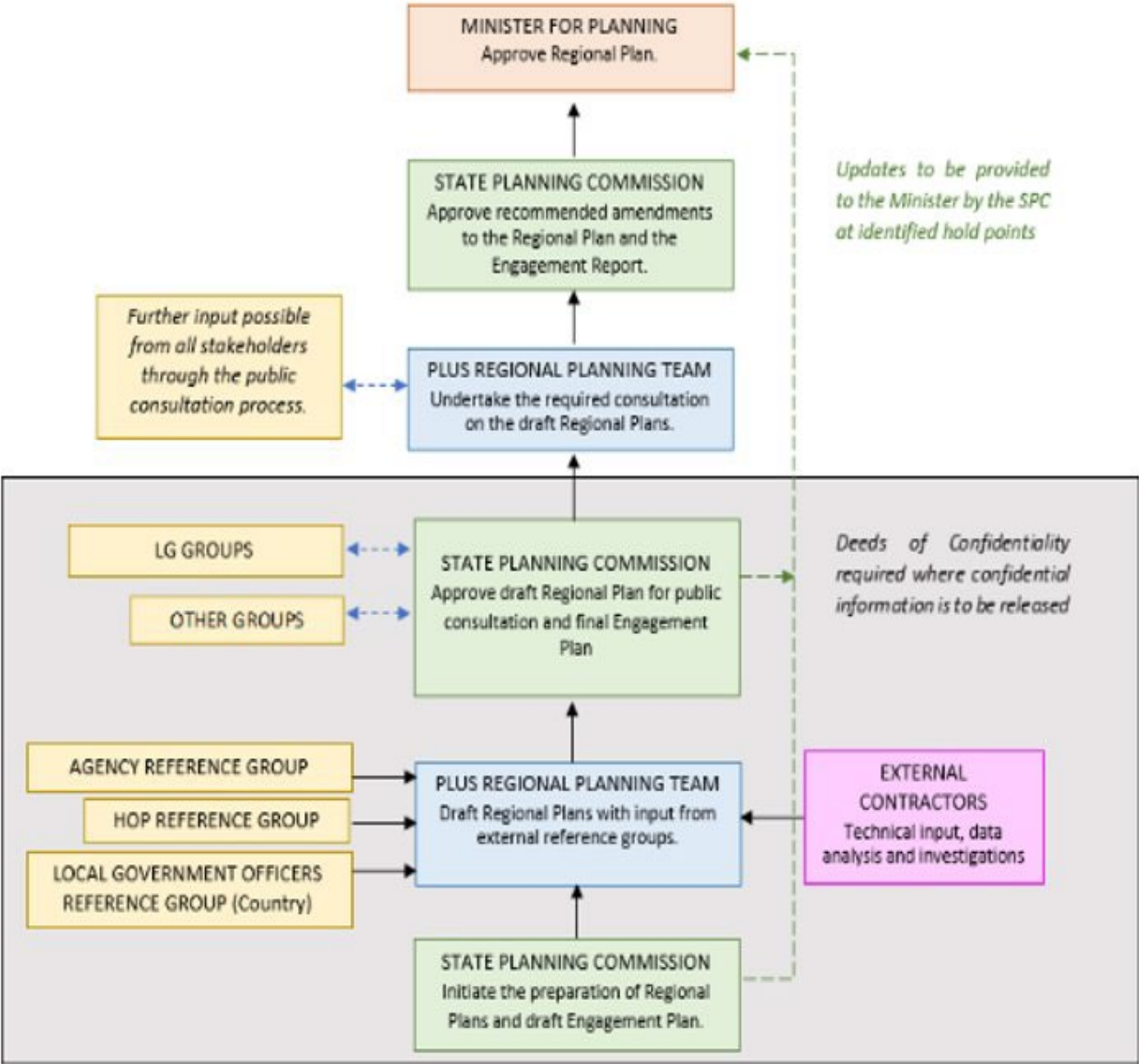
Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
		<ul style="list-style-type: none"> <li>• Department for Education</li> <li>• South Australian Tourism Commission.</li> </ul>	
<p><b>State Agency data and information collaboration</b></p> <p>PLUS staff worked closely with key state agencies regarding mapping and other data required to address certain requirements of the SPPs which relate to regional plans.</p>	All	Representatives from all key state agencies which are relevant to regional plans.	Q2 and Q3 2022 (and expected continue throughout program)
<p><b>Monthly Policy Forum online meetings</b></p> <p>These sessions operate on a monthly basis enabling PLUS staff to provide updates on Code Amendments, regional plans and other planning policy matters and allowing two-way feedback and discussion.</p> <p>The Forum has been used numerous occasions to provide briefings and two-way discussions on regional plans.</p>	All	Planning, building and other related staff from local government and the broader industry.	Throughout 2022 (and expected to continue throughout program)
<p><b>Meetings of Regional Local Government Association groups</b></p> <p>Ad hoc presentations and updates to these groups at their regular meetings.</p>	All		Late 2021 and early 2022 (and expected to continue throughout the program)
<p><b>Country Planning Officer Group (CPOG)</b></p>	All	Planning staff and other representatives from councils in the peri-urban and country areas of South Australia.	Q2 and Q3 2022

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
Ad hoc presentations and updates on regional plans at their regular meetings			
<p><b>Introductory meeting with the Outback Communities Authority (OCA)</b></p> <p>An initial presentation and discussion around the Regional Plans Program. To develop working arrangements and understand key issues, types of communities and potential engagement approaches for the Far North Planning Region and outback generally.</p>	Eyre and Western and Far North	Senior staff from the OCA.	14 February 2022
<p><b>Chief Executive Officer (CEO) forum</b></p> <p>A forum hosted jointly by PLUS and the Local Government Association (LGA) to discuss regional planning amongst other things. Included presentations from various council CEOs and senior staff of local strategic planning that may feed into the Commission's regional plans.</p>	All	Council CEOs and other senior local government staff.	27 May 2022
<p><b>Regional planning council introduction sessions</b></p> <p>Introductory presentations and question and answer sessions between PLUS staff and country council staff regarding the Commission's principles and scope of regional plans, timeframe and potential content to deliver the Program.</p>	All	Council CEOs and other senior local government staff.	June 2022

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Workshop with LGRPC regarding engagement approach for country regional plans</b></p> <p>A workshop between a consultant engaged to develop the overarching engagement strategy for the Regional Plans Program, and members of the LGRPC to provide feedback and input.</p>	All	Council CEO representatives from each country planning region.	10 May 2022
<p><b>Regional Priorities Forums for the USG</b></p> <p>An all-day forum split into two halves with business and industry representatives (morning session) and community leaders (afternoon session).</p> <p>The forum was hosted in a joint partnership between Spencer Gulf Cities (Regional LGA), PLUS and members from the Commission.</p> <p>The forums were to identify key priorities to support current and future growth in the USG area. There was a focus on priority areas including housing, transport and infrastructure, workforce and skills, and image and liveability.</p>	Eyre and Western, Far North and Yorke and Mid North	<ul style="list-style-type: none"> <li>• Business, industry and community leaders in the USG area.</li> <li>• State agency, local government and other representatives.</li> </ul>	31 May 2022
<p><b>Consultation with country councils on previous strategic work and engagement</b></p> <p>PLUS forwarded templates to councils to complete seeking:</p> <ul style="list-style-type: none"> <li>• information on current and recent strategic planning and related projects</li> </ul>	All	All country councils planning and related (e.g. engagement) staff.	July and August 2022

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<ul style="list-style-type: none"> <li>related engagement activities undertaken which are of potential relevance to the regional plan for the particular region</li> <li>contact details of local community groups and leaders whom may be directly consulted through engagement on the program.</li> </ul>			
<p><b>Regional Development Australia committees' information request and briefings</b></p> <p>PLUS sourced regional-scale strategic documents prepared by RDA groups from each region.</p> <ul style="list-style-type: none"> <li>PLUS held briefings with RDA CEs and staff, providing an overview of the regional plans.</li> </ul>	All	Regional Development Australia committees' CEs and staff.	August 2022

**ATTACHMENT D**  
**Governance Arrangement for the preparation of regional plans**



**ATTACHMENT E**  
**Timetable for the Preparation of the Far North Region Plan by the State Planning Commission**

Step	Responsibility	Timeframes
<b>Preparation</b>		
<b>Drafting regional plan</b> <ul style="list-style-type: none"> <li>• Engagement Plan prepared</li> <li>• Constraints and opportunity and SPP mapping</li> <li>• Preliminary engagement: workshops with key stakeholders</li> <li>• Preliminary draft plan- council check-in.</li> </ul>	Department and Commission	20 Weeks
<b>Commission approval for consultation</b> <ul style="list-style-type: none"> <li>• Finalisation of draft regional plan</li> <li>• Minister to note.</li> </ul>	Department and Commission	12 weeks
Preparation for engagement	Department	4 weeks
<b>Engagement</b>		
Draft regional plan released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	Department	8 weeks (noting may be subject to change pending finalisation of Engagement Plan)
<b>Consideration of Engagement and Finalisation</b>		
Submissions summarised.  Engagement Report prepared.  Amendments to the regional plan made.	Department and Commission	8 weeks
Commission endorse amendments and Engagement Report.	Commission	4 weeks
<b>Decision Process</b>		
Minister considers the regional plan and the Engagement Report and makes decision.	Minister	4 weeks
<b>Implementation and Operation</b>		
Go-Live - publish on the PlanSA portal.	Department	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved regional plan to Environment, Resources and Development Committee.	Department	8 weeks



STATE  
PLANNING  
COMMISSION

**PROPOSAL TO INITIATE THE  
PREPARATION OF THE KANGAROO  
ISLAND REGIONAL PLAN**

**Preparation of Kangaroo Island Regional  
Plan**

**By the State Planning Commission  
(*the Designated Entity*)**

\_\_\_\_\_ (Signature Required)

**CHAIR, STATE PLANNING COMMISSION**

**Date:** 28 October 2022

**This Proposal to Initiate document forms the basis for the preparation of regional plans for the purpose of section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016*.**



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## ATTACHMENTS

Attachment A – Map of Affected Area

Attachment B – Alignment with State Planning Policies

Attachment C – List of Engagement to Date

Attachment D – Governance Arrangements

Attachment E – Timetable for the Preparation

## 1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is responsible for preparing a regional plan for each region of state pursuant to section 64(1) of *the Planning, Development and Infrastructure Act 2016* (the Act)<sup>1</sup>.

### Planning Regions

The Commission seeks to prepare new regional plans for all seven planning regions of the State pursuant to section 73(1)(a) of the Act. The state has been divided up into 7 proclaimed regions (refer to Attachment A), a regional plan will need to be prepared for each of these:

- Eyre and Western (11 councils, Aboriginal Lands)
- Far North (4 councils, Outback Community Authority)
- Kangaroo Island (1 council)
- Limestone Coast (7 councils)
- Murray Mallee (8 councils)
- Yorke Peninsula and Mid North (11 councils)
- Greater Adelaide (26 councils).

This ‘Proposal to Initiate’ details the scope, relevant strategic and policy considerations, nature of investigations and engagement processes to be carried out for the preparation of the Kangaroo Island Regional Plan. It also details the timeframes to be followed in undertaking the preparation of the regional plan.

The current regional plan for this region is the Kangaroo Island Plan. The plan was prepared by the Minister for Planning (the Minister) and came into operation under the *Development Act 1993* on January 2011. This plan remains in operation under the current Act until the new plan has been prepared by the Commission.

The Commission is required to undertake consultation in accordance with the Community Engagement Charter and make final recommendations to the Minister for Planning prior to consideration whether to approve, amend or refuse the proposed preparation of a regional plan.

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<sup>1</sup> Section 64 of the Act states: *If a joint planning board has been constituted in relation to an area of the state, the regional plan for that area must be prepared by the joint planning board-* No Joint Planning Boards have been established.

## **1.1. Designated Entity for undertaking the preparation of regional plans**

In accordance with section 73(1)(a) of the Act, the Commission will be responsible for undertaking the preparation of regional plans. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for undertaking the preparation of regional plans in accordance with the requirements Act.
- 1.1.2. The Commission intends to undertake the preparation of regional plans by utilising professional expertise of:
  - Employees of the Department for Trade and Investment, Planning and Land Use Services (the Department)
  - Relevant government agencies
  - Local councils
  - Other specialist consultants.

## **1.2. The purpose of regional plans**

Regional plans establish a long-term strategic vision for the integrated delivery of land use, transport and other infrastructure, and the public realm.

The regional plan will identify sufficient land supply to support housing diversity, affordable living and employment growth over 30 years. It will contain clear principles for orderly development and the management of growth. It may include a hierarchy of places to guide the form and intensity of settlement and the prioritisation of the release of urban lands.

To remain relevant over time it may also provide scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.

The plan will also identify 0 to 5 year actions, including recommendations about the amendment or establishment of other planning instruments available through the Act such as:

- Amendments to the Planning and Design Code (the Code) (spatial and policy considerations)
- Offset Schemes
- Design Standards
- Practice Guidelines
- Infrastructure Schemes.

Other actions may include (but are not limited to):

- Further strategic planning investigations - structure plans, master plans, growth plans

- Urban design frameworks
- Support for grant and funding from across governments
- Investigations on specific matters.

Actions may be proposed that are not the responsibility of the Commission.

The regional plans will recommend specific amendments to the Code with cadastral defined spatial mapping and specific textual amendments wherever possible.

There is an option for the Minister to make a change to the Code or initiate a Code Amendment on approval of a regional plan without further process (section 75 of the Act). This type of amendment must be in the form of boundary change to a zone or subzone and the application of an overlay.- To make such a change, the Minister must be satisfied that:

- the regional plan provided sufficient specificity through use of maps, spatial information, and description of the changes being proposed
- consultation has occurred in accordance with the Community Engagement Charter.

To ensure that the regional plan remains relevant, performance indicators and targets will be included. This will include a consistent set of metrics to measure implementation and success.

The Commission, in its annual report, will report on the delivery of actions identified in the regional plan.

#### Development Assessment

A regional plan cannot be used for the purposes of assessing Development Applications with the exception of a development requiring an Environmental Impact Statement (EIS) (sections 113 and 115 of the Act). During the EIS process, the expected effects of the development are considered against the provisions of the regional plan and the Minister has regard to these considerations in the final decision making.

#### Infrastructure Schemes

The Commission, in providing advice to the Minister on initiating an Infrastructure Scheme, must take into account any relevant regional plan (sections 163 (5) and 165 (5) of the Act).

## 2. SCOPE OF THE PREPARATION OF KANGAROO ISLAND REGIONAL PLAN

### 2.1. Affected Area

The proposal seeks to prepare a regional plan for the Kangaroo Island region, incorporating the following local government area:

- Kangaroo Island Council.

**Attachment A** contains a map of the Kangaroo Island planning region.

## 3. STRATEGIC CONSIDERATIONS

Regional plan will be prepared within a state, regional and local strategic setting, which includes:

- Principles of Good Planning under the Act
- State Planning Policies including those for Special Legislative Schemes
- Other relevant State Government strategic documents
- Local government strategic documents, such as structure plans and master plans.

### 3.1. Alignment with Principles of Good Planning

Section 14 of the Act identifies Principles of Good Planning which support and enhance the state's liveability and prosperity, in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across the state. In particular, the following principles are most relevant to regional plans:

- (a) *long-term focus principles* as follows:
  - (i) policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations;
  - (ii) policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs;
- (f) *investment facilitation principles* as follows:
  - (i) planning and design should be undertaken with a view to strengthening the economic prosperity of the State and facilitating proposals that foster employment growth;

- (ii) the achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals;
- (g) *integrated delivery principles* as follows:
  - (i) policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes;
  - (ii) planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities;
  - (iii) any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

### **3.2. Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the state's overarching goals and requirements for the planning system. Under section 64(3) of the Act, regional plans must be consistent with any SPP (insofar as may be relevant to the relevant region or area).

The regional plans are the spatial application of the SPPs. The focus of implementing the SPPs have been on those areas that the SPPs speak to being part of the regional plan's implementation.

The Commission has identified all SPPs that can be spatially applied in regional plans (including those for Special Legislative Schemes). This has been done in co-ordination with the relevant state agencies that are custodians of each issue. Refer to the table in **Attachment B**.

### **3.3. Alignment with Federal and State Government Strategies, Policies and Plans**

Regional plans will have content that reflect whole of Government Strategies and Plans where relevant to implementing the SPPs and urban growth. They will not duplicate other documents.

Table 1 lists the Federal and State Government documents that have been identified for consideration as part of the regional planning process. This does not negate the opportunity to consider other State Government documents that come to light as part of the detailed investigation period.

**Table 1: Summary of Federal and State Government Documents**

Document	Summary of relevance to regional plan
Federal	
<p>National Freight and Supply Chain Strategy (2019)</p> <p>Regional Strengths and Infrastructure Gaps Report: Regional Analysis South Australia (2022)</p> <p>Renewable Energy Atlas/Protected Matters</p> <p>THRIVE 2030</p>	<ul style="list-style-type: none"> <li>• The <b>National Freight and Supply Chain Strategy</b> aims to position Australia to meet its freight and supply chains challenges, including growing freight volumes; plateauing freight productivity and costs; new technologies like digitalisation, automation, electrification; and resilience to natural disasters, climate risks, cyber security and other threats.</li> <li>• <b>Regional Strengths and Infrastructure Gaps Report</b> provides a national view of the diverse strengths and infrastructure gaps facing Australia’s regions in order to enable the identification of priority areas for future planning and analysis.</li> <li>• The <b>Renewable Energy Atlas/Protected Matters tool</b> assists in identifying areas within South Australia that are protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</li> <li>• <b>THRIVE 2030</b> is the national strategy for the long-term sustainable growth of the visitor economy.</li> </ul>
State	
<p><b>Attorney General’s Department</b></p> <p>Aboriginal Affairs Action Plan 2022</p> <p>South Australia’s Implementation Plan for the National Agreement on Closing the Gap</p>	<ul style="list-style-type: none"> <li>• The <b>Aboriginal Affairs Action Plan</b>, as well as <b>South Australia’s Implementation Plan for the National Agreement on Closing the Gap</b>, emphasises the needs of Aboriginal people and the importance of land, culture and heritage to Elders and their communities.</li> </ul>
<p><b>Department for Education</b></p> <p>8 Year Enrolment Demand Forecast</p>	<ul style="list-style-type: none"> <li>• The <b>8 Year Enrolment Demand Forecast</b> will assist in the preparation of all state regional plans, by providing valuable state-wide educational needs data and projections.</li> </ul>
<p><b>Department for Energy and Mining (DEM)</b></p> <p>Energy and Mining Strategy (2020)</p>	<ul style="list-style-type: none"> <li>• The Energy and Mining Strategy provides policies and actions to underpin long-term sustainable growth of the energy and mining sectors.</li> </ul>
<p>Department for Environment and Water (DEW)</p>	<ul style="list-style-type: none"> <li>• The <b>Climate Change Action Plan 2021-2025</b> establishes the role of Planning and Land Use Services (PLUS) and climate change through:</li> </ul>

<p><b>Climate Change Action Plan 2021-2025</b></p> <p><b>Blue Carbon Strategy for South Australia</b></p> <p><b>Waste Strategy 2020-25</b></p> <p><b>Water Security Statement 2022</b></p> <p><b>DEW Strategies and Guidelines</b></p> <p>Landscape SA</p> <p><b>State Landscape Strategy</b></p> <p><b>Kangaroo Island Landscape Plan 2021-2026</b></p>	<ul style="list-style-type: none"> <li>o aligning transport and urban planning with low emissions transport outcomes</li> <li>o strengthening climate smart planning, building and design policies and their implementation in the planning system</li> <li>o promoting opportunities to encourage the private and public sectors to go 'beyond compliance' in climate smart design.</li> </ul> <p>The action plan explicitly mentions regional plans in key objective 5, action 5.2 - <i>Embed strategic climate impact assessment into Regional Plans.</i></p> <ul style="list-style-type: none"> <li>• The <b>Blue Carbon Strategy for South Australia</b> is to be considered for all regional plans that include coastal areas. The strategy will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>• The <b>Water Security Statement 2022</b> provides critical water security data for each region. The statement will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>• DEW are responsible for a number of <b>Strategies and Guidelines</b> covering themes such as climate change, coasts, crown land, ecosystem conservation, fire management, world heritage areas, floods, Green Adelaide, heritage, native vegetation, parks, reservoirs, water and soils, and land management.</li> <li>• Prepared in line with the requirements of the <i>Landscape South Australia Act 2019</i>, the landscape plans identify the challenges and priorities for landscape management in their respective regions including: <ul style="list-style-type: none"> <li>o Climate resilience</li> <li>o Water management</li> <li>o Sustainable land management</li> <li>o Protecting and enhancing biodiversity</li> <li>o People and partnerships</li> </ul> </li> </ul>
<p><b>Department for Infrastructure and Transport (DIT)</b></p> <p>Functional Hierarchy for SA's Land Transport Network</p> <p>DIT Forward Work Plan 2021-2024</p> <p>Green Infrastructure Commitment (2021)</p>	<ul style="list-style-type: none"> <li>• The <b>Functional Hierarchy for SA's Land Transport Network</b> document identifies which corridors are important for different modes of transport. It guides the use of road and rail space to improve safety and efficiency for users of the transport network and has a direct relationship with all state regional plans.</li> <li>• The <b>DIT Forward Work Plan – Major Programs 2021-2024</b> are to be considered during the preparation of this regional plan as it details major infrastructure works for across the state.</li> <li>• The <b>Green Infrastructure Commitment</b> lists four focus areas and six commitments that align to all state regional plans</li> </ul>



<p><b>Department of Primary Industries and Regions (PIRSA)</b></p> <p>Strategic Plan 2021-2025 Regional Development Strategy 2021</p>	<ul style="list-style-type: none"> <li>PIRSA's <b>Strategic Plan 2021-2025</b> is the overarching document that provides strategic priorities, aims and outcomes to advance the prosperity of South Australia's primary industries, their communities and regions. This is relevant to all regions.</li> <li>The <b>Regional Development Strategy 2021</b> seeks to deliver a plan for future investment, support and priorities to shape the future of the state's regions over the long term, as well as a mechanism to regularly engage regional representatives and consider both immediate and future priorities over time. This is relevant to all regions.</li> </ul>
<p><b>Environmental Protection Authority (EPA)</b></p> <p>Strategic Directions 2018-2022</p> <p>Good for Environment, Good for Business</p> <p>National Environment Protection Measures (NEPMs)</p> <p>EPA Guidelines</p>	<ul style="list-style-type: none"> <li><b>Strategic Directions 2018-2022</b> sets the long-term vision and objectives for the EPA that will guide the development and application of modern and innovative approaches to tackle environmental challenges. The directions ensure that efforts are aligned to whole-of-government priorities and expectations from the community and industry.</li> <li><b>Good for Environment, Good for Business</b> showcases how successful, innovative businesses can co-exist with the expectations of the local community, delivering environmental improvements, and investing in jobs and growth for the wellbeing and prosperity of all South Australians.</li> <li><b>NEPMs</b> outline agreed national objectives for protecting or managing particular aspects of the environment.</li> <li>The EPA have a number of <b>Guidelines</b> covering environmental issues such as site contamination, water quality, air quality, radiation, noise, waste and recycling, planning, aquaculture and climate change.</li> </ul>
<p><b>Inclusive SA</b></p> <p>State Disability Inclusion Plan 2019-2023</p>	<ul style="list-style-type: none"> <li>The <b>State Disability Inclusion Plan 2019-2023</b> includes an aim to increase accessibility to public and community infrastructure, transport, services, information, sport and recreation and the greater community across all regions.</li> </ul>
<p><b>Infrastructure SA</b></p> <p>20-Year State Infrastructure Strategy</p>	<ul style="list-style-type: none"> <li>The <b>20-Year State Infrastructure Strategy</b> has a direct relationship with all state regional plans, as it provides strategic direction for digital, education, health, housing, justice, tourism, sport and cultural, transport and utility infrastructure across the state.</li> </ul>
<p><b>Office for Recreation, Sport and Racing (ORSR)</b></p> <p>State Sport and Recreation Infrastructure Plan 2020-2040</p> <p>Game On – Getting South Australia Moving</p>	<ul style="list-style-type: none"> <li>The <b>State Sport and Recreation Infrastructure Plan 2020-2040</b> has a direct relationship with all regional plans, as it provides direction and strategic approaches for sporting and recreational infrastructure across the state.</li> <li>The <b>Game On</b> strategy seeks high quality and accessible public open spaces and to improve the accessibility, connectivity and safety of active transport opportunities, which is relevant to all regions.</li> </ul>

<p><b>PLUS</b></p> <p>Current Code Amendments and Development Plan Amendments</p> <p>Climate Change for Regional Plans 2021</p>	<ul style="list-style-type: none"> <li>• Desktop research will include investigating whether there are currently any <b>Code Amendments</b> or outstanding <b>DPAs</b> in progress relating to the Kangaroo Island region.</li> <li>• In 2021 preliminary work was undertaken to investigate climate change issues (challenges and opportunities) across the regions, with the intention to produce climate change-related content for the regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions. The recommended content will help identify and describe the key changes projected for each region and how these are likely to impact regional communities, industries, infrastructure and the natural environment.</li> </ul>
<p><b>SA Health</b></p> <p>State Public Health Plan 2019-2024</p> <p>South Australia's Plan for Aging Well 2020-2025</p> <p>SA Health and Wellbeing Strategy 2020 - 2025</p>	<ul style="list-style-type: none"> <li>• The <b>State Public Health Plan 2019-2024</b> promotes building stronger communities and healthier environments, protecting against public and environmental health risks and responding to climate change.</li> <li>• <b>South Australia's Plan for Aging Well 2020-2025</b> includes the following themes for action: <ul style="list-style-type: none"> <li>o Making homes more flexible to people's changing needs and wants over time</li> <li>o Models and options for creating homes that suite a greater diversity of needs and aspirations</li> <li>o Affordable and accessible homes.</li> </ul> </li> <li>• The <b>SA Health and Wellbeing Strategy 2020 - 2025</b> has a direct relationship with all regional plans. The strategy identifies 'creating healthier neighbourhoods and communities' as a key contributor to achieving its health and wellbeing vision for the state. In addition, the table of planned works for hospital and health care facilities across the state, this may influence the targets and outcomes contained within the regional plan.</li> </ul>
<p><b>South Australian Housing Authority (SAHA)</b></p> <p>Our Housing Future 2020-2030</p> <p>South Australian Aboriginal Housing Strategy 2021-2031</p>	<ul style="list-style-type: none"> <li>• The <b>Our Housing Future 2020-2030</b> strategy has a direct relationship with all state regional plans as it provides direction and strategic approaches for housing across the state.</li> <li>• The <b>South Australian Aboriginal Housing Strategy 2021-2031</b> has a direct relationship with all state regional plans as it provides direction and strategic approaches for a collaborative approach to addressing Aboriginal housing challenges across the state.</li> </ul>
<p><b>South Australian Tourism Commission (SATC)</b></p> <p>South Australian Visitor Economy Sector Plan 2030</p>	<ul style="list-style-type: none"> <li>• Sections of the <b>South Australian Visitor Economy Sector Plan 2030</b> are of relevance to the preparation of all state regional plans. It provides an understanding of the value, strategic direction and regional targets for tourism, within each region and provides an</li> </ul>

	opportunity to outline and prioritise actions relating to individual regions.
<b>Wellbeing SA</b> South Australian Walking Strategy 2022-2032	<ul style="list-style-type: none"> <li>The <b>South Australian Walking Strategy 2022-2032</b> incorporates new and innovative cross-sector actions to plan, build, promote and maintain suitable walking environments that foster a culture of walking, which is relevant in all regions.</li> </ul>

#### 4. INVESTIGATIONS AND ENGAGEMENT

The goal of the regional plan process is to collaborate with key stakeholders to identify the spatial planning future of the region.

The Department has liaised with Kangaroo Island Council, the Southern and Hills Regional Local Government Association (S&HLGA) and Regional Development Australia – Adelaide Hills, Fleurieu & Kangaroo Island to identify investigations that have prepared and are relevant for consideration in preparing the regional plan. Council strategic documents such as structure plans and master plans will be considered and may be incorporated into the regional plans and the Department will liaise with councils on doing this.

The following documents have been identified as providing information that will be considered and potentially incorporated into the Kangaroo Island Regional Plan:

**Table 2: Council, Regional and EDB investigations**

Title	Summary of relevance to regional plan	Engagement to date
Kangaroo Island Council <i>Kangaroo Island Airport Economic Development Master Plan 2021 - 2041</i>	Investigated existing and future land uses within the KI Airport precinct, recommending residential, commercial, industrial and recreational uses be developed on contiguous farmland surrounding the airport. High Priority of published document is the realisation of 'contiguous residential and commercial urban development' and a 'business/innovation hub'.	Survey distributed to key stakeholders and users of Kangaroo Island Airport.
Kangaroo Island Council <i>Strategic Management Plan 2020-2024</i>	Outlines the vision, mission and strategies for the council area for the period 2020 - 2024.	Engagement undertaken in accordance with the requirements of the Local Government Act 1999.

Title	Summary of relevance to regional plan	Engagement to date
Kangaroo Island Council <i>Penneshaw Structure Plan</i>	Penneshaw Structure Plan (April 2019) identified appropriate growth fronts for future housing demand, in addition to infrastructure and open space improvements.	Elected Member briefings, public notices, drop-in sessions and mailed correspondence from stakeholders.
Kangaroo Island Council <i>Town Centres Project</i>	Funded by the Open Spaces and Places for People Grant and Commonwealth Drought Communities Program. Phase 1 comprises Kingscote, Penneshaw, American River and Parndana and seeks to ensure these settlements support a well-established tourism economy by providing services and improved appearance within townships.	Preliminary consultation held in February 2021 and formal consultation and feedback received in June/July 2021.
Southern and Hills Regional Local Government Association (S&HLGA) <i>2030 Regional Transport Plan</i>	Comprehensive document which discusses transport flows and demand in the region, featuring a database of regionally significant roads.	Document was prepared in consultation with the Roads Working Party – membership comprises leadership group of each constituent councils Works/Technical Services area, and Regional Managers and transport strategy planners from DIT.
Southern and Hills Regional Local Government Association (S&HLGA) and Regional Development Australia – Adelaide Hills, Fleurieu & Kangaroo Island <i>Resilient Hills &amp; Coasts – Climate Change Adaptation Plan for the Adelaide Hills, Fleurieu Peninsula and Kangaroo Island region</i>	Climate Change strategic plan with adaptation options and next steps.	Series of workshops involved representatives from key stakeholders across public and private sector.
Southern and Hills Regional Local Government Association (S&HLGA) <i>Draft Regional Public Health Plan 2022-2027</i>	<u>Anticipated to be adopted in October 2022</u> Coordinates efforts to improve the health and wellbeing of residents across the six constituent councils.	Public consultation held from 5 July – 5 August 2022.
Southern and Hills Regional Local Government Association (S&HLGA)	Outlines the priority actions and outcomes to be delivered during the period in line with the associations general strategic	Internally produced document.

Title	Summary of relevance to regional plan	Engagement to date
<i>Business Plan 2021-2025</i>	plan and a number of other key state-wide plans and strategies	
Regional Development Australia – Adelaide Hills, Flerieu & Kangaroo Island  <i>Strategic Regional Plan 2022 - 2025</i>	Strategic vision for region as envisaged by the RDA Board.	Nil details available.
Regional Development South Australia (RDSA)  <i>The Regional Blueprint</i>	Provides an overview of regional SA and a fully scoped investment pipeline from conceptual through to shovel ready projects	Developed through continuous input by public and private stakeholders.

#### 4.1. Further investigations proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the preparation of the Kangaroo Island Regional Plan.

Additional investigations (beyond those listed below) are likely to be identified through the regional planning process and with further engagement with stakeholders.

**Table 3- Further Investigations to Occur**

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
Population and demographics analysis	PLUS	Identifies the existing and projected population and demographic base of the region and of key towns and settlements based on Census and Australian Bureau of Statistics data and information. This will provide contextual information about the region and assist in setting the future vision and other provisions in the regional plan.
Infrastructure delivery framework	PLUS	Identifies the key infrastructure requirements for the future vision for the region and assigns clear actions and responsibilities for timing and delivery.
Performance targets	PLUS	Identifies key targets or other success monitoring measures associated with

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
		achieving the vision, provisions or actions outlined in the regional plan.
Housing diversity and supply study	PLUS	Identifies ways to enhance the current planning policy framework in the Code to enable greater diversity and supply of dwelling typologies within regional areas. This is to assist in addressing housing shortages and/or lack of affordable accommodation opportunities in the regions which is a critical problem identified by State Government more broadly.
Activity centre study	PLUS	Identifies whether the current centres planning policy framework within the Code (including current hierarchy) is contemporary and appropriate.
Climate change provisions	PLUS	<p>In 2021 preliminary work was undertaken to produce climate change-related content for regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions.</p> <p>Further investigations are required to identify specific provisions to include in the draft regional plans based on the recommended content provided in the reports.</p>
Water and infrastructure corridors initiative	Department for Environment and Water; Department for Energy and Mining	Identifies and protects future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.
Establishment of Renewable Energy Zones (REZs)	Department for Energy and Mining	Identifies REZs and will assist in planning to minimise potential impacts of incompatible land uses, manage risk to public safety, the environment and security of energy supply.
Flood Hazard Mapping and Assessment Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.

<b>Further investigations proposed</b>	<b>Agency/ organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Bushfire Hazard Spatial Layer Mapping Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Adaptive Reuse Guidelines for State Heritage Places	Department for Environment and Water	Regional plans should identify areas of regional character and significance that are dormant or are vacant.
Critical Habitat and Archaeology Overlays	Department for Environment and Water	Development of point data for select settlement peripheries to inform appropriate growth fronts and assists in appropriate conservation of areas and places of biodiversity and cultural heritage significance.
Future Strategic infrastructure and traffic Investigations for Kangaroo Island	Department for Infrastructure and Transport	DIT are currently progressing several Area Studies for regions. At this stage, the precise nature of the Kangaroo Island study is uncertain and further detail will be provided when known.
Primary Production Priority Areas Mapping (PPPA)	Department of Primary Industries and Regions	Ensures that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected.
Draft SA Health Infrastructure Strategy	Department for Health and Wellbeing	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.
Updated Penneshaw Structure Plan	Kangaroo Island Council	Council indicated to PLUS that they intended to update the 2019 Penneshaw Structure Plan in the near future.
American River Structure Plan	Kangaroo Island Council	Exercise will commence shortly – will inform future growth and land use considerations in the settlement of American River.
Master Plan – Kingscote Wharf	Kangaroo Island Council	Project requires funding to commence – in the instance this work commences during the duration of the regional plan preparation, it would inform land use considerations in the Kingscote Wharf precinct.

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
Kangaroo Island Health Master Plan	Kangaroo Island Council	First stage due to commence shortly - holistic health care strategy identifying needs and demands of community.

#### 4.2. Engagement already undertaken

Significant preliminary engagement has occurred with key stakeholders. The purpose of this engagement has been to:

- Inform and prepare stakeholders for the upcoming regional planning process.
- Gather information for preparing this initiation.
- Collecting community leader information for planning for engagement.
- Gathering constraints and opportunities mapping from government agencies.
- Setting up governance arrangements with stakeholder groups.

Refer to **Attachment C** for a list of engagement that has occurred to date.

#### 4.3. Governance framework

Through the Local Government Association of South Australia, Regional Local Government groups have been established. These Local Government Groups will play an important role in providing information and feedback to the Commission during the regional planning process as representatives of councils in the region.

The Southern and Hills Local Government Association includes Kangaroo Island Council as a constituent council. The Kangaroo Island Regional Plan is unique from other regional plans in relation to its local government composition. Distinctly, the Kangaroo Island Council is the sole council within the boundaries of the regional plan.

In response, the Commission has indicated that an informal working relationship is more appropriate for the preparation of the Kangaroo Island Regional Plan, rather than a formal Memorandum of Understanding.



Throughout the Regional Planning Program:

- The Commission will keep the Kangaroo Island Council and the S&HLGA group regularly updated and informed of the progress of the Regional Planning Program as relevant.
- Kangaroo Island Council has indicated that, depending on resourcing, they may be able to drive and lead engagement and discussion with their local communities

The Commission and the Department will also work with council administration as required seek their input on the investigations, data, analysis and other regional matters.

An overview of the Governance arrangement for the development of regional plans is provided in **Attachment D**.

#### **4.4. Engagement Plan**

In addition to the engagement already undertaken and identified above, an Engagement Plan for the preparation of the Kangaroo Island Regional Plan will be developed in accordance with the Commission's Community Engagement Charter.

The purpose of undertaking further engagement during the preparation of the regional plan is to:

- Develop a regional plan that reflects the vision and aspirations of the community to help guide how development is undertaken in the longer-term.
- Have authentic conversations to ensure the regional plan is able to be delivered 'on the ground' and has a positive and meaningful impact.
- Raise awareness and build capacity within the community about the planning system and enable them to better participate in the planning of their region.
- Have broad reach to enable those who are interested to contribute, while also having more targeted conversations creating depth to work through the range of planning issues facing the region.
- Build on work that has already been undertaken within each region.

## 5. PROCESS FOR PREPARATION OF REGIONAL PLAN

### 5.1. Engagement Plan

The preparation of the Regional Plan will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Commission will prepare an Engagement Plan prior to the commencement of engagement to be undertaken during the preparation of the regional plan.

The proposed approach for development of the six country regional plans, and associated engagement plans, is proposed to occur in four phases:

1. Preparation
2. Visioning/priority setting
3. Formal consultation
4. Communicating the 'final' plan and review process.

### Engagement Report

Once engagement on the preparation of the regional plan is complete, the Commission will prepare an Engagement Report under section 73(7) of the Act.

The Commission must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with [Practice Direction 2 - Preparation and Amendment of Designated Instruments \(plan.sa.gov.au\)](https://www.plan.sa.gov.au/practice-direction-2-preparation-and-amendment-of-designated-instruments).

The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. This report will provide information about the reason for the preparation of the regional plan, the consultation undertaken during the preparation of the regional plan and any other information considered relevant by the Commission.

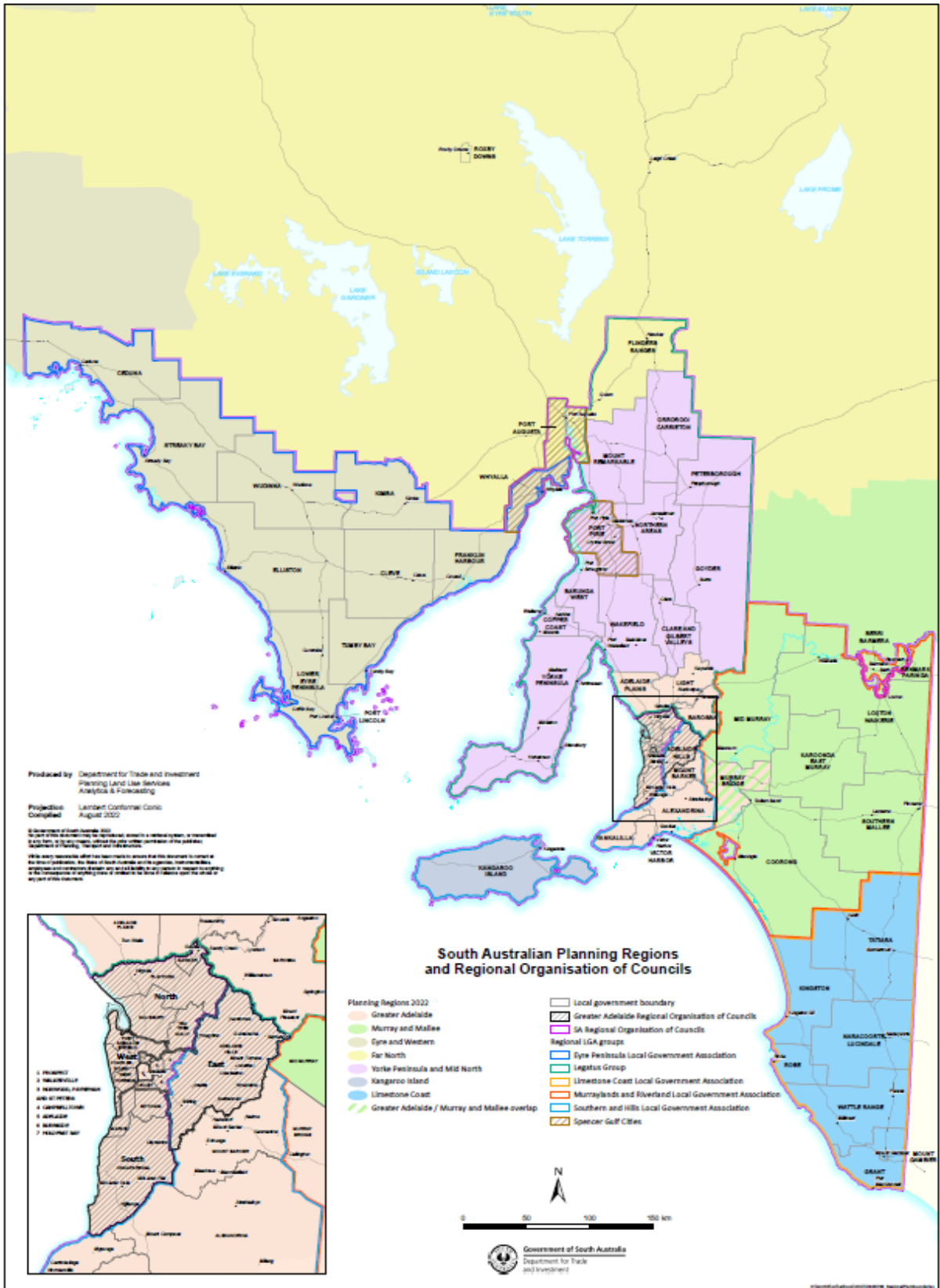
### 5.2. Preparation of Regional Plan Timetable

The preparation of the Limestone Coast Regional Plan is intended to be undertaken in line with the timeframe outlined in **Attachment E**.

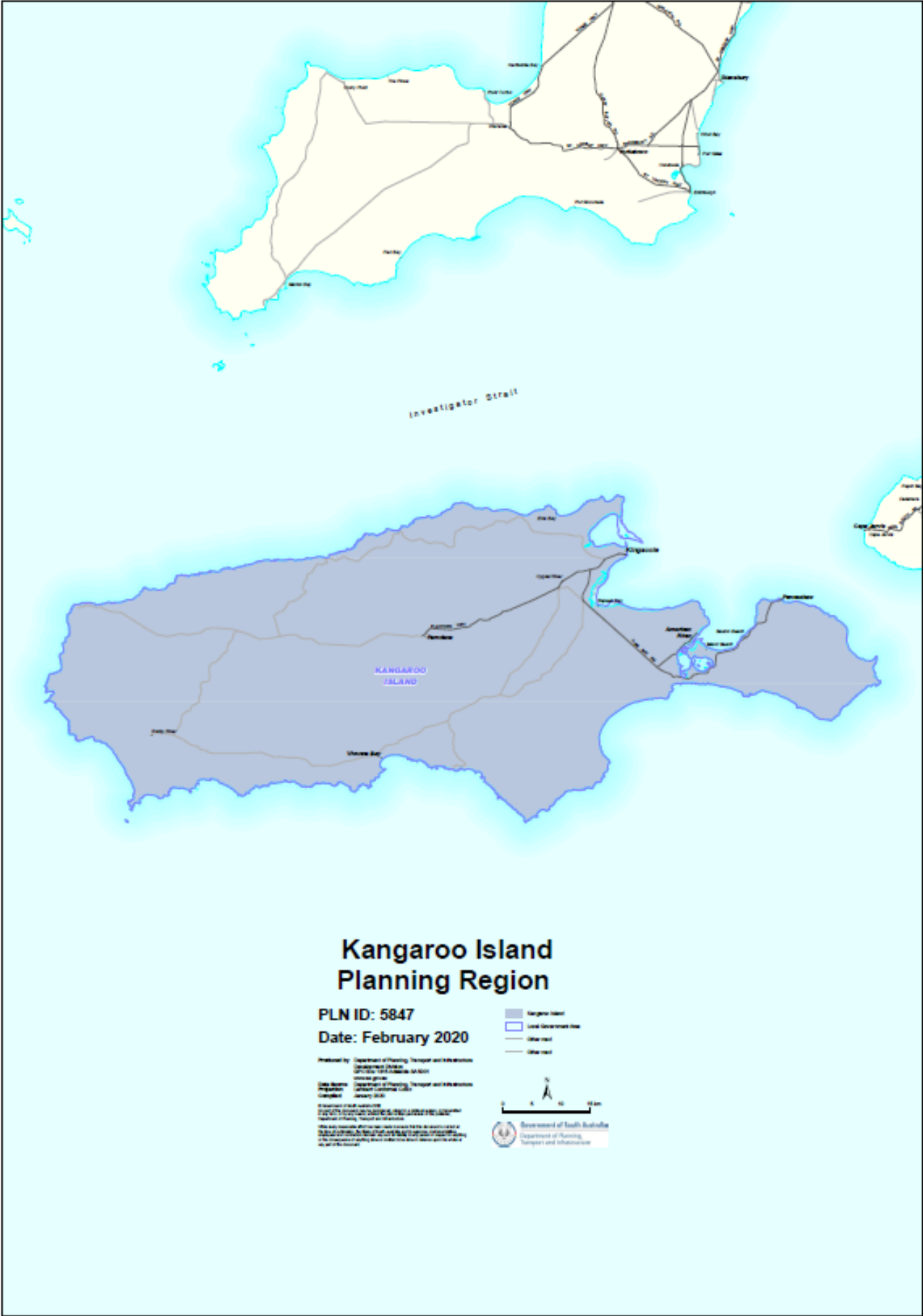
# ATTACHMENT A

## Map of Affected Area

### South Australian Planning Regions



# Map of Affected Area – Kangaroo Island Region



## Kangaroo Island Planning Region

PLN ID: 5847  
 Date: February 2020

Prepared by: Department of Planning, Transport and Infrastructure  
 Development Division  
 2017/18-2019/20 Strategic Plan  
 Project Lead: Department of Planning, Transport and Infrastructure  
 Project Manager: January 2020

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Kangaroo Island  
 Local Government Area  
 Other road  
 Other road

Department of South Australia  
 Department of Planning, Transport and Infrastructure

## ATTACHMENT B

### Scope of State Planning Policy Consideration

Summary of State Planning Policies (SPP) to be addressed in the regional plans.

Although interconnected, for the purposes of regional planning, the SPPs have been separated into four themes:

- a. People, Housing and Liveability
- b. Productive Economy
- c. Natural Resources, Environment and Landscapes
- d. Infrastructure and Transport.

## Theme: Productive Economy

### **SPP 8 – Primary Industry**

Regional plans should implement SPPs by 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**

Regional plans should implement SPPs by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes and activity centres that are well-serviced by public transport, connected to priority freight routes and provide an attractive place to work.

### **SPP 10 – Mineral and Energy Resources**

Regional plans should identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines. Strategies to 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.

## **Theme: Natural Resources, Environment and Landscapes**

Regional plans should implement SPPs by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands (such as those under Heritage Agreements); areas of native vegetation; and listed wetlands.

### **SPP 4 - Biodiversity**

Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values which can co-exist with other land uses such as primary production and tourism.

### **SPP 5: Climate Change**

Regional plans should specify broad policy settings that promote resilient, liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

### **SPP 13 - Coastal Environment**

Regional plans should 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.

### **SPP 15 - Natural Hazards**

Regional plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

### **SPP 16 - Emissions and Hazardous Activities**

Regional plans 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.

### **State Planning Policy 19 - Special Legislative Scheme – Marine Parks Act 2007**

Regional Plans should implement the SPPs by identifying areas to be preserved and protected from further development and areas for the intensification of development.

To be mapped:

- Areas for ongoing protection within the marine environment should also be identified and where possible mapped.
- Areas suitable for coast related recreation activities, aquaculture, recreational fishing, jetties, mooring/boating facilities should also be identified and mapped where possible.

## **Theme: People, Housing and Liveability**

### **SPP 1: Integrated Planning**

Regional plans should ensure that future growth is identified in a way that can be supported by infrastructure. The logical sequencing of development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in regional plans. Regional plans affecting urban areas will therefore need to demonstrate how integrated planning principles can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

Regional plans will also set performance targets in the application of SPPs (as appropriate).

### **SPP 2: Design Quality**

Regional plans should consider the intended urban form outcomes for different areas. This will require identifying areas where medium and high-rise development or low-scale infill is envisaged. They should identify the need for high quality open spaces, public realm, neighbourhoods, streets and activity centres where people have priority over vehicles. They should also identify where neighbourhood character will change, evolve or not change at all.

### **SPP 3: Adaptive Reuse**

Regional plans should identify areas of regional character and significance that are dormant or are vacant.

### **SPP 6: Housing Supply and Diversity**

Regional plans should 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.

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.

Regional plans will set performance targets at the direction of SPPs (as appropriate).

### **SPP 7: Cultural Heritage**

Regional plans should implement SPPs by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

## **Theme: Infrastructure and Transport**

### **SPP - 11 Strategic Transport Infrastructure**

Regional plans should identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations. Regional plans should have regard to considering and identifying future strategic transport infrastructure corridors and facilities requiring protection, setting aside land and accommodating changing technologies, growth and demand.

### **SPP 12 – Energy**

Regional plans should implement SPPs and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.



## ATTACHMENT C – PREVIOUS ENGAGEMENT TO DATE

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Local Government Regional Planning Committee (LGRPC)</b></p> <p>The LGRPC supports delivery of regional plans by providing two-way communication between regional LGAs, their councils, communities and State Government.</p> <p>The group meets with senior PLUS staff on a quarterly basis.</p>	All	Two selected Chief Executive Officers (or proxies) from councils representatives from each Planning Region).	Q1, Q2 and Q3 2022
<p><b>Agency Reference Group (ARG)</b></p> <p>The ARG ensures the coordination of agency input into regional plans and provides advice on and represents the interests of respective agencies.</p> <p>The group meets with senior PLUS staff on a bi-monthly basis and also has received briefings and presentations on regional plans from the chair of the Commission.</p>	All	<p>Senior staff representatives from the following stage agencies:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> <li>• Department for Infrastructure and Transport</li> <li>• Office for Design and Architecture South Australia</li> <li>• Department for Energy and Mining</li> <li>• Department for the Premier and Cabinet</li> <li>• Department of Primary Industries and Regions</li> <li>• Infrastructure SA</li> <li>• South Australian Country Fire Service</li> <li>• South Australian Fire and Emergency Services Commission</li> <li>• SA Housing Authority</li> <li>• Department for Health and Wellbeing</li> <li>• Department for Trade and Investment</li> <li>• Renewal SA</li> <li>• Department for Education</li> <li>• South Australian Tourism Commission</li> </ul>	Since early 2022 and expected continue throughout program

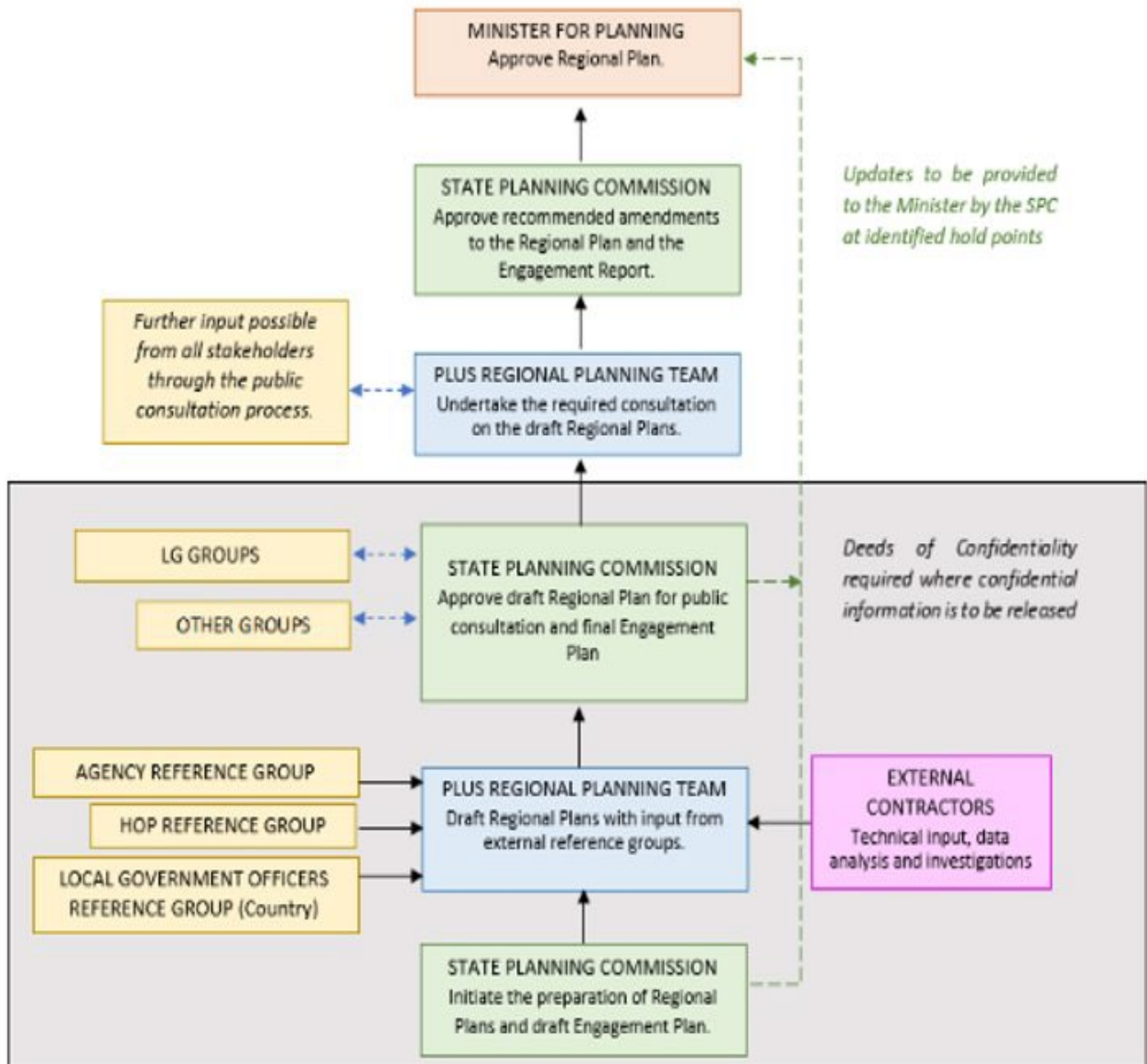
Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>State Agency data and information collaboration</b></p> <p>PLUS staff worked closely with key state agencies regarding mapping and other data required to address certain requirements of the SPPs which relate to regional plans.</p>	All	Representatives from all key state agencies which are relevant to regional plans.	Q2 and Q3 2022 (and expected continue throughout program)
<p><b>Monthly Policy Forum online meetings</b></p> <p>These sessions operate on a monthly basis enabling PLUS staff to provide updates on Code Amendments, regional plans and other planning policy matters and allowing two-way feedback and discussion.</p> <p>The forum has been used numerous occasions to provide briefings and two-way discussions on regional plans</p>	All	Planning, building and other related staff from local government and the broader industry.	Throughout 2022 (and expected to continue throughout program)
<p><b>Meetings of Regional Local Government Association groups</b></p> <p>Ad hoc presentations and updates to these groups at their regular meetings</p>	All		Late 2021 and early 2022 (and expected to continue throughout the program)
<p><b>Country Planning Officer Group (CPOG)</b></p> <p>Ad hoc presentations and updates on regional plans at their regular meetings.</p>	All	Planning staff and other representatives from councils in the peri-urban and country areas of South Australia	Q2 and Q3 2022
<p><b>Chief Executive Officer (CEO) forum</b></p> <p>A forum hosted jointly by PLUS and the Local Government Association (LGA) to discuss regional planning amongst other</p>	All	Council CEOs and other senior local government staff.	27 May 2022

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
things. Included presentations from various council CEOs and senior staff of local strategic planning that may feed into the Commission's regional plans.			
<p><b>Regional Planning Council introduction sessions</b></p> <p>Introductory presentations and question and answer sessions between PLUS staff and country council staff regarding the Commission's principles and scope of regional plans, timeframe and potential content to deliver the Program.</p>	All	Council CEOs and other senior local government staff.	June 2022
<p><b>Workshop with LGRPC regarding engagement approach for country regional plans</b></p> <p>A workshop between a consultant engaged to develop the overarching Engagement Strategy for the Regional Plans Program, and members of the LGRPC to provide feedback and input.</p>	All	Council CEO representatives from each country planning region.	10 May 2022
<p><b>Consultation with country councils on previous strategic work and engagement</b></p> <p>PLUS forwarded templates to councils to complete seeking:</p> <ul style="list-style-type: none"> <li>information on current and recent strategic planning and related projects related engagement activities undertaken which are of potential relevance to the regional plan for the particular region</li> <li>contact details of local community groups and leaders whom may be directly consulted through engagement on the Program.</li> </ul>	All	All country councils planning and related (e.g. engagement) staff.	July and August 2022

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Regional Development Australia committees information request and briefings</b></p> <p>PLUS sourced regional-scale strategic documents prepared by RDA groups from each region, and held briefings with RDA CEs and staff, providing an overview of the regional plans.</p>	All	Regional Development Australia committees Chief Executives and staff.	August 2022
<p><b>Kangaroo Island Council Executive Meeting with PLUS</b></p> <p>PLUS provided the council executive team with a holistic overview on the regional plans and next steps.</p>	Kangaroo Island	Kangaroo Island Council Executive Team	10 August 2022

## ATTACHMENT D

### Governance Arrangement for the preparation of regional plans



## ATTACHMENT E

### Timetable for the Preparation of the Kangaroo Island Region Plan by the State Planning Commission

Step	Responsibility	Timeframes
<b>Preparation</b>		
<b>Drafting regional plan</b> <ul style="list-style-type: none"> <li>• Engagement Plan prepared</li> <li>• Constraints and opportunity and SPP mapping</li> <li>• Preliminary engagement: workshops with key stakeholders</li> <li>• Preliminary draft plan - council check-in.</li> </ul>	Department and Commission	20 Weeks
<b>Commission approval for consultation</b> <ul style="list-style-type: none"> <li>• Finalisation of draft regional plan</li> <li>• Minister to note</li> </ul>	Department and Commission	12 weeks
Preparation for engagement	Department	4 weeks
<b>Engagement</b>		
Draft regional plan released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	Department	8 weeks (noting may be subject to change pending finalisation of Engagement Plan)
<b>Consideration of Engagement and Finalisation</b>		
Submissions summarised.  Engagement Report prepared.  Amendments to the regional plan made.	Department and Commission	8 weeks
Commission endorse amendments and Engagement Report.	Commission	4 weeks
<b>Decision Process</b>		
Minister considers the regional plan and the Engagement Report and makes decision.	Minister	4 weeks
<b>Implementation and Operation</b>		
Go- Live - Publish on the PlanSA portal.	Department	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved regional plan to Environment, Resources and Development Committee.	Department	8 weeks



STATE  
PLANNING  
COMMISSION

**PROPOSAL TO INITIATE THE  
PREPARATION OF THE LIMESTONE  
COAST REGIONAL PLAN**

**Preparation of Limestone Coast  
Regional Plan**

**By the State Planning Commission  
(*the Designated Entity*)**

\_\_\_\_\_ (Signature Required)

**CHAIR, STATE PLANNING COMMISSION**

**Date:** 28 October 2022

**This Proposal to Initiate document forms the basis for the preparation of regional plans for the purpose of section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016*.**



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### ATTACHMENTS

Attachment A – Map of Affected Area

Attachment B – Alignment with State Planning Policies

Attachment C – List of Engagement to Date

Attachment D – Governance Arrangements

Attachment E – Timetable for the Preparation



## 1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is responsible for preparing a regional plan for each region of state pursuant to section 64(1) of the *Planning, Development and Infrastructure Act 2016* (the Act)<sup>1</sup>.

### Planning Regions

The Commission seeks to prepare new regional plans for all seven planning regions of the state pursuant to section 73(1)(a) of the Act. The state has been divided up into 7 proclaimed regions (refer to **Attachment A**), a regional plan will need to be prepared for each of these:

- Eyre and Western (11 councils, Aboriginal Lands)
- Far North (4 councils, Outback Community Authority)
- Kangaroo Island (1 council)
- Limestone Coast (7 councils)
- Murray Mallee (8 councils)
- Yorke Peninsula and Mid North (11 councils)
- Greater Adelaide (26 councils).

This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations and engagement processes to be carried out for the preparation of the Limestone Coast Regional Plan. It also details the timeframes to be followed in undertaking the preparation of the regional plan.

The current regional plan for this region is the *Limestone Coast Region Plan (2011)*. The plan was prepared by the Minister for Planning (the Minister) and came into operation under the *Development Act 1993* on August 2011. This plan remains in operation under the current Act until the new plan has been prepared by the Commission.

The Commission is required to undertake consultation in accordance with the Community Engagement Charter and make final recommendations to the Minister prior to consideration whether to approve, amend or refuse the proposed preparation of a regional plan.

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<sup>1</sup> Section 64 of the Act states: *If a joint planning board has been constituted in relation to an area of the state, the regional plan for that area must be prepared by the joint planning board*- No Joint Planning Boards have been established.

## **1.1. Designated Entity for undertaking the preparation of regional plans**

In accordance with section 73(1)(a) of the Act, the Commission will be responsible for undertaking the preparation of regional plans. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for undertaking the preparation of regional plans in accordance with the requirements Act.
- 1.1.2. The Commission intends to undertake the preparation of regional plans by utilising professional expertise of:
  - employees of the Department for Trade and Investment, Planning and Land Use Services (the Department)
  - relevant government agencies
  - local councils
  - other specialist consultants.

## **1.2. The purpose of regional plans**

Regional plans establish a long-term strategic vision for the integrated delivery of land use, transport and other infrastructure, and the public realm.

The regional plan will identify sufficient land supply to support housing diversity, affordable living and employment growth over 30 years. It will contain clear principles for orderly development and the management of growth. It may include a hierarchy of places to guide the form and intensity of settlement and the prioritisation of the release of urban lands.

To remain relevant over time it may also provide scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.

The plan will also identify 0 to 5 year actions, including recommendations about the amendment or establishment of other planning instruments available through the Act such as:

- Amendments to the Planning and Design Code (the Code) (spatial and policy considerations)
- Offset Schemes
- Design Standards
- Practice Guidelines
- Infrastructure Schemes.

Other actions may include (but are not limited to):

- Further strategic planning investigations - structure plans, master plans, growth plans
- Urban design frameworks
- Support for grant and funding from across governments
- Investigations on specific matters.

Actions may be proposed that are not the responsibility of the Commission.

The regional plans will recommend specific amendments to the Code with cadastral defined spatial mapping and specific textual amendments wherever possible.

There is an option for the Minister to make a change to the Code or initiate a Code Amendment on approval of a regional plan without further process (section 75 of the Act). This type of amendment must be in the form of boundary change to a zone or subzone and the application of an overlay.- To make such a change, the Minister must be satisfied that:

- the regional plan provided sufficient specificity through use of maps, spatial information, and description of the changes being proposed
- consultation has occurred in accordance with the Community Engagement Charter.

To ensure that the regional plan remains relevant, performance indicators and targets will be included. This will include a consistent set of metrics to measure implementation and success.

The Commission, in its annual report, will report on the delivery of actions identified in the regional plan.

#### Development Assessment

A regional plan cannot be used for the purposes of assessing Development Applications with the exception of a development requiring an Environmental Impact Statement (EIS) (sections 113 and 115 of the Act). During the EIS process, the expected effects of the development are considered against the provisions of the regional plan and the Minister has regard to these considerations in the final decision making.

#### Infrastructure Schemes

The Commission, in providing advice to the Minister on initiating an Infrastructure Scheme, must take into account any relevant regional plan (sections 163 (5) and 165 (5) of the Act).

## 2. SCOPE OF THE PREPARATION OF LIMESTONE COAST REGIONAL PLAN

### 2.1. Affected Area

The proposal seeks to prepare a regional plan for the Limestone Coast planning region, incorporating the following local government areas:

- Wattle Range Council
- Naracoorte Lucindale Council
- Tatiara District Council
- District Council of Grant
- City of Mount Gambier
- District Council of Robe
- Kingston District Council.

**Attachment A** contains a map of the Limestone Coast planning region.

## 3. STRATEGIC CONSIDERATIONS

Regional plans will be prepared within a state, regional and local strategic setting, which includes:

- Principles of Good Planning under the Act
- State Planning Policies including those for Special Legislative Schemes
- other relevant State Government strategic documents
- local government strategic documents, such as structure plans and master plans.

### 3.1. Alignment with Principles of Good Planning

Section 14 of the Act identifies Principles of Good Planning which support and enhance the state's liveability and prosperity, in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across the state. In particular, the following principles are most relevant to regional plans:

- (a) *long-term focus principles* as follows:
- (i) policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations;

- (ii) policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs;
- (f) *investment facilitation principles* as follows:
  - (i) planning and design should be undertaken with a view to strengthening the economic prosperity of the State and facilitating proposals that foster employment growth;
  - (ii) the achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals;
- (g) *integrated delivery principles* as follows:
  - (i) policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes;
  - (ii) planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities;
  - (iii) any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

### **3.2. Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the state's overarching goals and requirements for the planning system. Under section 64(3) of the Act, regional plans must be consistent with any SPP (insofar as may be relevant to the relevant region or area).

The regional plans are the spatial application of the SPPs. The focus of implementing the SPPs have been on those areas that the SPPs speak to being part of the regional plan's implementation.

The Commission has identified all SPPs that can be spatially applied in regional plans (including those for Special Legislative Schemes). This has been done in co-ordination with the relevant state agencies that are custodians of each issue. Refer to the table in **Attachment B**.

### **3.3. Alignment with Federal and State Government Strategies, Policies and Plans**

Regional plans will have content that reflect whole of Government Strategies and Plans where relevant to implementing the SPPs and urban growth. They will not duplicate other documents.

Table 1 lists the Federal and State Government documents that have been identified for consideration as part of the regional planning process. This does not negate the opportunity to consider other State Government documents that come to light as part of the detailed investigation period.

**Table 1: Summary of Federal and State Government documents**

Document	Summary of relevance to regional plan
Federal	
<p>National Freight and Supply Chain Strategy (2019)</p> <p>Regional Strengths and Infrastructure Gaps Report: Regional Analysis South Australia (2022)</p> <p>Renewable Energy Atlas/Protected Matters</p> <p>THRIVE 2030</p>	<ul style="list-style-type: none"> <li>• The <b>National Freight and Supply Chain Strategy</b> aims to position Australia to meet its freight and supply chains challenges, including growing freight volumes; plateauing freight productivity and costs; new technologies like digitalisation, automation, electrification; and resilience to natural disasters, climate risks, cyber security and other threats.</li> <li>• <b>Regional Strengths and Infrastructure Gaps Report</b> provides a national view of the diverse strengths and infrastructure gaps facing Australia's regions in order to enable the identification of priority areas for future planning and analysis.</li> <li>• The <b>Renewable Energy Atlas/Protected Matters tool</b> assists in identifying areas within South Australia that are protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</li> <li>• <b>THRIVE 2030</b> is the national strategy for the long-term sustainable growth of the visitor economy.</li> </ul>
State	
<p><b>Attorney General's Department</b></p> <p>Aboriginal Affairs Action Plan 2022</p> <p>South Australia's Implementation Plan for the National Agreement on Closing the Gap</p>	<ul style="list-style-type: none"> <li>• The <b>Aboriginal Affairs Action Plan</b>, as well as <b>South Australia's Implementation Plan for the National Agreement on Closing the Gap</b>, emphasises the needs of Aboriginal people and the importance of land, culture and heritage to Elders and their communities.</li> </ul>
<p><b>Department for Education</b></p> <p>8 Year Enrolment Demand Forecast</p>	<ul style="list-style-type: none"> <li>• The <b>8 Year Enrolment Demand Forecast</b> will assist in the preparation of all state regional plans, by providing valuable state-wide educational needs data and projections.</li> </ul>
<p><b>Department for Energy and Mining (DEM)</b></p>	<ul style="list-style-type: none"> <li>• The <b>Energy and Mining Strategy</b> provides policies and actions to underpin long-term sustainable growth of the energy and mining</li> </ul>

Document	Summary of relevance to regional plan
<p>Energy and Mining Strategy (2020)</p>	<p>sectors. The sections of the strategy that are of relevance to the preparation of the proposed regional plan are:</p> <p><b>State Renewable Energy Target</b></p> <p>South Australia will be powered by net 100% renewable electricity by 2030.</p> <p><b>EMS Theme: Energy Secure, Reliable &amp; Affordable</b></p> <p><i>Action – Electric Vehicle Action Plan (EVAP)</i></p> <ul style="list-style-type: none"> <li>o EVAP action theme 1 – State-wide public charging network.</li> <li>o As part of this action, the Limestone Coast has been earmarked to be part of the state-wide rapid-charging network, within the Limestone Coast there will be 24 charging sites and 52 charging stations.</li> <li>o EVAP action theme 4 – Framework to speed up transition.</li> <li>o This action aspires to include charging stations in regional plans and the broader planning system.</li> </ul> <p><b>EMS Theme: Oil and Gas Exports, Innovation and Affordability</b></p> <p><i>Action – PACE Gas</i></p> <ul style="list-style-type: none"> <li>o 3D seismic survey planned over the PACE-funded discovery at Dombey 1DW1 in the Otway Basin to allow further assessment of the field (covers a significant portion of the southern Limestone Coast Region).</li> <li>o Discovery of potential food grade CO2 at Nangwarry 1 in the Otway Basin.</li> </ul>
<p>Department for Environment and Water (DEW)</p> <p><b>Climate Change Action Plan 2021-2025</b></p> <p><b>Blue Carbon Strategy for South Australia</b></p> <p><b>Waste Strategy 2020-25</b></p> <p><b>Water Security Statement 2022</b></p>	<ul style="list-style-type: none"> <li>• The <b>Climate Change Action Plan 2021-2025</b> establishes the role of Planning and Land Use Services (PLUS) and climate change through: <ul style="list-style-type: none"> <li>o aligning transport and urban planning with low emissions transport outcomes</li> <li>o strengthening climate smart planning, building and design policies and their implementation in the planning system</li> <li>o promoting opportunities to encourage the private and public sectors to go ‘beyond compliance’ in climate smart design.</li> </ul> </li> </ul> <p>The action plan explicitly mentions regional plans in key objective 5, action 5.2 - <i>Embed strategic climate impact assessment into Regional Plans.</i></p> <ul style="list-style-type: none"> <li>• The <b>Blue Carbon Strategy for South Australia</b> is to be considered for all regional plans that include coastal areas. The strategy will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>• The <b>Water Security Statement 2022</b> provides critical water security data for each region. The statement will provide the regional plan with</li> </ul>



Document	Summary of relevance to regional plan
<p><b>DEW Strategies and Guidelines</b></p> <p>Landscape SA</p> <p><b>State Landscape Strategy</b></p> <p><b>Limestone Coast Regional Landscape Plan 2021-2026</b></p> <p><b>Limestone Coast &amp; Coorong Coastal Action Plan</b></p> <p><b>South East Drainage and Wetland Strategy 2019</b></p> <p><b>Limestone Coast Regional Climate Change Adaption Plan 2016</b></p>	<p>valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</p> <ul style="list-style-type: none"> <li>• DEW are responsible for a number of <b>Strategies and Guidelines</b> covering themes such as climate change, coasts, crown land, ecosystem conservation, fire management, world heritage areas, floods, Green Adelaide, heritage, native vegetation, parks, reservoirs, water and soils, and land management.</li> <li>• Prepared in line with the requirements of the <i>Landscape South Australia Act 2019</i>, the landscape plans identify the challenges and priorities for landscape management in their respective regions including: <ul style="list-style-type: none"> <li>o Climate resilience <ul style="list-style-type: none"> <li>o Water management</li> <li>o Sustainable land management</li> <li>o Protecting and enhancing biodiversity</li> <li>o People and partnerships</li> </ul> </li> </ul> </li> <li>• <b>Limestone Coast &amp; Coorong Coastal Action Plan</b> has been developed to understand and facilitate the conservation, protection and maintenance of the region’s natural coastal resources and to establish conservation priorities for action for places and areas within the region.</li> <li>• <b>South East Drainage and Wetland Strategy 2019</b> guides the management of surface water in the region, addressing strategic priorities, the management of surface water and the restoration of wetlands.</li> <li>• <b>Limestone Coast Regional Climate Change Adaption Plan 2016</b> identifies adaptation options for the Limestone Coast to address key vulnerabilities or opportunities presented by a changing climate.</li> </ul>
<p><b>Department for Infrastructure and Transport (DIT)</b></p> <p>Functional Hierarchy for SA’s Land Transport Network</p> <p>High Productivity Vehicle Network</p> <p>DIT Forward Work Plan 2021-2024</p>	<ul style="list-style-type: none"> <li>• The <b>Functional Hierarchy for SA’s Land Transport Network</b> document identifies which corridors are important for different modes of transport. It guides the use of road and rail space to improve safety and efficiency for users of the transport network and has a direct relationship with all state regional plans.</li> <li>• <b>High Productivity Vehicle Network</b> – the Dukes Highway is part of this network.</li> <li>• The <b>DIT Forward Work Plan – Major Programs 2021-2024</b> are to be considered during the preparation of this regional plan as it details major infrastructure works for across the state.</li> <li>• The <b>Green Infrastructure Commitment</b> lists four focus areas and six commitments that align to all state regional plans</li> </ul>

Document	Summary of relevance to regional plan
Green Infrastructure Commitment (2021)	
<p><b>Department of Primary Industries and Regions (PIRSA)</b></p> <p>Strategic Plan 2021-2025 Regional Development Strategy 2021</p>	<ul style="list-style-type: none"> <li>PIRSA's <b>Strategic Plan 2021-2025</b> is the overarching document that provides strategic priorities, aims and outcomes to advance the prosperity of South Australia's primary industries, their communities and regions. This is relevant to all regions.</li> <li>The <b>Regional Development Strategy 2021</b> seeks to deliver a plan for future investment, support and priorities to shape the future of the state's regions over the long term, as well as a mechanism to regularly engage regional representatives and consider both immediate and future priorities over time. This is relevant to all regions.</li> </ul>
<p><b>Environmental Protection Authority (EPA)</b></p> <p>Strategic Directions 2018-2022</p> <p>Good for Environment, Good for Business</p> <p>National Environment Protection Measures (NEPMs)</p> <p>EPA Guidelines</p>	<ul style="list-style-type: none"> <li><b>Strategic Directions 2018-2022</b> sets the long-term vision and objectives for the EPA that will guide the development and application of modern and innovative approaches to tackle environmental challenges. The directions ensure that efforts are aligned to whole-of-government priorities and expectations from the community and industry.</li> <li><b>Good for Environment, Good for Business</b> showcases how successful, innovative businesses can co-exist with the expectations of the local community, delivering environmental improvements, and investing in jobs and growth for the wellbeing and prosperity of all South Australians.</li> <li><b>NEPMs</b> outline agreed national objectives for protecting or managing particular aspects of the environment.</li> <li>The EPA have a number of <b>Guidelines</b> covering environmental issues such as site contamination, water quality, air quality, radiation, noise, waste and recycling, planning, aquaculture and climate change.</li> </ul>
<p><b>Inclusive SA</b></p> <p>State Disability Inclusion Plan 2019-2023</p>	<ul style="list-style-type: none"> <li>The <b>State Disability Inclusion Plan 2019-2023</b> includes an aim to increase accessibility to public and community infrastructure, transport, services, information, sport and recreation and the greater community across all regions.</li> </ul>
<p><b>Infrastructure SA</b></p> <p>20-Year State Infrastructure Strategy</p>	<ul style="list-style-type: none"> <li>The <b>20-Year State Infrastructure Strategy</b> has a direct relationship with all state regional plans, as it provides strategic direction for digital, education, health, housing, justice, tourism, sport and cultural, transport and utility infrastructure across the state.</li> </ul>

Document	Summary of relevance to regional plan
<p><b>Office for Recreation, Sport and Racing (ORSR)</b></p> <p>State Sport and Recreation Infrastructure Plan 2020-2040</p> <p>Game On – Getting South Australia Moving</p>	<ul style="list-style-type: none"> <li>• The <b>State Sport and Recreation Infrastructure Plan 2020-2040</b> has a direct relationship with all regional plans, as it provides direction and strategic approaches for sporting and recreational infrastructure across the state.</li> <li>• The <b>Game On</b> strategy seeks high quality and accessible public open spaces and to improve the accessibility, connectivity and safety of active transport opportunities, which is relevant to all regions.</li> </ul>
<p><b>PLUS</b></p> <p>Current Code Amendments and Development Plan Amendments</p> <p>Climate Change for Regional Plans 2021</p>	<ul style="list-style-type: none"> <li>• Desktop research will include investigating whether there are currently any <b>Code Amendments</b> or outstanding <b>DPAs</b> in progress relating to the Limestone Coast region.</li> <li>• In 2021 preliminary work was undertaken to investigate climate change issues (challenges and opportunities) across the regions, with the intention to produce climate change-related content for the regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions. The recommended content will help identify and describe the key changes projected for each region and how these are likely to impact regional communities, industries, infrastructure and the natural environment.</li> </ul>
<p><b>SA Fire &amp; Emergency Services Commission</b></p> <p>Stronger Together: South Australia’s Disaster Resilience Strategy</p>	<ul style="list-style-type: none"> <li>• Identifies areas susceptible to natural hazards and considers risk mitigation and adaptation strategies.</li> </ul>
<p><b>SA Health</b></p> <p>State Public Health Plan 2019-2024</p> <p>South Australia’s Plan for Aging Well 2020-2025</p> <p>SA Health and Wellbeing Strategy 2020 - 2025</p>	<ul style="list-style-type: none"> <li>• The <b>State Public Health Plan 2019-2024</b> promotes building stronger communities and healthier environments, protecting against public and environmental health risks and responding to climate change.</li> <li>• <b>South Australia’s Plan for Aging Well 2020-2025</b> includes the following themes for action: <ul style="list-style-type: none"> <li>◦ Making homes more flexible to people’s changing needs and wants over time.</li> <li>◦ Models and options for creating homes that suite a greater diversity of needs and aspirations.</li> <li>◦ Affordable and accessible homes.</li> </ul> </li> <li>• The <b>SA Health and Wellbeing Strategy 2020 - 2025</b> has a direct relationship with all regional plans. The strategy identifies ‘creating healthier neighbourhoods and communities’ as a key contributor to achieving its health and wellbeing vision for the state. In addition, the table of planned works for hospital and health care facilities across the</li> </ul>

Document	Summary of relevance to regional plan
	state, this may influence the targets and outcomes contained within the regional plan.
<p><b>South Australian Housing Authority (SAHA)</b></p> <p>Our Housing Future 2020-2030</p> <p>South Australian Aboriginal Housing Strategy 2021-2031</p>	<ul style="list-style-type: none"> <li>• The <b>Our Housing Future 2020-2030</b> strategy has a direct relationship with all state regional plans as it provides direction and strategic approaches for housing across the state.</li> <li>• The <b>South Australian Aboriginal Housing Strategy 2021-2031</b> has a direct relationship with all state regional plans as it provides direction and strategic approaches for a collaborative approach to addressing Aboriginal housing challenges across the state.</li> </ul>
<p><b>South Australian Tourism Commission (SATC)</b></p> <p>South Australian Visitor Economy Sector Plan 2030</p>	<ul style="list-style-type: none"> <li>• Sections of the <b>South Australian Visitor Economy Sector Plan 2030</b> are of relevance to the preparation of all state regional plans. It provides an understanding of the value, strategic direction and regional targets for tourism, within each region and provides an opportunity to outline and prioritise actions relating to individual regions.</li> </ul>
<p><b>Wellbeing SA</b></p> <p>South Australian Walking Strategy 2022-2032</p>	<ul style="list-style-type: none"> <li>• The <b>South Australian Walking Strategy 2022-2032</b> incorporates new and innovative cross-sector actions to plan, build, promote and maintain suitable walking environments that foster a culture of walking, which is relevant in all regions.</li> </ul>

#### 4. INVESTIGATIONS AND ENGAGEMENT

The goal of the regional plan process is to collaborate with key stakeholders to identify the spatial planning future of the region.

The Department has liaised with each council, the Limestone Coast Local Government Association (LCLGA) and the Regional Development Australia Limestone Coast (RDALC) to identify investigations that have prepared and are relevant for consideration in preparing the regional plan. Council strategic documents such as structure plans and master plans will be considered and may be incorporated into the regional plans and the Department will liaise with councils on doing this.

The following documents have been identified as providing information that will be considered and potentially incorporated into the Limestone Coast Regional Plan.

**Table 2: Council, Regional and RDA investigations**

Title	Summary of relevance to regional plan	Engagement to date
<p>District Council of Grant</p> <p><i>Mount Gambier Airport Master Plan 2016-2026</i></p> <p><a href="http://dcgrant.sa.gov.au/Airport-Master-Plan.pdf">Airport-Master-Plan.pdf (dcgrant.sa.gov.au)</a></p>	<p>Guides long-term continual improvement, sustainability, accountability and growth of the airport - including reserving land for future use (both aviation and non-aviation related).</p>	<p>Consultation occurred throughout the preparation of the master plan, with key stakeholders, identified as:</p> <ul style="list-style-type: none"> <li>• airlines</li> <li>• local airline agents</li> <li>• regulatory bodies</li> <li>• local and state councils</li> <li>• general aviation users</li> <li>• aeromedical organisations</li> <li>• airport businesses.</li> </ul>
<p>District Council of Grant</p> <p><i>Economic Development Framework 2016-2019</i></p> <p><a href="http://dcgrant.sa.gov.au/Economic-Development-Framework.pdf">Economic-Development-Framework.pdf (dcgrant.sa.gov.au)</a></p>	<p>The framework guides economic development efforts and initiatives of council.</p>	<p>Nil details available</p>
<p>District Council of Grant and City of Mount Gambier</p> <p><i>Greater Mount Gambier Master Plan (2008)</i></p> <p><a href="http://dcgrant.sa.gov.au/Microsoft Word - Mount Gambier Master Plan Final 19 February 2008.doc">Microsoft Word - Mount Gambier Master Plan Final 19 February 2008.doc (dcgrant.sa.gov.au)</a></p>	<p>Forming a standalone volume of the Limestone Coast Region Plan and Planning Strategy for Regional South Australia, it sets directions for future growth of Greater Mount Gambier by identifying where different land uses such as housing, industry and retailing activity should – and should not – be located.</p>	<p>This was a collaborative project between the two councils and facilitated by PlanSA.</p>
<p>District Council of Grant</p> <p><i>Industrial Land Review and Master Plan (2016)</i></p> <p><a href="http://dcgrant.sa.gov.au/16_0076_Grant-industry-land-review_DRAFT-REPORT_240616_v2_MD.indd">16_0076 Grant-industry-land-review_DRAFT-REPORT_240616_v2 MD.indd (dcgrant.sa.gov.au)</a></p>	<p>Reviewed industrial land supply and projected demand to ensure:</p> <ul style="list-style-type: none"> <li>• protection of existing industrial land</li> <li>• rolling 15 year 'industrial land bank' to enable a planned supply of industrial land is available to meet future demand</li> <li>• ongoing availability of immediate supply of industrial land that is 'development ready'.</li> </ul> <p>Makes recommendations for rezoning of sites.</p>	<p>Nil details available.</p>

Title	Summary of relevance to regional plan	Engagement to date
District Council of Grant  <i>Port MacDonnell Urban Design Framework and Master Plan</i> <a href="http://dcgrant.sa.gov.au/Port-MacDonnell-Urban-Design-Framework-and-Master-Plan.pdf">Port-MacDonnell-Urban-Design-Framework-and-Master-Plan.pdf</a> <a href="http://dcgrant.sa.gov.au"> (dcgrant.sa.gov.au)</a>	Guides future development of public spaces within Port MacDonnell.	<ul style="list-style-type: none"> <li>• Meetings with council and the public meetings.</li> <li>• Workshops with key stakeholders.</li> <li>• ‘Open house’ design session.</li> <li>• Community ‘drop in’ session.</li> <li>• Community ‘walk around’.</li> <li>• Publicity through flyers, a letterbox drop, local newspaper article and radio interviews.</li> <li>• Written and verbal feedback.</li> </ul>
District Council of Grant  <i>River &amp; Coastal Communities Urban Design Framework and Master Plan</i> <a href="http://dcgrant.sa.gov.au/River-and-Coastal-Communities.pdf">River-and-Coastal-Communities.pdf</a> <a href="http://dcgrant.sa.gov.au"> (dcgrant.sa.gov.au)</a>	Guides the future development and sustainability of the river and coastal communities within council area.	<ul style="list-style-type: none"> <li>• Community meetings.</li> <li>• Meetings with council.</li> <li>• Written and verbal feedback.</li> </ul>
District Council of Grant  <i>Rural Living and Township zone boundaries review and master plan</i> <a href="http://dcgrant.sa.gov.au/PLANNING_REPORT">PLANNING REPORT</a> <a href="http://dcgrant.sa.gov.au"> (dcgrant.sa.gov.au)</a>	Provides a vision for the zoning of rural living and township land, and sustainable development activity into the future.	<ul style="list-style-type: none"> <li>• Community meetings.</li> <li>• Meetings with council.</li> <li>• Written and verbal feedback.</li> </ul>
District Council of Grant  <i>Mount Gambier &amp; Districts Sale Yards Master Plan 2018 – 2028</i> <a href="http://dcgrant.sa.gov.au/Saleyards-Master-Plan-2018-2028.pdf">Saleyards-Master-Plan-2018-2028.pdf</a> <a href="http://dcgrant.sa.gov.au"> (dcgrant.sa.gov.au)</a>	A forward plan to assist with good management, a plan for infrastructure that allows safe, convenient and viable transactions of stock in the region.	Nil details available.
District Council of Grant  <i>Strategic Plan 2022-2030</i> <a href="http://dcgrant.sa.gov.au/DC_Grant_SMP_Draft_53">DC Grant SMP Draft 53</a>	Outlines the vision, mission and strategies for the district.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
District Council of Grant	Guides future development of public conveniences, town entrances,	Community forum.

Title	Summary of relevance to regional plan	Engagement to date
<p><i>Tarpeena Community Plan</i>  <a href="https://www.dcggrant.sa.gov.au/Assets/Community-Plan-2017.pdf">Tarpeena-Community-Plan-2017.pdf (dcgrant.sa.gov.au)</a></p>	<p>recreational facilities, public lighting, tourist facilities, community facilities, community transport safety and environmental amenity within Tarpeena.</p>	
<p>District Council of Grant  <i>Transport Asset Management Plan</i>  <a href="https://www.dcggrant.sa.gov.au/Assets/AM-IAMP-Template.pdf">AM IAMP Template (dcgrant.sa.gov.au)</a></p>	<p>Guides future development of and long-term strategic management of infrastructure transport assets.</p>	<p>Nil details available.</p>
<p>Kingston District Council  <i>2019-2029 Community Plan</i>  <a href="https://www.kingstondc.sa.gov.au/_data/assets/pdf_file/0028/828181/Community-Plan-11122020-V2.pdf">https://www.kingstondc.sa.gov.au/_data/assets/pdf_file/0028/828181/Community-Plan-11122020-V2.pdf</a></p>	<p>Outlines the vision, mission and strategies for the district.</p>	<p>Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i>.</p>
<p>City of Mount Gambier  <i>Mount Gambier Growth Strategy 2017-2027</i>  <a href="https://www.mountgambier.sa.gov.au/Assets/Acil-Allen-Report.pdf">Acil Allen Report (mountgambier.sa.gov.au)</a></p>	<p>Economic strategy identifying opportunities and strategic options for Mount Gambier.</p>	<p>Nil details available.</p>
<p>City of Mount Gambier  <i>Building a connected regional city – digital strategy 2016</i>  <a href="https://www.mountgambier.sa.gov.au/Assets/AR17-2658-Building-a-Connected-Regional-City-A-Digital-Strategy-and-Action-Plan-for-the-City-of-Mount-Gambier-November-2016.pdf">AR17-2658-Building-a-Connected-Regional-City-A-Digital-Strategy-and-Action-Plan-for-the-City-of-Mount-Gambier-November-2016.pdf (mountgambier.sa.gov.au)</a></p>	<p>Digital strategy and action plan.</p>	<p>Nil details available.</p>
<p>City of Mount Gambier  <i>Partnership Priorities and Advocacy 2021-2022</i>  <a href="https://www.mountgambier.sa.gov.au/Assets/City-of-Mount-Gambier-2021-2022-Partnership-Priorities-and-Advocacy-2021-2022.pdf">City-of-Mount-Gambier-2021-2022-Partnership-Priorities-and-Advocacy-2021-2022.pdf (mountgambier.sa.gov.au)</a></p>	<p>Advocates and identifies community issues and concerns and provides recommendation on how to improve services for the city and the Limestone Coast region.</p>	<p>Nil details available.</p>

Title	Summary of relevance to regional plan	Engagement to date
<a href="#">Advocacy-web.pdf</a> <a href="#">(mountgambier.sa.gov.au)</a>		
City of Mount Gambier  <i>CBD Guiding Principles 2022</i> <a href="https://cdn.mountgambier.sa.gov.au/docs/CBD-Guiding-Principles-web-version.pdf">https://cdn.mountgambier.sa.gov.au/docs/CBD-Guiding-Principles-web-version.pdf</a>	Guiding principles for the activation of Mount Gambier CBD.	Nil details available.
City of Mount Gambier  <i>Strategic Plan 2020-2024</i> <a href="https://cdn.mountgambier.sa.gov.au/docs/COMG-Strategic-Plan-2020-2024-web-1.pdf">https://cdn.mountgambier.sa.gov.au/docs/COMG-Strategic-Plan-2020-2024-web-1.pdf</a>	Outlines the vision, mission and strategies for the council area for the period 2020 to 2024.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
City of Mount Gambier  <i>Sport, Recreation, Open Space Strategy</i> <a href="#">PowerPoint Presentation</a> <a href="#">(mountgambier.sa.gov.au)</a>	The strategy provides a strategic direction for open spaces. Includes an audit (supply/demand) of each open space area. This strategy will strategically guide the future provision, development and management of open space.	<ul style="list-style-type: none"> <li>• Meetings with Council.</li> <li>• Targeted interviews and discussions with identified stakeholders.</li> <li>• Workshops with key stakeholders.</li> <li>• Online Surveys.</li> <li>• Community 'pop-up' sessions.</li> <li>• Publicity through banners, flyers, a letterbox drop, local newspaper article and radio interviews.</li> <li>• Written and verbal feedback.</li> </ul>
City of Mount Gambier <i>Blue Lakes Sports Park Masterplan</i> <a href="#">33d027d16d247e81a194a9cbad4b5eb7 FOR CONSULTATION</a> <a href="#">_ Draft Blue Lake Sports Park Master Plan.pdf</a> <a href="#">(amazonaws.com)</a>	<u>Awaiting endorsement by Council.</u> Guides the development, utilisation and redevelopment of facilities at the Blue Lake Sports Park.	<ul style="list-style-type: none"> <li>• Meetings with Council.</li> <li>• Targeted interviews and discussions with identified stakeholders.</li> <li>• Workshops with key stakeholders.</li> <li>• Online Surveys.</li> <li>• Community 'pop-up' sessions.</li> <li>• Written and verbal feedback.</li> </ul>
Naracoorte Lucindale Council	Developed with consideration to the Limestone Coast Regional Plan.	Nil details available.



Title	Summary of relevance to regional plan	Engagement to date
<p><i>Naracoorte Lucindale Structure Plan 2035 (Adopted 2018)</i>  <a href="#">SUBMISSION</a>  <a href="http://naracoortelucindale.sa.gov.au"> (naracoortelucindale.sa.gov.au)</a></p>	<p>Highlights land use patterns, land capability, transport, zoning and economic development. Provides a list of potential Code Amendments.</p>	
<p>Naracoorte Lucindale Council  <i>Strategic Plan 2016-2026</i>  <a href="#">NLC-StrategicPlan-Web.pdf</a>  <a href="http://naracoortelucindale.sa.gov.au"> (naracoortelucindale.sa.gov.au)</a></p>	<p>Links to the Limestone Coast Regional Plan and outlines the vision, mission and strategies for council area.</p>	<p>Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i>.</p>
<p>Naracoorte Lucindale Council  <i>Lucindale Township Masterplan 2019 (Adopted 2019)</i>  <a href="https://www.naracoortelucindale.sa.gov.au/data/assets/pdf_file/0034/536497/Lucindale-Township-Masterplan.pdf#LucindaleTownshipMasterplanDecember2019">https://www.naracoortelucindale.sa.gov.au/ data/assets/pdf file /0034/536497/Lucindale-Township-Masterplan.pdf#Lucindale Township Masterplan December 2019</a></p>	<p>Provides recommendations for future development of Lucindale, existing constraints to development, land use, zoning, etc.</p>	<p>Community workshops.</p>
<p>Naracoorte Lucindale Council  <i>Frances Masterplan 2019 - 2029 (Adopted 2019)</i>  <a href="#">Att-12.1-Frances-Master-Plan-2019-2029.pdf</a>  <a href="http://naracoortelucindale.sa.gov.au"> (naracoortelucindale.sa.gov.au)</a></p>	<p>Provides direction for future development of the Frances township.</p>	<p>Community meetings.</p>
<p>Naracoorte Lucindale Council  <i>Naracoorte Town Centre Rejuvenation Plan (Adopted 2021)</i>  <a href="https://a97f6f1164fcb71d4477080af876e81f.FINAL.Naracoorte.Town.Centre.Rejuvenation.Plan.EN.DORSED.pdf">a97f6f1164fcb71d4477080af876e81f FINAL Naracoorte Town Centre Rejuvenation Plan EN DORSED.pdf (amazonaws.com)</a></p>	<p>Guides land use, infrastructure development and tourism for the Naracoorte town centre.</p>	<ul style="list-style-type: none"> <li>• Preliminary online survey.</li> <li>• Stakeholder workshops and forums.</li> <li>• A consultation hub in the Town Hall.</li> <li>• Targeted interviews and discussions with stakeholders.</li> </ul>
<p>Naracoorte Lucindale Council</p>	<p>Guides the development and utilisation of the Sports Centre site</p>	<ul style="list-style-type: none"> <li>• Interviews.</li> <li>• Surveys.</li> <li>• Face-to-face on-site meetings.</li> </ul>

Title	Summary of relevance to regional plan	Engagement to date
<p><i>Naracoorte Regional Sports Centre Masterplan (Adopted 2020)</i>  <a href="https://www.naracoortelucindale.sa.gov.au/200224-Naracoorte-Naracoorte-Regional-Sports-Centre-Final-Master-Plan-Report-Low-Res.pdf">200224 Naracoorte Naracoorte -Regional-Sports-Centre Final-Master-Plan-Report_Low-Res.pdf</a>  <a href="https://www.naracoortelucindale.sa.gov.au"> (naracoortelucindale.sa.gov.au)</a></p>	<p>and the redevelopment of recreational facilities.</p>	
<p>Naracoorte Lucindale Council   <i>Naracoorte Aerodrome Masterplan 2018-2038 (Adopted 2018)</i>  <a href="https://www.naracoortelucindale.sa.gov.au/data/assets/pdf_file/0021/182226/Aerodrome-Master-Plan-2018.pdf">https://www.naracoortelucindale.sa.gov.au/ data/assets/pdf file /0021/182226/Aerodrome-Master-Plan-2018.pdf</a></p>	<p>Provides direction for infrastructure improvements, future development and land use protection of the aerodrome.</p>	<p>Nil details available.</p>
<p>District Council of Robe  <i>Community Plan 2019-2039</i>  <a href="https://www.districtcouncilofrobe.sa.gov.au/District-Council-of-Robe-Community-Plan-2019-to-2039-Adopted-Jan-2020.pdf">District-Council-of-Robe-Community-Plan-2019-to-2039-Adopted-Jan-2020.pdf</a></p>	<p>Outlines the vision, mission and strategies for council area for the period 2019 to 2039.</p>	<p>Feedback and comments were sought by council during a community consultation period.</p>
<p>District Council of Robe   <i>Lake Butler Marina Review</i>  <a href="#">Microsoft Word - RobeCouncil MarinaReview ProjectReport</a></p>	<p>Reviews the Lake Butler Marina site represents and has identified a significant development opportunity.</p>	<ul style="list-style-type: none"> <li>• Engagement with Council and the Lake Butler Marina Advisory Group.</li> <li>• Ad hoc discussions have occurred with fishermen and lease owners.</li> </ul>
<p>District Council of Robe   <i>Robe 2050</i>  <a href="#">Robe-2080-Project-Plan.pdf</a></p>	<p><u>Current project - Community Consultation period has recently been completed (July 2022)</u>  The project will develop a long-term plan for the township of Robe.</p>	<p>Online survey.</p>
<p>District Council of Robe   <i>Fox Beach Dune Erosion Assessment Report 2018</i>  <a href="#">Fox-Beach-Dune-Erosion-Assessment-Report-1.pdf</a>  <a href="https://www.robe.sa.gov.au"> (robe.sa.gov.au)</a></p>	<p>Provides an assessment of erosion and coastal processes; identifies long term erosion and inundation risk assessment under sea level rise; and identifies and evaluates potential adaptation options. Has direct links to</p>	<p>Nil details available.</p>

Title	Summary of relevance to regional plan	Engagement to date
	development plan provisions and land use planning matters.	
District Council of Robe  <i>Hooper Beach Dune Erosion Assessment Report 2018</i> <a href="https://www.robe.sa.gov.au/data/assets/pdf_file/0031/419836/Hooper-Beach-Dune-Erosion-Assessment-Report-1.pdf">https://www.robe.sa.gov.au/data/assets/pdf_file/0031/419836/Hooper-Beach-Dune-Erosion-Assessment-Report-1.pdf</a>	Provides an assessment of erosion and coastal processes; identifies long term erosion and inundation risk assessment under sea level rise; and identifies and evaluates potential adaptation options. Has direct links to development plan provisions and land use planning matters.	Nil details available.
District Council of Robe  <i>Robe Obelisk Landslide Stability Assessment 2018</i> <a href="#">Robe-Obelisk-Landslide-Stability-Assessment-1.pdf</a>	Provides an engineering and geotechnical assessment of the current condition of the coastline and recommendations for the site.	Nil details available.
District Council of Robe  <i>Robe Coastline Monitoring Roadmap 2020</i> <a href="https://www.robe.sa.gov.au/data/assets/pdf_file/0033/737574/Robe-Coastline-Monitoring-Roadmap.pdf">https://www.robe.sa.gov.au/data/assets/pdf_file/0033/737574/Robe-Coastline-Monitoring-Roadmap.pdf</a>	The framework for the monitoring of physical characteristics of the coastline (the coastal units).	Nil details available.
District Council of Robe  <i>Analysis of beach and nearshore profiles and shoreline 2020</i> <a href="#">Flinders-Uni-Robe-consultancy-report.pdf</a>	Provides details of the historical changes to beaches and cliffs in the council region.	Nil details available.
Tatiara District Council  <i>Tatiara Economic Development and Tourism Strategy 20200714</i> <a href="#">TDC-Economic-Development-and-Tourism-Strategy-FINAL.pdf</a> <a href="http://tatiara.sa.gov.au">tatiara.sa.gov.au</a>	Provides a framework to address key challenges and with actions to promote economic development, for the delivery of economic development activities.	Nil details available.

Title	Summary of relevance to regional plan	Engagement to date
Tatiara District Council  <i>Strategic Plan 2020-2030</i> <a href="https://www.tatiara.sa.gov.au/files/2020/09/TDC-Strategic-Plan-2020-2030-FINAL.pdf">TDC-Strategic-Plan-2020-2030-FINAL.pdf (tatiara.sa.gov.au)</a>	Outlines the vision, mission and strategies for council area for the period 2016 to 2026.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
Tatiara District Council  <i>Master Plans of Recreation Reserves in Bordertown and Mundulla.</i>  No link available	<u>Estimated completion Aug-Sept 2022.</u> The masterplans involve background research and context, including demographics, trends, site analysis, needs, gaps and opportunities.	Nil details provided.
Wattle Range Council  <i>Community Town Plans</i> <a href="https://www.wattlerange.sa.gov.au/community-town-plans">Community Town Plans   Wattle Range Council</a>	Provide a vision for each town, strategic approaches future development in each township.	<ul style="list-style-type: none"> <li>• Public meetings.</li> </ul>
Wattle Range Council  <i>Penola Town Centre Design 2021</i> <a href="https://www.wattlerange.sa.gov.au/files/2021/04/Penola-Town-Centre-Concept-Design-Final-endorsed-by-Council.pdf">Penola-Town-Centre-Concept-Design Final-endorsed-by-Council.pdf (wattlerange.sa.gov.au)</a>	Supports and reinforces the development controls contained in council's strategic land use planning. Provides a master plan for the town centre of Penola.	<ul style="list-style-type: none"> <li>• On-site pop-up studio.</li> <li>• On-line surveys.</li> </ul>
Wattle Range Council  <i>Millicent Town Centre Design 2021</i> <a href="https://www.wattlerange.sa.gov.au/data/assets/pdf_file/0028/1047295/Millicent-Town-Centre-Concept-Design-Final-endorsed-by-Council.pdf">https://www.wattlerange.sa.gov.au/data/assets/pdf_file/0028/1047295/Millicent-Town-Centre-Concept-Design Final-endorsed-by-Council.pdf</a>	Supports and reinforces the development controls contained in council's strategic land use planning. Provides a master plan for the town centre of Millicent.	<ul style="list-style-type: none"> <li>• On-site pop-up studio.</li> <li>• On-line surveys.</li> </ul>
Wattle Range Council  <i>Strategic Plan 2018 – 2021</i> <a href="https://www.wattlerange.sa.gov.au/files/2018/09/WRC-Strat-Plan-2018-2021-L-Res.pdf">WRC-Strat-Plan-2018-2021-L-Res.pdf (wattlerange.sa.gov.au)</a>	Outlines the vision, mission and strategies for council area for the period 2018 to 2021.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .

Title	Summary of relevance to regional plan	Engagement to date
<p>Wattle Range Council</p> <p><i>Millicent Sale Yards Review</i>  <a href="http://www.wattlerange.sa.gov.au/data/assets/pdf_file/0042/297879/5.1a-Millicent-Saleyards-Review-released-180418.pdf">www.wattlerange.sa.gov.au/data/assets/pdf_file/0042/297879/5.1a-Millicent-Saleyards-Review-released-180418.pdf</a></p>	<p>Reviewed site specific current activities and possible alternative land uses for the site.</p>	<p>Nil details available.</p>
<p>Wattle Range Council</p> <p><i>Wattle Range Council Strategic Land Use Plan 2022 Opportunities-and-Constraints-Summary-Report-Final-Consultation-Copy-Feb22.pdf</i>  <a href="http://wattlerange.sa.gov.au">wattlerange.sa.gov.au</a></p> <p>And  <a href="http://www.wattlerange.sa.gov.au/data/assets/pdf_file/0026/110797/1/Opportunities-and-Constraints-Technical-Report-Final-Consultation-Copy-Feb22.pdf">www.wattlerange.sa.gov.au/data/assets/pdf_file/0026/110797/1/Opportunities-and-Constraints-Technical-Report-Final-Consultation-Copy-Feb22.pdf</a></p>	<p>25 Year Strategic Land Use Plan for council area.</p>	<p>Nil details available.</p>
<p>Wattle Range Council</p> <p><i>Wattle Range Food Precincts 2020</i></p> <p>No link available.</p>	<p>Investigation highlighting infrastructure gaps across electricity, gas, water, transport and planning for food processors. Council is a major producer of dairy, beef, potatoes, onions, wine, grains and plantation timber. Council wish to expand the food processing sector to generate employment in the region.</p>	<p>Nil details available.</p>
<p>Limestone Coast Local Government Association (LCLGA)</p> <p><i>Regional Growth Plan 2018</i>  <a href="http://www.lclga.sa.gov.au/application/files/4615/3077/1599/FINAL_-_LC_GROWTH_STRATEGY_20180612.pdf">www.lclga.sa.gov.au/application/files/4615/3077/1599/FINAL_-_LC_GROWTH_STRATEGY_20180612.pdf</a></p>	<p>Regional growth plan, including infrastructure needs, population data and employment needs for the Limestone Coast.</p>	<p>Nil details available.</p>

Title	Summary of relevance to regional plan	Engagement to date
<p>Limestone Coast Local Government Association (LCLGA)</p> <p><i>Limestone Coast Regional Growth Strategy – Action Plan 2018</i></p> <p><a href="http://lclga.sa.gov.au">FINAL - LC Growth Strategy ACTION PLAN 20180612.pdf (lclga.sa.gov.au)</a></p>	<p>Supports the implementation of the Limestone Coast Regional Growth Strategy.</p>	<p>Nil details available.</p>
<p>Limestone Coast Local Government Association (LCLGA)</p> <p><i>Limestone Coast Regional Growth Strategy – Technical Report 2018</i></p> <p><a href="http://www.lclga.sa.gov.au/application/files/4415/3077/1604/FINAL_-_LC_Technical_Report_20180614.pdf">www.lclga.sa.gov.au/application/files/4415/3077/1604/FINAL - LC Technical Report 20180614.pdf</a></p>	<p>Technical report for the strategy and action plan as detailed above.</p>	<p>Nil details available.</p>
<p>Limestone Coast Local Government Association (LCLGA)</p> <p><i>Strategic Plan 2020-2025</i></p> <p><a href="http://www.lclga.sa.gov.au/application/files/9615/9314/0217/LCLGA_Strategic_Plan_Final.pdf">www.lclga.sa.gov.au/application/files/9615/9314/0217/LCLGA Strategic Plan Final.pdf</a></p>	<p>Sets the pathway for the LCLGA to deliver the regional outcomes.</p>	<p>Nil details available.</p>
<p>Regional Development South Australia (RDSA)</p> <p><i>The Regional Blueprint</i></p> <p><a href="http://regionaldevelopmentsa.com.au/wp-content/uploads/2021/12/October-2021-RDSA-Blueprint-Edition-2.pdf">regionaldevelopmentsa.com.au/wp-content/uploads/2021/12/October-2021-RDSA-Blueprint-Edition-2.pdf</a></p>	<p>Provides an overview of regional South Australia and a fully scoped investment pipeline from conceptual through to shovel ready projects.</p>	<p>Developed through continuous input by public and private stakeholders.</p>

Title	Summary of relevance to regional plan	Engagement to date
Regional Development Association Limestone Coast (RDALC)  <i>Rail corridor and freight analysis for the Limestone Coast and South West Victoria</i> <a href="http://www.rdalc.org.au/wp-content/uploads/2020/03/TraNSIT-Limestone-Coast-Final-Report-website.pdf">www.rdalc.org.au/wp-content/uploads/2020/03/TraNSIT-Limestone-Coast-Final-Report-website.pdf</a>	Maps supply chains and road and rail transport costs of the hypothetical reinstatement of the rail line between Mount Gambier and Heywood, as well as between Mount Gambier and Wolseley.	Nil details available.
Regional Development Association Limestone Coast (RDALC)  <i>Limestone Coast - a prospectus of priorities</i> <a href="http://rdalc.org.au/Limestone-Coast-Prospectus-of-Priorities.pdf">Limestone-Coast-Prospectus-of-Priorities.pdf (rdalc.org.au)</a>	Showcases the assets of the Limestone Coast region and outlines a series of priority areas and actions that leverage the region's competitive advantages.	Nil details available.
Regional Development Association Limestone Coast (RDALC)  <i>Strategic Plan 2019-2022</i> <a href="http://rdalc.org.au/RDALC-Strategic-Plan-2019.pdf">RDALC-Strategic-Plan-2019.pdf</a>	The plan has been developed to drive regional development and adapt to change.	Nil details available.

#### 4.1. Further investigations proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the preparation of the Limestone Coast Regional Plan.

Additional investigations (beyond those listed below) are likely to be identified through the regional planning process and with further engagement with stakeholders.

**Table 3- Further Investigations to Occur**

<b>Further investigations proposed</b>	<b>Agency/ organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Population and demographics analysis	PLUS	Identifies the existing and projected population and demographic base of the region and of key towns and settlements based on Census and Australian Bureau of Statistics data and information. This will provide contextual information about the region and assist in setting the future vision and other provisions in the regional plan.
Infrastructure delivery framework	PLUS	Identifies the key infrastructure requirements for the future vision for the region and assigns clear actions and responsibilities for timing and delivery.
Performance targets	PLUS	Identifies key targets or other success monitoring measures associated with achieving the vision, provisions or actions outlined in the regional plan.
Housing diversity and supply study	PLUS	Identifies ways to enhance the current planning policy framework in the Code to enable greater diversity and supply of dwelling typologies within regional areas. This is to assist in addressing housing shortages and/or lack of affordable accommodation opportunities in the regions which is a critical problem identified by State Government more broadly.
Activity centre study	PLUS	Identifies whether the current centres planning policy framework within the Code (including current hierarchy) is contemporary and appropriate.
Climate change provisions	PLUS	In 2021 preliminary work was undertaken to produce climate change-related content for regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions.  Further investigations are required to identify specific provisions to include in the draft regional plans based on the



Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
		recommended content provided in the reports.
Water and infrastructure corridors initiative	Department for Environment and Water ; Department for Energy and Mining	Identifies and protects future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.
Establishment of Renewable Energy Zones (REZs)	Department for Energy and Mining	Identifies REZs and will assist in planning to minimise potential impacts of incompatible land uses, manage risk to public safety, the environment and security of energy supply.
Flood Hazard Mapping and Assessment Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Bushfire Hazard Spatial Layer Mapping Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Adaptive Reuse Guidelines for State Heritage Places	Department for Environment and Water	Regional plans should identify areas of regional character and significance that are dormant or are vacant.
Critical Habitat and Archaeology Overlays	Department for Environment and Water	Development of point data for select settlement peripheries to inform appropriate growth fronts and assists in appropriate conservation of areas and places of biodiversity and cultural heritage significance.
Review of the Functional Hierarchy of South Australia's Land Transport Network	Department for Infrastructure and Transport	Reviews and identifies which corridors are important for different modes of transport across the state.
Review of the High Productivity Vehicle Network	Department for Infrastructure and Transport	Reviews and identifies the High Productivity Vehicle Network across the state.
Limestone Coast Area Plan	Department for Infrastructure and Transport	Provide long-term transport planning for regions, including providing strategic context and prioritisation for transport initiatives.

<b>Further investigations proposed</b>	<b>Agency/ organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
SA Freight Study	Department for Infrastructure and Transport	Provides a blueprint for transport infrastructure development, focusing on freight movements within South Australia.
Primary Production Priority Areas Mapping (PPPA)	Department of Primary Industries and Regions	Ensures that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected.
Draft SA Health Infrastructure Strategy	Department for Health and Wellbeing	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.
Inland Townships Master Plan	District Council of Grant	Identifies opportunities and provides guidance for future development of inland townships
Residential and industrial zoning review	District Council of Grant	Reviews all residential and industrial zoned land within council area.
Rezoning review	Tatiara District Council	Reviews all land use zoning in Padthaway, Keith and Bordertown.
Crater Lakes Master/Activation Plan	City of Mount Gambier	Strategic work to be undertaken to articulate and better understand the constraints of the area and seek innovative solutions to overcome the long-standing challenges the precinct presents – will include a cultural heritage assessment.
Local Affordable Housing Plan	City of Mount Gambier	To develop a Local Affordable Housing Plan for the City of Mount Gambier, based on the South Australian Housing Authority's Local Affordable Housing Plan Toolkit.
Live Music Action Plan	City of Mount Gambier	A plan proposing a range of direct actions or collaborative opportunities for strengthening of the local live music sector – will consider establishing "Entertainment Precincts".

## 4.2. Engagement already undertaken

Significant preliminary engagement has occurred with key stakeholders. The purpose of this engagement has been to:

- inform and prepare stakeholders for the upcoming regional planning process
- gather information for preparing this initiation
- collecting community leader information for planning for engagement
- gathering constraints and opportunities mapping from government agencies
- setting up governance arrangements with stakeholder groups.

Refer to **Attachment C** for a list of engagement that has occurred to date.

## 4.3. Governance framework

Through the Local Government Association of South Australia, Regional Local Government groups have been established. These local government groups will play an important role in providing information and feedback to the Commission during the regional planning process as representatives of councils in the region. The LCLGA is the relevant association in the Limestone Coast region.

The Commission has endorsed a Memorandum of Understanding (MoU) for the preparation of the regional plan. The MoU is to be entered into between the Commission and the LCLGA.

The agreement states that throughout the Regional Planning Program:

- The Commission will keep the LCLGA regularly updated and informed of the progress of the Regional Planning Program as relevant.
- The LCLGA group will:
  - drive and lead engagement and discussion with their local communities (either through member councils or otherwise); and
  - where possible, manage feedback and input from member councils into one consistent message or

policy position across their respective region or local government areas.

The Commission and the Department will also be working with Council administration as required seek their input on the investigations, data, analysis and other regional matters.

An overview of the Governance arrangement for the development of regional plans is provided in **Attachment D**.

#### **4.4. Engagement Plan**

In addition to the engagement already undertaken and identified above, an Engagement Plan for the preparation of the Limestone Coast Regional Plan will be developed in accordance with the Commission's Community Engagement Charter.

The purpose of undertaking further engagement during the preparation of the regional plan is to:

- Develop a regional plan that reflects the vision and aspirations of the community to help guide how development is undertaken in the longer-term.
- Have authentic conversations to ensure the regional plan is able to be delivered 'on the ground' and has a positive and meaningful impact.
- Raise awareness and build capacity within the community about the planning system and enable them to better participate in the planning of their region.
- Have broad reach to enable those who are interested to contribute, while also having more targeted conversations creating depth to work through the range of planning issues facing the region.
- Build on work that has already been undertaken within each region.

## **5. PROCESS FOR PREPARATION OF REGIONAL PLAN**

### **5.1. Engagement Plan**

The preparation of the Regional Plan will occur in accordance with the Community Engagement Charter and *Practice Direction 2* –

*Consultation on the Preparation or Amendment of a Designated Instrument (Practice Direction 2).*

The Commission will prepare an Engagement Plan prior to the commencement of engagement to be undertaken during the preparation of the regional plan.

The proposed approach for development of the six country regional plans, and associated engagement plans, is proposed to occur in four phases:

1. Preparation
2. Visioning/priority setting
3. Formal consultation
4. Communicating the 'final' plan and review process.

### **Engagement Report**

Once engagement on the preparation of the regional plan is complete, the Commission will prepare an Engagement Report under section 73(7) of the Act.

The Commission must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with [Practice Direction 2 - Preparation and Amendment of Designated Instruments \(plan.sa.gov.au\)](https://www.plan.sa.gov.au/practice-direction-2-preparation-and-amendment-of-designated-instruments).

The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. This report will provide information about the reason for the preparation of the regional plan, the consultation undertaken during the preparation of the regional plan and any other information considered relevant by the Commission.

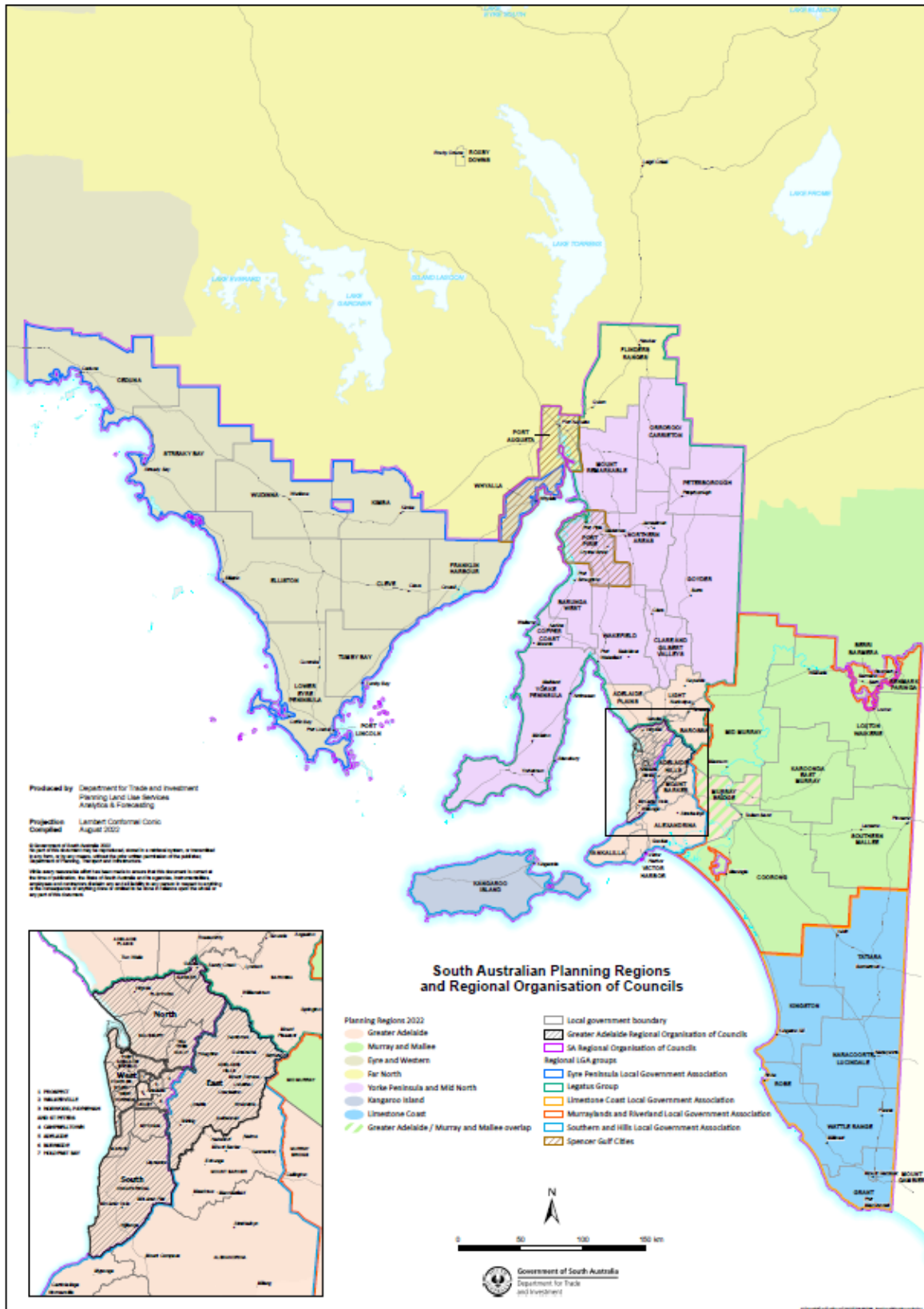
## **5.2. Preparation of Regional Plan Timetable**

The preparation of the Limestone Coast Regional Plan is intended to be undertaken in line with the timeframe outlined in **Attachment E**.

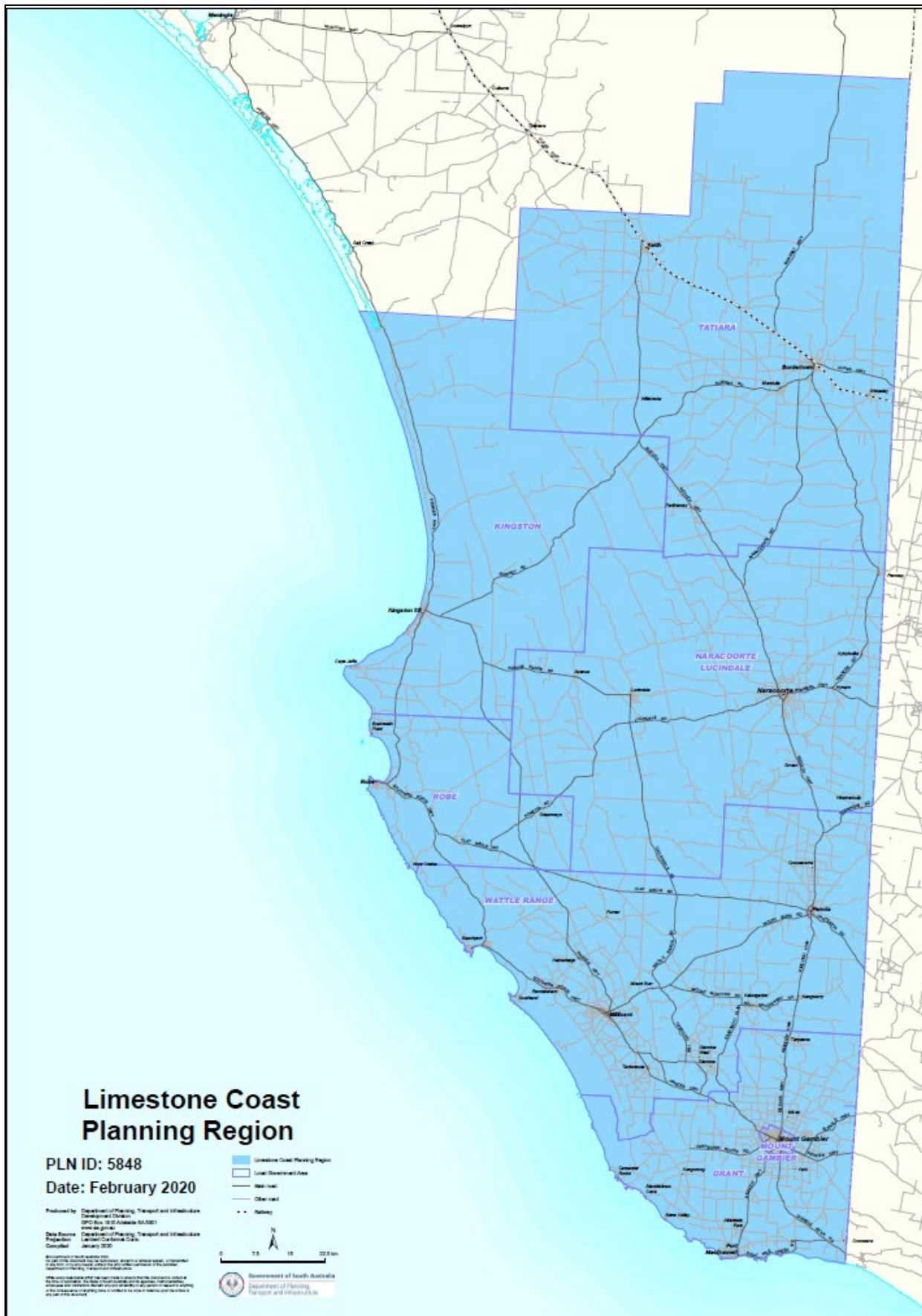
# ATTACHMENT A

## Map of Affected Area

### South Australian Planning Regions



## Map of Affected Area – Limestone Coast Region



## **ATTACHMENT B**

### **Scope of State Planning Policy Consideration**

Summary of State Planning Policies (SPP) to be addressed in the regional plans.

Although interconnected, for the purposes of regional planning, the SPPs have been separated into four themes:

- a. People, Housing and Liveability
- b. Productive Economy
- c. Natural Resources, Environment and Landscapes
- d. Infrastructure and Transport.

### **Theme: Productive Economy**

#### **SPP 8 – Primary Industry**

Regional plans should implement SPPs by 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**

Regional plans should implement SPPs by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes and activity centres that are well-served by public transport, connected to priority freight routes and provide an attractive place to work.

#### **SPP 10 – Mineral and Energy Resources**

Regional plans should identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines. Strategies to 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.

### **Theme: Natural Resources, Environment and Landscapes**



Regional plans should implement SPPs by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands (such as those under Heritage Agreements); areas of native vegetation; and listed wetlands.

#### **SPP 4 - Biodiversity**

Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values which can co-exist with other land uses such as primary production and tourism.

#### **SPP 5: Climate Change**

Regional plans should specify broad policy settings that promote resilient, liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

#### **SPP 13 - Coastal Environment**

Regional plans should 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.

#### **SPP 15 - Natural Hazards**

Regional plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

#### **SPP 16 - Emissions and Hazardous Activities**

Regional plans 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.

### **State Planning Policy 19 - Special Legislative Scheme – Marine Parks Act 2007**

Regional Plans should implement the SPPs by identifying areas to be preserved and protected from further development and areas for the intensification of development.

To be mapped:

- Areas for ongoing protection within the marine environment should also be identified and where possible mapped.
- Areas suitable for coast related recreation activities, aquaculture, recreational fishing, jetties, mooring/boating facilities should also be identified and mapped where possible.

## **Theme: People, Housing and Liveability**

### **SPP 1: Integrated Planning**

Regional plans should ensure that future growth is identified in a way that can be supported by infrastructure. The logical sequencing of development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in regional plans. Regional plans affecting urban areas will therefore need to demonstrate how integrated planning principles can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

Regional plans will also set performance targets in the application of SPPs (as appropriate).

### **SPP 2: Design Quality**

Regional plans should consider the intended urban form outcomes for different areas. This will require identifying areas where medium and high-rise development or low-scale infill is envisaged. They should identify the need for high quality open spaces, public realm, neighbourhoods, streets and activity centres where people have priority over vehicles. They should also identify where neighbourhood character will change, evolve or not change at all.

### **SPP 3: Adaptive Reuse**

Regional plans should identify areas of regional character and significance that are dormant or are vacant.

### **SPP 6: Housing Supply and Diversity**

Regional plans should 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.

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.

Regional plans will set performance targets at the direction of SPPs (as appropriate).

### **SPP 7: Cultural Heritage**

Regional plans should implement SPPs by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

## **Theme: Infrastructure and Transport**

### **SPP - 11 Strategic Transport Infrastructure**

Regional plans should identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations. Regional plans should have regard to considering and identifying future strategic transport infrastructure corridors and facilities requiring protection, setting aside land and accommodating changing technologies, growth and demand.

### **SPP 12 – Energy**

Regional plans should implement SPPs and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

**ATTACHMENT C**  
**List of Previous Engagement for the Region**

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Joint Planning Board Pilot Project</b></p> <p>Between 2017 and 2019, six groups of councils participated in a pilot led by the Department to explore how Planning Agreements and Joint Planning Boards (JPBs) will work.</p> <p>The pilot also produced Guidelines and a Template to assist JPBs to prepare a regional plan. These documents were designed so that each JPB has the flexibility to tailor the regional plan for their area according to local circumstances and planning issues. No JPBs have however been established to date.</p>	<p>All except Far North and Kangaroo Island</p>	<p>Pilot Council Groups:</p> <p>Limestone Coast: Councils - Mount Gambier, Grant, Naracoorte Lucindale, Kingston, Robe, Wattle Range, Tatiara.</p> <p>Eyre Peninsula: Councils – Port Lincoln, Lower Eyre Peninsula, Tumby Bay, Cleve, Franklin Harbour, Kimba, Elliston, Streaky Bay, Wudinna, Ceduna.</p> <p>Yorke Peninsula: Councils - Copper Coast, Yorke Peninsula and Barunga West.</p> <p>Spencer Gulf Cities: Councils - Whyalla, Port Augusta and Port Pirie.</p> <p>Riverland: Councils - Renmark Paringa, Berri Barmera, Loxton Waikerie.</p> <p>Murray Mallee: Councils – Coorong, Murray Bridge, Mid-Murray, Karoonda East Murray, Southern Mallee, Renmark Paringa, Berri Barmera, Loxton Waikerie.</p>	<p>2017 to 2019</p>
<p><b>Local Government Regional Planning Committee (LGRPC)</b></p> <p>The LGRPC supports delivery of regional plans by providing two-way communication between regional LGAs, their councils, communities and State Government.</p> <p>The group meets with senior PLUS staff on a quarterly basis.</p>	<p>All</p>	<p>Two selected Chief Executive Officers (or proxies) from councils representatives from each Planning Region).</p>	<p>Q1, Q2 and Q3 2022</p>

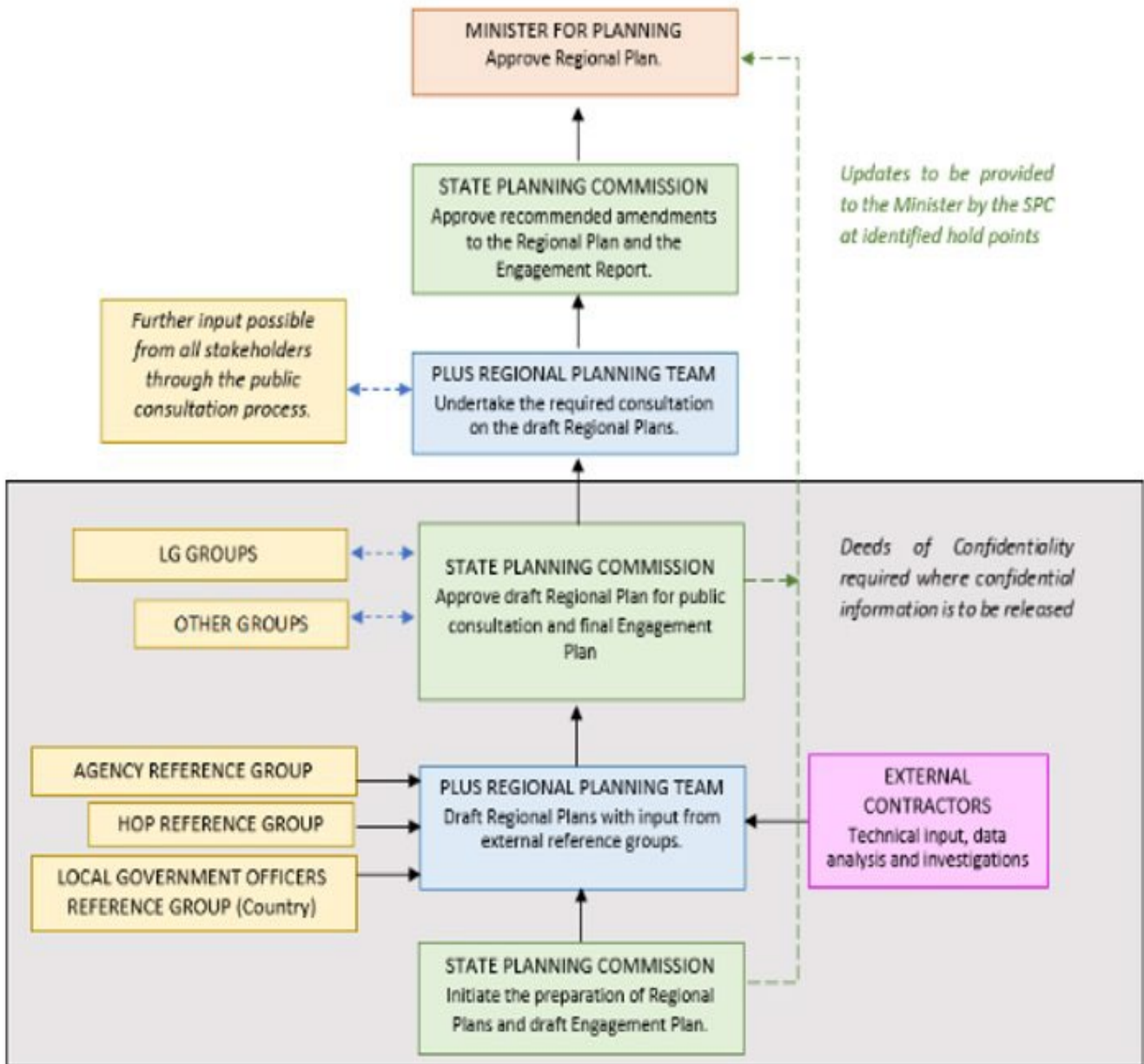
Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Agency Reference Group (ARG)</b></p> <p>The ARG ensures the coordination of agency input into regional plans and provides advice on and represents the interests of respective agencies.</p> <p>The group meets with senior PLUS staff on a bi-monthly basis and also has received briefings and presentations on regional plans from the chair of the Commission.</p>	All	<p>Senior staff representatives from the following stage agencies:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> <li>• Department for Infrastructure and Transport</li> <li>• Office for Design and Architecture South Australia</li> <li>• Department for Energy and Mining</li> <li>• Department for the Premier and Cabinet</li> <li>• Department of Primary Industries and Regions</li> <li>• Infrastructure SA</li> <li>• South Australian Country Fire Service</li> <li>• South Australian Fire and Emergency Services Commission</li> <li>• SA Housing Authority</li> <li>• Department for Health and Wellbeing</li> <li>• Department for Trade and Investment</li> <li>• Renewal SA</li> <li>• Department for Education</li> <li>• South Australian Tourism Commission</li> </ul>	Since early 2022 and expected continue throughout program
<p><b>State Agency data and information collaboration</b></p> <p>PLUS staff worked closely with key state agencies regarding mapping and other data required to address certain requirements of the SPPs which relate to regional plans.</p>	All	Representatives from all key state agencies which are relevant to regional plans.	Q2 and Q3 2022 (and expected continue throughout program)
<p><b>Monthly Policy Forum online meetings</b></p> <p>These sessions operate on a monthly basis enabling PLUS staff to provide updates on Code Amendments, regional plans and other planning policy matters and allowing two-way feedback and discussion.</p> <p>The forum has been used numerous occasions to provide briefings and two-way discussions on regional plans</p>	All	Planning, building and other related staff from local government and the broader industry.	Throughout 2022 (and expected to continue throughout program)

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Engagement on Climate Change Regional Plans Content</b></p> <p>During 2021, a consultancy was engaged by PLUS to prepare climate change content for the regional plans. A report for each region was subsequently prepared with potential content (vision statements, policies and actions).</p> <p>As part of the project, an initial workshop was held with key state agency representatives to identify key issues and topics for further workshops with local government.</p> <p>Following that, four workshops were undertaken in central locations in regional SA (including online attendance) to cover the majority of the state's regions, being:</p> <ul style="list-style-type: none"> <li>• Limestone Coast Region (Naracoorte)</li> <li>• Murray Mallee Region (Mannum)</li> <li>• Eyre and Western Region (Port Lincoln)</li> <li>• Mid-North &amp; Yorke Peninsula Region (Clare).</li> </ul>	<p>All six country regions (noting in person and online attendance offered to representatives from the Far North and Kangaroo Island Regions)</p>	<p>State agency, council and relevant Landscape Board representatives.</p>	<p>May and June 2021</p>
<p><b>Meetings of Regional Local Government Association groups</b></p> <p>Ad hoc presentations and updates to these groups at their regular meetings.</p>	<p>All</p>		<p>Late 2021 and early 2022 (and expected to continue throughout the program)</p>
<p><b>Country Planning Officer Group (CPOG)</b></p> <p>Ad hoc presentations and updates on regional plans at their regular meetings.</p>	<p>All</p>	<p>Planning staff and other representatives from councils in the peri-urban and country areas of South Australia.</p>	<p>Q2 and Q3 2022</p>
<p><b>Chief Executive Officer (CEO) forum</b></p> <p>A forum hosted jointly by PLUS and the Local Government Association (LGA) to discuss regional planning amongst other things. Included presentations from various council CEOs and</p>	<p>All</p>	<p>Council CEOs and other senior local government staff.</p>	<p>27 May 2022</p>

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
senior staff of local strategic planning that may feed into the Commission's regional plans.			
<p><b>Regional Planning Council introduction sessions</b></p> <p>Introductory presentations and question and answer sessions between PLUS staff and country council staff regarding the Commission's principles and scope of regional plans, timeframe and potential content to deliver the Program.</p>	All	Council CEOs and other senior local government staff.	June 2022
<p><b>Workshop with LGRPC regarding engagement approach for country regional plans</b></p> <p>A workshop between a consultant engaged to develop the overarching Engagement Strategy for the Regional Plans Program, and members of the LGRPC to provide feedback and input.</p>	All	Council CEO representatives from each country planning region.	10 May 2022
<p><b>Consultation with country councils on previous strategic work and engagement</b></p> <p>PLUS forwarded templates to councils to complete seeking:</p> <ul style="list-style-type: none"> <li>information on current and recent strategic planning and related projects related engagement activities undertaken which are of potential relevance to the regional plan for the particular region</li> <li>contact details of local community groups and leaders whom may be directly consulted through engagement on the Program.</li> </ul>	All	All country councils planning and related (e.g. engagement) staff.	July and August 2022
<p><b>Regional Development Australia committees information request and briefings</b></p> <p>PLUS sourced regional-scale strategic documents prepared by RDA groups from each region, and held briefings with RDA CEs and staff, providing an overview of the regional plans.</p>	All	Regional Development Australia committees Chief Executives and staff.	August 2022

## ATTACHMENT D

### Governance Arrangement for the preparation of Regional Plans





## ATTACHMENT E

### Timetable for the Preparation of the Limestone Coast Region Plan by the State Planning Commission

Step	Responsibility	Timeframes
<b>Preparation</b>		
<b>Drafting regional plan</b> <ul style="list-style-type: none"> <li>• Engagement Plan prepared</li> <li>• Constraints and opportunity and SPP mapping</li> <li>• Preliminary engagement: workshops with key stakeholders</li> <li>• Preliminary draft plan - council check-in.</li> </ul>	Department and Commission	20 Weeks
<b>Commission approval for consultation</b> <ul style="list-style-type: none"> <li>• Finalisation of draft regional plan</li> <li>• Minister to note.</li> </ul>	Department and Commission	12 weeks
Preparation for engagement	Department	4 weeks
<b>Engagement</b>		
Draft regional plan released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	Department	8 weeks (noting may be subject to change pending finalisation of Engagement Plan)
<b>Consideration of Engagement and Finalisation</b>		
Submissions summarised.  Engagement Report prepared.  Amendments to the regional plan made.	Department and Commission	8 weeks
Commission endorse amendments and Engagement Report.	Commission	4 weeks
<b>Decision Process</b>		
Minister considers the regional plan and the Engagement Report and makes decision.	Minister	4 weeks
<b>Implementation and Operation</b>		
Go-Live - publish on the PlanSA portal.	Department	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved regional plan to Environment, Resources and Development Committee.	Department	8 weeks



**PROPOSAL TO INITIATE THE  
PREPARATION OF THE MURRAY  
MALLEE REGIONAL PLAN**

**Preparation of Murray Mallee Regional  
Plan**

**By the State Planning Commission  
(*the Designated Entity*)**

\_\_\_\_\_ (Signature Required)

**CHAIR, STATE PLANNING COMMISSION**

**Date:** 28 October 2022

**This Proposal to Initiate document forms the basis for the  
preparation of regional plans for the purpose of section 73(1)(a) of  
the *Planning, Development and Infrastructure Act 2016*.**

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## ATTACHMENTS

Attachment A – Map of Affected Area

Attachment B – Alignment with State Planning Policies

Attachment C – List of Engagement to Date

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## 1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is responsible for preparing a regional plan for each region of state pursuant to section 64(1) of the *Planning, Development and Infrastructure Act 2016* (the Act)<sup>1</sup>.

### Planning Regions

The Commission seeks to prepare new regional plans for all seven planning regions of the state pursuant to section 73(1)(a) of the Act. The state has been divided up into 7 proclaimed regions (refer to **Attachment A**), a regional plan will need to be prepared for each of these:

- Eyre and Western (11 councils, Aboriginal Lands)
- Far North (4 councils, Outback Community Authority)
- Kangaroo Island (1 councils)
- Limestone Coast (7 councils)
- Murray Mallee (8 councils, Outback Community Authority)
- Yorke Peninsula and Mid North (11 councils)
- Greater Adelaide (26 councils).

This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations and engagement processes to be carried out for the preparation of the Murray Mallee Regional Plan. It also details the timeframes to be followed in undertaking the preparation of the regional plan.

The current regional plan for this region is the *Murray and Mallee Regional Plan (2011)*. The plan was prepared by the Minister for Planning (the Minister) and came into operation under the *Development Act 1993* on January 2011. This plan remains in operation under the current Act until the new plan has been prepared by the Commission.

The Commission is required to undertake consultation in accordance with the Community Engagement Charter and make final recommendations to the Minister prior to consideration whether to approve, amend or refuse the proposed preparation of a regional plan.

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<sup>1</sup> Section 64 of the Act states: *If a joint planning board has been constituted in relation to an area of the State, the Regional Plan for that area must be prepared by the joint planning board*- No Joint Planning Boards have been established.

## **1.1. Designated Entity for undertaking the preparation of regional plans**

In accordance with section 73(1)(a) of the Act, the Commission will be responsible for undertaking the preparation of regional plans. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for undertaking the preparation of regional plans in accordance with the requirements Act.
- 1.1.2. The Commission intends to undertake the preparation of regional plans by utilising professional expertise of:
  - employees of the Department for Trade and Investment, Planning and Land Use Services (the Department).
  - relevant government agencies
  - local councils
  - other specialist consultants.

## **1.2. The purpose of regional plans**

Regional plans establish a long-term strategic vision for the integrated delivery of land use, transport and other infrastructure, and the public realm.

The regional plan will identify sufficient land supply to support housing diversity, affordable living and employment growth over 30 years. It will contain clear principles for orderly development and the management of growth. It may include a hierarchy of places to guide the form and intensity of settlement and the prioritisation of the release of urban lands.

To remain relevant over time it may also provide scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.

The plan will also identify 0 to 5 year actions, including recommendations about the amendment or establishment of other planning instruments available through the Act such as:

- Amendments to the Planning and Design Code (the Code) (spatial and policy considerations)
- Offset Schemes
- Design Standards
- Practice Guidelines
- Infrastructure Schemes.

Other actions may include (but are not limited to):

- Further strategic planning investigations - structure plans, master plans, growth plans
- Urban design frameworks
- Support for grant and funding from across governments
- Investigations on specific matters.

Actions may be proposed that are not the responsibility of the Commission.

The regional plans will recommend specific amendments to the Code with cadastral defined spatial mapping and specific textual amendments wherever possible.

There is an option for the Minister to make a change to the Code or initiate a Code Amendment on approval of a regional plan without further process (section 75 of the Act). This type of amendment must be in the form of boundary change to a zone or subzone and the application of an overlay. To make such a change, the Minister must be satisfied that:

- the regional plan provided sufficient specificity through use of maps, spatial information, and description of the changes being proposed.
- consultation has occurred in accordance with the Community Engagement Charter.

To ensure that the regional plan remains relevant performance indicators and targets will be included. This will include a consistent set of metrics to measure implementation and success.

The Commission in its annual report, will report on the delivery of actions identified in the regional plan.

#### Development Assessment

A regional plan cannot be used for the purposes of assessing Development Applications with the exception of a development requiring an Environmental Impact Statement (EIS) (sections 113 and 115 of the Act). During the EIS process, the expected effects of the development are considered against the provisions of the regional plan and the Minister has regard to these considerations in the final decision making.

#### Infrastructure Schemes

The Commission, in providing advice to the Minister on initiating an Infrastructure Scheme, must take into account any relevant regional plan (sections 163 (5) and 165 (5) of the Act).

## **2. SCOPE OF THE PREPARATION OF MURRAY MALLEE REGIONAL PLAN**

### **2.1. Affected Area**

The proposal seeks to prepare a regional plan for the Murray Mallee planning region, incorporating the following local government areas:

- Berri Barmera Council
- Coorong District Council
- District Council of Karoonda East Murray
- District Council of Loxton Waikerie
- Mid Murray Council
- Outback Communities Authority
- Renmark Paringa Council
- Rural City of Murray Bridge
- Southern Mallee District Council.

**Attachment A** contains a map of the Murray Mallee planning region.

## **3. STRATEGIC CONSIDERATIONS**

Regional plans will be prepared within a state, regional and local strategic setting, which includes:

- Principles of Good Planning under the Act.
- State Planning Policies including those for Special Legislative Schemes.
- other relevant State Government strategic documents.
- local government strategic documents, such as structure plans and master plans.

### **3.1. Alignment with Principles of Good Planning**

Section 14 of the Act identifies Principles of Good Planning which support and enhance the state's liveability and prosperity, in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across the state. In particular, the following Principles are most relevant to regional plans:

- (a) *long-term focus principles* as follows:
  - (i) policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations;
  - (ii) policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs;
- (f) *investment facilitation principles* as follows:
  - (i) planning and design should be undertaken with a view to strengthening the economic prosperity of the State and facilitating proposals that foster employment growth;
  - (ii) the achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals;
- (g) *integrated delivery principles* as follows:
  - (i) policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes;
  - (ii) planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities;
  - (iii) any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

### **3.2. Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the state's overarching goals and requirements for the planning system. Under section 64(3) of the Act, regional plans must be consistent with any SPP (insofar as may be relevant to the relevant region or area).

The regional plans are the spatial application of the SPPs. The focus of implementing the SPPs have been on those areas that the SPPs speak to being part of the regional plan's implementation.

The Commission has identified all SPPs that can be spatially applied in regional plans (including those for Special Legislative Schemes). This has been done in co-ordination with the relevant state agencies that are custodians of each issue. Refer to the table in **Attachment B**.



### 3.3 Alignment with Federal and State Government Strategies, Policies and Plans

Regional Plans will have content that reflect whole of Government Strategies and Plans where relevant to implementing the SPPs and urban growth. They will not duplicate other documents.

Table 1 lists the State Government documents that have been identified for consideration as part of the regional planning process. This does not negate the opportunity to consider other State Government documents that come to light as part of the detailed investigation period.

**Table 1: Summary of Federal and State Government Documents**

Document	Summary of relevance to regional plan
Federal	
National Freight and Supply Chain Strategy (2019)  Regional Strengths and Infrastructure Gaps Report: Regional Analysis South Australia (2022)  Renewable Energy Atlas/Protected Matters  THRIVE 2030	<ul style="list-style-type: none"> <li>• The <b>National Freight and Supply Chain Strategy</b> aims to position Australia to meet its freight and supply chains challenges, including growing freight volumes; plateauing freight productivity and costs; new technologies like digitalisation, automation, electrification; and resilience to natural disasters, climate risks, cyber security and other threats.</li> <li>• <b>Regional Strengths and Infrastructure Gaps Report</b> provides a national view of the diverse strengths and infrastructure gaps facing Australia's regions in order to enable the identification of priority areas for future planning and analysis.</li> <li>• The <b>Renewable Energy Atlas/Protected Matters tool</b> assists in identifying areas within South Australia that are protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</li> <li>• <b>THRIVE 2030</b> is the national strategy for the long-term sustainable growth of the visitor economy.</li> </ul>
State	
<b>Attorney General's Department</b>  Aboriginal Affairs Action Plan 2022  South Australia's Implementation Plan for the National Agreement on Closing the Gap	<ul style="list-style-type: none"> <li>• The <b>Aboriginal Affairs Action Plan</b>, as well as <b>South Australia's Implementation Plan for the National Agreement on Closing the Gap</b>, emphasises the needs of Aboriginal people and the importance of land, culture and heritage to Elders and their communities.</li> </ul>
<b>Department for Education</b>	<ul style="list-style-type: none"> <li>• The <b>8 Year Enrolment Demand Forecast</b> will assist in the preparation of all state regional plans, by providing valuable state-wide educational needs data and projections.</li> </ul>

Document	Summary of relevance to regional plan
8 Year Enrolment Demand Forecast	
<b>Department for Energy and Mining (DEM)</b>  Energy and Mining Strategy (2020)	<ul style="list-style-type: none"> <li>The Energy and Mining Strategy provides policies and actions to underpin long-term sustainable growth of the energy and mining sectors.</li> </ul>
Department for Environment and Water (DEW)  <b>Climate Change Action Plan 2021-2025</b>  <b>Blue Carbon Strategy for South Australia</b>  <b>Waste Strategy 2020-25</b>  <b>Water Security Statement 2022</b>  <b>DEW Strategies and Guidelines</b>  <b>Murray-Darling Basin Plan Implementation Strategy</b>  Landscape SA  <b>State Landscape Strategy</b>  <b>Murraylands and Riverland Regional Landscape Plan 2021-2026</b>	<ul style="list-style-type: none"> <li>The <b>Climate Change Action Plan 2021-2025</b> establishes the role of Planning and Land Use Services (PLUS) and climate change through:               <ul style="list-style-type: none"> <li>aligning transport and urban planning with low emissions transport outcomes</li> <li>strengthening climate smart planning, building and design policies and their implementation in the planning system</li> <li>promoting opportunities to encourage the private and public sectors to go ‘beyond compliance’ in climate smart design.</li> </ul> <p>The action plan explicitly mentions regional plans in key objective 5, action 5.2 - <i>Embed strategic climate impact assessment into Regional Plans.</i></p> </li> <li>The <b>Blue Carbon Strategy for South Australia</b> is to be considered for all regional plans that include coastal areas. the strategy will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>The <b>Water Security Statement 2022</b> provides critical water security data for each region. The statement will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>DEW are responsible for a number of <b>Strategies and Guidelines</b> covering themes such as climate change, coasts, crown land, ecosystem conservation, fire management, world heritage areas, floods, Green Adelaide, heritage, native vegetation, parks, reservoirs, water and soils, and land management.</li> <li>Preparation of the Murray Mallee Regional Plan will include an understanding of South Australia’s obligations in the <b>Murray-Darling Basin Plan</b>.</li> <li>Prepared in line with the requirements of the <i>Landscape South Australia Act 2019</i>, the <b>Regional Landscape Plan</b> identifies the challenges and priorities for landscape management in their respective regions including:               <ul style="list-style-type: none"> <li>climate resilience</li> <li>water management</li> <li>sustainable land management</li> <li>protecting and enhancing biodiversity</li> <li>people and partnerships.</li> </ul> </li> </ul>

Document	Summary of relevance to regional plan
<p><b>Department for Infrastructure and Transport (DIT)</b></p> <p>Functional Hierarchy for SA's Land Transport Network</p> <p>High Productivity Vehicle Network</p> <p>DIT Forward Work Plan 2021-2024</p> <p>Green Infrastructure Commitment (2021)</p>	<ul style="list-style-type: none"> <li>• The <b>Functional Hierarchy for SA's Land Transport Network</b> document identifies which corridors are important for different modes of transport. It guides the use of road and rail space to improve safety and efficiency for users of the transport network and has a direct relationship with all state regional plans.</li> <li>• <b>High Productivity Vehicle Network</b> – the Dukes Highway is part of this network.</li> <li>• The <b>DIT Forward Work Plan – Major Programs 2021-2024</b> are to be considered during the preparation of this regional plan as it details major infrastructure works for across the state.</li> <li>• The <b>Green Infrastructure Commitment</b> lists four focus areas and six commitments that align to all state regional plans.</li> </ul>
<p><b>Department of Primary Industries and Regions (PIRSA)</b></p> <p>Strategic Plan 2021-2025 Regional Development Strategy 2021</p>	<ul style="list-style-type: none"> <li>• PIRSA's <b>Strategic Plan 2021-2025</b> is the overarching document that provides strategic priorities, aims and outcomes to advance the prosperity of South Australia's primary industries, their communities and regions. This is relevant to all regions.</li> <li>• The <b>Regional Development Strategy 2021</b> seeks to deliver a plan for future investment, support and priorities to shape the future of the state's regions over the long term, as well as a mechanism to regularly engage regional representatives and consider both immediate and future priorities over time. This is relevant to all regions.</li> </ul>
<p><b>Environmental Protection Authority (EPA)</b></p> <p>Strategic Directions 2018-2022</p> <p>Good for Environment, Good for Business</p> <p>National Environment Protection Measures (NEPMs)</p> <p>EPA Guidelines</p>	<ul style="list-style-type: none"> <li>• <b>Strategic Directions 2018-2022</b> sets the long-term vision and objectives for the EPA that will guide the development and application of modern and innovative approaches to tackle environmental challenges. The directions ensure that efforts are aligned to whole-of-government priorities and expectations from the community and industry.</li> <li>• <b>Good for Environment, Good for Business</b> showcases how successful, innovative businesses can co-exist with the expectations of the local community, delivering environmental improvements, and investing in jobs and growth for the wellbeing and prosperity of all South Australians.</li> <li>• <b>NEPMs</b> outline agreed national objectives for protecting or managing particular aspects of the environment.</li> <li>• The EPA have a number of <b>Guidelines</b> covering environmental issues such as site contamination, water quality, air quality, radiation, noise, waste and recycling, planning, aquaculture and climate change.</li> </ul>

Document	Summary of relevance to regional plan
<p><b>Inclusive SA</b></p> <p>State Disability Inclusion Plan 2019-2023</p>	<ul style="list-style-type: none"> <li>The <b>State Disability Inclusion Plan 2019-2023</b> includes an aim to increase accessibility to public and community infrastructure, transport, services, information, sport and recreation and the greater community across all regions.</li> </ul>
<p><b>Infrastructure SA</b></p> <p>20-Year State Infrastructure Strategy</p>	<ul style="list-style-type: none"> <li>The 20-Year State Infrastructure Strategy has a direct relationship with all state regional plans, as it provides strategic direction for digital, education, health, housing, justice, tourism, sport and cultural, transport and utility infrastructure across the state.</li> </ul>
<p><b>Office for Recreation, Sport and Racing (ORSR)</b></p> <p>State Sport and Recreation Infrastructure Plan 2020-2040</p> <p>Game On – Getting South Australia Moving</p>	<ul style="list-style-type: none"> <li>The <b>State Sport and Recreation Infrastructure Plan 2020-2040</b> has a direct relationship with all regional plans, as it provides direction and strategic approaches for sporting and recreational infrastructure across the state.</li> <li>The <b>Game On</b> strategy seeks high quality and accessible public open spaces and to improve the accessibility, connectivity and safety of active transport opportunities, which is relevant to all regions.</li> </ul>
<p><b>Planning and Land Use Services (PLUS)</b></p> <p>Current Code Amendments and Development Plan Amendments</p> <p>Climate Change for Regional Plans 2021</p>	<ul style="list-style-type: none"> <li>Desktop research will include investigating whether there are currently any <b>Code Amendments</b> or outstanding <b>Development Plan Amendments</b> in progress relating to the Murray Mallee region.</li> <li>In 2021 preliminary work was undertaken to investigate climate change issues (challenges and opportunities) across the regions, with the intention to produce climate change-related content for the regional plans. this culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions. The recommended content will help identify and describe the key changes projected for each region and how these are likely to impact regional communities, industries, infrastructure and the natural environment.</li> </ul>
<p><b>SA Health</b></p> <p>State Public Health Plan 2019-2024</p> <p>South Australia’s Plan for Aging Well 2020-2025</p> <p>SA Health and Wellbeing Strategy 2020 - 2025</p>	<ul style="list-style-type: none"> <li>The <b>State Public Health Plan 2019-2024</b> promotes building stronger communities and healthier environments, protecting against public and environmental health risks and responding to climate change.</li> <li><b>South Australia’s Plan for Aging Well 2020-2025</b> includes the following themes for action: <ul style="list-style-type: none"> <li>making homes more flexible to people’s changing needs and wants over time</li> <li>models and options for creating homes that suite a greater diversity of needs and aspirations</li> <li>affordable and accessible homes.</li> </ul> </li> <li>The <b>SA Health and Wellbeing Strategy 2020 - 2025</b> has a direct relationship with all regional plans. the strategy identifies ‘creating healthier neighbourhoods and communities’ as a key contributor to achieving its health and wellbeing vision for the state. In addition, the</li> </ul>

Document	Summary of relevance to regional plan
	table of planned works for hospital and health care facilities across the state, this may influence the targets and outcomes contained within the regional plan.
<p data-bbox="108 353 475 421"><b>South Australian Housing Authority (SAHA)</b></p> <p data-bbox="108 501 453 568">Our Housing Future 2020-2030</p> <p data-bbox="108 649 485 716">South Australian Aboriginal Housing Strategy 2021-2031</p>	<ul data-bbox="528 353 1487 604" style="list-style-type: none"> <li data-bbox="528 353 1487 456">• The <b>Our Housing Future 2020-2030</b> strategy has a direct relationship with all state regional plans as it provides direction and strategic approaches for housing across the state.</li> <li data-bbox="528 456 1487 604">• The <b>South Australian Aboriginal Housing Strategy 2021-2031</b> has a direct relationship with all state regional plans as it provides direction and strategic approaches for a collaborative approach to addressing Aboriginal housing challenges across the state.</li> </ul>
<p data-bbox="108 754 475 822"><b>South Australian Tourism Commission (SATC)</b></p> <p data-bbox="108 902 469 969">South Australian Visitor Economy Sector Plan 2030</p>	<ul data-bbox="528 754 1487 969" style="list-style-type: none"> <li data-bbox="528 754 1487 969">• Sections of the <b>South Australian Visitor Economy Sector Plan 2030</b> are of relevance to the preparation of all state regional plans. It provides an understanding of the value, strategic direction and regional targets for tourism, within each region and provides an opportunity to outline and prioritise actions relating to individual regions.</li> </ul>
<p data-bbox="108 1001 300 1037"><b>Wellbeing SA</b></p> <p data-bbox="108 1117 443 1184">South Australian Walking Strategy 2022-2032</p>	<ul data-bbox="528 1001 1487 1140" style="list-style-type: none"> <li data-bbox="528 1001 1487 1140">• The <b>South Australian Walking Strategy 2022-2032</b> incorporates new and innovative cross-sector actions to plan, build, promote and maintain suitable walking environments that foster a culture of walking, which is relevant in all regions.</li> </ul>

#### 4. INVESTIGATIONS AND ENGAGEMENT

The goal of the regional plan process is to collaborate with key stakeholders to identify the spatial planning future of the region.

The Department has liaised with the Murraylands and Riverland Local Government Association (MRLGA), the Regional Development Australia Murraylands and Riverland (RDAMR) and the councils in the region to identify investigations that have prepared and are relevant for consideration in preparing the regional plan. Council strategic documents such as structure plans and master plans will be considered and may be incorporated into the regional plans and the Department will liaise with councils on doing this.

The following documents have been identified as providing information that will be considered and potentially incorporated into the Murray Mallee Regional Plan.

**Table 2: MRLGA, RDAMR and Council investigations**

<b>Document</b>	<b>Summary of relevance to regional plan</b>	<b>Engagement to date</b>
Murraylands and Riverland Local Government Association (MRLGA)  <i>Murraylands and Riverlands Plan 2022</i>	Developed from the Future Drought Fund, the plan revolves around building resilience in regional communities and sectors.	Led by RDAMR and developed in partnership with RDAMR and MR Landscape Board.
MRLGA  Draft Water Position Paper (including Regional Impact Statement)	This paper seeks to build a shared understanding of the value of water in the region and its future.	Developed by a working group comprised of key members of local government and the Murray Darling Association to represent community views.
MRLGA  <i>Murray and Mallee Regional Transport Plan</i>	The 2030 Regional Transport Plan is a strategic level assessment of transport needs and priorities within the Region for the period from 2013 to 2030.	Prepared with significant input from relevant stakeholders.
MRLGA  <i>Regional Road Hierarchy Plan</i>	The purpose of developing a regional road hierarchy plan is to enable all eight MRLGA councils to adopt a road hierarchy across the region.	Nil details available.
MRLGA  <i>Rally for Riverland Advocacy Road Map (2019)</i>	The Rally for Riverland Advocacy Road map articulates seven key priority areas for advocacy, provides a detailed and rich description of key issues and their possible impact on the community, and articulates the community's aspirations for each priority area; and suggests possible responses.	Nil details available.
MRLGA  <i>Regional Public Health Plan</i>	This plan acknowledges the role of local governments in public health and encourage the development of regional public health plans that support the collaboration of councils and stakeholders to improve regional public health outcomes.	Nil details available.
MRLGA  <i>Regional Waste and Resource Recovery Strategy</i>	The 2021-26 Regional Waste & Resource Recovery Strategy provides a framework for local solutions to enhance service delivery, manage costs and drive innovation in resource recovery.	Nil details available.

Document	Summary of relevance to regional plan	Engagement to date
MRLGA  <i>Regional Sport and Recreational Needs Review (2017)</i>	The Regional Sport and Recreation Facilities Needs Review provides strategic directions and priorities for planning, allocation, development and management of the regional sport and recreation needs across the region.	Nil details available.
Regional Development Australia Murraylands and Riverland (RDAMR)  <i>2020-2023 Strategic Plan</i>	Outlines RDAMR’s vision for a world leading circular economy and provides guidance for industry and government bodies, businesses and community groups to align priorities to achieve better economic and social outcomes for the region.	Extensive consultation with regional communities, organisations and businesses.
RDAMR  <i>Rally for Riverland Advocacy Roadmap</i>	A Social Indicators Strategy prepared for the areas within the Berri Barmera, Renmark Paringa and Loxton Waikerie Council areas. Identifies a shared vision and applies a ‘strategic lens’ for advocacy and priorities for the councils and RDA.	Stakeholder engagement undertaken in 2019-20.
RDAMR  <i>Murraylands and Riverland Freight Transport Options 2021</i>	An investigation into the benefits and opportunities for the region of alternative road connectivity options.	Prepared with significant engagement with relevant stakeholders including Landscape Board, industry, community, and local, State and federal Government.
RDAMR  <i>Strategic Tourism Plan 2021-2024 (Murray River, Lakes &amp; Coorong Tourism Alliance)</i>	Completed by the Murray River, Lakes and Coorong Tourism Alliance and supported by RDAMR, this plan focusses on growing the value and opportunities for the region, while also supporting ‘all of River’ partnerships to build the visitor economy along the length of the Murray in South Australia.	Developed with consideration of government and regional tourism plans, data and input from stakeholders and tourism operators.
Berri Barmera Council  <i>Berri Barmera Draft Growth Strategy</i>	The draft growth strategy is a 25-year plan developed under council’s strategic and community plan which details a shared vision, spatial framework and targeted initiatives to drive growth across the region, including identification of potential sites for rezoning.	The draft has been informed by early community consultation undertaken in 2021.  Statutory consultation closed at the end July 2022 and included an online survey and two community drop-in sessions.

<b>Document</b>	<b>Summary of relevance to regional plan</b>	<b>Engagement to date</b>
Berri Barmera Council <i>Strategic Plan 2020-2025</i>	Outlines the vision, mission and strategies for the district.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
Coorong District Council <i>Coorong Growth Strategy</i>	Investigates residential and commercial land supply, zoning and demand / supply market dynamics for key towns in the district. Short (5 year) and Long (5-20 year) vision and opportunities based on sound rational data and evidence.	Engagement undertaken with a range of stakeholders. Anticipated completed September 2022.
Coorong District Council <i>Tintinara Airfield Residential Zone 2018</i>	Development Plan Amendment was completed in 2018 and included in last version of Coorong Development Plan. The policy did not transition to the Code due to phasing of regional / metro councils. Council is engaging with Minister for reinstatement of policy in the Code.	Engagement of the DPA was undertaken pursuant to the requirements of the <i>Development Act 1993</i> .
Coorong District Council <i>Community Vision Plan 2021-2025</i>	Outlines the vision, mission and strategies for the council area.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
District Council of Karoonda East Murray <i>Karoonda Economic Development and Tourism Strategy</i>	Provides a roadmap for council and community to attract new investment, residents and arrest population decline. Targeted short-, medium- and long-term opportunities.	Significant stakeholder and community consultation including workshops with key stakeholders.
District Council of Karoonda East Murray <i>Community Vision 2040</i>	Communicates council's long-term aspirations and goals.	Community workshops held between December 2018 and August 2019.
Mid Murray Council <i>Our Plan 2020-24</i>	Identifies strategic goals, key activities and measures to deliver on council's priorities	Thorough community consultation process was undertaken to inform the direction of the plan, and pursuant to <i>Local Government Act 1999</i> .
Rural City of Murray Bridge	Articulates the community vision of 'Thriving Communities'. It identifies key themes and objectives that guide council's planning and decision making.	Developed with significant input from local stakeholders and community.



Document	Summary of relevance to regional plan	Engagement to date
<i>Community Plan 2016-32</i>		
Rural City of Murray Bridge  <i>Murray Bridge Structure Plan</i>	Guides and accommodates projected population growth within Murray Bridge. The plan considers the infrastructure required to develop growth areas, noting however that future detailed investigations are required to resolve infrastructure and human services provision (identifying that these would be undertaken through the Code Amendment process).	Developed with significant input from local stakeholders and community.
Rural City of Murray Bridge  <i>The Murray Bridge Rural Communities Study</i>	Provides plans for Callington, Jervois, Monarto, Wellington, Woodlane, Monteith, Mypolonga and Woods Point to identify actions that council can undertake to support their ongoing sustainability.	Developed with significant input from local stakeholders and community.
District Council of Loxton Waikerie  <i>Loxton Waikerie Growth Strategy (expected completion mid 2022)</i>	Identifies the requirements to encourage growth of residential, commercial, and industrial sectors, whilst continuing to support the strong agricultural and horticultural industries in the area.	Significant stakeholder and community engagement undertaken.
District Council of Loxton Waikerie  <i>Economic Development Report and Project Plan</i>	Guides economic development activities, encouraging strategically focussed actions-based investment.	Nil details available.
District Council Loxton Waikerie  <i>Waikerie Ageing Strategy 2020-2023</i>	Encourages active ageing in Waikerie, addressing outdoor space and buildings, transport, housing, social participation and inclusion, civic participation, communication and community support and health services.	Nil details available.
District Council Loxton Waikerie  <i>Waikerie Prosperity Strategy 2017</i>	A plan to position Waikerie as a go-to town for business investment, tourism and new residents.	Nil details available.
Renmark Paringa Council  <i>Community Plan 2021-2030</i>	Outlines the vision, strategic outcomes and goals for the council area.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .

Document	Summary of relevance to regional plan	Engagement to date
Renmark Paringa Council  Community Wastewater Management Scheme (CWMS) – multiple plans.	Investigates the current capacity of the wastewater network and design improvements to remove impediments to development/ economic activity.	Nil details available.
Renmark Paringa Council  Jane Eliza Development – Masterplan and Code Amendment initiation	A master plan to create a high-quality mixed-use estate with nationally significant marina, and a Code Amendment to be initiated to ensure zoning at the proposed Jane Eliza development site reflects the preferred development outcomes.	Nil details available.
Renmark Paringa Council  <i>Houseboat Management Plan</i>	A plan to increase utilisation and growth in the houseboat sector in the Renmark Paringa Council area.	Nil details available
Southern Mallee District Council <i>2012-2025 Strategic Plan</i>	Outlines the long-term, shared goals and aspirations for the council area.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .

## 4.2. Further investigations proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the preparation of Murray Mallee Regional Plan.

However, through the regional planning process and engaging further with stakeholders it is likely that further investigations will need to occur beyond those listed below.

**Table 3- Further investigations to occur**

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
Population and demographics analysis	PLUS	Identifies the existing and projected population and demographic base of the region and of key towns and settlements based on Census and Australian Bureau of Statistics data and information. This will provide contextual information about the region and assist in

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
		setting the future vision and other provisions in the regional plan.
Infrastructure delivery framework	PLUS	Identifies the key infrastructure requirements for the future vision for the region and assigns actions and responsibilities for timing and delivery.
Performance targets	PLUS	Identifies key targets or other success monitoring measures associated with achieving the vision, provisions or actions outlined in the regional plan.
Housing diversity and supply study	PLUS	<p>Identifies ways to enhance the current planning policy framework in the Code to enable greater diversity and supply of dwelling typologies within regional areas.</p> <p>This is to assist in addressing housing shortages and/or lack of affordable accommodation opportunities in the regions which is a critical problem identified by State Government more broadly.</p>
Activity centre study	PLUS	Identifies whether the current centres planning policy framework within the Code (including current hierarchy) is contemporary and appropriate.
Climate change provisions	PLUS	<p>In 2021 preliminary work was undertaken to produce climate change-related content for regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions.</p> <p>Further investigations are required to identify specific provisions to include in the draft regional plans based on the recommended content provided in the reports.</p>
Water and Infrastructure Corridors Initiative	Department for Environment and Water; Department for Energy and Mining	Identifies and protects future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.
Establishment of Renewable Energy Zones (REZs)	Department for Energy and Mining	Identifies REZs and will assist in planning to minimise potential impacts of incompatible land uses, manage risk to public safety, the environment and security of energy supply.

<b>Further investigations proposed</b>	<b>Agency/ organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Flood Hazard Mapping and Assessment Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Bushfire Hazard Spatial Layer Mapping Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Adaptive Reuse Guidelines for State Heritage Places	Department for Environment and Water	Regional plans should identify areas of regional character and significance that are dormant or are vacant.
Critical Habitat and Archaeology Overlays	Department for Environment and Water	Development of point data for select settlement peripheries to inform appropriate growth fronts and assists in appropriate conservation of areas and places of biodiversity and cultural heritage significance.
A Coorong Experience Masterplan is currently being prepared. This will focus on visitor experience and economy in Coorong National Parks and surrounds	Department of Environment and Water	May identify opportunities and provide guidance for economic and tourism related development in the region.
Review of the Functional Hierarchy of SA's Land Transport Network	Department for Infrastructure and Transport	Reviews and identifies which corridors are important for different modes of transport across the state.
Review of the High Productivity Vehicle Network	Department for Infrastructure and Transport	Reviews and identifies the High Productivity Vehicle Network across the state.
SA Freight Study	Department for Infrastructure and Transport	Provides a blueprint for transport infrastructure development, focusing on freight movements within South Australia.
Primary Production Priority Areas Mapping (PPPA)	Department of Primary Industries and Regions	Ensures that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected.
Draft SA Health Infrastructure Strategy	Department for Health and Wellbeing	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.
Mid Murray Growth Strategy	Mid Murray Council	Will identify future growth areas across the council area.

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
<p>Truro Masterplan</p> <p>DIT is planning a Sturt Highway bypass to divert traffic out of Truro’s main street.</p> <p>A Masterplan for Truro is proposed to be prepared to plan for the township post-bypass construction.</p>	<p>Mid Murray Council</p>	<p>Construction of the Truro Bypass is expected to commence in early 2023 and be completed by 2025. The regional plan will need to reflect the proposed alignment and consider implications for the Truro township.</p>

#### 4.2 Engagement already undertaken

Significant preliminary engagement has occurred with key stakeholders. The purpose of this engagement has been to:

- inform and prepare stakeholders for the upcoming regional planning process
- gather information for preparing this initiation
- collecting community leader information for planning for engagement
- gathering constraints and opportunities mapping from government agencies
- setting up governance arrangements with stakeholder groups.

Refer to **Attachment C** for a list of engagement that has occurred to date.

#### 4.3. Governance framework

Through the Local Government Association (LGA) of South Australia, Regional Local Government groups have been established. These local government groups will play an important role in providing information and feedback to the Commission during the regional planning process as representatives of councils in the region. The Murraylands and Riverland Local Government Association (MRLGA) is the relevant association in the Murray Mallee region.

The Commission has endorsed a Memorandum of Understanding (MoU) for the preparation of the regional plan. The MoU is likely to be entered into between the Commission and the MRLGA in late 2022, following the local government elections.

The agreement states that throughout the Regional Planning Program:

- the Commission will keep the MRLGA group regularly updated and informed of the progress of the Regional Planning Program as relevant
- the MRLGA group will:

- drive and lead engagement and discussion with their local communities (either through member councils or otherwise); and
- where possible, manage feedback and input from member councils into one consistent message or policy position across their respective region or local government areas.

The Commission and the Department will also work with council administration as required to seek input on the investigations, data, analysis and other regional matters.

An overview of the governance arrangement for the development of regional plans is provided in **Attachment D**.

#### **4.4. Engagement Plan**

In addition to the engagement already undertaken and identified above, an Engagement Plan for the preparation of the Murray Mallee Regional Plan will be developed in accordance with the Commission's Community Engagement Charter.

The purpose of undertaking further engagement during the preparation of the regional plan is to:

- develop a regional plan that reflects the vision and aspirations of the community to help guide how development is undertaken in the longer-term
- have authentic conversations to ensure the regional plan is able to be delivered 'on the ground' and has a positive and meaningful impact
- raise awareness and build capacity within the community about the planning system and enable them to better participate in the planning of their region
- have broad reach to enable those who are interested to contribute, while also having more targeted conversations creating depth to work through the range of planning issues facing the region
- build on work that has already been undertaken within each region.

## **5. PROCESS FOR PREPARATION OF REGIONAL PLAN**

### **5.1 Engagement Plan**

The preparation of the Regional Plan will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Commission will prepare an Engagement Plan prior to the commencement of engagement to be undertaken during the preparation of the regional plan.

The proposed approach for development of the six country regional plans, and associated engagement plans, is proposed to occur in four phases:

1. Preparation
2. Visioning/Priority setting
3. Formal consultation
4. Communicating the 'final' plan and review process.

## **5.2 Engagement Report**

Once engagement on the preparation of the regional plan is complete, the Commission will prepare an Engagement Report under section 73(7) of the Act.

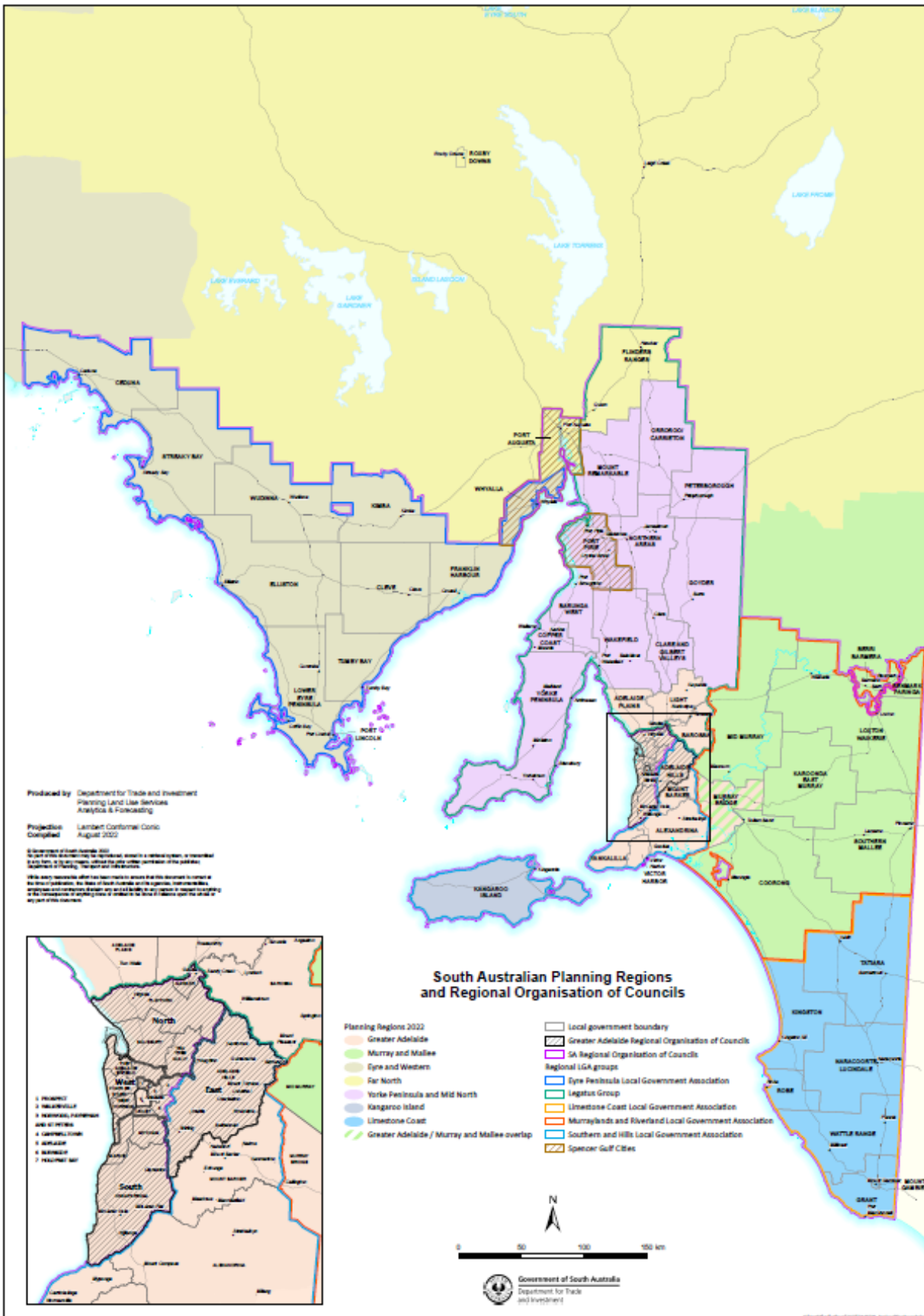
The Commission must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with [Practice Direction 2 - Preparation and Amendment of Designated Instruments \(plan.sa.gov.au\)](https://www.plan.sa.gov.au/practice-direction-2-preparation-and-amendment-of-designated-instruments).

The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. This report will provide information about the reason for the preparation of the regional plan, the consultation undertaken during the preparation of the regional plan and any other information considered relevant by the Commission.

## **5.3 Preparation of regional plan timetable**

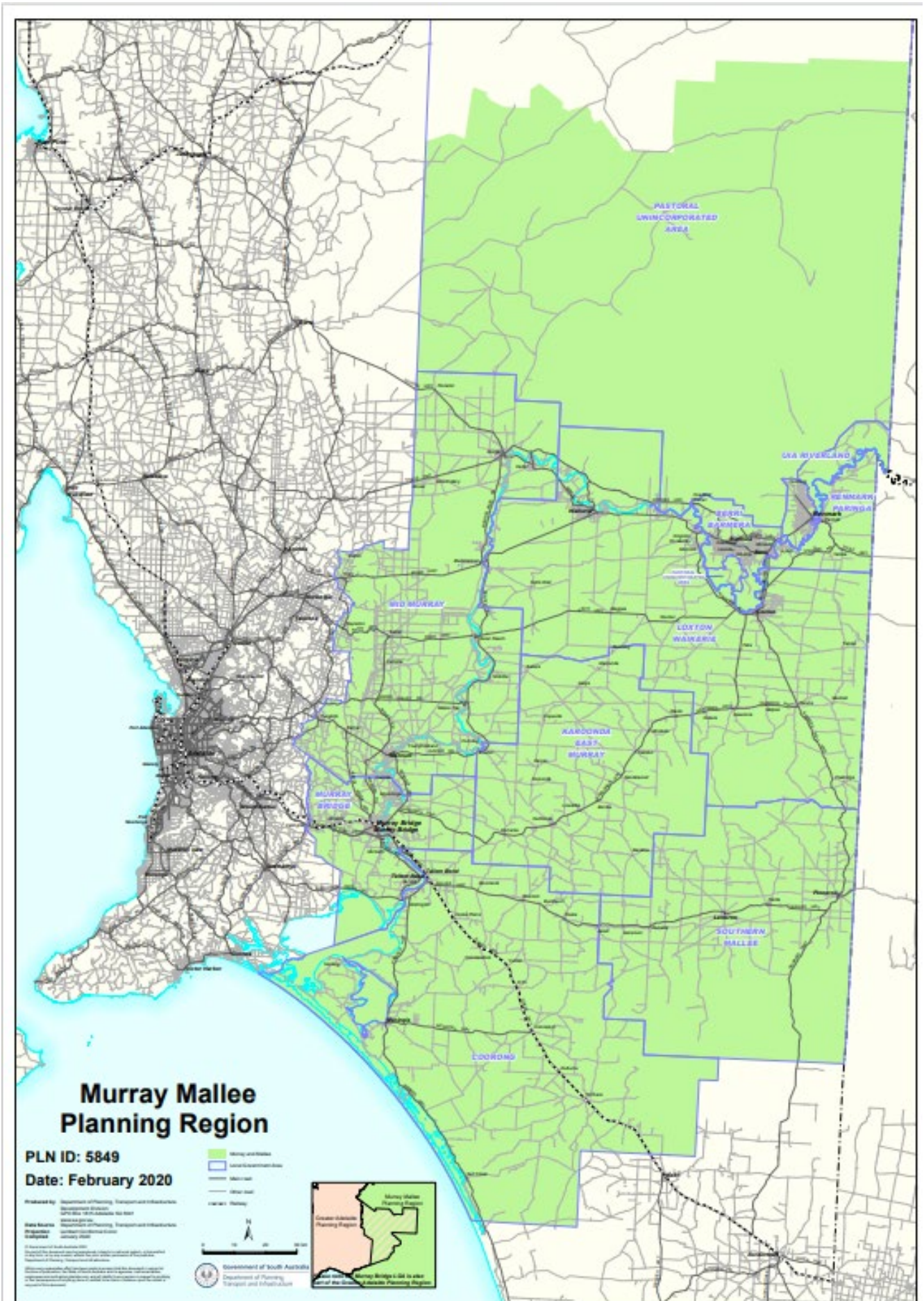
The preparation of the Murray Mallee Regional Plan is intended to be undertaken in line with the timeframe outlined in **Attachment E**.

# ATTACHMENT A Map of Affected Area South Australian Planning Regions





# Map of Affected Area – Murray Mallee Region



## ATTACHMENT B

### Scope of State Planning Policy Consideration

Summary of State Planning Policies (SPP) to be addressed in the Regional Plans.

Although interconnected, for the purposes of regional planning, the SPPs have been separated into four themes:

- a. People, Housing and Liveability
- b. Productive Economy
- c. Natural Resources, Environment and Landscapes
- d. Infrastructure and Transport.

#### Theme: Productive Economy

##### **SPP 8 – Primary Industry**

Regional plans should implement SPPs by 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**

Regional plans should implement SPPs by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes and activity centres that are well-serviced by public transport, connected to priority freight routes and provide an attractive place to work.

##### **SPP 10 – Mineral and Energy Resources**

Regional plans should identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines. Strategies to 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.

#### Theme: Natural Resources, Environment and Landscapes

Regional plans should implement SPPs by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands (such as those under Heritage Agreements); areas of native vegetation; and listed wetlands.

#### **SPP 4 - Biodiversity**

Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values which can co-exist with other land uses such as primary production and tourism.

#### **SPP 5: Climate Change**

Regional plans should specify broad policy settings that promote resilient, liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

#### **SPP 13 - Coastal Environment**

Regional plans should 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.

#### **SPP 15- Natural Hazards**

Regional plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

#### **SPP 16 - Emissions and Hazardous Activities**

Regional plans 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.

#### **SPP 17 - Special Legislative Scheme – River Murray Act 2003**

Regional plans should implement SPPs by identifying areas that require protection, restoration and/or enhancement. The short and long term water infrastructure requirements should also be identified to understand future irrigation requirements and/or water resource protection.

#### **SPP 19 - Special Legislative Scheme – Marine Parks Act 2007**

Regional plans should implement the SPPs by identifying areas to be preserved and protected from further development and areas for the intensification of development.

### **SPP 1: Integrated Planning**

Regional plans should ensure that future growth is identified in a way that can be supported by infrastructure. The logical sequencing of development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in regional plans. Regional plans affecting urban areas will therefore need to demonstrate how integrated planning principles can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

Regional plans will also set performance targets in the application of SPPs (as appropriate).

### **SPP 2: Design Quality**

Regional plans should consider the intended urban form outcomes for different areas. This will require identifying areas where medium and high-rise development or low-scale infill is envisaged. They should identify the need for high quality open spaces, public realm, neighbourhoods, streets, and activity centres where people have priority over vehicles. They should also identify where neighbourhood character will change, evolve, or not change at all.

### **SPP 3: Adaptive Reuse**

Regional plans should identify areas of regional character and significance that are dormant or are vacant.

### **SPP 6: Housing Supply and Diversity**

Regional plans should 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.

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.

Regional plans will set performance targets at the direction of SPPs (as appropriate).

### **SPP 7: Cultural Heritage**

Regional plans should implement SPPs by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

### **SPP 21 - Special Legislative Scheme – Character Preservation (Barossa Valley) Act 2012 (where relevant to Murray Mallee Regional only)**

Regional plans should implement the SPPs by ensuring that additional residential development within the Barossa Valley Character Preservation Area is restricted and that areas for expansion of our primary industries, tourism activities and heritage areas are identified.

## **Theme: Infrastructure and Transport**

### **SPP - 11 Strategic Transport Infrastructure**

Regional plans should identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations. Regional plans should have regard to considering and identifying future strategic transport infrastructure corridors and facilities requiring protection, setting aside land and accommodating changing technologies, growth and demand.

### **SPP 12 – Energy**

Regional plans should implement SPPs and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

**ATTACHMENT C**  
**List of Previous Engagement for the Region**

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Joint Planning Board (JPB) Pilot Project</b></p> <p>Between 2017 and 2019, six groups of councils participated in a pilot led by the Department to explore how Planning Agreements and JPBs will work.</p> <p>The pilot also produced guidelines and a template to assist JPBs to prepare a regional plan. These documents were designed so that each JPB has the flexibility to tailor the regional plan for their area according to local circumstances and planning issues.</p> <p>No JPBs have however been established to date.</p>	<p>All except Far North and Kangaroo Island</p>	<p>Pilot council groups:</p> <p>Limestone Coast: Councils - Mount Gambier, Grant, Naracoorte Lucindale, Kingston, Robe, Wattle Range, Tatiara.</p> <p>Eyre Peninsula: Councils – Port Lincoln, Lower Eyre Peninsula, Tumby Bay, Cleve, Franklin Harbour, Kimba, Elliston, Streaky Bay, Wudinna, Ceduna.</p> <p>Yorke Peninsula: Councils - Copper Coast, Yorke Peninsula and Barunga West.</p> <p>Spencer Gulf Cities: Councils - Whyalla, Port Augusta and Port Pirie.</p> <p>Riverland: Councils - Renmark Paringa, Berri Barmera, Loxton Waikerie.</p> <p>Murray Mallee: Councils – Coorong, Murray Bridge, Mid-Murray, Karoonda East Murray, Southern Mallee, Renmark Paringa, Berri Barmera, Loxton Waikerie.</p>	<p>2017 to 2019</p>
<p><b>Local Government Regional Planning Committee (LGRPC)</b></p> <p>The LGRPC supports delivery of regional plans by providing two-way communication between regional LGAs, their councils, communities and State Government.</p> <p>The group meets with senior PLUS staff on a quarterly basis.</p>	<p>All</p>	<p>Two selected CEOs (or proxies) from councils representatives from each planning region.</p>	<p>Q1, Q2 and Q3 2022</p>
<p><b>Agency Reference Group (ARG)</b></p>	<p>All</p>	<p>Senior staff representatives from the following stage agencies:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> <li>• Department for Infrastructure and Transport</li> </ul>	<p>Since early 2022 and expected</p>

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p>The ARG ensures the coordination of agency input into Regional Plans and provides advice on and represents the interests of respective agencies.</p> <p>The group meets with senior PLUS staff on a bi-monthly basis and also has received briefings and presentations on regional plans from the chair of the Commission.</p>		<ul style="list-style-type: none"> <li>• Office for Design and Architecture South Australia</li> <li>• Department for Energy and Mining</li> <li>• Department for the Premier and Cabinet</li> <li>• Department of Primary Industries and Regions</li> <li>• Infrastructure SA</li> <li>• South Australian Country Fire Service</li> <li>• South Australian Fire and Emergency Services Commission</li> <li>• SA Housing Authority</li> <li>• Department for Health and Wellbeing</li> <li>• Department for Trade and Investment</li> <li>• Renewal SA</li> <li>• Department for Education</li> <li>• South Australian Tourism Commission</li> </ul>	continue throughout program
<p><b>State agency data and information collaboration</b></p> <p>PLUS staff worked closely with key state agencies regarding mapping and other data required to address certain requirements of the SPPs which relate to regional plans.</p>	All	Representatives from all key state agencies which are relevant to regional plans.	Q2 and Q3 2022 (and expected continue throughout program)
<p><b>Monthly Policy Forum online meetings</b></p> <p>These sessions operate on a monthly basis enabling PLUS staff to provide updates on Code Amendments, regional plans and other planning policy matters and allowing two-way feedback and discussion.</p> <p>The forum has been used numerous occasions to provide briefings and two way discussions on regional plans.</p>	All	Planning, building and other related staff from local government and the broader industry.	Throughout 2022 (and expected to continue throughout program)
<p><b>Engagement on climate change regional plans content</b></p> <p>During 2021, a consultancy was engaged by PLUS to prepare climate change content for the regional plans. A report for each</p>	All six country regions (noting in person and online attendance offered	State agency, council and relevant Landscape Board representatives.	May and June 2021

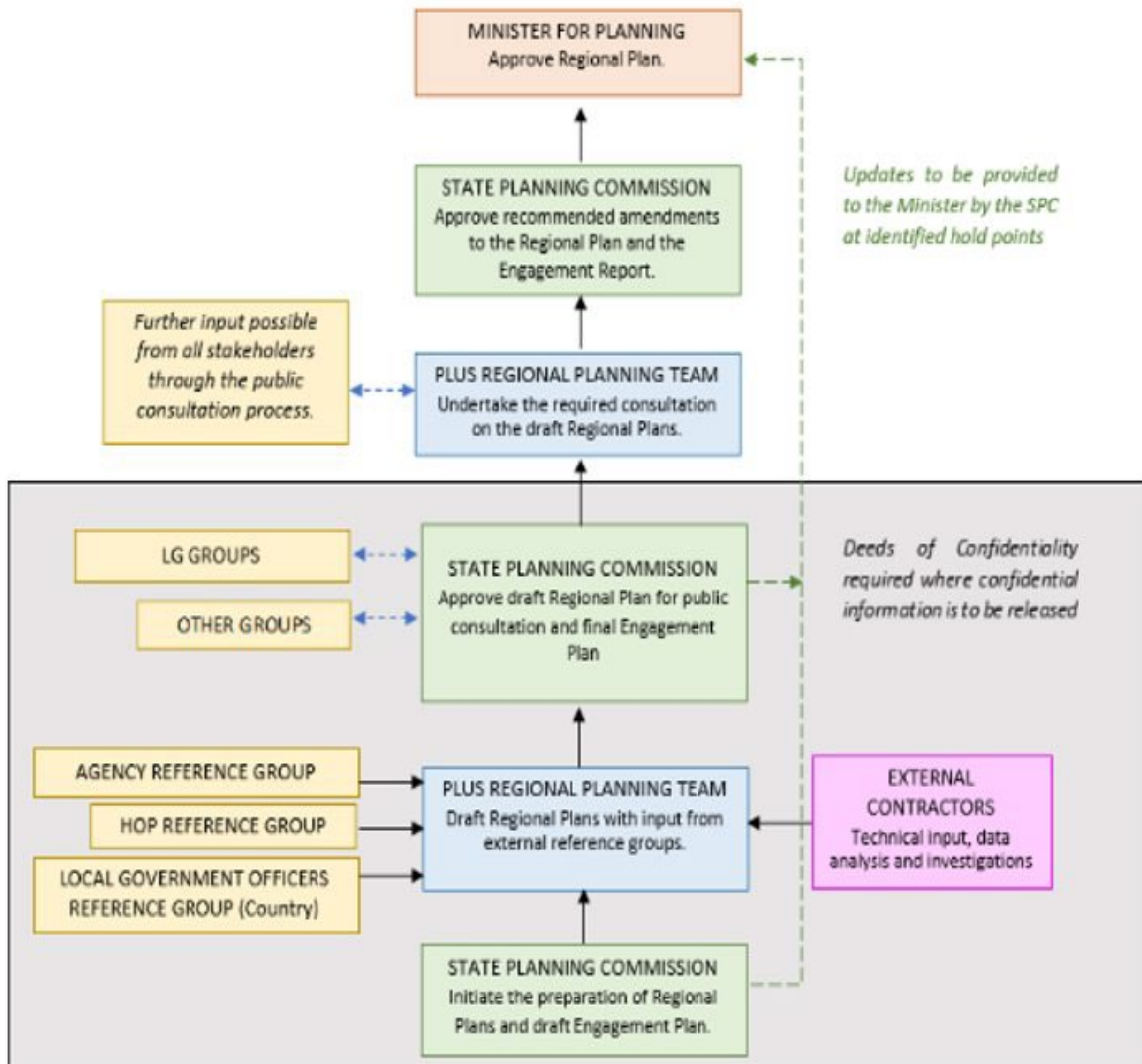
Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p>region was subsequently prepared with potential content (vision statements, policies and actions).</p> <p>As part of the project, an initial workshop was held with key state agency representatives to identify key issues and topics for further workshops with local government.</p> <p>Following that, four workshops were undertaken in central locations in regional South Australia (including online attendance) to cover the majority of the state's regions, being:</p> <ul style="list-style-type: none"> <li>• Limestone Coast Region (Naracoorte)</li> <li>• Murray Mallee Region (Mannum)</li> <li>• Eyre and Western Region (Port Lincoln)</li> <li>• Mid-North &amp; Yorke Peninsula Region (Clare).</li> </ul>	to representatives from the Far North and Kangaroo Island Regions)		
<p><b>Meetings of regional Local Government Association groups</b></p> <p>Ad hoc presentations and updates to these groups at their regular meetings.</p>	All		Late 2021 and early 2022 (and expected to continue throughout the program)
<p><b>Country Planning Officer Group (CPOG)</b></p> <p>Ad hoc presentations and updates on regional plans at their regular meetings.</p>	All	Planning staff and other representatives from councils in the peri-urban and country areas of South Australia.	Q2 and Q3 2022
<p><b>Chief Executive Officer (CEO) forum</b></p> <p>A forum hosted jointly by PLUS and the Local Government Association (LGA) to discuss regional planning amongst other things. Included presentations from various council CEOs and senior staff of local strategic planning that may feed into the Commission's regional plans.</p>	All	Council CEOs and other senior local government staff.	27 May 2022
<p><b>Regional planning council introduction sessions</b></p>	All	Council CEOs and other senior local government staff.	June 2022



Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
Introductory presentations and question and answer sessions between PLUS staff and country council staff regarding the Commission's principles and scope of regional plans, timeframe and potential content to deliver the Program.			
<p><b>Workshop with LGRPC regarding engagement approach for country regional plans</b></p> <p>A workshop between a consultant engaged to develop the overarching engagement strategy for the Regional Plans Program, and members of the LGRPC to provide feedback and input.</p>	All	Council CEO representatives from each country planning region.	10 May 2022
<p><b>Consultation with country councils on previous strategic work and engagement</b></p> <p>PLUS forwarded templates to councils to complete seeking:</p> <ul style="list-style-type: none"> <li>• information on current and recent strategic planning and related projects</li> <li>• related engagement activities undertaken which are of potential relevance to the regional plan for the particular region</li> <li>• contact details of local community groups and leaders whom may be directly consulted through engagement on the program.</li> </ul>	All	All country councils planning and related (e.g. engagement) staff.	July and August 2022
<p><b>Regional Development Australia committees information request and briefings</b></p> <p>PLUS sourced regional-scale strategic documents prepared by RDA groups from each region.</p> <ul style="list-style-type: none"> <li>• PLUS held briefings with RDA CEs and staff, providing an overview of the regional plans.</li> </ul>	All	Regional Development Australia committees Chief Executives and staff.	August 2022

## ATTACHMENT D

### Governance Arrangement for the preparation of Regional Plans



**ATTACHMENT E**  
**Timetable for the Preparation of the Murray Mallee Regional Plan by the State Planning Commission**

Step	Responsibility	Timeframes
<b>Preparation</b>		
<b>Drafting regional plan</b> <ul style="list-style-type: none"> <li>• Engagement Plan prepared</li> <li>• Constraints and opportunity and SPP mapping</li> <li>• Preliminary engagement: workshops with key stakeholders</li> <li>• Preliminary draft plan- council check-in.</li> </ul>	Department and Commission	20 Weeks
<b>Commission approval for consultation</b> <ul style="list-style-type: none"> <li>• Finalisation of draft regional plan</li> <li>• Minister to note.</li> </ul>	Department and Commission	12 weeks
Preparation for engagement.	Department	4 weeks
<b>Engagement</b>		
Draft regional plan released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	Department	8 weeks (noting may be subject to change pending finalisation of Engagement Plan)
<b>Consideration of Engagement and Finalisation</b>		
Submissions summarised. Engagement Report prepared Amendments to the regional plan made.	Department & Commission	8 weeks
Commission endorse amendments and Engagement Report.	Commission	4 weeks
<b>Decision Process</b>		
Minister considers the regional plan and the Engagement Report and makes decision	Minister	4 weeks
<b>Implementation and Operation</b>		
Go-Live - publish on the PlanSA portal.	Department	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved regional plan to Environment, Resources and Development Committee.	Department	8 weeks



**PROPOSAL TO INITIATE THE  
PREPARATION OF THE YORKE  
PENINSULA AND MID NORTH  
REGIONAL PLAN**

**Preparation of Yorke Peninsula and Mid  
North Regional Plan**

**By the State Planning Commission  
(*the Designated Entity*)**

\_\_\_\_\_  
(Signature Required)

**CHAIR, STATE PLANNING COMMISSION**

**Date:** 28 October 2022

**This Proposal to Initiate document forms the basis for the preparation of regional plans for the purpose of section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016*.**

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## ATTACHMENTS

Attachment A – Map of Affected Area

Attachment B – Alignment with State Planning Policies

Attachment C – List of Engagement to Date

Attachment D – Governance Arrangements

Attachment E – Timetable for the Preparation

## 1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is responsible for preparing a regional plan for each region of state pursuant to section 64(1) of *the Planning, Development and Infrastructure Act 2016* (the Act)<sup>1</sup>.

### Planning Regions

The Commission seeks to prepare new regional plans for all seven planning regions of the State pursuant to section 73(1)(a) of the Act. The State has been divided up into 7 proclaimed regions (refer to **Attachment A**), a regional plan will need to be prepared for each of these:

- Eyre and Western (11 councils, Aboriginal Lands)
- Far North (4 councils, Outback Community Authority)
- Kangaroo Island (1 council)
- Limestone Coast (7 councils)
- Murray Mallee (8 councils)
- Yorke Peninsula and Mid North (11 councils)
- Greater Adelaide (26 councils).

This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations and engagement processes to be carried out for the preparation of the Yorke Peninsula and Mid North Regional Plan. It also details the timeframes to be followed in undertaking the preparation of the regional plan.

The current regional plan for this region is the *Yorke Peninsula Regional Land Use Framework (2007)* and the *Mid North Regional Plan (2011)*. The plans were prepared by the Minister for Planning (the Minister) and came into operation under the *Development Act 1993* on May 2011. This plan remains in operation under the current Act until the new plan has been prepared by the Commission.

The Commission is required to undertake consultation in accordance with the Community Engagement Charter and make final recommendations to the Minister for Planning prior to consideration whether to approve, amend or refuse the proposed preparation of a regional plan.

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<sup>1</sup> Section 64 of the Act states: *If a joint planning board has been constituted in relation to an area of the state, the regional plan for that area must be prepared by the joint planning board-* No Joint Planning Boards have been established.

## **1.1. Designated Entity for undertaking the preparation of regional plans**

In accordance with section 73(1)(a) of the Act, the Commission will be responsible for undertaking the preparation of regional plans. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for undertaking the preparation of regional plans in accordance with the requirements Act.
- 1.1.2. The Commission intends to undertake the preparation of regional plans by utilising professional expertise of:
  - Employees of the Department for Trade and Investment, Planning and Land Use Services (the Department)
  - Relevant government agencies
  - Local councils
  - Other specialist consultants.

## **1.2. The purpose of regional plans**

Regional plans establish a long-term strategic vision for the integrated delivery of land use, transport and other infrastructure, and the public realm.

The regional plan will identify sufficient land supply to support housing diversity, affordable living and employment growth over 30 years. It will contain clear principles for orderly development and the management of growth. It may include a hierarchy of places to guide the form and intensity of settlement and the prioritisation of the release of urban lands.

To remain relevant over time it may also provide scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.

The plan will also identify 0 to 5 year actions, including recommendations about the amendment or establishment of other planning instruments available through the Act such as:

- Amendments to the Planning and Design Code (the Code) (spatial and policy considerations)
- Offset Schemes
- Design Standards
- Practice Guidelines
- Infrastructure Schemes.

Other actions may include (but are not limited to):

- Further strategic planning investigations - structure plans, master plans, growth plans

- Urban design frameworks
- Support for grant and funding from across governments
- Investigations on specific matters.

Actions may be proposed that are not the responsibility of the Commission.

The regional plans will recommend specific amendments to the Code with cadastral defined spatial mapping and specific textual amendments wherever possible.

There is an option for the Minister to make a change to the Code or initiate a Code Amendment on approval of a regional plan without further process (section 75 of the Act). This type of amendment must be in the form of boundary change to a zone or subzone and the application of an overlay. To make such a change, the Minister must be satisfied that:

- the regional plan provided sufficient specificity through use of maps, spatial information, and description of the changes being proposed
- consultation has occurred in accordance with the Community Engagement Charter.

To ensure that the regional plan remains relevant, performance indicators and targets will be included. This will include a consistent set of metrics to measure implementation and success.

The Commission, in its annual report, will report on the delivery of actions identified in the regional plan.

#### Development Assessment

A regional plan cannot be used for the purposes of assessing Development Applications with the exception of a development requiring an Environmental Impact Statement (EIS) (sections 113 and 115 of the Act). During the EIS process, the expected effects of the development are considered against the provisions of the regional plan and the Minister has regard to these considerations in the final decision making.

#### Infrastructure Schemes

The Commission, in providing advice to the Minister on initiating an Infrastructure Scheme, must take into account any relevant regional plan (sections 163 (5) and 165 (5) of the Act).



## **2. SCOPE OF THE PREPARATION OF YORKE PENINSULA AND MID NORTH REGIONAL PLAN**

### **2.1. Affected Area**

The proposal seeks to prepare a regional plan for the Yorke Peninsula and Mid North region, incorporating the following local government areas:

- District Council of Mount Remarkable
- District Council of Orroroo Carrieton
- District Council of Peterborough
- Northern Areas Council
- Port Pirie Regional Council
- Regional Council of Goyder
- Barunga West Council
- Clare and Gilbert Valleys Council
- Wakefield Regional Council
- Copper Coast Council
- Yorke Peninsula Council.

**Attachment A** contains a map of the Yorke Peninsula and Mid North planning region.

## **3. STRATEGIC CONSIDERATIONS**

Regional plans will be prepared within a state, regional and local strategic setting, which includes:

- Principles of Good Planning under the Act
- State Planning Policies including those for Special Legislative Schemes
- Other relevant State Government strategic documents
- Local government strategic documents, such as structure plans and master plans.

### **3.1. Alignment with Principles of Good Planning**

Section 14 of the Act identifies Principles of Good Planning which support and enhance the state's liveability and prosperity, in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across

the state. In particular, the following principles are most relevant to regional plans:

- (a) *long-term focus principles* as follows:
  - (i) policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations;
  - (ii) policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs;
- (f) *investment facilitation principles* as follows:
  - (i) planning and design should be undertaken with a view to strengthening the economic prosperity of the State and facilitating proposals that foster employment growth;
  - (ii) the achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals;
- (g) *integrated delivery principles* as follows:
  - (i) policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes;
  - (ii) planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities;
  - (iii) any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

### **3.2. Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the state's overarching goals and requirements for the planning system. Under section 64(3) of the Act, regional plans must be consistent with any SPP (insofar as may be relevant to the relevant region or area).

The regional plans are the spatial application of the SPPs. The focus of implementing the SPPs have been on those areas that the SPPs speak to being part of the regional plan's implementation.

The Commission has identified all SPPs that can be spatially applied in regional plans (including those for Special Legislative Schemes). This has been done in co-ordination with the relevant state agencies that are custodians of each issue. Refer to the table in **Attachment B**.

### 3.3. Alignment with Federal and State Government Strategies, Policies and Plans

Regional plans will have content that reflect whole of Government Strategies and Plans where relevant to implementing the SPPs and urban growth. They will not duplicate other documents.

Table 1 lists the Federal and State Government documents that have been identified for consideration as part of the regional planning process. This does not negate the opportunity to consider other State Government documents that come to light as part of the detailed investigation period.

**Table 1: Summary of Federal State Government Documents**

Document	Summary of relevance to regional plan
Federal	
National Freight and Supply Chain Strategy (2019)  Regional Strengths and Infrastructure Gaps Report: Regional Analysis South Australia (2022)  Renewable Energy Atlas/Protected Matters  THRIVE 2030	<ul style="list-style-type: none"> <li>• The <b>National Freight and Supply Chain Strategy</b> aims to position Australia to meet its freight and supply chains challenges, including growing freight volumes; plateauing freight productivity and costs; new technologies like digitalisation, automation, electrification; and resilience to natural disasters, climate risks, cyber security and other threats.</li> <li>• <b>Regional Strengths and Infrastructure Gaps Report</b> provides a national view of the diverse strengths and infrastructure gaps facing Australia's regions in order to enable the identification of priority areas for future planning and analysis.</li> <li>• The <b>Renewable Energy Atlas/Protected Matters tool</b> assists in identifying areas within South Australia that are protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</li> <li>• <b>THRIVE 2030</b> is the national strategy for the long-term sustainable growth of the visitor economy.</li> </ul>
State	
<b>Attorney General's Department</b>  Aboriginal Affairs Action Plan 2022  South Australia's Implementation Plan for the	<ul style="list-style-type: none"> <li>• The <b>Aboriginal Affairs Action Plan</b>, as well as <b>South Australia's Implementation Plan for the National Agreement on Closing the Gap</b>, emphasises the needs of Aboriginal people and the importance of land, culture and heritage to Elders and their communities.</li> </ul>

Document	Summary of relevance to regional plan
National Agreement on Closing the Gap	
<b>Department for Education</b> 8 Year Enrolment Demand Forecast	<ul style="list-style-type: none"> <li>The <b>8 Year Enrolment Demand Forecast</b> will assist in the preparation of all state regional plans, by providing valuable state-wide educational needs data and projections.</li> </ul>
<b>Department for Energy and Mining (DEM)</b>  Energy and Mining Strategy (2020)	<ul style="list-style-type: none"> <li>The Energy and Mining Strategy provides policies and actions to underpin long-term sustainable growth of the energy and mining sectors. The sections of the Strategy that are of relevance to the preparation of the proposed regional plan are:               <p><b>State Renewable Energy Target</b></p>               South Australia will be powered by net 100% renewable electricity by 2030.               <ul style="list-style-type: none"> <li>Growing South Australia’s Hydrogen Economy</li> <li>Home Battery Scheme</li> <li>Electric Vehicle Action Plan</li> <li>Accelerated Discovery initiative</li> <li>The Gawler Challenge</li> <li>Enhancing Land Access for Mineral Exploration</li> <li>Infrastructure to Unlock Mining Growth</li> <li>Northern Water Supply</li> <li>South Australian Steel Initiative</li> </ul> </li> </ul>
Department for Environment and Water (DEW)  <b>Climate Change Action Plan 2021-2025</b>  <b>Blue Carbon Strategy for South Australia</b>  <b>Waste Strategy 2020-25</b>  <b>Water Security Statement 2022</b>  <b>DEW Strategies and Guidelines</b>  <b>Murray-Darling Basin Plan Implementation Strategy</b>  Landscape SA	<ul style="list-style-type: none"> <li>The <b>Climate Change Action Plan 2021-2025</b> establishes the role of Planning and Land Use Services (PLUS) and climate change through:               <ul style="list-style-type: none"> <li>aligning transport and urban planning with low emissions transport outcomes</li> <li>strengthening climate smart planning, building and design policies and their implementation in the planning system</li> <li>promoting opportunities to encourage the private and public sectors to go ‘beyond compliance’ in climate smart design.</li> </ul> <p>The action plan explicitly mentions regional plans in key objective 5, action 5.2 - <i>Embed strategic climate impact assessment into Regional Plans.</i></p> </li> <li>The <b>Blue Carbon Strategy for South Australia</b> is to be considered for all regional plans that include coastal areas. The strategy will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> </ul>

Document	Summary of relevance to regional plan
<p><b>State Landscape Strategy Northern and Yorke Landscape Plan 2021-26</b></p>	<ul style="list-style-type: none"> <li>• The <b>Water Security Statement 2022</b> provides critical water security data for each region. The statement will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>• DEW are responsible for a number of <b>Strategies and Guidelines</b> covering themes such as climate change, coasts, crown land, ecosystem conservation, fire management, world heritage areas, floods, Green Adelaide, heritage, native vegetation, parks, reservoirs, water and soils, and land management.</li> </ul>
<p><b>Department for Infrastructure and Transport (DIT)</b></p> <p>Functional Hierarchy for SA's Land Transport Network</p> <p>High Productivity Vehicle Network</p> <p>DIT Forward Work Plan 2021-2024</p> <p>Green Infrastructure Commitment (2021)</p>	<ul style="list-style-type: none"> <li>• The <b>Functional Hierarchy for SA's Land Transport Network</b> document identifies which corridors are important for different modes of transport. It guides the use of road and rail space to improve safety and efficiency for users of the transport network and has a direct relationship with all state regional plans.</li> <li>• <b>High Productivity Vehicle Network</b> – the Augusta Highway is part of this network.</li> <li>• The <b>DIT Forward Work Plan – Major Programs 2021-2024</b> are to be considered during the preparation of this regional plan as it details major infrastructure works for across the state.</li> <li>• The <b>Green Infrastructure Commitment</b> lists four focus areas and six commitments that align to all state regional plans</li> </ul>
<p><b>Department of Primary Industries and Regions (PIRSA)</b></p> <p>Strategic Plan 2021-2025</p> <p>Regional Development Strategy 2021</p>	<ul style="list-style-type: none"> <li>• PIRSA's <b>Strategic Plan 2021-2025</b> is the overarching document that provides strategic priorities, aims and outcomes to advance the prosperity of South Australia's primary industries, their communities and regions. This is relevant to all regions.</li> <li>• The <b>Regional Development Strategy 2021</b> seeks to deliver a plan for future investment, support and priorities to shape the future of the state's regions over the long term, as well as a mechanism to regularly engage regional representatives and consider both immediate and future priorities over time. This is relevant to all regions.</li> </ul>

Document	Summary of relevance to regional plan
<p><b>Environmental Protection Authority (EPA)</b></p> <p>Strategic Directions 2018-2022</p> <p>Good for Environment, Good for Business</p> <p>National Environment Protection Measures (NEPMs)</p> <p>EPA Guidelines</p>	<ul style="list-style-type: none"> <li>• <b>Strategic Directions 2018-2022</b> sets the long-term vision and objectives for the EPA that will guide the development and application of modern and innovative approaches to tackle environmental challenges. The directions ensure that efforts are aligned to whole-of-government priorities and expectations from the community and industry.</li> <li>• <b>Good for Environment, Good for Business</b> showcases how successful, innovative businesses can co-exist with the expectations of the local community, delivering environmental improvements, and investing in jobs and growth for the wellbeing and prosperity of all South Australians.</li> <li>• <b>NEPMs</b> outline agreed national objectives for protecting or managing particular aspects of the environment.</li> <li>• The EPA have a number of <b>Guidelines</b> covering environmental issues such as site contamination, water quality, air quality, radiation, noise, waste and recycling, planning, aquaculture and climate change.</li> </ul>
<p><b>Inclusive SA</b></p> <p>State Disability Inclusion Plan 2019-2023</p>	<ul style="list-style-type: none"> <li>• The <b>State Disability Inclusion Plan 2019-2023</b> includes an aim to increase accessibility to public and community infrastructure, transport, services, information, sport and recreation and the greater community across all regions.</li> </ul>
<p><b>Infrastructure SA</b></p> <p>20-Year State Infrastructure Strategy</p>	<ul style="list-style-type: none"> <li>• The <b>20-Year State Infrastructure Strategy</b> has a direct relationship with all state regional plans, as it provides strategic direction for digital, education, health, housing, justice, tourism, sport and cultural, transport and utility infrastructure across the state.</li> </ul>
<p><b>Office for Recreation, Sport and Racing (ORSR)</b></p> <p>State Sport and Recreation Infrastructure Plan 2020-2040</p> <p>Game On – Getting South Australia Moving</p>	<ul style="list-style-type: none"> <li>• The <b>State Sport and Recreation Infrastructure Plan 2020-2040</b> has a direct relationship with all regional plans, as it provides direction and strategic approaches for sporting and recreational infrastructure across the state.</li> <li>• The <b>Game On</b> strategy seeks high quality and accessible public open spaces and to improve the accessibility, connectivity and safety of active transport opportunities, which is relevant to all regions.</li> </ul>
<p><b>PLUS</b></p> <p>Current Code Amendments and Development Plan Amendments</p> <p>Climate Change for Regional Plans 2021</p>	<ul style="list-style-type: none"> <li>• Desktop research will include investigating whether there are currently any <b>Code Amendments</b> or outstanding <b>DPAs</b> in progress relating to the Yorke Peninsula and Mid North region.</li> <li>• In 2021 preliminary work was undertaken to investigate climate change issues (challenges and opportunities) across the regions, with the intention to produce climate change-related content for the regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional</li> </ul>

Document	Summary of relevance to regional plan
	<p>plan for each of the seven planning regions. The recommended content will help identify and describe the key changes projected for each region and how these are likely to impact regional communities, industries, infrastructure and the natural environment.</p>
<p><b>SA Fire &amp; Emergency Services Commission</b></p> <p>Stronger Together: South Australia's Disaster Resilience Strategy</p>	<ul style="list-style-type: none"> <li>Identifies areas susceptible to natural hazards and considers risk mitigation and adaptation strategies.</li> </ul>
<p><b>SA Health</b></p> <p>State Public Health Plan 2019-2024</p> <p>South Australia's Plan for Aging Well 2020-2025</p> <p>SA Health and Wellbeing Strategy 2020 - 2025</p>	<ul style="list-style-type: none"> <li>The <b>State Public Health Plan 2019-2024</b> promotes building stronger communities and healthier environments, protecting against public and environmental health risks and responding to climate change.</li> <li><b>South Australia's Plan for Aging Well 2020-2025</b> includes the following themes for action: <ul style="list-style-type: none"> <li>Making homes more flexible to people's changing needs and wants over time</li> <li>Models and options for creating homes that suite a greater diversity of needs and aspirations</li> <li>Affordable and accessible homes.</li> </ul> </li> <li>The <b>SA Health and Wellbeing Strategy 2020 - 2025</b> has a direct relationship with all regional plans. The strategy identifies 'creating healthier neighbourhoods and communities' as a key contributor to achieving its health and wellbeing vision for the state. In addition, the table of planned works for hospital and health care facilities across the state, this may influence the targets and outcomes contained within the regional plan.</li> </ul>
<p><b>South Australian Housing Authority (SAHA)</b></p> <p>Our Housing Future 2020-2030</p> <p>South Australian Aboriginal Housing Strategy 2021-2031</p>	<ul style="list-style-type: none"> <li>The <b>Our Housing Future 2020-2030</b> strategy has a direct relationship with all state regional plans as it provides direction and strategic approaches for housing across the state.</li> <li>The <b>South Australian Aboriginal Housing Strategy 2021-2031</b> has a direct relationship with all state regional plans as it provides direction and strategic approaches for a collaborative approach to addressing Aboriginal housing challenges across the state.</li> </ul>
<p><b>South Australian Tourism Commission (SATC)</b></p> <p>South Australian Visitor Economy Sector Plan 2030</p>	<ul style="list-style-type: none"> <li>Sections of the <b>South Australian Visitor Economy Sector Plan 2030</b> are of relevance to the preparation of all state regional plans. It provides an understanding of the value, strategic direction and regional targets for tourism, within each region and provides an opportunity to outline and prioritise actions relating to individual regions.</li> </ul>

Document	Summary of relevance to regional plan
<b>Wellbeing SA</b> South Australian Walking Strategy 2022-2032	<ul style="list-style-type: none"> <li>The <b>South Australian Walking Strategy 2022-2032</b> incorporates new and innovative cross-sector actions to plan, build, promote and maintain suitable walking environments that foster a culture of walking, which is relevant in all regions.</li> </ul>

#### 4. INVESTIGATIONS AND ENGAGEMENT

The goal of the regional plan process is to collaborate with key stakeholders to identify the spatial planning future of the region.

The Department has liaised with each council, the Legatus Group and the Regional Development Australia Yorke and Mid North Economic Development Board (EDB) to identify investigations that have prepared and are relevant for consideration in preparing the regional plan. Council strategic documents such as structure plans and master plans will be considered and may be incorporated into the regional plans and the Department will liaise with councils on doing this.

The following documents have been identified as providing information that will be considered and potentially incorporated into the Yorke Peninsula and Mid North Regional Plan.

**Table 2: Council, Regional and EDB investigations**

Title	Summary of relevance to regional plan	Engagement to date
Clare and Gilbert Valley <i>Strategic Plan 2019-2029</i>	Provides a high-level direction for the future investment and delivery of services by the council including long term financial planning and council's asset and infrastructure management plan.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
Clare and Gilbert Valley <i>Residential and Industrial Land Supply Study</i>	Analysed current issues around land supply within the council area to understand barriers to facilitate development in a constrained market. Analysed industrial market to identify suitable locations for future industrial land.	Nil details provided.
Clare and Gilbert Valley	Council will review their rural living/low density zoning as the Residential Land Supply Study identified reduced availability	Nil details provided



Title	Summary of relevance to regional plan	Engagement to date
<i>Rural Living/Low Density Study</i>	and to identify suitable sites for future rezoning in these townships over the next 5 years.	
Copper Coast Council <i>Strategic Plan 2019-2029 – Moving towards 2029</i>	The Strategic Plan “Moving Toward 2029” is the overarching framework for councils suite of plans.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
Copper Coast Council <i>30 year Infrastructure Growth Plan</i>	Sets the framework and strategic direction for infrastructure requirements to support population growth within the Region.	Nil details provided
Copper Coast Council <i>North Beach Sand Drift Management Plan</i>	Sand drift management plan for the southern section of north beach at Wallaroo.	Targeted consultation to inform final management plan
Copper Coast Council <i>Copper Coast SA Retail Market Profile April 2018</i>		Nil details provided
Copper Coast Council <i>Infrastructure and Asset Management Plan 2017-2027</i>	The Infrastructure and Asset Management Plan ensures sustainable management of community assets.	Community consultation (details not specified)
Copper Coast Council <i>Kadina Town Centre Study 2013</i>	A strategic and long-term planning framework for the Kadina Town Centre.	Nil details provided
Copper Coast Council <i>Moonta Town Centre</i>	Background analysis and consultation undertaken to guide potential development of an Urban Design Framework for the Moonta Town Centre.	Nil details provided.
District Council of Goyder <i>Goyder Master Plan 2021 - 2036</i>	Masterplan for Goyder region.	Broad community consultation.
District Council of Goyder <i>Conservation Management Plan 2021</i>	The Conservation Management Plan will be used as a tool by council and management to conserve, protect, identify, present, transmit and enhance the National and State heritage values of the Australian Cornish Mining Sites: Burra to all generations.	Consultant lead consultation. Included broad community consultation and key stakeholder engagement.

Title	Summary of relevance to regional plan	Engagement to date
Port Pirie Regional Council <i>Community Plan 2016-2025 + November 2020 update</i>	The Community Plan is the plan that sets out the council's vision, mission and future.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
Port Pirie Regional Council <i>Business Plan</i>	The Business Plan links the goals of council's Community Plan with the services delivered, activities and projects to be undertaken by the council.	Public council meeting, information sessions, availability of staff at council chambers, online submission
Port Pirie Regional Council  Transforming the Upper Spencer Gulf by the Upper Spencer Gulf Common Purpose Group	<p>Upper Spencer Gulf Common Purpose Group Inc (trading as Spencer Gulf Cities (SGC) is a strategic partnership between the cities of Port Pirie, Port Augusta and Whyalla. The three cities of work collaboratively in areas of strategic importance to the region including planning for economic growth and the provision of enabling infrastructure.</p> <p>SGC is currently undertaking an important planning process to set Regional Priorities to guide its work and that of its member councils in the coming years.</p> <p>The Transforming the Upper Spencer Gulf report finalised in 2018 identifies a number of priority actions and recommendations to capitalise and build on the strengths of the Upper Spencer Gulf, and lead the region's transformation towards a competitive, vibrant and self-reliant economy and community</p>	Nil details provided.
Port Pirie Regional Council  <i>Spencer Gulf Cities Housing Survey Report</i>	<p>The survey and associated report were prepared to get an initial view of the immediate and long-term housing needs, challenges, and potential opportunities for the Upper Spencer Gulf area.</p> <p>The information gained from the survey and recommendations included in the report are designed to:</p> <ul style="list-style-type: none"> <li>• Support the SGC councils to continue to influence and/or initiate positive housing outcomes in the region</li> </ul>	Community survey and general community consultation

Title	Summary of relevance to regional plan	Engagement to date
	<ul style="list-style-type: none"> <li>• Assist in the identification of potential housing projects involving the private and public sectors</li> <li>• Recognise that direct intervention by individual council's and/or the State Government may be required to support increasing the housing stock in the region.</li> </ul>	
Yorke Peninsula Council <i>Economic Development and Tourism Strategy</i>	The strategy maps out frameworks and direction for the economic development and the visitor economy of Yorke Peninsula in the next five years.	Broad general engagement with stakeholder specific consultation
Yorke Peninsula Council <i>Port Rickaby Concept Plan</i>	Long term planning strategy for Port Rickaby, exploring the existing influences created by community needs; tourism demands, and the resulting pressures on the unique landscapes and environments of the town.	Broad community engagement
Yorke Peninsula Council <i>Coastal Management Strategy 2022</i>	The Coastal Management Strategy provides community-supported directions and actions for coastal open space, providing guidance on the most appropriate ways to enhance opportunities for coastal access and recreation, in balance with landscape, heritage and biodiversity protection.	Broad general engagement with stakeholder specific consultation
District Council of Mount Remarkable <i>Mount Remarkable Community Plan 2021-2031</i>	The Community Plan focuses on economic, lifestyle, built and natural environment and infrastructure and assets.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
District Council of Orroroo/Carrieton <i>Prosperity &amp; Resilience Strategic and Community Plan 2020-2030</i>	Identifies the strategic and community directions for a 10-year period across the council district.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
District Council of Orroroo/Carrieton <i>Tourism Masterplan</i>	Strategic tourism plan that sets a range of tourism outcomes, actions, drivers and measure of success.	Broad general engagement with stakeholder specific consultation.
District Council of Peterborough <i>Strategic Plan 2020-2022</i>	Strategic plan which captures the services and delivery requirements to ensure that community maintains a safe lifestyle, natural environment and economy.	Engagement undertaken in accordance with the

Title	Summary of relevance to regional plan	Engagement to date
		requirements of the <i>Local Government Act 1999</i> .
Northern Areas Council <i>Strategic Plan 2020-2027</i>	Strategic Plan defines the council's vision, mission, priorities and strategies for the area over the 2020-2027 period.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
Barunga West Council <i>Uniquely Barunga Strategic Plan 2020-2030</i>	The Uniquely Barunga Strategic Plan will set the council's vision, values and goals for the Barunga West community,	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
Barunga West Council <i>Barunga West Recreational Trails Strategy 2022-2027</i>	The intention of the recreational trails strategy is to identify and assess the current trails in the Barunga West Council area, recommended any improvements or upgrades needed and identify potential new trails that would expand the trails experience to improve the health and well-being of locals and visitors to the area.	Broad general engagement with stakeholder specific consultation
Wakefield Regional Council <i>Wakefield 2030 Community Plan</i>	2030 Community Plan that aims to promote Wakefield Regional Council as a great place to do business and a great place to belong.	Engagement undertaken in accordance with the requirements of the <i>Local Government Act 1999</i> .
RDAYMN; Legatus Group; Northern & Yorke NRM Board. <i>Regional Roadmap 2018-2028</i>	The Yorke and Mid North requires a coordinated approach to building the region's infrastructure and economic development opportunities which ensure our communities are innovative, dynamic, connected and sustainable. Regional collaboration and partnerships are central to the growth of a strong region, and RDAYMN plays a significant role in assisting the region with integrated and coordinated planning.	Nil details provided.
Regional Development South Australia (RDSA) <i>The Regional Blueprint</i>	Provides an overview of regional SA and a fully scoped investment pipeline from conceptual through to shovel ready projects.	Developed through continuous input by public and private stakeholders.
Yorke Peninsula and Lower Mid North Strategic Alliance <i>Yorke Peninsula and Lower Mid North Region</i>	The Strategy will strategically guide the future provision, development and management of recreation and sport facilities and open space in the region.	Nil details provided.

Title	Summary of relevance to regional plan	Engagement to date
<i>Recreation, Sport and Open Space Strategy 2018</i>		
Legatus Group <i>SA Regional Road Priority Project (2022)</i>	Regional road priority project to inform funding proposals and lobbying of local councils for equity funding.	Nil details provided.
Legatus Group <i>Emerging themes for drought response and climate change resilience</i>	The aim of this report is to collate key pieces of information about plans and projects that have occurred within the region in the past, identify past priorities and identify gaps.	Stakeholder workshop

#### 4.1. Further investigations proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the preparation of Yorke Peninsula and Mid North Regional Plan.

Additional investigations (beyond those listed below) are likely to be identified through the regional planning process and with further engagement with stakeholders.

**Table 3- Further Investigations to Occur**

Further investigations proposed	Agency / organisation	Explanation of how the further investigations align to the regional plan
Population and demographics analysis	PLUS	Identifies the existing and projected population and demographic base of the region and of key towns and settlements based on Census and Australian Bureau of Statistics data and information. This will provide contextual information about the region and assist in setting the future vision and other provisions in the regional plan.
Infrastructure delivery framework	PLUS	Identifies the key infrastructure requirements for the future vision for the region and assigns clear actions and responsibilities for timing and delivery.

<b>Further investigations proposed</b>	<b>Agency / organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Performance targets	PLUS	Identifies key targets or other success monitoring measures associated with achieving the vision, provisions or actions outlined in the regional plan.
Housing diversity and supply study	PLUS	Identifies ways to enhance the current planning policy framework in the Code to enable greater diversity and supply of dwelling typologies within regional areas. This is to assist in addressing housing shortages and/or lack of affordable accommodation opportunities in the regions which is a critical problem identified by State Government more broadly.
Activity centre study	PLUS	Identifies whether the current centres planning policy framework within the Code (including current hierarchy) is contemporary and appropriate.
Climate change provisions	PLUS	In 2021 preliminary work was undertaken to produce climate change-related content for regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions. Further investigations are required to identify specific provisions to include in the draft regional plans based on the recommended content provided in the reports.
Water and infrastructure corridors initiative	Department for Environment and Water ; Department for Energy and Mining	Identifies and protects future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.
Establishment of Renewable Energy Zones (REZs)	Department for Energy and Mining	Identifies REZs and will assist in planning to minimise potential impacts of incompatible land uses, manage risk to public safety, the environment and security of energy supply.
Flood Hazard Mapping and Assessment Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Bushfire Hazard Spatial Layer Mapping Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.

<b>Further investigations proposed</b>	<b>Agency / organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Adaptive Reuse Guidelines for State Heritage Places	Department for Environment and Water	Regional plans should identify areas of regional character and significance that are dormant or are vacant.
Critical Habitat and Archaeology Overlays	Department for Environment and Water	Development of point data for select settlement peripheries to inform appropriate growth fronts and assists in appropriate conservation of areas and places of biodiversity and cultural heritage significance.
Review of the Functional Hierarchy of South Australia's Land Transport Network	Department for Infrastructure and Transport	Reviews and identifies which corridors are important for different modes of transport across the state.
Review of the High Productivity Vehicle Network	Department for Infrastructure and Transport	Reviews and identifies the High Productivity Vehicle Network across the state.
Primary Production Priority Areas Mapping (PPPA)	Department of Primary Industries and Regions	Ensures that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected.
Draft SA Health Infrastructure Strategy	Department for Health and Wellbeing	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.
Burra World Heritage Bid	District Council of Goyder	The Burra Mines State Heritage Area is included as a National Heritage Place on the Australian Heritage Database and council has commenced work seeking World Heritage status. Joint initiative with Copper Coast Council.
Establishment of a State Heritage Areas/Places	District Council of Goyder	Council is considering establishing additional State Heritage Places/Areas in the LGA, for example at Smelts Road, Burra and at Terowie.
Eudunda Sports Ground Master Plan	District Council of Goyder	Council is considering preparation of a master plan for the sports grounds and surrounds to cater for growth over the next 10-20 years.
State Master Planning Process	Port Pirie Council	Development of a Port Pirie Masterplan as a state-government lead initiative
Community Plan	Port Pirie Council	The Community Plan is the plan that sets out the council's vision, mission and future directions.

Further investigations proposed	Agency / organisation	Explanation of how the further investigations align to the regional plan
Costal Settlement Strategy	Yorke Peninsula Council	To identify suitable coastal settlements for potential future urban expansion
Point Turton & Port Victoria Urban Growth Code Amendment	Yorke Peninsula Council	The Code Amendment seeks to align the zoning with this current land use and to make the remaining areas available for future residential development.
Concept Plan for Maitland	Yorke Peninsula Council	Main Street Beautification and Infrastructure Upgrades
SA Freight Study	Department for Infrastructure and Transport	Provides a blueprint for transport infrastructure development, focusing on freight movements within South Australia

#### 4.2. Engagement already undertaken

Significant preliminary engagement has occurred with key stakeholders. The purpose of this engagement has been to:

- Inform and prepare stakeholders for the upcoming regional planning process.
- Gather information for preparing this initiation.
- Collecting community leader information for planning for engagement.
- Gathering constraints and opportunities mapping from government agencies.
- Setting up governance arrangements with stakeholder groups.

Refer to **Attachment C** for a list of engagement that has occurred to date.

#### 4.3. Governance framework

Through the Local Government Association of South Australia, Regional Local Government groups have been established. These Local Government Groups will play an important role in providing information and feedback to the Commission during the regional planning process as representatives of councils in the region. The Legatus group is the relevant association in the Yorke Peninsula and Mid North region.



The Commission has endorsed a Memorandum of Understanding (MoU) for the preparation of the regional plan. The MoU is likely to be entered into between the Commission and the Legatus Regional Government Local Government Association in late 2022 following the Local Government elections.

The agreement states that throughout the Regional Planning Program:

- The Commission will keep the Legatus Regional Government Local Government Association group regularly updated and informed of the progress of the Regional Planning Program as relevant.
- The Legatus Regional Government Local Government Association group will:
  - drive and lead engagement and discussion with their local communities (either through member councils or otherwise); and
  - where possible, manage feedback and input from member councils into one consistent message or policy position across their respective region or local government areas.

The Commission and the Department will also working with council administration as required seek their input on the investigations, data, analysis and other regional matters.

An overview of the Governance arrangement for the development of regional plans is provided in **Attachment D**.

#### **4.4. Engagement Plan**

In addition to the engagement already undertaken and identified above, an Engagement Plan for the preparation of the Yorke Peninsula and Mid North Regional Plan will be developed in accordance with the Commission's Community Engagement Charter.

The purpose of undertaking further engagement during the preparation of the regional plan is to:

- Develop a regional plan that reflects the vision and aspirations of the community to help guide how development is undertaken in the longer-term.
- Have authentic conversations to ensure the regional plan is able to be delivered 'on the ground' and has a positive and meaningful impact.

- Raise awareness and build capacity within the community about the planning system and enable them to better participate in the planning of their region.
- Have broad reach to enable those who are interested to contribute, while also having more targeted conversations creating depth to work through the range of planning issues facing the region.
- Build on work that has already been undertaken within each region.

## 5. PROCESS FOR PREPARATION OF REGIONAL PLAN

### 5.1. Engagement Plan

The preparation of the Regional Plan will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Commission will prepare an Engagement Plan prior to the commencement of engagement to be undertaken during the preparation of the regional plan.

The proposed approach for development of the six country regional plans, and associated engagement plans, is proposed to occur in four phases:

1. Preparation
2. Visioning/priority setting
3. Formal consultation
4. Communicating the ‘final’ plan and review process.

#### Engagement Report

Once engagement on the preparation of the regional plan is complete, the Commission will prepare an Engagement Report under section 73(7) of the Act.

The Commission must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with [Practice Direction 2 - Preparation and Amendment of Designated Instruments \(plan.sa.gov.au\)](https://www.plan.sa.gov.au/practice-direction-2-preparation-and-amendment-of-designated-instruments).

The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. This report will provide information about the reason for the preparation of the regional plan, the consultation undertaken during the preparation of the regional plan and any other information considered relevant by the Commission.

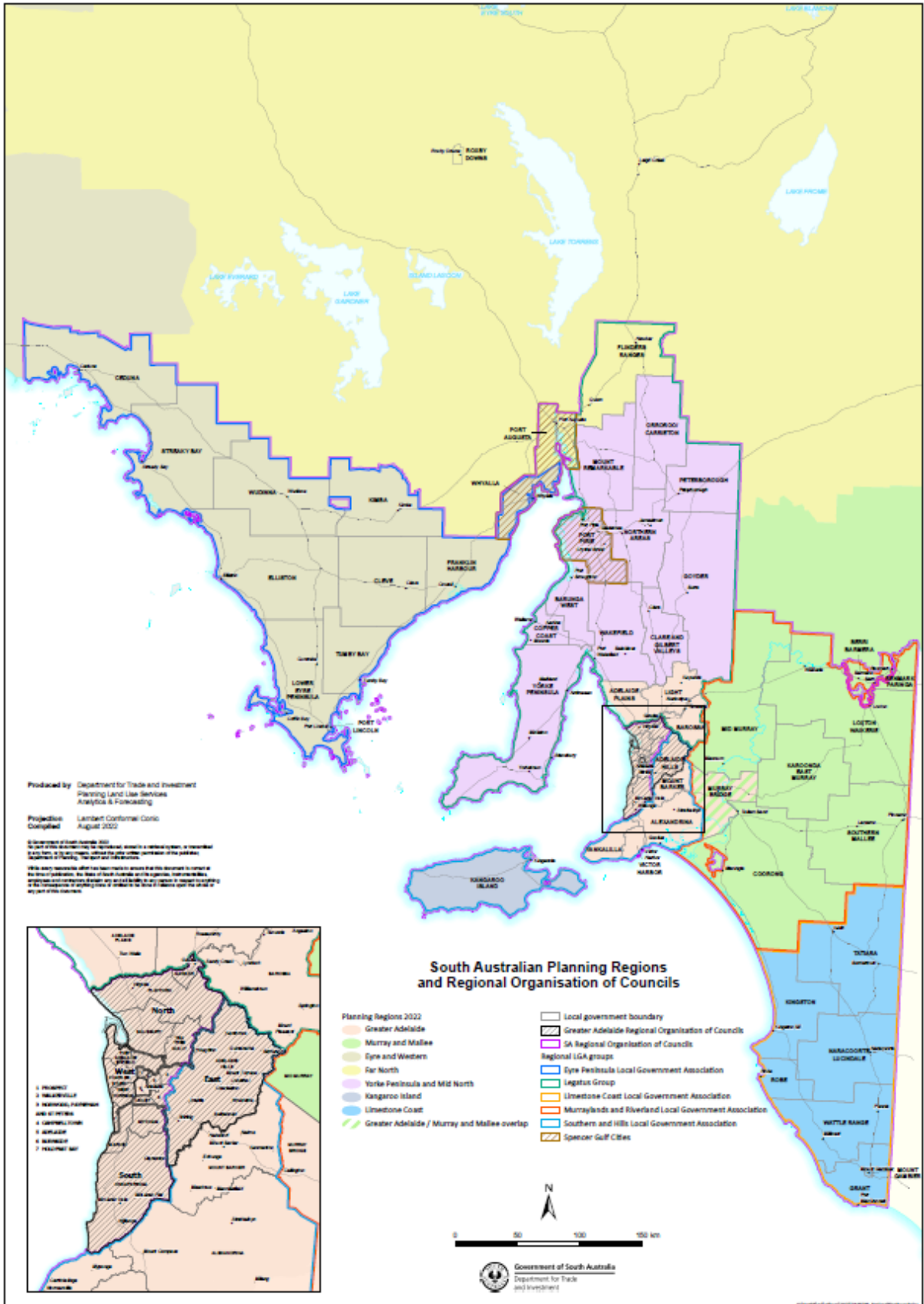
## **5.2. Preparation of Regional Plan Timetable**

The preparation of the Limestone Coast Regional Plan is intended to be undertaken in line with the timeframe outlined in **Attachment E**.

# ATTACHMENT A

## Map of Affected Area

### South Australian Planning Regions



## Map of Affected Area – Yorke Peninsula and Mid North Region



## ATTACHMENT B

### Scope of State Planning Policy Consideration

Summary of State Planning Policies (SPP) to be addressed in the regional plans.

Although interconnected, for the purposes of regional planning, the SPPs have been separated into four themes:

- a. People, Housing and Liveability
- b. Productive Economy
- c. Natural Resources, Environment and Landscapes
- d. Infrastructure and Transport.

### Theme: Productive Economy

#### **SPP 8 – Primary Industry**

Regional plans should implement SPPs by 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**

Regional plans should implement SPPs by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes and activity centres that are well-serviced by public transport, connected to priority freight routes and provide an attractive place to work.

#### **SPP 10 – Mineral and Energy Resources**

Regional plans should identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines. Strategies to 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.

### Theme: Natural Resources, Environment and Landscapes

Regional plans should implement SPPs by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands

(such as those under Heritage Agreements); areas of native vegetation; and listed wetlands.

#### **SPP 4 - Biodiversity**

Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values which can co-exist with other land uses such as primary production and tourism.

#### **SPP 5: Climate Change**

Regional plans should specify broad policy settings that promote resilient, liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

#### **SPP 13 - Coastal Environment**

Regional plans should 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.

#### **SPP 15 - Natural Hazards**

Regional plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

#### **SPP 16 - Emissions and Hazardous Activities**

Regional plans 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.

#### **State Planning Policy 19 - Special Legislative Scheme – *Marine Parks Act 2007***

Regional Plans should implement the SPPs by identifying areas to be preserved and protected from further development and areas for the intensification of development.

To be mapped:

- Areas for ongoing protection within the marine environment should also be identified and where possible mapped.
- Areas suitable for coast related recreation activities, aquaculture, recreational fishing, jetties, mooring/boating facilities should also be identified and mapped where possible.

## **Theme: People, Housing and Liveability**

### **SPP 1: Integrated Planning**

Regional plans should ensure that future growth is identified in a way that can be supported by infrastructure. The logical sequencing of development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in regional plans. Regional plans affecting urban areas will therefore need to demonstrate how integrated planning principles can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

Regional plans will also set performance targets in the application of SPPs (as appropriate).

### **SPP 2: Design Quality**

Regional plans should consider the intended urban form outcomes for different areas. This will require identifying areas where medium and high-rise development or low-scale infill is envisaged. They should identify the need for high quality open spaces, public realm, neighbourhoods, streets and activity centres where people have priority over vehicles. They should also identify where neighbourhood character will change, evolve or not change at all.

### **SPP 3: Adaptive Reuse**

Regional plans should identify areas of regional character and significance that are dormant or are vacant.



### **SPP 6: Housing Supply and Diversity**

Regional plans should 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.

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.

Regional plans will set performance targets at the direction of SPPs (as appropriate).

### **SPP 7: Cultural Heritage**

Regional plans should implement SPPs by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

## **Theme: Infrastructure and Transport**

### **SPP - 11 Strategic Transport Infrastructure**

Regional plans should identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations. Regional plans should have regard to considering and identifying future strategic transport infrastructure corridors and facilities requiring protection, setting aside land and accommodating changing technologies, growth and demand.

### **SPP 12 – Energy**

Regional plans should implement SPPs and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

**ATTACHMENT C**  
**List of Previous Engagement for the Region**

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Joint Planning Board Pilot Project</b> Between 2017 and 2019, six groups of councils participated in a pilot led by the Department to explore how Planning Agreements and Joint Planning Boards (JPBs) will work. The pilot also produced Guidelines and a Template to assist JPBs to prepare a regional plan. These documents were designed so that each JPB has the flexibility to tailor the regional plan for their area according to local circumstances and planning issues. No JPBs have however been established to date.</p>	<p>All except Far North and Kangaroo Island</p>	<p>Pilot Council Groups:</p> <p>Limestone Coast: Councils - Mount Gambier, Grant, Naracoorte Lucindale, Kingston, Robe, Wattle Range, Tatiara.</p> <p>Eyre Peninsula: Councils – Port Lincoln, Lower Eyre Peninsula, Tumby Bay, Cleve, Franklin Harbour, Kimba, Elliston, Streaky Bay, Wudinna, Ceduna.</p> <p>Yorke Peninsula: Councils - Copper Coast, Yorke Peninsula and Barunga West.</p> <p>Spencer Gulf Cities: Councils - Whyalla, Port Augusta and Port Pirie.</p> <p>Riverland: Councils - Renmark Paringa, Berri Barmera, Loxton Waikerie.</p> <p>Murray Mallee: Councils – Coorong, Murray Bridge, Mid-Murray, Karoonda East Murray, Southern Mallee, Renmark Paringa, Berri Barmera, Loxton Waikerie.</p>	<p>2017 to 2019</p>
<p><b>Local Government Regional Planning Committee (LGRPC)</b></p> <p>The LGRPC supports delivery of regional plans by providing two-way communication between regional LGAs, their councils, communities and State Government.</p> <p>The group meets with senior PLUS staff on a quarterly basis.</p>	<p>All</p>	<p>Two selected Chief Executive Officers (or proxies) from councils representatives from each Planning Region).</p>	<p>Q1, Q2 and Q3 2022</p>

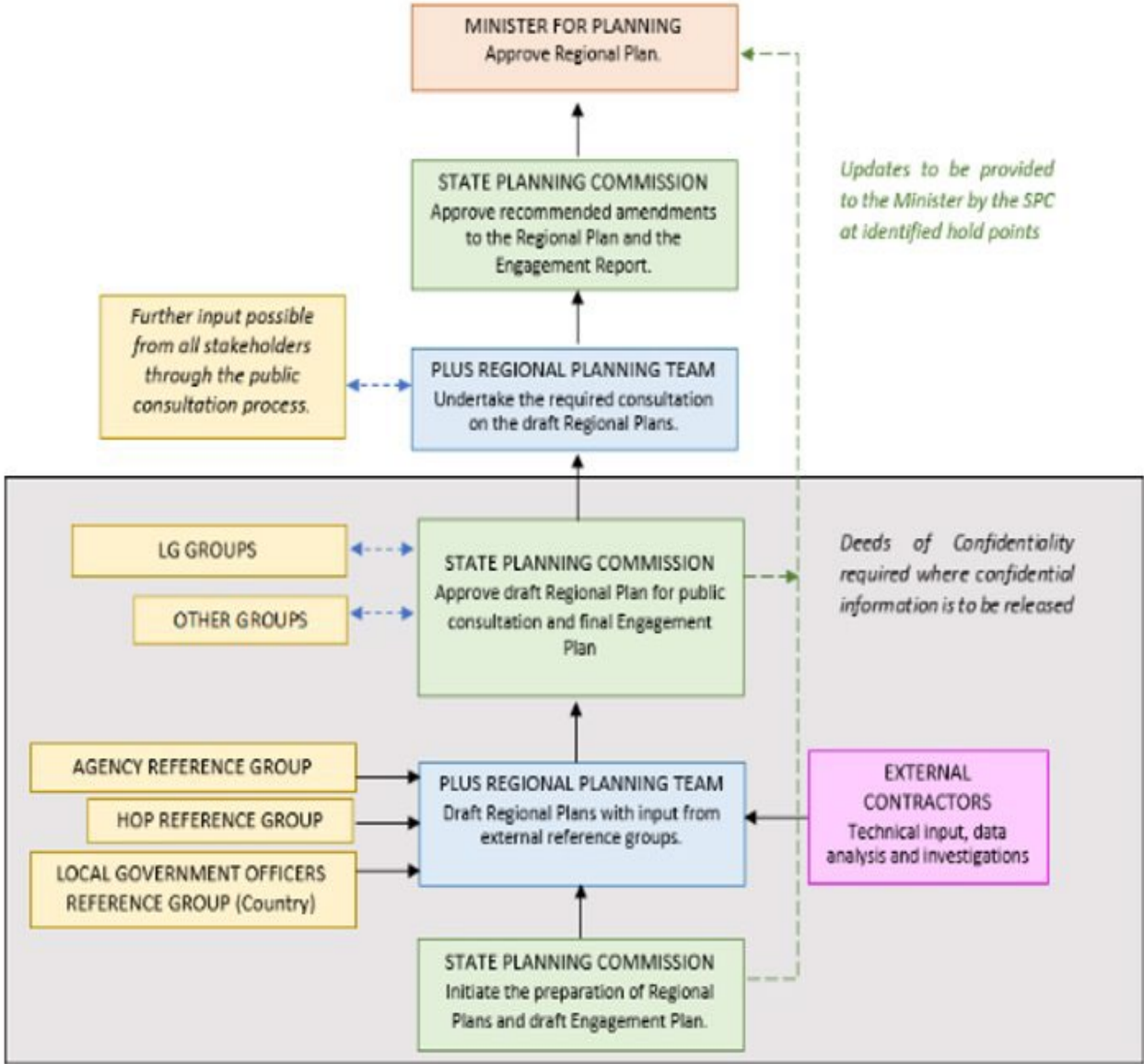
Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Agency Reference Group (ARG)</b></p> <p>The ARG ensures the coordination of agency input into regional plans and provides advice on and represents the interests of respective agencies.</p> <p>The group meets with senior PLUS staff on a bi-monthly basis and also has received briefings and presentations on regional plans from the chair of the Commission.</p>	All	<p>Senior staff representatives from the following stage agencies:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> <li>• Department for Infrastructure and Transport</li> <li>• Office for Design and Architecture South Australia</li> <li>• Department for Energy and Mining</li> <li>• Department for the Premier and Cabinet</li> <li>• Department of Primary Industries and Regions</li> <li>• Infrastructure SA</li> <li>• South Australian Country Fire Service</li> <li>• South Australian Fire and Emergency Services Commission</li> <li>• SA Housing Authority</li> <li>• Department for Health and Wellbeing</li> <li>• Department for Trade and Investment</li> <li>• Renewal SA</li> <li>• Department for Education</li> <li>• South Australian Tourism Commission</li> </ul>	Since early 2022 and expected continue throughout program
<p><b>State Agency data and information collaboration</b></p> <p>PLUS staff worked closely with key state agencies regarding mapping and other data required to address certain requirements of the SPPs which relate to regional plans.</p>	All	Representatives from all key state agencies which are relevant to regional plans.	Q2 and Q3 2022 (and expected continue throughout program)
<p><b>Monthly Policy Forum online meetings</b></p> <p>These sessions operate on a monthly basis enabling PLUS staff to provide updates on Code Amendments, regional plans and other planning policy matters and allowing two-way feedback and discussion.</p> <p>The forum has been used numerous occasions to provide briefings and two-way discussions on regional plans</p>	All	Planning, building and other related staff from local government and the broader industry.	Throughout 2022 (and expected to continue throughout program)

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Engagement on Climate Change Regional Plans Content</b></p> <p>During 2021, a consultancy was engaged by PLUS to prepare climate change content for the regional plans. A report for each region was subsequently prepared with potential content (vision statements, policies and actions).</p> <p>As part of the project, an initial workshop was held with key state agency representatives to identify key issues and topics for further workshops with local government.</p> <p>Following that, four workshops were undertaken in central locations in regional SA (including online attendance) to cover the majority of the state's regions, being:</p> <ul style="list-style-type: none"> <li>• Limestone Coast Region (Naracoorte)</li> <li>• Murray Mallee Region (Mannum)</li> <li>• Eyre and Western Region (Port Lincoln)</li> <li>• Mid-North &amp; Yorke Peninsula Region (Clare).</li> </ul>	<p>All six country regions (noting in person and online attendance offered to representatives from the Far North and Kangaroo Island Regions)</p>	<p>State agency, council and relevant Landscape Board representatives.</p>	<p>May and June 2021</p>
<p><b>Meetings of Regional Local Government Association groups</b></p> <p>Ad hoc presentations and updates to these groups at their regular meetings.</p>	<p>All</p>		<p>Late 2021 and early 2022 (and expected to continue throughout the program)</p>
<p><b>Country Planning Officer Group (CPOG)</b></p> <p>Ad hoc presentations and updates on regional plans at their regular meetings.</p>	<p>All</p>	<p>Planning staff and other representatives from councils in the peri-urban and country areas of South Australia</p>	<p>Q2 and Q3 2022</p>
<p><b>Chief Executive Officer (CEO) forum</b></p>	<p>All</p>	<p>Council CEOs and other senior local government staff.</p>	<p>27 May 2022</p>

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p>A forum hosted jointly by PLUS and the Local Government Association (LGA) to discuss regional planning amongst other things. Included presentations from various council CEOs and senior staff of local strategic planning that may feed into the Commission's regional plans.</p>			
<p><b>Regional Planning Council introduction sessions</b></p> <p>Introductory presentations and question and answer sessions between PLUS staff and country council staff regarding the Commission's principles and scope of regional plans, timeframe and potential content to deliver the Program.</p>	All	Council CEOs and other senior local government staff.	June 2022
<p><b>Workshop with LGRPC regarding engagement approach for country regional plans</b></p> <p>A workshop between a consultant engaged to develop the overarching Engagement Strategy for the Regional Plans Program, and members of the LGRPC to provide feedback and input.</p>	All	Council CEO representatives from each country planning region.	10 May 2022
<p><b>Regional Priorities Forums for the Upper Spencer Gulf</b></p> <p>An all-day forum split into two halves with business and industry representatives (morning session) and community leaders (afternoon session).</p> <p>The forum was hosted in a joint partnership between Spencer Gulf Cities (Regional LGA), PLUS and members from the State Planning Commission.</p> <p>The forums were to identify key priorities to support current and future growth in the Upper Spencer Gulf area. There was a focus on priority areas including housing, transport and infrastructure, workforce and skills, and image and liveability.</p>	Eyre and Western, Far North and Yorke and Mid North	<ul style="list-style-type: none"> <li>• Business, industry and community leaders in the Upper Spencer Gulf area</li> <li>• State agency, Local Government and other representatives.</li> </ul>	31 May 2022

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Consultation with country councils on previous strategic work and engagement</b></p> <p>PLUS forwarded templates to councils to complete seeking:</p> <ul style="list-style-type: none"> <li>information on current and recent strategic planning and related projects related engagement activities undertaken which are of potential relevance to the regional plan for the particular region</li> <li>contact details of local community groups and leaders whom may be directly consulted through engagement on the Program.</li> </ul>	All	All country councils planning and related (e.g. engagement) staff.	July and August 2022
<p><b>Regional Development Australia committees information request and briefings</b></p> <p>PLUS sourced regional-scale strategic documents prepared by RDA groups from each region, and held briefings with RDA CEs and staff, providing an overview of the regional plans.</p>	All	Regional Development Australia committees Chief Executives and staff.	August 2022

**ATTACHMENT D**  
**Governance Arrangement for the preparation of regional plans**



**ATTACHMENT E**  
**Timetable for the Preparation of the Yorke Peninsula and Mid North Region Plan by the State Planning Commission**

Step	Responsibility	Timeframes
<b>Preparation</b>		
<b>Drafting regional plan</b> <ul style="list-style-type: none"> <li>• Engagement Plan prepared</li> <li>• Constraints and opportunity and SPP mapping</li> <li>• Preliminary engagement: workshops with key stakeholders</li> <li>• Preliminary draft plan - council check-in.</li> </ul>	Department and Commission	20 Weeks
<b>Commission approval for consultation</b> <ul style="list-style-type: none"> <li>• Finalisation of draft regional plan</li> <li>• Minister to note</li> </ul>	Department and Commission	12 weeks
Preparation for engagement	Department	4 weeks
<b>Engagement</b>		
Draft regional plan released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	Department	8 weeks (noting may be subject to change pending finalisation of Engagement Plan)
<b>Consideration of Engagement and Finalisation</b>		
Submissions summarised. Engagement Report prepared. Amendments to the regional plan made.	Department and Commission	8 weeks
Commission endorse amendments and Engagement Report.	Commission	4 weeks
<b>Decision Process</b>		
Minister considers the regional plan and the Engagement Report and makes decision.	Minister	4 weeks
<b>Implementation and Operation</b>		
Go- Live - Publish on the PlanSA portal.	Department	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved regional plan to Environment, Resources and Development Committee.	Department	8 weeks



19269310

28 October 2022

Hon Nick Champion MP  
Minister for PlanningLevel 10  
83 Pirie Street  
Adelaide SA 5000GPO Box 1815  
Adelaide SA 50011800 752 664  
saplanningcommission@sa.gov.auBy email: [DTI.ChampionMinisterials@sa.gov.au](mailto:DTI.ChampionMinisterials@sa.gov.au)

Dear Minister

**Initiation of the preparation of six Country Regional Plans**

I write to advise you that the State Planning Commission (the Commission) has endorsed Proposal to Initiate documents for the preparation of six Country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Section 73(1)(a) of the Act provides that, as a designated instrument under the Act, the Commission may, acting on its own initiative, initiate a proposal to prepare a Regional Plan.

Regional Plans provide a long-term vision for a region to guide land use planning over a 15- to 30-year period, with a particular focus on the integration of land use, transport infrastructure and public realm.

Copies of the Proposal to Initiate documents for the six country Planning Regions are enclosed with this letter for your reference.

The Commission intends to undertake pre-consultation with key stakeholders and Local Government in accordance with region-specific Engagement Plans which have been prepared. Thereafter, public consultation will be undertaken in accordance with the Community Engagement Charter.

Should you require further information, please do not hesitate to contact Mr Brett Steiner, Manager – Strategic Planning, Planning and Land Use Services, on 0403 538 184 or via email at: [Brett.Steiner@sa.gov.au](mailto:Brett.Steiner@sa.gov.au).

Yours sincerely

**Craig Holden**  
Chair

- Att
1. Proposal to Initiate the preparation of the Eyre and Western Regional Plan
  2. Proposal to Initiate the preparation of the Far North Regional Plan
  3. Proposal to Initiate the preparation of the Kangaroo Island Regional Plan
  4. Proposal to Initiate the preparation of the Limestone Coast Regional Plan
  5. Proposal to Initiate the preparation of the Murray Mallee Regional Plan
  6. Proposal to Initiate the preparation of the Yorke Peninsula and Mid North Regional Plan

19269363



28 October 2022

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Mayor Leonie Kerley  
Barunga West Council

By email: [mayor@barungawest.sa.gov.au](mailto:mayor@barungawest.sa.gov.au)

Dear Mayor Kerley

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Regional Plans have an important role in planning for the future. They provide us with the opportunity to develop a long-term vision for your region and identify how growth and change will occur over a 15- to 30-year period. The Regional Plan will look at:

- where houses and jobs will go
- how they will be serviced
- what infrastructure is required and how it can be provided
- different growth scenarios and how we can prepare for these.

Importantly, Regional Plans will also make recommendations to change future zoning and how land can be developed in the future.

The Commission is excited for the opportunity to work collaboratively with councils and other key stakeholders throughout the preparation of the Regional Plans and complement the range of strategic work already completed by councils. Your ongoing support and participation in the Regional Planning Program will play an integral role in achieving positive outcomes for your local government area and wider region.

The Local Government Association of South Australia (LGASA) and the Commission have signed a Memorandum of Understanding (MoU) regarding the preparation of the Regional Plans for South Australia. The MoU will see the Commission and the LGASA establish and maintain an effective and constructive working relationship that will enable the LGASA to collaborate with and provide input to the Commission on the Regional Planning Program.

The Commission will commence engagement and consultation with key stakeholders and Local Government in accordance with region-specific Engagement Plans. Thereafter, public consultation will be undertaken in accordance with the Community Engagement Charter.

Your Regional Liaison Officer, Mr Reece Svetec, Senior Planning Officer, Planning and Land Use Services, will be in contact with you to commence the Regional Planning Program and the preparation of the Yorke Peninsula and Mid North Regional Plan.

A copy of the Proposal to Initiate document for your Regional Plan is available on the PlanSA Portal via the following link:

[https://plan.sa.gov.au/our\\_planning\\_system/instruments/planning\\_instruments/regional\\_plans](https://plan.sa.gov.au/our_planning_system/instruments/planning_instruments/regional_plans).

Should you require further information, please do not hesitate to contact Mr Svetec via email at: [reece.svetec@sa.gov.au](mailto:reece.svetec@sa.gov.au).

Yours sincerely

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**Craig Holden**  
Chair

Cc Ms Maree Wauchope, Chief Executive Officer, Barunga West Council

19269363



28 October 2022

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saplanningcommission@sa.gov.au

Mayor Wayne Thomas  
Clare and Gilbert Valleys Council

By email: [mayor@cgvc.sa.gov.au](mailto:mayor@cgvc.sa.gov.au)

Dear Mayor Thomas

### **Initiation of the preparation of six Country Regional Plans**

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## OFFICIAL

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Yours sincerely

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**Craig Holden**  
Chair

Cc Dr Helen Macdonald, Chief Executive Officer, Clare and Gilbert Valleys Council

19269363



28 October 2022

Level 10  
83 Pirie Street  
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saplanningcommission@sa.gov.au

Mayor Roslyn Talbot  
Copper Coast Council

By email: [rtalbot@coppercoast.sa.gov.au](mailto:rtalbot@coppercoast.sa.gov.au)

Dear Mayor Talbot

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Russell Peate, Chief Executive Officer, Copper Coast Council

19269363



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28 October 2022

Mayor Peter Matthey  
Regional Council of Goyder

By email: [crmatthey@goyder.sa.gov.au](mailto:crmatthey@goyder.sa.gov.au)

Dear Mayor Matthey

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr David Stevenson, Chief Executive Officer, Regional Council of Goyder

19269363



28 October 2022

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Mayor Phillip Heaslip  
District Council of Mount Remarkable

By email: pmheaslip@mtr.sa.gov.au

Dear Mayor Heaslip

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Sam Johnson, Chief Executive Officer, District Council of Mount Remarkable

19269363



28 October 2022

Level 10  
83 Pirie Street  
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Mayor Ben Browne  
Northern Areas Council

By email: [ben.browne@nacouncil.sa.gov.au](mailto:ben.browne@nacouncil.sa.gov.au)

Dear Mayor Browne

### **Initiation of the preparation of six Country Regional Plans**

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Peter Ward, A/Chief Executive Officer, Northern Areas Council

19269363



28 October 2022

Level 10  
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saplanningcommission@sa.gov.au

Mayor Kathie Bowman  
District Council of Orreroo Carrieton

By email: [kathie.bowman@orreroo.sa.gov.au](mailto:kathie.bowman@orreroo.sa.gov.au)

Dear Mayor Bowman

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Should you require further information, please do not hesitate to contact Mr Svetec via email at: [reece.svetec@sa.gov.au](mailto:reece.svetec@sa.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Craig Holden', with a long horizontal flourish extending to the right.

**Craig Holden**  
Chair

Cc Mr Paul Simpson, Chief Executive Officer, District Council of Orroroo Carrieton

19269363



28 October 2022

Level 10  
83 Pirie Street  
Adelaide SA 5000

GPO Box 1815  
Adelaide SA 5001

1800 752 664  
saplanningcommission@sa.gov.au

Mayor Ruth Whittle OAM  
District Council of Peterborough

By email: [mayor@peterborough.sa.gov.au](mailto:mayor@peterborough.sa.gov.au)

Dear Mayor Whittle OAM

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Regional Plans have an important role in planning for the future. They provide us with the opportunity to develop a long-term vision for your region and identify how growth and change will occur over a 15- to 30-year period. The Regional Plan will look at:

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The Commission is excited for the opportunity to work collaboratively with councils and other key stakeholders throughout the preparation of the Regional Plans and complement the range of strategic work already completed by councils. Your ongoing support and participation in the Regional Planning Program will play an integral role in achieving positive outcomes for your local government area and wider region.

The Local Government Association of South Australia (LGASA) and the Commission have signed a Memorandum of Understanding (MoU) regarding the preparation of the Regional Plans for South Australia. The MoU will see the Commission and the LGASA establish and maintain an effective and constructive working relationship that will enable the LGASA to collaborate with and provide input to the Commission on the Regional Planning Program.



## OFFICIAL

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Stephen Rufus, Chief Executive Officer, District Council of Peterborough

19269363



28 October 2022

Level 10  
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saplanningcommission@sa.gov.au

Mayor Leon Stephens  
Port Pirie Regional Council

By email: [mayor@pirie.sa.gov.au](mailto:mayor@pirie.sa.gov.au)

Dear Mayor Stephens

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Peter Ackland, Chief Executive Officer, Port Pirie Regional Council

19269363



28 October 2022

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Mayor Rodney Reid  
Wakefield Regional Council

By email: rreid@wrc.sa.gov.au

Dear Mayor Reid

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Should you require further information, please do not hesitate to contact Mr Svetec via email at: [reece.svetec@sa.gov.au](mailto:reece.svetec@sa.gov.au).

Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Andrew MacDonald, Chief Executive Officer, Wakefield Regional Council

19269363



28 October 2022

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saplanningcommission@sa.gov.au

Mayor Darren Braund  
Yorke Peninsula Council

By email: darren.braund@yorke.sa.gov.au

Dear Mayor Braund

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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## OFFICIAL

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Your Regional Liaison Officer, Mr Reece Svetec, Senior Planning Officer, Planning and Land Use Services, will be in contact with you to commence the Regional Planning Program and the preparation of the Yorke Peninsula and Mid North Regional Plan.

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Should you require further information, please do not hesitate to contact Mr Svetec via email at: [reece.svetec@sa.gov.au](mailto:reece.svetec@sa.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Holden', with a long horizontal flourish extending to the right.

**Craig Holden**  
Chair

Cc Mr Andrew Cameron, Chief Executive Officer, Yorke Peninsula Council

19269363

28 October 2022

Mayor Michael Pengilly  
Kangaroo Island Council

By email: [michael.pengilly@kicouncil.sa.gov.au](mailto:michael.pengilly@kicouncil.sa.gov.au)

Level 10  
83 Pirie Street  
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GPO Box 1815  
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1800 752 664  
[saplanningcommission@sa.gov.au](mailto:saplanningcommission@sa.gov.au)

Dear Mayor Pengilly

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I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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## OFFICIAL

The Commission will commence engagement and consultation with key stakeholders and Local Government in accordance with region-specific Engagement Plans. Thereafter, public consultation will be undertaken in accordance with the Community Engagement Charter.

Your Regional Liaison Officer, Mr Nick Kretschmer, Planning Officer, Planning and Land Use Services, will be in contact with you to commence the Regional Planning Program and the preparation of the Kangaroo Island Regional Plan.

A copy of the Proposal to Initiate document for your Regional Plan is available on the PlanSA Portal via the following link:

[https://plan.sa.gov.au/our\\_planning\\_system/instruments/planning\\_instruments/regional\\_plans](https://plan.sa.gov.au/our_planning_system/instruments/planning_instruments/regional_plans).

Should you require further information, please do not hesitate to contact Mr Kretschmer via email at: [nicholas.kretschmer@sa.gov.au](mailto:nicholas.kretschmer@sa.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Holden', with a long horizontal flourish extending to the right.

**Craig Holden**  
Chair

Cc Mr Greg Georgopoulos, Chief Executive Officer, Kangaroo Island Council

19269363



28 October 2022

Level 10  
83 Pirie Street  
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saplanningcommission@sa.gov.au

Mr Tim Jackson  
Administrator  
District Council of Coober Pedy

By email: [tjackson@cpcouncil.sa.gov.au](mailto:tjackson@cpcouncil.sa.gov.au)

Dear Mr Jackson

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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The Commission will commence engagement and consultation with key stakeholders and Local Government in accordance with region-specific Engagement Plans. Thereafter, public consultation will be undertaken in accordance with the Community Engagement Charter.

Your Regional Liaison Officer, Ms Amanda Berry, Senior Planning Officer, Planning and Land Use Services, will be in contact with you to commence the Regional Planning Program and the preparation of the Far North Regional Plan.

A copy of the Proposal to Initiate document for your Regional Plan is available on the PlanSA Portal via the following link:

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Should you require further information, please do not hesitate to contact Ms Berry via email at: [amanda.berry@sa.gov.au](mailto:amanda.berry@sa.gov.au).

Yours sincerely

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**Craig Holden**  
Chair

Cc Mr David Kelly, Chief Executive Officer, District Council of Coober Pedy

19269363



28 October 2022

Level 10  
83 Pirie Street  
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saplanningcommission@sa.gov.au

Mayor Greg Flint  
The Flinders Ranges Council

By email: [Greg.Flint@frc.sa.gov.au](mailto:Greg.Flint@frc.sa.gov.au)

Dear Mayor Flint

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Eric Brown, Chief Executive Officer, The Flinders Ranges Council

19269363



28 October 2022

Level 10  
83 Pirie Street  
Adelaide SA 5000

GPO Box 1815  
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saplanningcommission@sa.gov.au

Mayor Brett Benbow  
City of Port Augusta

By email: [brett.benbow@portaugusta.sa.gov.au](mailto:brett.benbow@portaugusta.sa.gov.au)

Dear Mayor Benbow

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr John Banks, Chief Executive Officer, City of Port Augusta

19269363



28 October 2022

Level 10  
83 Pirie Street  
Adelaide SA 5000

GPO Box 1815  
Adelaide SA 5001

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saplanningcommission@sa.gov.au

Mr Geoff Whitbread  
Administrator  
Municipal Council of Roxby Downs

By email: [geoff.whitbread@roxbycouncil.com.au](mailto:geoff.whitbread@roxbycouncil.com.au)

Dear Mr Whitbread

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Roy Blight, Chief Executive Officer, Municipal Council of Roxby Downs

19269363



28 October 2022

Level 10  
83 Pirie Street  
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saplanningcommission@sa.gov.au

Mayor Perry Will  
District Council of Ceduna

By email: [pwill@ceduna.sa.gov.au](mailto:pwill@ceduna.sa.gov.au)

Dear Mayor Will

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

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The Commission will commence engagement and consultation with key stakeholders and Local Government in accordance with region-specific Engagement Plans. Thereafter, public consultation will be undertaken in accordance with the Community Engagement Charter.

Your Regional Liaison Officer, Mr Reece Svetec, Senior Planning Officer, Planning and Land Use Services, will be in contact with you to commence the Regional Planning Program and the preparation of the Eyre and Western Regional Plan.

A copy of the Proposal to Initiate document for your Regional Plan is available on the PlanSA Portal via the following link:

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Should you require further information, please do not hesitate to contact Mr Svetec via email at: [reece.svetec@sa.gov.au](mailto:reece.svetec@sa.gov.au).

Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Geoffrey Moffatt, Chief Executive Officer, District Council of Ceduna

19269363



28 October 2022

Level 10  
83 Pirie Street  
Adelaide SA 5000

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saplanningcommission@sa.gov.au

Mayor Phil Cameron  
District Council of Cleve

By email: phil.cameron@cleve.sa.gov.au

Dear Mayor Cameron

### **Initiation of the preparation of six Country Regional Plans**

I am pleased to advise you the State Planning Commission (the Commission) has endorsed the Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Regional Plans have an important role in planning for the future. They provide us with the opportunity to develop a long-term vision for your region and identify how growth and change will occur over a 15- to 30-year period. The Regional Plan will look at:

- where houses and jobs will go
- how they will be serviced
- what infrastructure is required and how it can be provided
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The Local Government Association of South Australia (LGASA) and the Commission have signed a Memorandum of Understanding (MoU) regarding the preparation of the Regional Plans for South Australia. The MoU will see the Commission and the LGASA establish and maintain an effective and constructive working relationship that will enable the LGASA to collaborate with and provide input to the Commission on the Regional Planning Program.

## OFFICIAL

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Your Regional Liaison Officer, Mr Reece Svetec, Senior Planning Officer, Planning and Land Use Services, will be in contact with you to commence the Regional Planning Program and the preparation of the Eyre and Western Regional Plan.

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Should you require further information, please do not hesitate to contact Mr Svetec via email at: [reece.svetec@sa.gov.au](mailto:reece.svetec@sa.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Holden', with a long horizontal flourish extending to the right.

**Craig Holden**  
Chair

Cc Mr David Penfold, Chief Executive Officer, District Council of Cleve

19269363



Level 10  
83 Pirie Street  
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Adelaide SA 5001

1800 752 664  
saplanningcommission@sa.gov.au

28 October 2022

Mayor Malcom Hancock  
District Council of Elliston

By email: mhancock@elliston.sa.gov.au

Dear Mayor Hancock

### **Initiation of the preparation of six Country Regional Plans**

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**Craig Holden**  
Chair

Cc Mr Geoff Sheridan, Chief Executive Officer, District Council of Elliston

19269363



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28 October 2022

Mayor Robert Walsh  
District Council of Franklin Harbour

By email: walsh@franklinharbour.sa.gov.au

Dear Mayor Walsh

### **Initiation of the preparation of six Country Regional Plans**

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Shane Gill, Chief Executive Officer, District Council of Franklin Harbour

19269363



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28 October 2022

Mayor Dean Johnson  
District Council of Kimba

By email: dean.johnson@members.kimba.sa.gov.au

Dear Mayor Johnson

### **Initiation of the preparation of six Country Regional Plans**

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mrs Deb Larwood, Chief Executive Officer, District Council of Kimba

19269363



28 October 2022

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Mayor Jo-Anne Quigley  
District Council of Lower Eyre Peninsula

By email: [mayor@dclep.sa.gov.au](mailto:mayor@dclep.sa.gov.au)

Dear Mayor Quigley

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**Craig Holden**  
Chair

Cc Ms Delfina Lanzilli, Chief Executive Officer, District Council of Lower Eyre Peninsula

19269363



28 October 2022

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saplanningcommission@sa.gov.au

Mayor Brad Flaherty  
City of Port Lincoln

By email: [mayor@plcc.sa.gov.au](mailto:mayor@plcc.sa.gov.au)

Dear Mayor Flaherty

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**Craig Holden**  
Chair

Cc Mr Matthew Morgan, Chief Executive Officer, City of Port Lincoln

19269363



28 October 2022

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Mayor Travis Barber  
District Council of Streaky Bay

By email: [cr.barber@members.streakybay.sa.gov.au](mailto:cr.barber@members.streakybay.sa.gov.au)

Dear Mayor Barber

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Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Damian Carter, Chief Executive Officer, District Council of Streaky Bay

19269363



28 October 2022

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A/Mayor Hannah Allen-Jordan  
District Council of Tumby Bay

By email: [Hallen-jordan@tumbybay.sa.gov.au](mailto:Hallen-jordan@tumbybay.sa.gov.au)

Dear A/Mayor Allen-Jordan

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**Craig Holden**  
Chair

Cc Ms Rebecca Hayes, Chief Executive Officer, District Council of Tumby Bay

19269363



28 October 2022

Level 10  
83 Pirie Street  
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Mayor Clare McLaughlin  
City of Whyalla

By email: [clare.mclaughlin@whyalla.sa.gov.au](mailto:clare.mclaughlin@whyalla.sa.gov.au)

Dear Mayor McLaughlin

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**Craig Holden**  
Chair

Cc Mr Justin Commons, Chief Executive Officer, City of Whyalla

19269363



28 October 2022

Level 10  
83 Pirie Street  
Adelaide SA 5000

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Mayor Eleanor Scholz  
Wudinna District Council

By email: [eleanor.scholz@wdcmembers.com.au](mailto:eleanor.scholz@wdcmembers.com.au)

Dear Mayor Scholz

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**Craig Holden**  
Chair

Cc Ms Kristy Davis, Chief Executive Officer, Wudinna District Council

19419511



28 October 2022

Level 10  
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saplanningcommission@sa.gov.au

Mr John Chester  
Chief Executive Officer  
Aboriginal Lands Trust

By email: reception@alt.sa.gov.au

Dear Mr Chester

### **Initiation of the preparation of six Country Regional Plans**

I write to advise you that the State Planning Commission (the Commission) is commencing preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Regional Plans play an important role in planning for the future and provide a long-term vision for a region over a 15- to 30-year period, with a focus on the integration of land use planning, transport infrastructure and public space.

We would like to gain a greater understand your communities' priorities as they relate to land use planning and explore opportunities to engage with Aboriginal organisations and representatives during the preparation of the Regional Plans. We are currently developing an approach to guide this engagement and will be in contact soon to discuss this and understand how you may wish to participate.

Copies of the Proposal to Initiate documents and associated engagement plans for the country planning regions are available on the PlanSA Portal via the following link: [https://plan.sa.gov.au/our\\_planning\\_system/instruments/planning\\_instruments/regional\\_plans](https://plan.sa.gov.au/our_planning_system/instruments/planning_instruments/regional_plans).

For your information:

- The Anangu Pitjantjatjara Yankunytjatjara (APY) Lands and Nipapanha Community Aboriginal Corporation are included within the Far North Region.
- The communities of Maralinga Tjarutja and Yalata are within the Eyre and Western Region.
- The Gerard Aboriginal Community is included within the Murray Mallee Region.



Should you require further information, please do not hesitate to contact Mr Brett Steiner, Manager – Strategic Planning, Planning and Land Use Services, via email at: [brett.steiner@sa.gov.au](mailto:brett.steiner@sa.gov.au).

Yours sincerely

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**Craig Holden**  
Chair

Cc Mr Mark Sutton, Director, Outback Communities Authority

19419511



28 October 2022

Level 10  
83 Pirie Street  
Adelaide SA 5000

GPO Box 1815  
Adelaide SA 5001

1800 752 664  
saplanningcommission@sa.gov.au

Ms Sharon Yendall  
General Manager  
Maralinga Tjarutja Community Inc

By email: sharon.yendall@maralinga.com.au

Dear Ms Yendall

### **Initiation of the preparation of six Country Regional Plans**

I write to advise you that the State Planning Commission (the Commission) is commencing preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Regional Plans play an important role in planning for the future and provide a long-term vision for a region over a 15- to 30-year period, with a focus on the integration of land use planning, transport infrastructure and public space.

We would like to gain a greater understand your communities' priorities as they relate to land use planning and explore opportunities to engage with Aboriginal organisations and representatives during the preparation of the Regional Plans. We are currently developing an approach to guide this engagement and will be in contact soon to discuss this and understand how you may wish to participate.

Copies of the Proposal to Initiate documents and associated engagement plans for the country planning regions are available on the PlanSA Portal via the following link:  
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For your information:

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Mr Richard King  
General Manager  
Anangu Pitjantjatjara Yankunytjatjara

By email: richard.king@anangu.com.au

Dear Mr King

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Yalata Community

By email: [campingandfishing@yalata.com.au](mailto:campingandfishing@yalata.com.au)

Dear Sir/Madam

### **Initiation of the preparation of six Country Regional Plans**

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saplanningcommission@sa.gov.au

Nipapanha Community Aboriginal Corporation

By email: [admin@nipapanhacommunity.com.au](mailto:admin@nipapanhacommunity.com.au)

Dear Sir/Madam

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Gerard Aboriginal Community

By email: gerardcouncil@bigpond.com

Dear Sir/Madam

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Chair

19283551

28 October 2022

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Mayor Erika Vickery OAM  
President  
Local Government Association of South Australia

By email: [LGAPresident@lga.sa.gov.au](mailto:LGAPresident@lga.sa.gov.au)

Mr Clinton Jury  
Chief Executive Officer  
Local Government Association of South Australia

By email: [Clinton.Jury@lga.sa.gov.au](mailto:Clinton.Jury@lga.sa.gov.au)

Dear Mayor Vickery & Mr Jury

### **Initiation of the preparation of six Country Regional Plans**

I write to advise you that the State Planning Commission (the Commission) has endorsed Proposal to Initiate documents for the preparation of six country Regional Plans, pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Section 73(1)(a) of the Act provides that, as a designated instrument under the Act, the Commission may, acting on its own initiative, initiate a proposal to prepare a Regional Plan.

Regional Plans have an important role in planning for the future and provide a long-term vision for a region to guide land use planning over a 15- to 30-year period, with a particular focus on the integration of land use, transport infrastructure and public realm.

The Commission is excited for the opportunity to work collaboratively with councils and other key stakeholders throughout the preparation of the Regional Plans and complement the range of strategic work already completed by councils.

The Commission intends to undertake pre-consultation with key stakeholders and Local Government in accordance with region-specific Engagement Plans which have been prepared. Thereafter, public consultation will be undertaken in accordance with the Community Engagement Charter.

Copies of the Proposal to Initiate documents for the six country planning regions are available on the PlanSA Portal via the following link:

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Chair

Cc Mr Stephen Smith, Policy Advisor, Local Government Association of South Australia