YORKE PENINSULA AND MID NORTH REGIONAL PLAN

Version YPMN2026.4
10 September 2026

Superseded by Version YPMN2026.5 dated 8 October 2026

Vision

Acknowledgement of Country

The State Planning Commission and the Department for Housing and Urban Development acknowledges First Nations people as the Traditional Custodians of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations people have with these lands and waters and the continuing importance of this today.

Minister’s foreword

The Yorke Peninsula and Mid North Regional Plan (the Plan) is our blueprint for a sustainable, liveable, and well-planned region as we head toward 2051. With a projected population increase of 17,677 and over 11,500 new homes needed, the Plan ensures our land use and infrastructure keep pace, creating strong, connected communities across Port Pirie, Kadina, Moonta, Wallaroo, Clare, and beyond.

From planning for population growth to preserving our diverse landscapes and promoting economic prosperity, the Plan will shape the Yorke Peninsula and Mid North's future. We are helping to meet future housing demand by ensuring there is sufficient land for new homes, supported by the necessary infrastructure, and providing flexibility for greater housing diversity to meet the changing needs of our communities, including retirees, young families, and temporary workers.

The Plan is not just about housing. It plays a vital role in securing South Australia's economic future by ensuring land is available for industry, jobs, and investment. The region's economy is driven by farming, manufacturing, mining, fishing and tourism, with key projects in critical minerals and renewable energy.

The region boasts a wealth of natural assets, including the Southern Flinders Ranges with Mount Remarkable, Dhilba Guuranda-Innes National Park, and a network of marine parks spanning the eastern, southern, and upper Spencer Gulf, as well as the lower Yorke Peninsula. These areas underpin key local industries and contribute to the region's distinctive lifestyle and cultural identity. The Plan supports climate resilience while safeguarding these valued environmental and cultural resources.

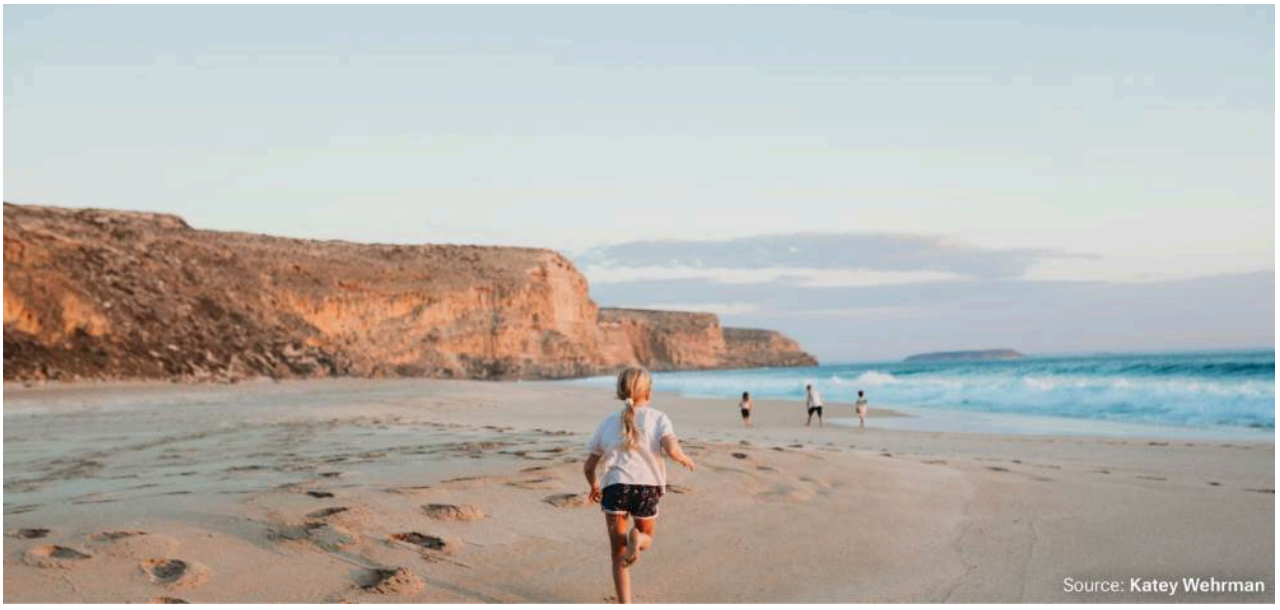
Infrastructure will not be delivered all at once but triggered at key points as our communities grow. By planning ahead, we can prevent urban encroachment on productive and agricultural land and areas of high conservation value, safeguarding the region's natural beauty and heritage. This approach reduces the cost of infrastructure delivery for government and the community.

Through the Plan, we are setting a clear direction for sustainable growth, backed by coordinated, long-term planning across government. Every state agency has a role to play, with a commitment to aligning infrastructure planning with population and land supply projections ahead of the next *Housing Roadmap* update. The Growth and Infrastructure Coordination Unit will continue to drive this collaboration, ensuring a joined-up approach across government.

Alongside *South Australia's 20-Year State Infrastructure Strategy 2025* and *South Australia's Transport Strategy*, these policies will give certainty to the community, local councils, and developers about where long-term growth will occur. This is our plan for a more resilient, prosperous and connected Yorke Peninsula and Mid North, one that supports sustainable growth, protects the natural environment, and enhances liveability for generations to come.

Hon Nicholas Champion MP
Minister for Housing and Urban Development
Minister for Housing Infrastructure
Minister for Planning

The Yorke Peninsula and Mid North Regional Plan delivers a planning vision for the region through to 2051.



The Yorke Peninsula and Mid North Region covers an area of 35,000 square kilometres. The arid north is delineated from the more fertile south-east of the region by Goyder's Line. The Flinders Ranges begin at Crystal Brook and form a long ridgeline along the east coast of the Spencer Gulf. There are extensive plains and scenic valleys, such as the renowned Clare Valley wine region. The vast coastline of the Yorke Peninsula is cherished by locals and holidaymakers for its natural beauty and peaceful beaches.

The Yorke Peninsula and Mid North Regional Plan (the Plan) maps the government's 30-year planning vision for the region. It provides governments, businesses, industry and not-for-profit organisations with the data and direction to better plan for and respond to growth and change in our communities and towns, while achieving our conservation goals.

For the first time, the Plan is delivered via an electronic platform – the Regional Planning Portal – rather than as a static written document. The Regional Planning Portal delivers the Plan as a series of interactive maps, dynamic data, spatial plans and drop-down boxes outlining the key themes, subthemes and actions for the region. This electronic delivery allows for the Plan to be updated and evolve over its life.

The Yorke Peninsula and Mid North Regional Plan supports future communities by planning:

Where **houses and employment** land will go

How **housing and population** will be serviced

Which areas need **conservation and protection**

What **major infrastructure** is needed and how it will be provided

Learn more about the Yorke Peninsula and Mid North Region

The region is home to 78,166 people (Census 2021) and comprises three distinct geographic areas; the Mid North, Southern Flinders, and Yorke Peninsula. Port Pirie is South Australia's second largest port and serves as the Regional City for the Yorke Peninsula and Mid North Region. Other Major Service Centres in the region are located at Clare, Kadina and Wallaroo, and several smaller service townships are dispersed across the region. The Yorke Peninsula and Mid North Region is administered by the following local governments:

- Barunga West Council
- Clare and Gilbert Valleys Council
- Copper Coast Council
- 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
- Wakefield Regional Council
- Yorke Peninsula Council.

Township hierarchy

Regional City

A Regional City is the primary commercial, business, retail and service centre, generally serving a regional population of approximately 10,000 to 30,000 people. Regional Cities provide major employment opportunities, retail, commercial, administrative, entertainment, education and health services.

Port Pirie

Port Pirie serves as an important link between the Yorke Peninsula and Mid North through its key transport corridors. As a Regional City, Port Pirie will deliver essential services, infrastructure, and logistics support to surrounding regions, while its growing role in energy and mining will strengthen its contribution to the state's economy and regional connectivity.

Major Service Centres

Major Service Centres provide for local and regional needs, generally serving a population of up to 10,000 people. These centres generally provide regional employment opportunities, retail, commercial, administrative, entertainment, education and health services.

Clare

Clare is known for its vibrant agricultural and tourism sectors. As an important regional hub, Clare will continue to support the Yorke Peninsula and Mid North Region through the provision of essential services in health, education, retail, and administration.

Kadina

Kadina will continue to provide essential support to surrounding agricultural communities and the broader Yorke Peninsula and Mid North Region. As the largest town in the Copper Coast, it offers key services in health, education, retail, and administration.

Wallaroo

Wallaroo is a Major Service Centre on the Yorke Peninsula, supporting both local communities and the broader Yorke Peninsula and Mid North Region. With its deep-water port, strong transport links, and growing industrial base, Wallaroo will continue to have a key role in regional trade, agriculture, and tourism; offering essential services and infrastructure that drive economic activity across the region.

Supporting Service Centres

Supporting Service Centres service the needs of its centre and immediate catchment area. They serve a population of approximately 1,000 people. These centres generally provide local employment opportunities, retail, commercial, administrative, education, community and/or allied health services.

Ardrossan

Ardrossan is known for its port facilities and strong agricultural connections. It provides essential services to local farming communities and contributes to regional trade, particularly in grain exports. Ardrossan plays a valuable role in linking the Yorke Peninsula with the Mid North, supporting economic activity and regional development across northern South Australia.

Balaklava

Balaklava is strategically located to serve as a key hub for surrounding agricultural communities. It offers essential services in health, education, retail, and local government, and supports grain production and transport across the region. Its close proximity to Adelaide provides opportunities for future growth.

Booleroo Centre

Booleroo Centre is an important productive agricultural area that supports a mixture of grazing, cropping, mixed farming and related industries. As the Supporting Service Centre for surrounding rural communities and towns, Booleroo Centre provides a variety of services including a district school, hospital, aged care facilities and other amenities to support the community.

Burra

Burra is a Supporting Service Centre and tourist destination that provides essential services to surrounding rural areas and contributing to regional tourism, agriculture, and local business development. Burra's strategic location and historical significance will help strengthen connections across the Yorke Peninsula and Mid North, supporting broader regional development.

Crystal Brook

Crystal Brook is ideally positioned at a key junction for transport and agriculture to provide essential services to surrounding farming communities and contribute to regional logistics and infrastructure.

Jamestown

Jamestown will continue as a Supporting Service Centre in the Mid North, providing access to critical services to surrounding agricultural communities. With strengths in farming, education, health, and local business, it plays an important role in sustaining rural livelihoods.

Maitland

Maitland is a Supporting Service Centre in the centre of the Yorke Peninsula, offering essential services in health, education, retail, and local government to surrounding farming communities. The town has a strong agricultural base, particularly in grain production, and will continue to be a key contributor to the region's economy.

Moonta - Pt Hughes

Moonta is a well-positioned Supporting Service Centre in the Copper Coast, delivering essential services in health, education, and retail to local and surrounding communities. Renowned for its rich heritage and tourism appeal, Moonta will continue to make a significant contribution to regional connectivity and economic growth.

Port Hughes will continue to serve as a key Supporting Service Centre on the Yorke Peninsula, complementing nearby towns like Moonta by attracting visitors, supporting local businesses, and contributing to regional growth.

Orroroo

Orroroo is an important Supporting Service Centre that serves the surrounding farming community and wider area. Positioned strategically within the Yorke and Northern Local Health Network, the Orroroo District Hospital plays a key

role in delivering healthcare as part of a broader regional service plan aimed at enhancing access and quality of care across the Mid North.

Peterborough

Peterborough is known for its rich railway history and pivotal role in South Australia's transportation network. Peterborough plays an important role as a Supporting Service Centre, providing access to essential services for the surrounding rural and outback communities while contributing to regional transport, tourism, and local industry.

Port Broughton

Port Broughton will continue to operate as a Supporting Service Centre and tourism destination, providing access to essential amenities and a relaxed coastal lifestyle that appeals to residents and tourists. It plays a key role in servicing surrounding agricultural communities and contributes to tourism and local business activity.

Yorketown

Yorketown is a Supporting Service Centre in southern Yorke Peninsula which provides access to essential services in health, education, retail, and local governance. Yorketown remains a key link in sustaining development across the Yorke Peninsula and Mid North Region.

Our biggest priorities:

Increasing diverse housing types

Growth areas planning for climate change and global trends

Integrated planning approach

Ensuring land supply

Learn more about the biggest priorities facing the Yorke Peninsula and Mid North

The key priorities for the Yorke Peninsula and Mid North Region relate to economic development, environmental sustainability, and the provision of more housing. This includes greater housing choice, and the coordinated and timely delivery of infrastructure to support the region's growth.

Economic development

Economic development efforts are aimed at supporting local employment and fostering existing and emerging industries.

The region is home to a diverse range of industries, including primary production, mining, tourism and renewable energy. The defence sector is also a major employer in the region.

Agriculture plays a dominant role, with grain and cereal cropping—particularly wheat and barley—being major contributors. Livestock farming, including sheep and cattle, along with wool production, significantly support local employment and exports. The region also has a growing reputation in viticulture and wine production.

Along the coast, seafood and aquaculture are expanding industries, while forestry and timber production remain important in parts of the Mid North. Together, these sectors drive regional development and sustain the livelihoods of many communities.

Mining is a key economic driver, contributing significantly to population growth and regional development. The Plan supports infrastructure upgrades to accommodate workforce needs and emphasises sustainable development by balancing resource extraction with environmental protection and climate resilience.

Tourism and recreation are also critical to the economy of the region, providing essential employment opportunities and supporting the growth of small and medium enterprises. The region's appeal stems from its diverse natural assets, including pristine coastlines, national parks, the Flinders Ranges, and the renowned Clare Valley wine region.

Environmental sustainability

Environmental sustainability remains a central concern, with a strong emphasis on managing natural resources responsibly and addressing the impacts of climate change. The unique biodiversity of the region is essential to the quality of life, economic stability, and environmental health of its communities. Protecting and enhancing this biodiversity strengthens resilience to climate change, boosts productivity, and supports the overall wellbeing of the region.

Housing

In the context of the national housing crisis, it is more important than ever to ensure the timely and adequate supply of land for a variety of housing options and tenures. This will help meet the evolving needs of communities, foster economic growth, and attract and retain key workers in the region.

While large sections of land across the region are appropriately zoned, the infrastructure needed to facilitate development has not yet been implemented. It is therefore critical that the planning and delivery of infrastructure is prioritised at the state and local government levels.

Ongoing improvements to transport and other infrastructure in the region is essential to enhance connectivity and access to services.

A planning vision for Yorke Peninsula and Mid North

A sustainable region that values its natural environment and is an economic contributor with new technology in industry, agri-business, food security and progressive tourism. The region celebrates and respects Aboriginal culture and heritage as a vital part of its identity and future. Its proximity to Greater Adelaide and diversity of housing and lifestyle choices make the region an attractive place to live, work, play and invest.

Source: **Barunga West Council**

The Yorke Peninsula and Mid North Region is a vibrant, environmentally sustainable hub for agricultural and industry sectors. The region maintains its valued characteristics, while integrating new practices and technologies to enhance livelihoods and visitor experiences.

Safe and secure housing is a fundamental right, and a diversity of affordable housing options exist across the region, catering to various needs and lifestyles. This includes individual households, shared living arrangements, families and intergenerational living, and opportunities to age in place.

Aboriginal culture is respected and celebrated. Planning with Country models based on knowledge, values and cultural practices is undertaken in collaboration with Aboriginal Elders and cultural leaders to guide the approach to land use

planning and development.

The region's economy is strong with the primary industry sector providing local employment opportunities and pathways for younger generations. Dedicated renewable energy zones and mineral resources contribute to the state's energy security and economy.

From coastal landscapes with rugged cliffs and sandy beaches, to amazing views from mountain ranges, the Dhilba Guuranda-Innes and Mount Remarkable National Parks are a favourite for camping, fishing, surfing, and bushwalking. The Yorke Peninsula and Mid North Region continues to support the state's sustainable visitor economy.

Innovative approaches to water resourcing ensure a secure, equitable and reliable supply throughout the region. A safe and resilient transport network provides a gateway for employment and services, and supports the primary industry, mining and renewable energy sectors.

Yorke Peninsula and Mid North Regional Plan outcomes

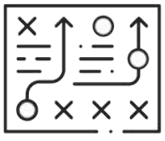
The Plan aims for the following outcomes:

Outcome 1:
More housing in the right places

Outcome 2:
A strong economy built on a smarter, cleaner future

Outcome 3:
A more climate-resilient and sustainable region

Outcome 4:
An integrated and connected region



Outcome 5:
Coordinated delivery of land use and infrastructure planning

Digital innovation

South Australia is the first state to have a fully digitised planning system, which is widely acknowledged as the best in the country. This innovation has now been extended to include another Australian first – a fully digitised Regional Planning Portal.

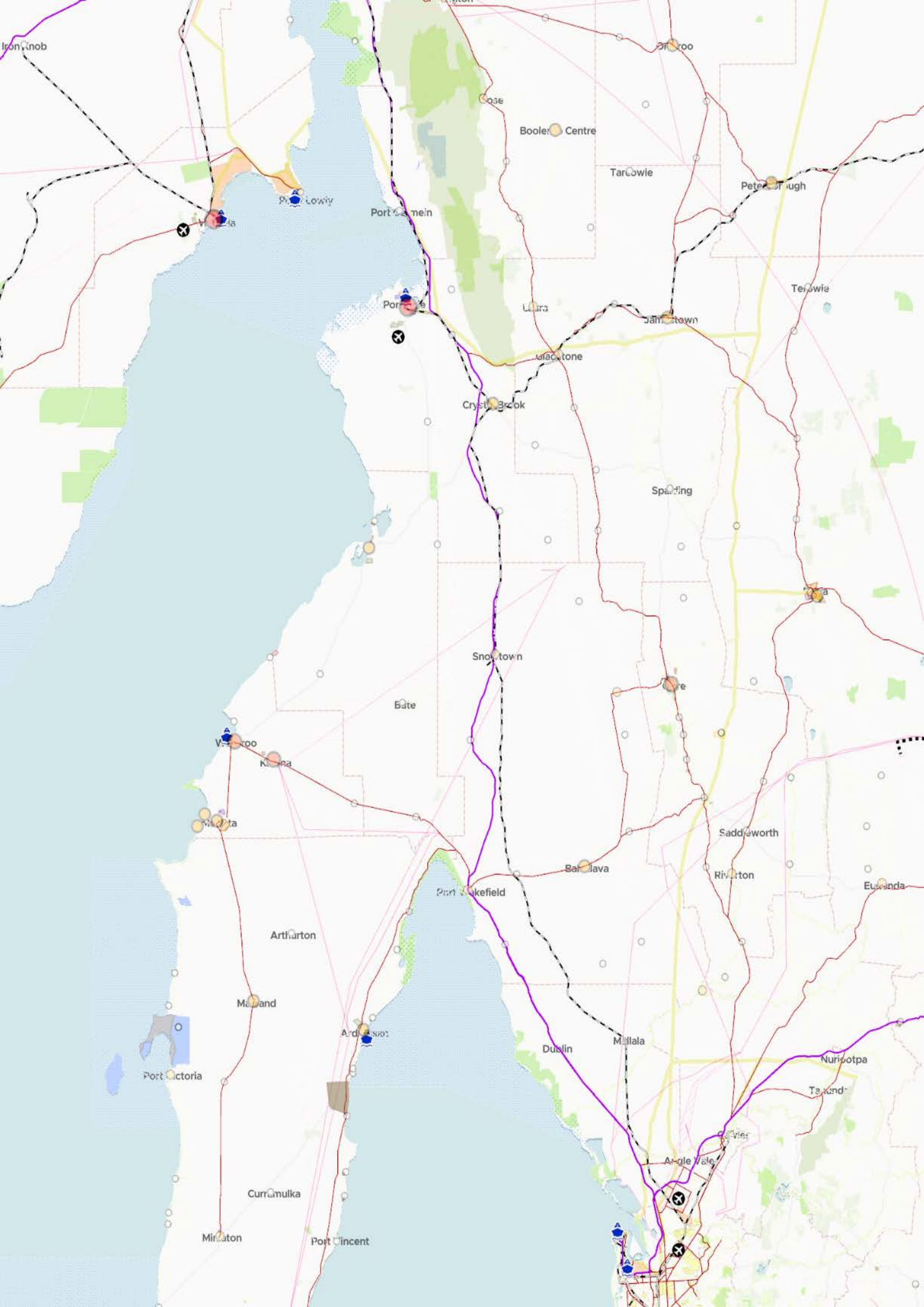
This gives unprecedented access to the government's long-term vision for sustainable growth and change across the

region. It plays a critical role in identifying appropriate land for future housing, employment, open spaces, jobs and the necessary supporting infrastructure.

The previous Mid North and Yorke Peninsula Regional Plans were developed under the repealed *Development Act 1993* and contained both high-level strategic directions and regionally specific policies and their spatial application in the one static document. The *Planning, Development and Infrastructure Act 2016* (PDI Act) separates this content into two separate planning instruments – the state's strategic planning directions, which are set out in the State Planning Policies, and the regional strategies and maps, which are set out in the regional plans.

The benefit of this approach is clear and consistent overarching direction for the state or region. In addition, a digital regional plan can be updated with current data and information. This provides for greater adaptability in how overarching directions are applied at the regional, subregional and more local level.

The Regional Planning Portal dramatically improves the coordination of land use and infrastructure and the ability to monitor and quickly respond to changing conditions. This transforms how we plan for long-term growth.


Iron Knob
Tarcowie
Terowie
Spalding
Snowtown
Bate
Saddleworth
Riverton
Port Wakefield
Arthurton
Dublin
Mallala
Nuriootpa
Angle Vale
Port Victoria
Curramulka
Port Vincent

Context

Population

Recent population change

The Yorke Peninsula and Mid North Region is home to 78,166 people which is approximately 4.3% of the state's population.

- Approximately 18% of these people live in Port Pirie with the remainder mostly living in or around the towns of Clare, Kadina and Wallaroo.
- The Aboriginal and Torres Strait Islander population represents 1.6% of the region's total population.

Learn more about projected population to 2051

Population projections provide a picture of the likely population growth and demographic change anticipated in the future.

The Plan uses the state's adopted high-growth projections from the 2021 Census. Understanding population growth and demographic change across the state provides a strong foundation on which to base planning for the future of the Yorke Peninsula and Mid North Region.

The Plan is based on the state's adopted high-growth projections derived from the 2021 Census.

High-growth projections are used by state and local governments when evaluating residential and employment supply. Actual population growth is tracked by the Australian Bureau of Statistics (ABS).

Planning for high growth projection is necessary to ensure that land supply can respond if demand exceeds expectations. This might occur if a significant employer is introduced in one or more townships and/or the 'sea change' trend has a greater effect.

The high-growth projections suggest the region could grow by 17,677 permanent residents (excluding seasonal workers and tourists) by 2051, translating to an average annual growth rate of 0.75%. Growth is projected to spread across most age groups, with a slightly greater increase in the 35 to 49 and 65+ cohorts.

For more information on population change and projections, see Population info on PlanSA

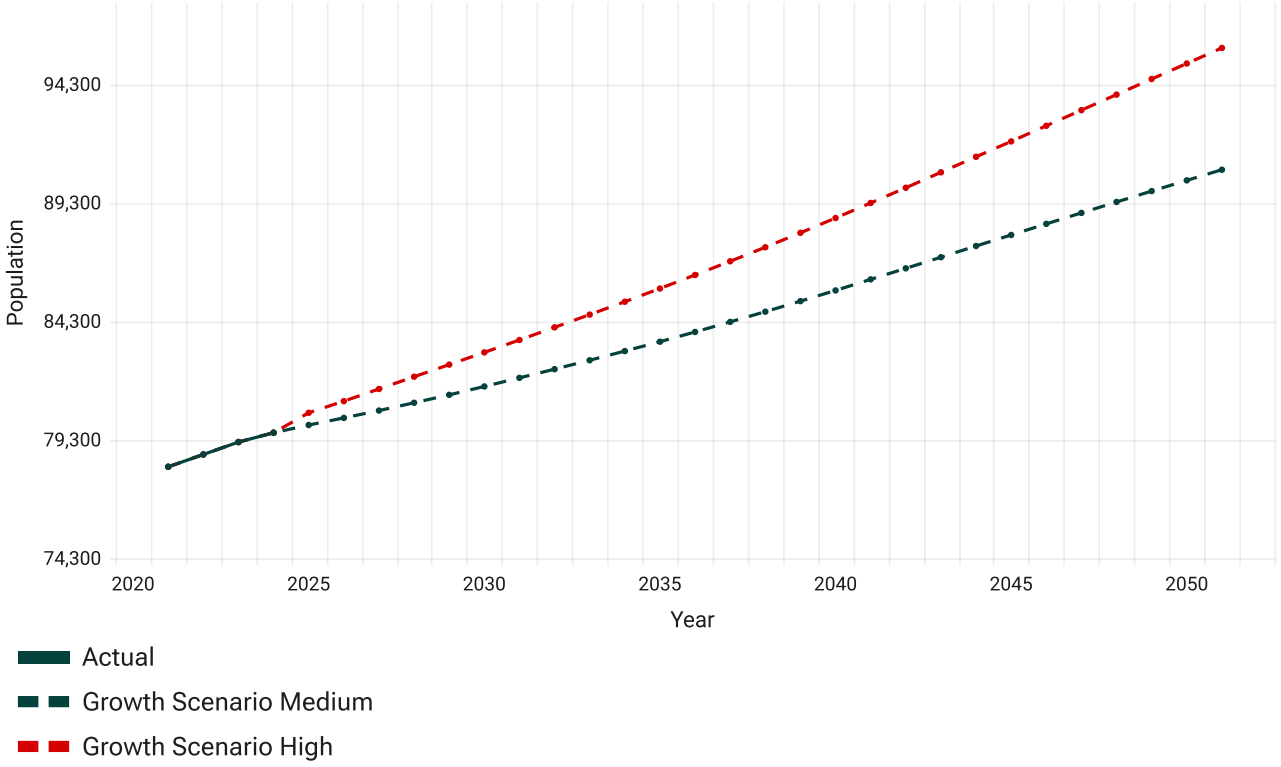
Population Summary

Population Growth Scenario (2021 - 2051)

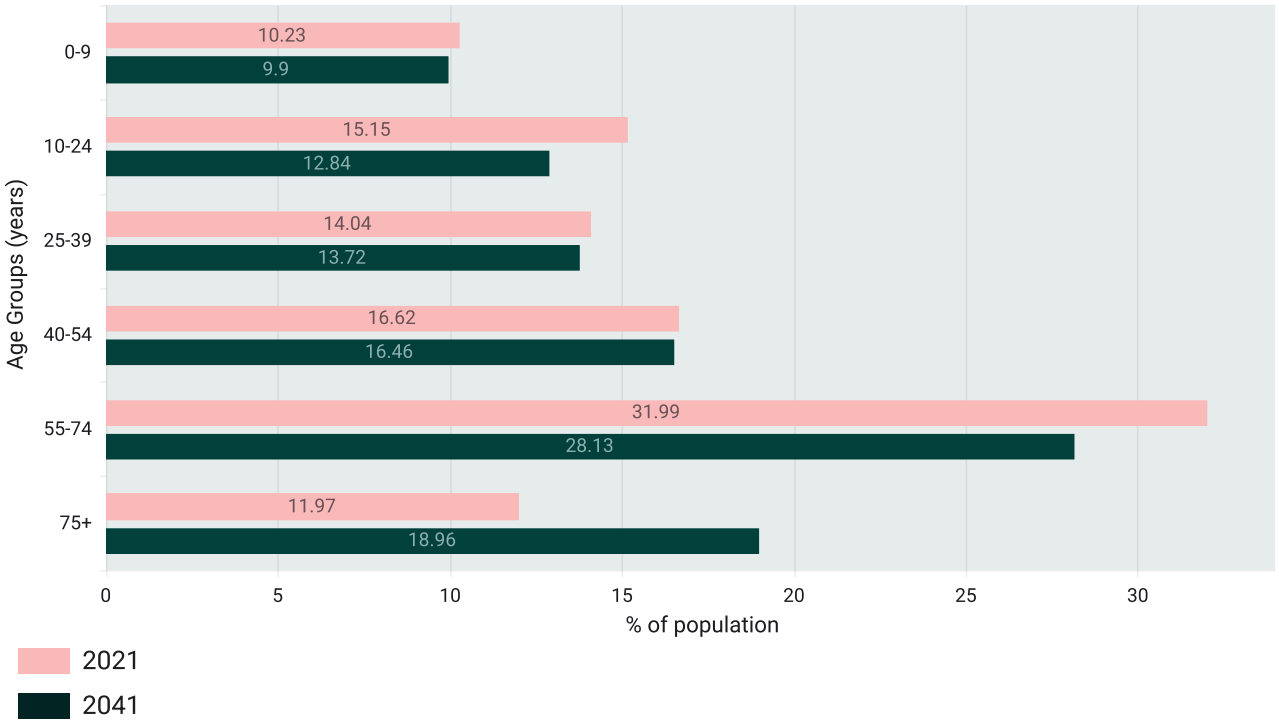
Scenario	Medium	High
Total Population		
2021	78,166	78,166
2051	90,704	95,843
2021 - 2051 (Total Change)	12,538	17,677
2021 - 2051 (Ave annual change)	418 (0.5%)	589 (0.7%)

Projected Population

Actual and Projected Population (2021 - 2051)



Projected Population by Age Group



For more information on population change and projections, see Population info on PlanSA

District Council of Mount Remarkable

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	2,922	2,922
2041	2,948	3,000
2021 - 2041 (Total Change)	26	78
2021 - 2041 (Ave annual change)	1 (0%)	4 (0.1%)

District Council of Orroroo Carrieton

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	887	887
2041	873	889
2021 - 2041 (Total Change)	-14	2
2021 - 2041 (Ave annual change)	-1 (-0.1%)	0 (0%)

District Council of Peterborough

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	1,668	1,668
2041	1,679	1,709
2021 - 2041 (Total Change)	11	41
2021 - 2041 (Ave annual change)	1 (0%)	2 (0.1%)

Northern Areas Council

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	4,661	4,661
2041	4,768	4,862
2021 - 2041 (Total Change)	107	201
2021 - 2041 (Ave annual change)	5 (0.1%)	10 (0.2%)

Port Pirie Regional Council

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	17,746	17,746
2041	18,395	18,732
2021 - 2041 (Total Change)	649	986
2021 - 2041 (Ave annual change)	32 (0.2%)	49 (0.3%)

Regional Council of Goyder

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	4,141	4,141
2041	4,158	4,242
2021 - 2041 (Total Change)	17	101
2021 - 2041 (Ave annual change)	1 (0%)	5 (0.1%)

Barunga West Council

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	2,675	2,675
2041	2,852	3,012
2021 - 2041 (Total Change)	178	338
2021 - 2041 (Ave annual change)	9 (0.3%)	17 (0.6%)

Clare and Gilbert Valleys Council

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	9,355	9,355
2041	10,014	10,202
2021 - 2041 (Total Change)	658	847
2021 - 2041 (Ave annual change)	33 (0.3%)	42 (0.4%)

Wakefield Regional Council

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	6,930	6,930
2041	7,577	8,002
2021 - 2041 (Total Change)	647	1,072
2021 - 2041 (Ave annual change)	32 (0.4%)	54 (0.7%)

Copper Coast Council

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	15,340	15,340
2041	19,369	20,456
2021 - 2041 (Total Change)	4,030	5,117
2021 - 2041 (Ave annual change)	202 (1.2%)	256 (1.4%)

Yorke Peninsula Council

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	11,832	11,832
2041	13,438	14,192
2021 - 2041 (Total Change)	1,606	2,360
2021 - 2041 (Ave annual change)	80 (0.6%)	118 (0.9%)

For more information on population change and projections, see Population info on PlanSA

Context

Housing trends and land supply

The planning system can help meet future housing demand by facilitating sufficient supply of serviced land, flexibility in zoning and policies to allow for housing diversity.

A 15-year supply of appropriately zoned and serviced land is critical to ensure that housing supply and affordability is maintained. This will ensure the region can meet the competing housing demands for permanent residents (for both prospective homeowners and long-term renters), short-term holiday rentals, key workers and temporary/seasonal workers.

Analysis of housing land supply

A review of land supply across the region indicates there is currently a 15-year supply of zoned land for housing in Port Pirie, Kadina, Moonta, Wallaroo and Clare. New residential growth areas have also been identified to accommodate 0- to 15-year housing demand.

Whilst the region is generally considered to have a sufficient supply of zoned residential land to accommodate projected growth, not all supply is ‘development-ready’. This means it may not be serviced by infrastructure, or the landowner/s may not have intent to develop their land.

Where a short fall exists, the Department for Housing and Urban Development will work closely with councils to assist in mapping areas to secure 15-year land supply to cater for the long-term projected housing demand.

The table below shows current housing development activity in the Yorke Peninsula and Mid North Region.

Housing Snapshot

46,380

Total dwellings

34,567 (75%)

Occupied dwellings

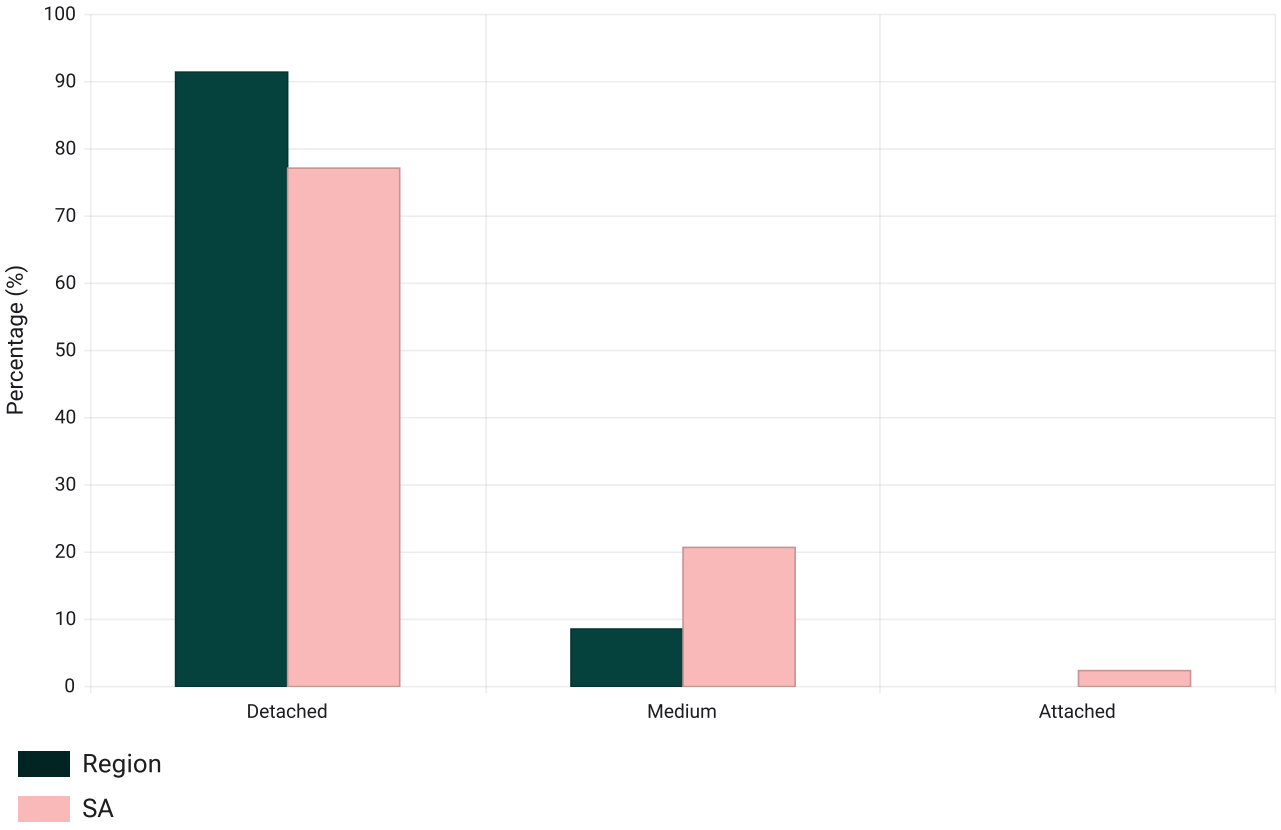
2.2

Average number of people per household

341

Average dwellings built every year

Dwelling Types



Source: Australian Bureau of Statistics (2021) census

Land Supply

Recent housing activity

Additional dwellings required annually to meet population projection to 2031	342
Additional dwellings required to meet population projection to 2051	11,504

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	3,608
Proposed lots (lodged/approved land divisions)	1,963
Undeveloped zoned	21,243
Zoned total	26,814

Existing residential land supply - rural living zoned (allotments)

Vacant	158
Proposed lots (lodged/approved land divisions)	107
Undeveloped zoned	2,438
Zoned total	2,703

Future residential land supply (allotments)

Neighbourhood and township	5,343
Rural living	518

District Council of Mount Remarkable

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	2
Additional dwellings required to meet population projection to 2041	40

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	257
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	1,040
Zoned total	1,297

Existing residential land Supply - rural living zoned (allotments)

Vacant	2
Proposed lots (lodged/approved land divisions)	2
Undeveloped zoned	0
Zoned total	4

Future residential land supply (allotments)

Neighbourhood and township	0
Rural living	0

District Council of Orroroo Carrieton

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	0
Additional dwellings required to meet population projection to 2041	0

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	71
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	447
Zoned total	518

Existing residential land Supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	0
Zoned total	0

Future residential land supply (allotments)

Neighbourhood and township	0
Rural living	0

District Council of Peterborough

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	1
Additional dwellings required to meet population projection to 2041	22

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	73
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	270
Zoned total	343

Existing residential land Supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	51
Zoned total	51

Future residential land supply (allotments)

Neighbourhood and township	393
Rural living	0

Northern Areas Council

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	6
Additional dwellings required to meet population projection to 2041	104

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	213
Proposed lots (lodged/approved land divisions)	8
Undeveloped zoned	1,315
Zoned total	1,536

Existing residential land Supply - rural living zoned (allotments)

Vacant	1
Proposed lots (lodged/approved land divisions)	3
Undeveloped zoned	91
Zoned total	95

Future residential land supply (allotments)

Neighbourhood and township	0
Rural living	0

Port Pirie Regional Council

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	28
Additional dwellings required to meet population projection to 2041	510

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	256
Proposed lots (lodged/approved land divisions)	158
Undeveloped zoned	1,384
Zoned total	1,798

Existing residential land Supply - rural living zoned (allotments)

Vacant	3
Proposed lots (lodged/approved land divisions)	24
Undeveloped zoned	472
Zoned total	499

Future residential land supply (allotments)

Neighbourhood and township	604
Rural living	200

Regional Council of Goyder

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	3
Additional dwellings required to meet population projection to 2041	52

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	185
Proposed lots (lodged/approved land divisions)	4
Undeveloped zoned	1,021
Zoned total	1,210

Existing residential land Supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	0
Zoned total	0

Future residential land supply (allotments)

Neighbourhood and township	618
Rural living	0

Barunga West Council

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	11
Additional dwellings required to meet population projection to 2041	230

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	149
Proposed lots (lodged/approved land divisions)	51
Undeveloped zoned	421
Zoned total	621

Existing residential land Supply - rural living zoned (allotments)

Vacant	13
Proposed lots (lodged/approved land divisions)	7
Undeveloped zoned	390
Zoned total	410

Future residential land supply (allotments)

Neighbourhood and township	1,241
Rural living	0

Clare and Gilbert Valleys Council

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	24
Additional dwellings required to meet population projection to 2041	437

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	227
Proposed lots (lodged/approved land divisions)	21
Undeveloped zoned	4,492
Zoned total	4,740

Existing residential land Supply - rural living zoned (allotments)

Vacant	22
Proposed lots (lodged/approved land divisions)	6
Undeveloped zoned	181
Zoned total	209

Future residential land supply (allotments)

Neighbourhood and township	817
Rural living	225

Wakefield Regional Council

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	34
Additional dwellings required to meet population projection to 2041	728

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	203
Proposed lots (lodged/approved land divisions)	708
Undeveloped zoned	2,018
Zoned total	2,929

Existing residential land Supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	181
Zoned total	181

Future residential land supply (allotments)

Neighbourhood and township	36
Rural living	0

Copper Coast Council

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	160
Additional dwellings required to meet population projection to 2041	3,472

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	948
Proposed lots (lodged/approved land divisions)	627
Undeveloped zoned	4,567
Zoned total	6,142

Existing residential land Supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	17
Undeveloped zoned	406
Zoned total	423

Future residential land supply (allotments)

Neighbourhood and township	613
Rural living	0

Yorke Peninsula Council

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	74
Additional dwellings required to meet population projection to 2041	1,601

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	1,026
Proposed lots (lodged/approved land divisions)	386
Undeveloped zoned	4,268
Zoned total	5,680

Existing residential land Supply - rural living zoned (allotments)

Vacant	117
Proposed lots (lodged/approved land divisions)	48
Undeveloped zoned	666
Zoned total	831

Future residential land supply (allotments)

Neighbourhood and township	1,021
Rural living	93

Context

Employment trends and land supply

A prosperous economy requires employment land that will accommodate current and future industries, is appropriately serviced, and well connected to a skilled workforce.

The planning system can support employment growth in the region by making sure there is enough land in the right places that is supported by the necessary infrastructure. It can also provide flexibility in zoning and policies to allow for diverse business models. It is important for planning policy to allow industry to 'pivot' in response to emerging trends, climate change and infrastructure availability.

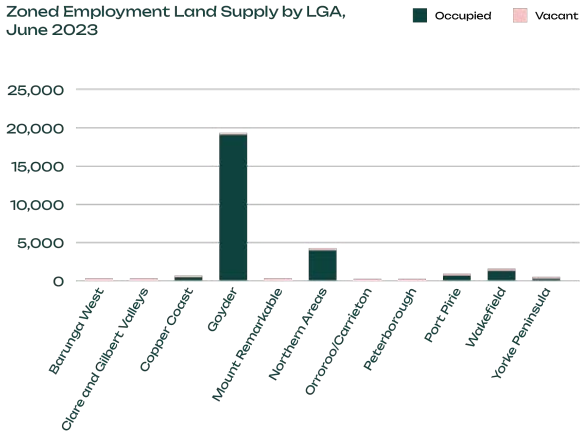
Unlike residential land where demand can be reasonably forecast using population projections, the demand for employment land is more difficult to predict. An appropriate strategy is to ensure there is sufficient supply of zoned employment land in appropriate locations to accommodate future growth.

Analysis of employment land supply

The region comprises over 27,395 hectares of zoned employment land, which for the most part is evenly distributed across the region's local government areas. These figures are skewed by the Regional Council of Goyder, which comprises a significant amount of Rural Intensive Enterprise Zoned land in Geranium Plains.

Of the zoned employment land in the region, 294 hectares is vacant, of which 90 hectares is located within Port Pirie. In addition, there is a significant amount of zoned employment land that is currently used for primary production, which has the potential to be converted to industrial employment land in the short- to medium-term. As this land is currently being used for other purposes it is not technically classified as 'vacant'.

Employment land supply by region



Learn more about employment sectors and land use mix

Development trends

Between 2022-2023, a total of 2.61 hectares of employment land was developed.

Should this trend continue, the region's vacant zoned supply is unlikely to be exhausted within the next 30 years, noting some employment land is not serviced or in a location that meets current needs.

| Vacant land consumption (annual) | 2,61ha |

Employment land use

Zoned land within the region is predominantly used for traditional employment activities, including industry, mining, primary production and various forms of public utilities (i.e. electricity generation and wastewater treatment). These uses typically require large parcels of land compared to other broad industry categories (BIC's) such as knowledge intensive industries like healthcare and population serving industries like retail.

Learn more about broad industry categories

Broad industry categories (BICs) have been created as a way of identifying an industrial employment precinct's strategic purpose and infrastructure needs, which then dictates the role and responsibility for network planning and delivery.

The four categories are:

- **Traditional employment lands** are areas for industrial, mining, primary production and jobs involving various forms of public utilities (i.e. electricity generation and wastewater treatment).
- **Freight and logistics employment lands** are areas used for jobs involving transportation of bulk goods, manufacturing and warehousing.
- **Knowledge intensive employment lands** are areas for jobs that need high skills, research, or innovation, like tech, education, and advanced manufacturing.
- **Population serving employment lands** are areas used for jobs and services that support the everyday needs of nearby residents, like shops, schools, and healthcare.

(Source: TSA Industrial Employment Land Strategy)

It is assumed that primary production land within an employment zone is currently being held until demand is realised. However, this will require monitoring to ensure there is suitable land supply in areas of demand.

Employment sectors

The agriculture, forestry and fishing industry sectors are the region's largest employers, with over 5,000 jobs representing 17% of total employment. The manufacturing industry sector currently makes the greatest contribution to economic output in the region, which at $3.2 billion accounts for 28% of total annual output.

Mining and renewable energy projects are also significant contributors to both the region and state's economy. Important energy projects in the Mid North, include potential green steel and iron in Port Pirie and renewable projects in Goyder. The Hillside Iron Oxide Copper Gold (IOCG) deposit, located south of Ardrossan on the Yorke Peninsula, is one of the largest undeveloped copper projects in Australia and is expected to require a substantial workforce.

The tourism and hospitality sectors are an important component of the region's economy that is expected to continue to grow and specialise in key areas.

Growth in the agriculture sector is also expected, due to increasing international demand and export opportunities particularly for Australian meat protein. This will be supported by primary production opportunities for innovation and value-adding, however access to adequate water supply will be critical to growing this sector.

Other impacts from residential and employment growth, climate change, technology and innovation, and structural changes in the economy will require careful planning to support continued primary production growth.

Demand for professional services, particularly in the areas of aged care, healthcare and related professions is expected to rise due to the growing number of residents over the age of 65. This will increase the proportion of the region's workforce employed in healthcare related sectors.

Mining and renewable energy projects are significant contributors to both the region and state's economy. Mineral exploration and renewable energy projects will generate demand for employment and subsequent housing. Significant renewable energy projects, including potential green steel and iron in Port Pirie and the Goyder Renewables Zone, will create demand in the Mid North part of the region. Copper and gold deposits, located south of Ardrossan on the Yorke Peninsula, are some of the largest undeveloped copper projects in Australia and are expected to require a substantial workforce. Further insights are explored in the Productive economy theme.

Workforce

The Yorke Peninsula and Mid North Region has an ageing population due to its diverse landscape attracting people seeking a 'sea or tree change', and as a result an ageing workforce with its largest age group of workers between 45–64 years old.

To support the long-term prosperity of the region, it will be important to attract and retain a younger workforce. This will require the provision of adequate housing, education, recreation and other social infrastructure to support the needs of younger workers and their families.

Current Top 3 Employing Industries

17%

Agriculture, Forestry and Fishing

15%

Health Care and Social Assistance

10%

Retail Trade

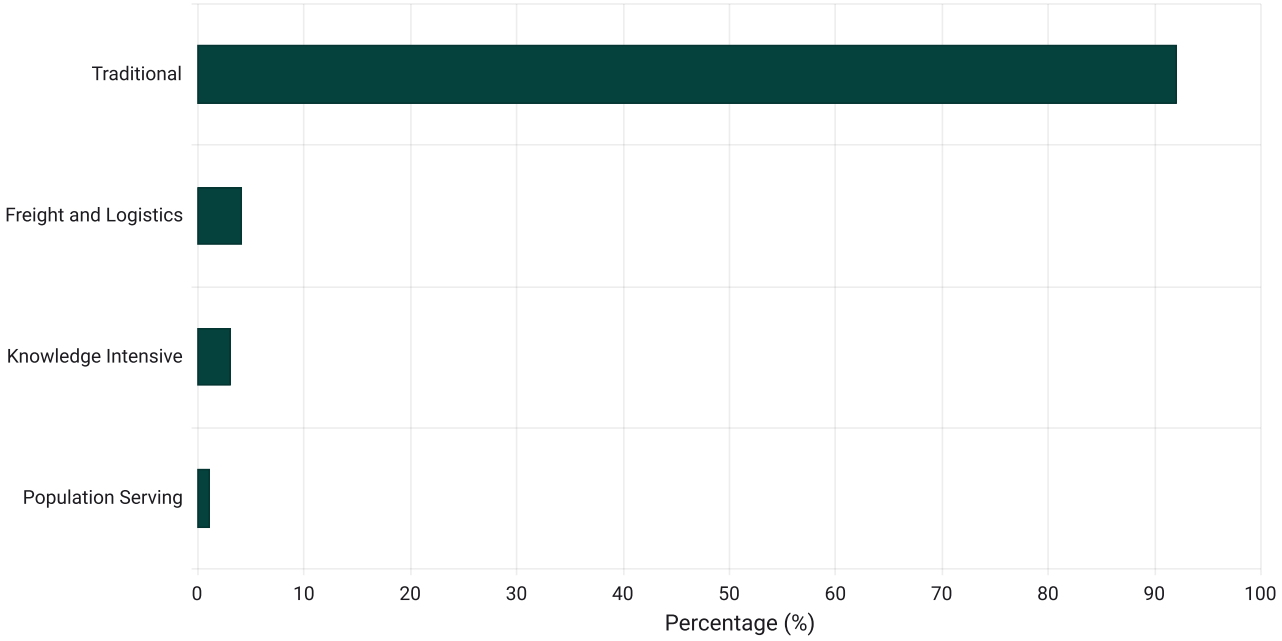
*Census 2021 data

Employment Sectors and Land Use

Employment land supply

Occupied	27,102 ha
Vacant	294 ha
Future Supply	2,502 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

**Public utilities refers to land used for the provision of electricity, water, transport and telecommunications etc.

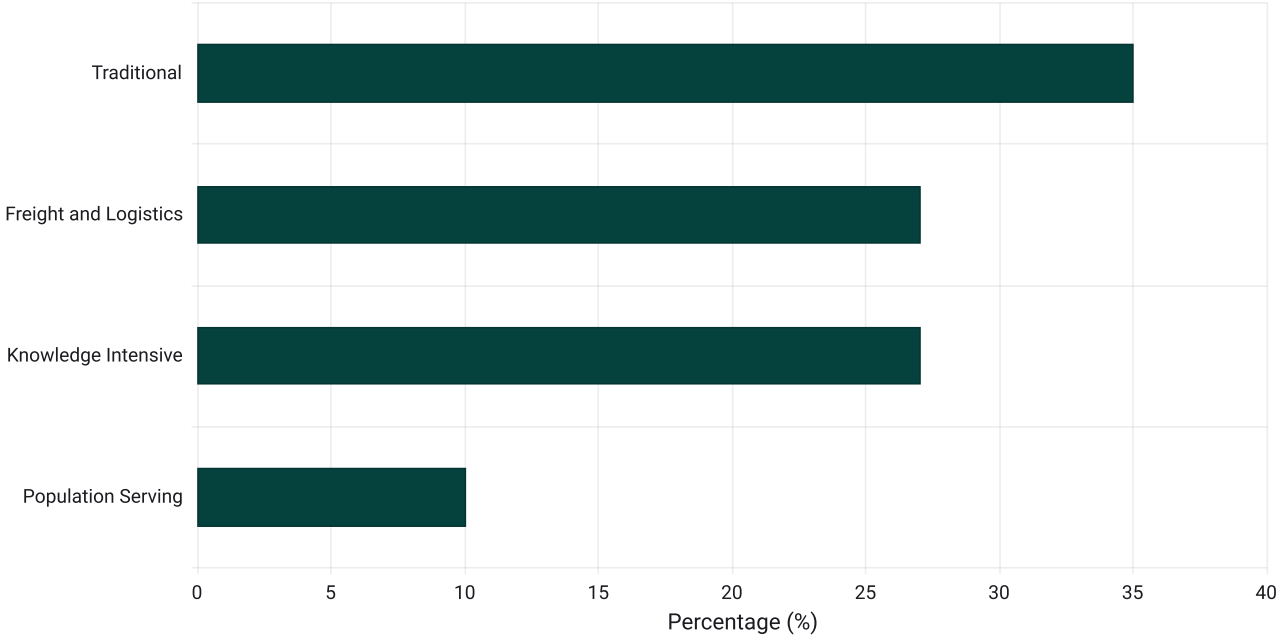
District Council of Mount Remarkable

Employment Sectors and Land Use

Employment land supply

Occupied	96 ha
Vacant	1 ha
Future Supply	0 ha

Employment Land Use Mix



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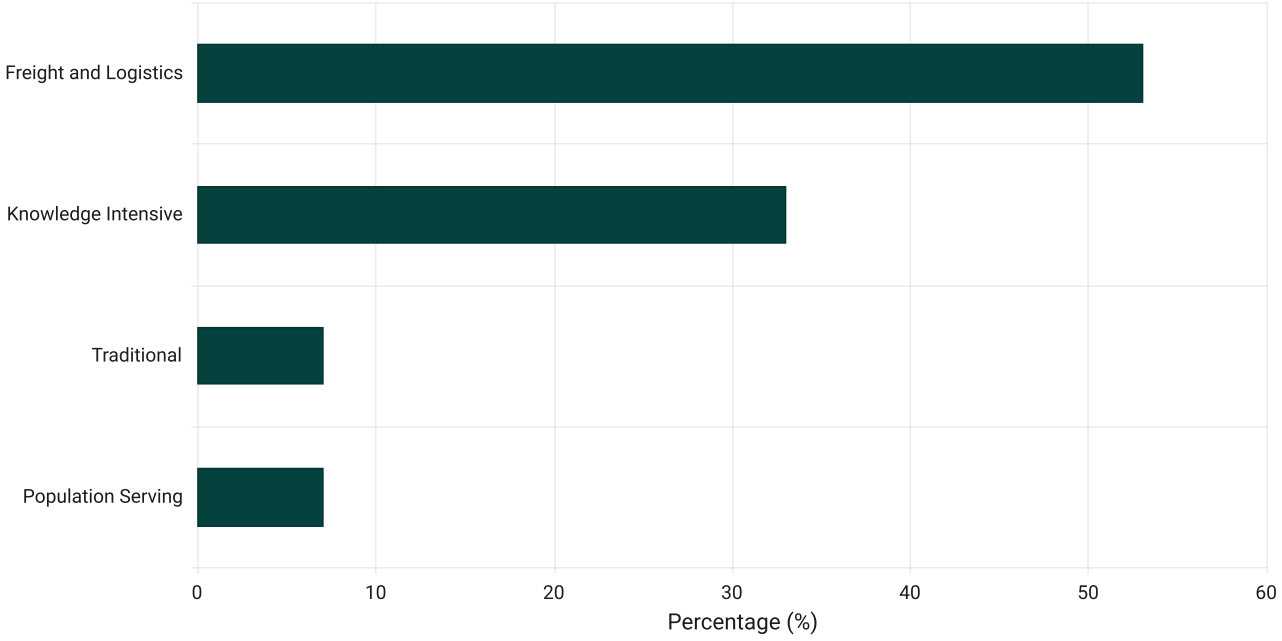
District Council of Orroroo Carrieton

Employment Sectors and Land Use

Employment land supply

Occupied	15 ha
Vacant	2 ha
Future Supply	0 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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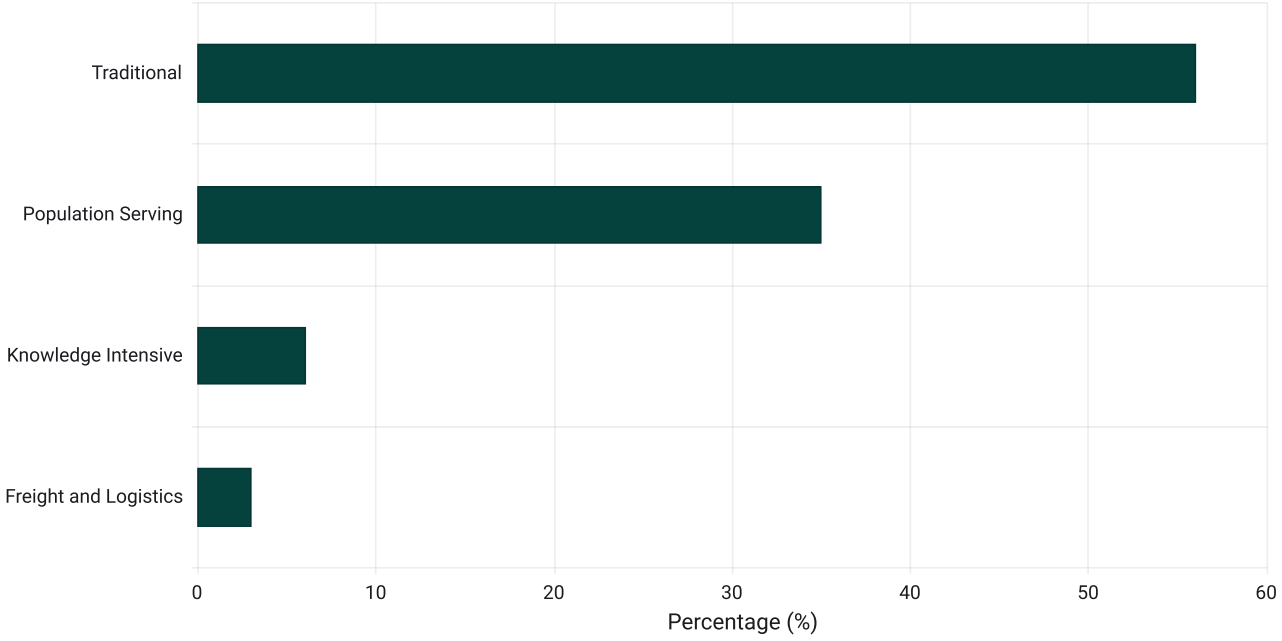
District Council of Peterborough

Employment Sectors and Land Use

Employment land supply

Occupied	81 ha
Vacant	14 ha
Future Supply	0 ha

Employment Land Use Mix



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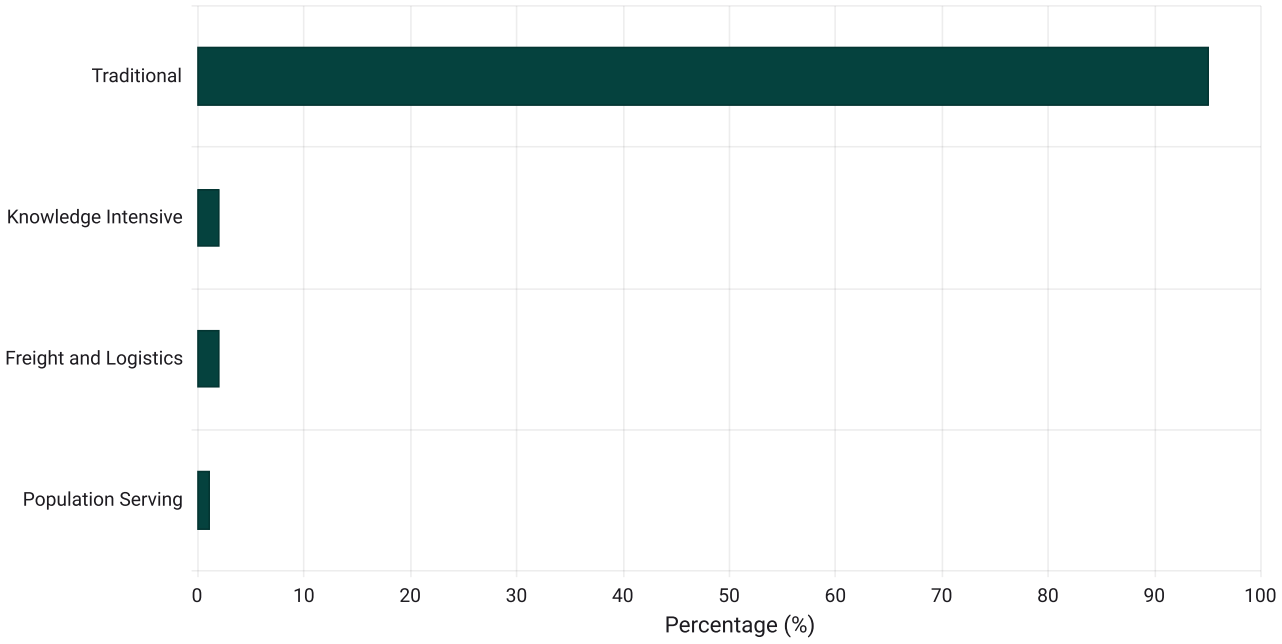
Northern Areas Council

Employment Sectors and Land Use

Employment land supply

Occupied	4,069 ha
Vacant	35 ha
Future Supply	0 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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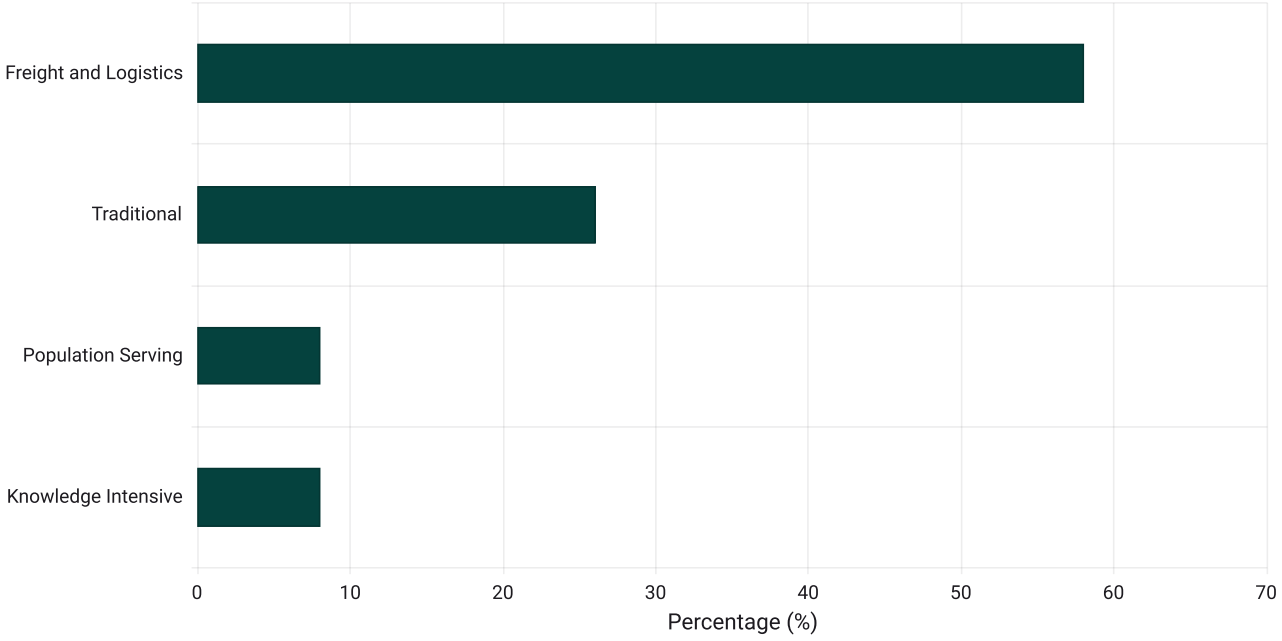
Port Pirie Regional Council

Employment Sectors and Land Use

Employment land supply

Occupied	749 ha
Vacant	94 ha
Future Supply	154 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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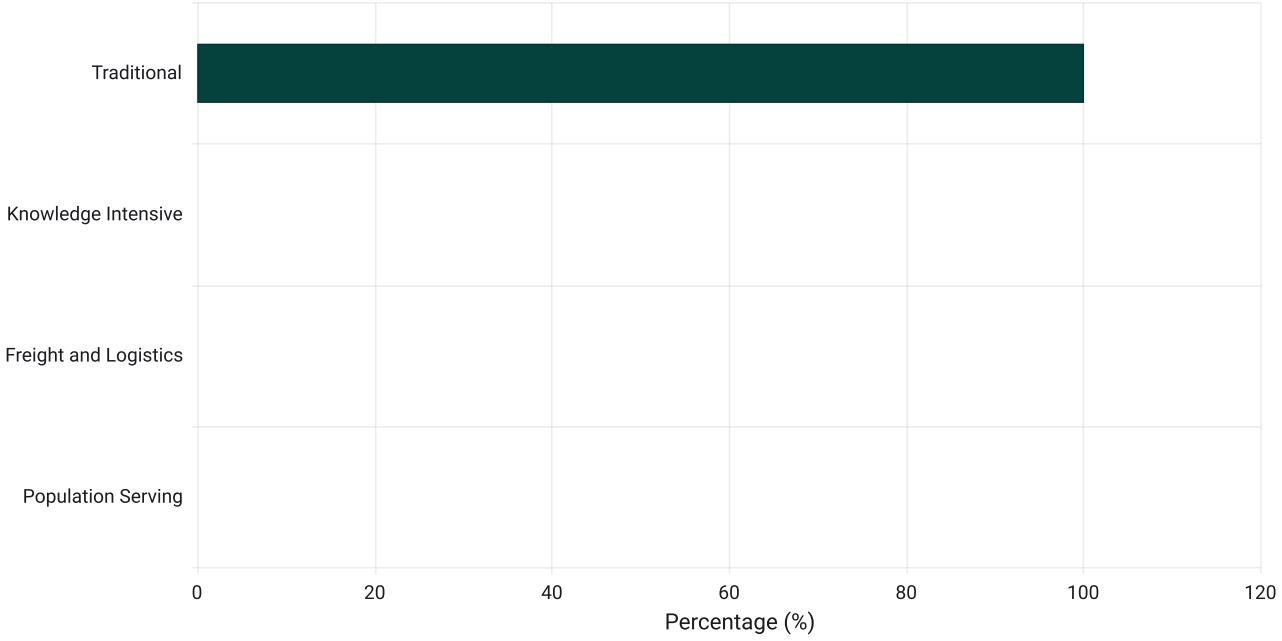
Regional Council of Goyder

Employment Sectors and Land Use

Employment land supply

Occupied	19,438 ha
Vacant	6 ha
Future Supply	98 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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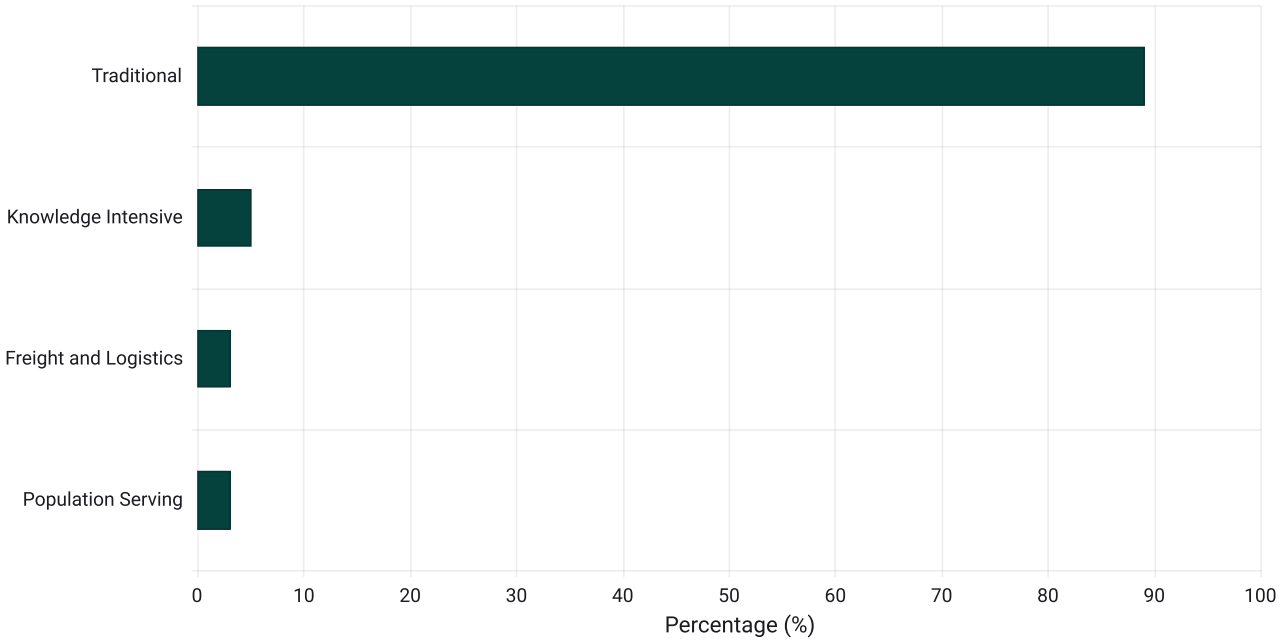
Barunga West Council

Employment Sectors and Land Use

Employment land supply

Occupied	123 ha
Vacant	3 ha
Future Supply	0 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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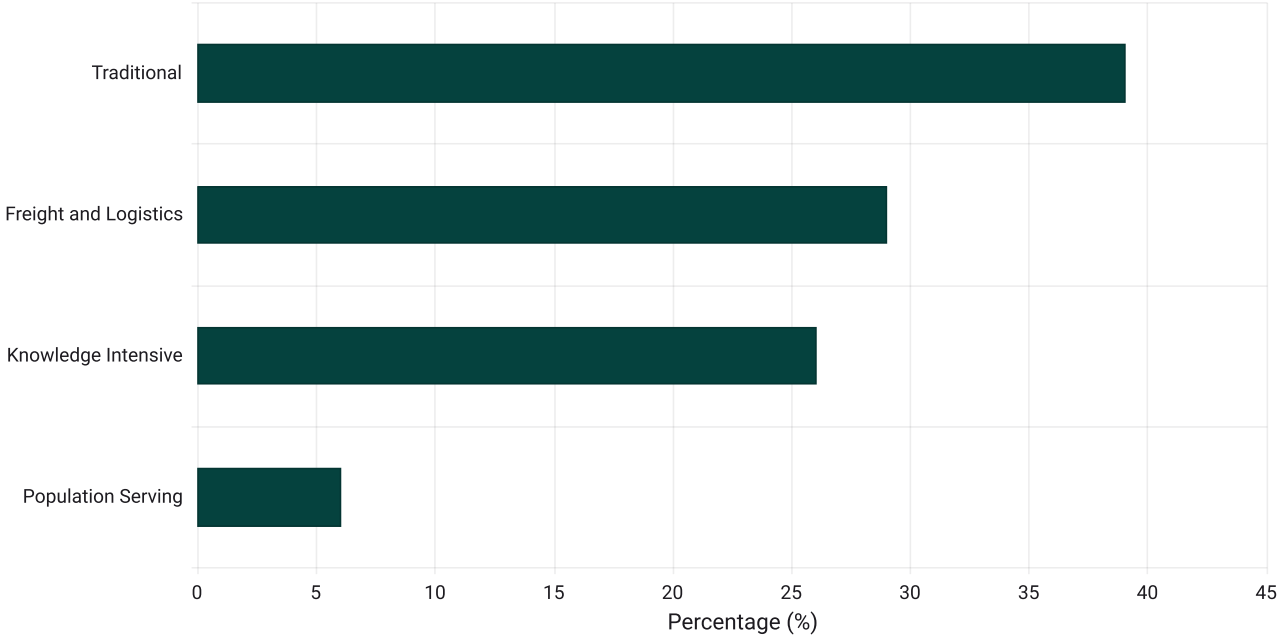
Clare and Gilbert Valleys Council

Employment Sectors and Land Use

Employment land supply

Occupied	138 ha
Vacant	5 ha
Future Supply	12 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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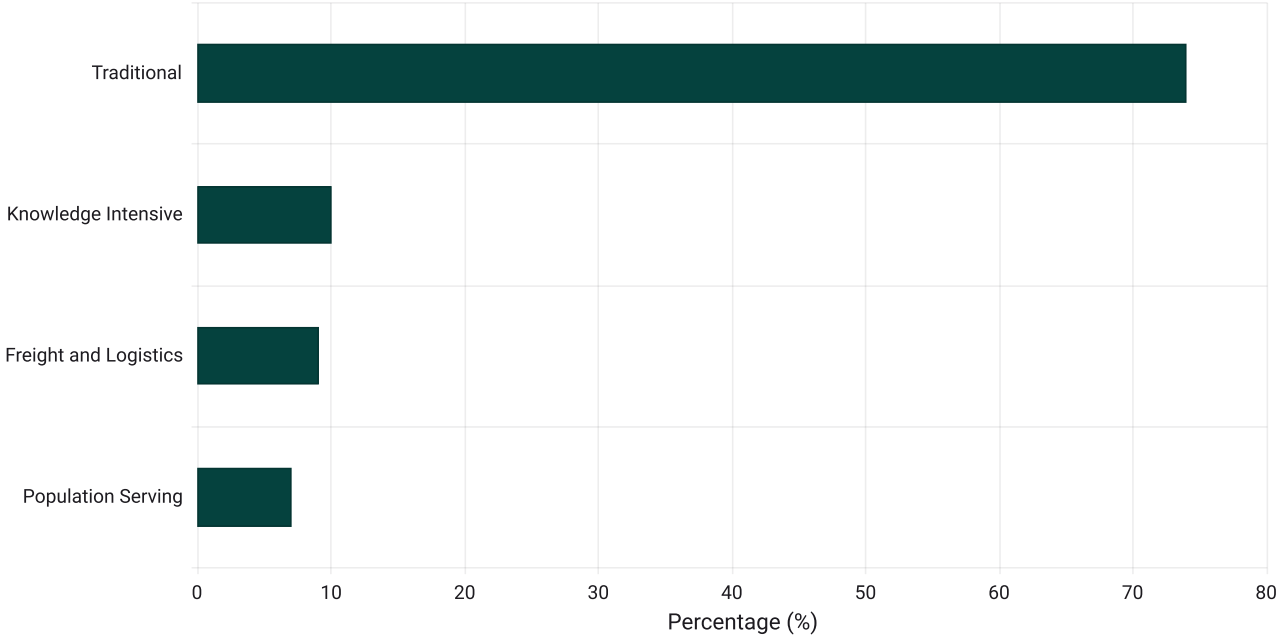
Wakefield Regional Council

Employment Sectors and Land Use

Employment land supply

Occupied	1,394 ha
Vacant	47 ha
Future Supply	0 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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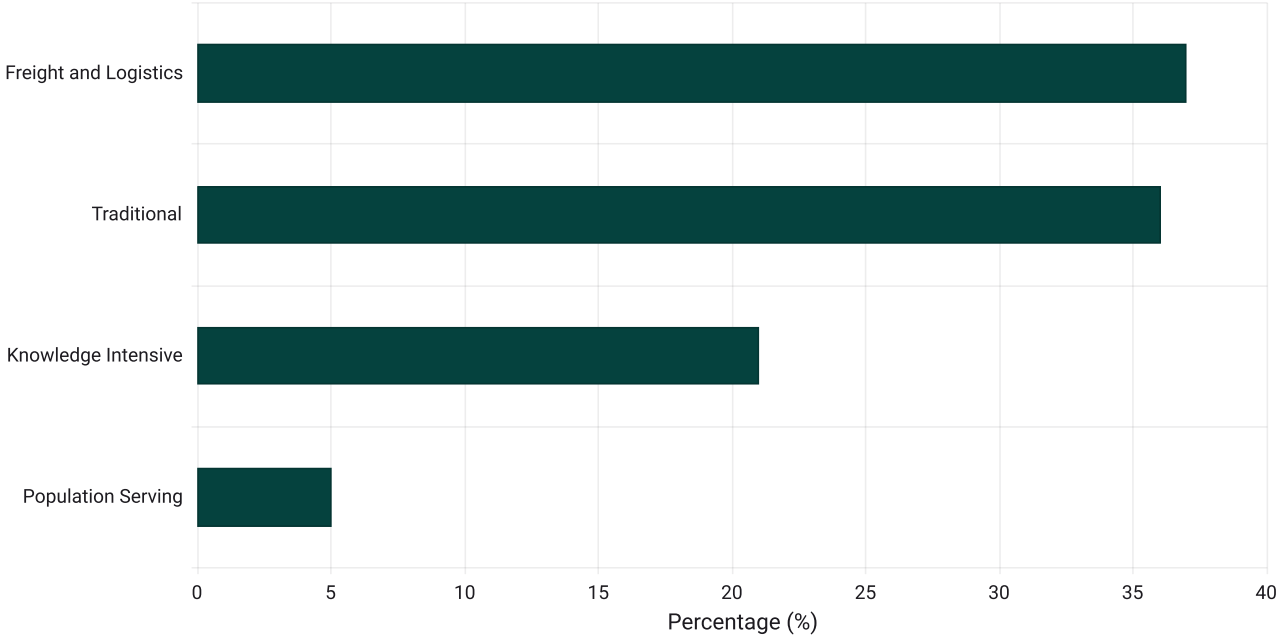
Copper Coast Council

Employment Sectors and Land Use

Employment land supply

Occupied	611 ha
Vacant	57 ha
Future Supply	74 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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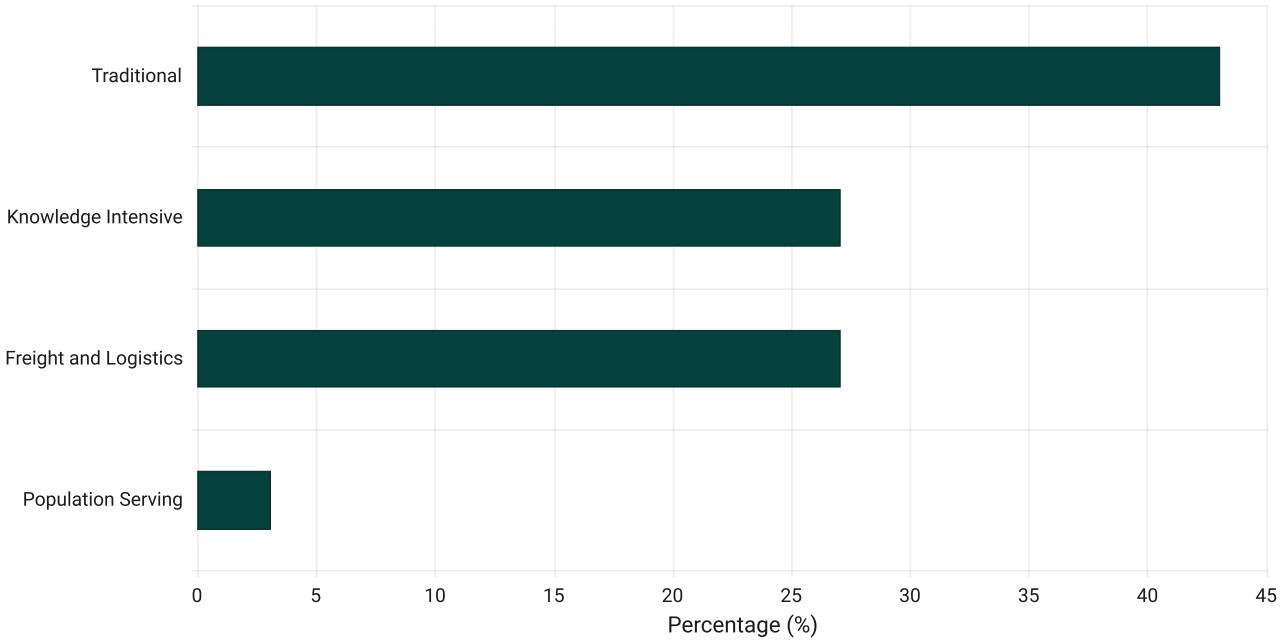
Yorke Peninsula Council

Employment Sectors and Land Use

Employment land supply

Occupied	388 ha
Vacant	32 ha
Future Supply	2,164 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

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Outcome 1:
More housing in the right places

Access to safe, secure and affordable housing is one of the most fundamental human needs. Housing provides the basis for stability and security in many social, cultural and economic aspects of individual and family life.

Learn more about Outcome 1

The population of the Yorke Peninsula and Mid North Region is projected to grow by 17,677 (annual growth of 0.75%) residents over the 30-year period to 2051.

Population growth is expected to be driven by job creation in tourism, agriculture and mining sectors, and retirement migration to Clare, Moonta, Wallaroo and other coastal towns. This is expected to be particularly concentrated in the Copper Coast and Barunga West Council areas, where strategic and long-term infrastructure investment and land releases have facilitated further expansion and population growth. These centres have established services, robust economic sectors, diverse retail centres, and extensive social, utility and transport infrastructure.

Most of the region's population is concentrated in Port Pirie, Kadina, Moonta Bay, Wallaroo, and Clare, with smaller hubs such as Peterborough, Balaklava, Crystal Brook, Jamestown, Port Broughton and Yorketown playing important roles for their catchment communities. However, many residents live in communities with fewer than 1,000 people, which presents challenges in service delivery and infrastructure access.

The region has a low proportion of families with children and a high proportion of older residents, presenting unique challenges. While social infrastructure such as healthcare and education are available in major townships, access remains limited for those in remote areas, particularly older individuals or those without access to private transport.

Across the Mid North, Lower North and Yorke Peninsula, the median weekly household income is between $982-$1,144, which is below the South Australian average of $1,455.

Future housing supply

To accommodate a growing and diverse population, housing supply in the region must evolve.

Detached dwellings make up 93% of houses in Yorke Peninsula and 94% in the Mid North. This highlights the need for more varied and flexible housing options, including smaller homes for single-person households, accessible units for older residents, and temporary accommodation for seasonal workers.

Notably, unoccupied dwellings are high across the region, ranging from 16-49% across Mid North, Lower North and Yorke Peninsula due to seasonal holiday rentals and private holiday homes. This is well above the South Australian average of 10.8%.

Affordable and social housing

The region faces challenges such as social isolation, limited transport access, and growing demand for aged care.

Demand for community and social housing is rising, with the South Australian Housing Trust and Common Equity Housing SA Ltd providing over 1,000 properties predominantly in Clare, Port Pirie, Kadina and Wallaroo. Access to community and social housing is limited beyond these towns.

Well-located housing designed to meet the changing needs of the communities will also assist with feelings of loneliness and isolation by fostering environments that encourage social interaction, accessibility, and a sense of belonging.

Key worker housing

To further support the region's housing needs, the Office for Regional Housing is delivering projects under the Regional Key Worker Housing Scheme. This initiative aims to provide suitable housing for government workers such as police officers, teachers, and healthcare professionals across the region, including in Port Pirie, Kadina and Moonta.

Office for Regional Housing – Regional Key Worker Housing Scheme

To support essential services, the Regional Key Worker Housing Scheme facilitates the development of new key worker rental housing, including in Port Broughton, Orroroo, Port Pirie, Kadina, and Moonta Bay.

The Office for Regional Housing will, where possible, help to facilitate housing projects identified by local governments, regional employers, the development industry and other peak bodies to provide strategic, affordable and key worker housing for police, teachers and health professionals.

Link: Learn more about the Office for Regional Housing

Protecting heritage assets and promoting adaptive re-use of buildings can also strengthen local identity and foster a sense of place.

Identifying enough land for the dwellings we need

Population projections have guided the region's anticipated housing needs over the next 15- to 30-years. Providing enough supply of land that is connected to services and infrastructure will result in the sustainable expansion of cities and towns. Planning for population growth across the local government regions in Eyre and Western has considered local nuances. This includes zoning, infrastructure capacity, and development readiness, landowner intentions, construction costs, and broader economic conditions.

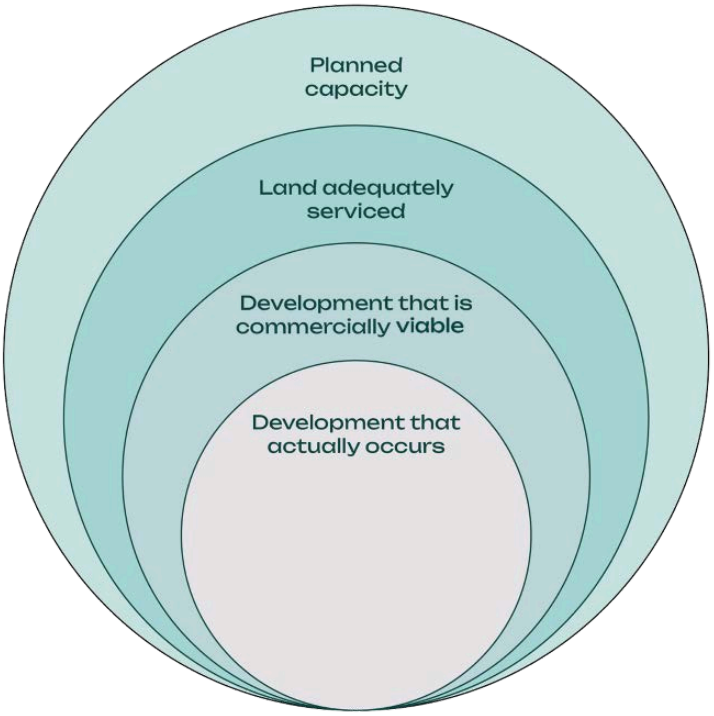
Strategic land use and coordinated social planning will drive the delivery of housing located near essential health and community services. Responding to community feedback, the Plan focuses on containing fringe growth and strengthening existing township boundaries. This approach boosts the viability of local infrastructure and services, while also reducing risks of natural hazards like bushfires and flooding.

The Plan protects environmentally sensitive areas and high-value agricultural land, ensuring that growth is sustainable and well located.

Not all land identified for growth will be developed. A significant portion may be constrained by servicing limitations, environmental factors, or lack of market interest. As a result, the volume of land that is actually developed is often substantially lower than the theoretical supply, as articulated the figure below.

Factors Influencing Development Outcomes

Source: The Auckland Plan, Quantify Strategic Insights



Coordinated infrastructure planning and flexible policy settings allows us to respond to changing conditions and support housing delivery where it is most needed.

Housing supply and diversity

Long-term strategic objectives

1. **Provide an adequate supply of development-ready and zoned land that can accommodate housing and employment growth over a 30-year period.**
2. **Investigate new rural development typologies and infrastructure including off-grid rural neighbourhoods to deliver more housing supply in rural communities.**
3. **Concentrate development within identified townships and localities to coordinate housing growth with infrastructure.**
4. **Support the needs of a diverse range of people with more opportunities for well-located and well-designed housing.**
5. **Monitor land supply and demographic trends to ensure sufficient land is available to support a growing population.**
6. **Support -use of existing buildings for new housing, including commercial, industrial and heritage places.**
7. **Support the provision of worker's accommodation in locations close to employment.**

Meeting housing demand is vital for the region's prosperity and liveability. It is a key priority for local and state governments, underpinning efforts to attract and retain a strong workforce and support thriving communities.

The Housing Roadmap

The *Housing Roadmap* introduces a series of measures, including the largest ever land release, the abolition of stamp duty on new homes, enhanced rights for renters, expanded workforce training, faster home construction, significant infrastructure investment, and an increase in public housing. In alignment with the state government's *Housing Roadmap*, the Plan prioritises opportunities to enhance housing diversity, availability, accessibility, and affordability in the region.

The *Housing Roadmap* recognises the needs and preferences of different household types, life stages and lifestyle choices, including the unique needs and additional housing barriers faced by Aboriginal people.

Link: Learn more about the Housing Roadmap

A diversity of housing supply, supported by physical and social infrastructure such as education and childcare facilities and quality health services, will help meet the needs of future residents.

Improving housing security for older women

It is recognised that older single women are at greater risk of housing insecurity than those who are partnered or living in multiple income households. The government's *Improving Housing Security for Older Women Recommendation Report, South Australia's Plan for Ageing Well 2020–2025* and the *State Disability Inclusion Plan* aligns three broad themes with respect to housing needs:

- Accessible supports that make existing homes more flexible to people's changing needs and wants over time.
- Models and options for creating homes that suit a greater diversity of needs and aspirations.
- Affordable and accessible homes.

Population growth in the region is concentrated in the key localities of Port Pirie, Kadina, Moonta, Wallaroo, and Clare. Towns with proximity to Greater Adelaide, such as Port Wakefield, Balaklava and Hamley Bridge also offer opportunities for future growth.

These townships currently have sufficient zoned land to accommodate projected growth over the next 15 years. However,

housing supply must be responsive to changing needs and preferences, including those of smaller households, older residents and Aboriginal communities.

Most homes in the region are traditional family homes of three or more bedrooms. This does not reflect the increasing demand for smaller homes, single-person dwellings and more flexible housing options.

Diverse housing options also accommodate changing demographics, particularly for retirees looking to downsize. Several towns within the region such as Kadina, Moonta, Wallaroo, Edithburgh, Minlaton, and Port Vincent are popular retirement destinations and accommodate a significant proportion of this demographic.

Several towns, particularly in the Yorke Peninsula, have high rates of absentee landowners. In some areas, up to 49% of private dwellings are unoccupied, as they are often used as holiday homes. These properties do not contribute to the permanent housing supply and limit the availability of housing for new residents.

Strong investment in the agricultural, renewable energy and mineral resource sectors is expected to generate employment across the region. Towns such as Port Pirie, Ardrossan, Crystal Brook and Burra are already experiencing growth linked to these sectors. Housing for permanent, seasonal and temporary workers should be located within established townships where possible, noting that many mining operations are remote.

Providing greater housing choice, both in typology and tenure, can help attract construction workers as well as key workers, seasonal workers and young families to the region. This also supports changing demographics, particularly the ageing population who are looking for housing options that enable downsizing, ageing in place or are seeking a ‘sea change' or 'tree change’.

Local infill investigation areas

Local infill investigation areas have been identified as opportunities for well-planned and well-located sources of new housing, and smaller scale employment opportunities. These areas are close to activity centres and transport infrastructure. They encourage a strategic and targeted approach to increasing density in established built up areas.

More detailed planning work and infrastructure investigations will be required by local government and other stakeholders to unlock the potential of these areas. Council investigations are not limited to areas identified in the Plan and may identify other local areas suitable for infill development.

The Department for Housing and Urban Development will support local government with the development of local area plans to assist with the coordination and alignment of identified infill areas.

Rural living and off-grid rural neighbourhoods

Rural living development presents challenges from an environmental, social and economic perspective. While often appealing from a lifestyle perspective, these kinds of development require greater cost and challenges in providing infrastructure. Land use conflicts and unsustainable locality patterns mean that historically, local governments have had a cautious approach.

Allowing development in rural areas can also limit growth of urban areas, it can fragment primary production land and use infrastructure inefficiently. This is a legitimate concern in Regional Cities and higher growth localities where denser urban development and conventional infrastructure approaches are warranted.

However, in the context of the current housing crisis, high cost of infrastructure provision, and ongoing engagement with regional councils, rural living or off-grid rural neighbourhoods may offer a legitimate and locally appropriate housing option, particularly where infrastructure limitations (like higher augmentation costs, high labour costs, low volume) make conventional housing development less feasible.

New rural living and off-grid rural neighbourhoods

Understanding demand, as well as township and rural living land supply is critical when considering new proposals. It is also important to ensure the long-term growth of townships is not jeopardised by rural living development at its edges.

Ideally, planning should provide for multiple growth fronts that do not rely on one landowner bringing land to market (i.e. not rely on landowner intentions). The impact on high-value primary production land is also a key consideration as rural living development has the potential to take viable agricultural land offline or create interface issues with primary production.

Anecdotal evidence suggests that in locations where there is high demand for lifestyle blocks and where no rural living land is available, high-value primary production or horticultural land (such as vineyards) is being purchased and not used for productive purposes.

All forms of housing and development require infrastructure provision, however the service levels for rural living development are lower than traditional residential estates, with evolving technologies making off-grid or decentralised solutions more viable.

Typically, the local road network is either graded or spray sealed and only above-ground stormwater systems are provided. Solar and battery technologies as well as on-site waste systems (including solutions that prevent wastewater entering surface or ground water in sensitive areas) assist in making off-grid viable.

Water tanks, access to bore water and/or buying water provide alternative approaches to water use. This does present risks if water runs out, particularly as result of our changing climate, with risks varying based on location and environmental conditions.

The establishment of new rural living or rural neighbourhoods should consider:

- Impact of future township expansion and ensuring there are long-term urban growth options for townships or localities (particularly higher-order localities such as Regional Cities or Supporting Service Centres).

- Utilisation of existing land supply (both within township and existing rural living land supply) have been investigated, and the logical expansion of existing rural living or rural neighbourhood have been explored.
- Avoiding environmentally sensitive areas (such as coastlines and native vegetation), impact on valued landscapes and highly productive agricultural land or compromise rural activities or economic assets.
- Appropriate management of hazard risks such as bushfire.
- Evaluating the impact and demand on community infrastructure, such as the impact of locating new estates and localities away from township and resources to service in relation to waste and resource recovery, community services, firefighting equipment, etc.
- The cost and benefits of delivering and maintaining infrastructure on community and landowners, to ensure the upfront and ongoing costs to community and homeowners is not an unreasonable burden (through maintenance costs, rates, taxes and other charges).
- Feasibility, costs and benefits of alternative and decentralised infrastructure solutions for the provision of basic infrastructure such as power, water and wastewater.

Township land supply

Further detail on land supply across the region's key townships is provided below.

Regional City

Port Pirie

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	18.7

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	197
Proposed lots (lodged/approved land divisions)	157
Undeveloped zoned	943
Zoned total	1,297

Existing residential land supply - rural living zoned (allotments)

Vacant	1
Proposed lots (lodged/approved land divisions)	19
Undeveloped zoned	70
Zoned total	90

Future residential land supply (allotments)

Neighbourhood and township	437
Rural living	200

Major Service Centres

Clare

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	13.4

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	98
Proposed lots (lodged/approved land divisions)	2
Undeveloped zoned	537
Zoned total	637

Existing residential land supply - rural living zoned (allotments)

Vacant	10
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	29
Zoned total	39

Future residential land supply (allotments)

Neighbourhood and township	390
Rural living	208

Kadina

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	20.4

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	108
Proposed lots (lodged/approved land divisions)	109
Undeveloped zoned	815
Zoned total	1,032

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	7
Undeveloped zoned	176
Zoned total	183

Future residential land supply (allotments)

Neighbourhood and township	222
Rural living	0

Wallaroo

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	62.2

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	418
Proposed lots (lodged/approved land divisions)	378
Undeveloped zoned	1,525
Zoned total	2,321

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	5
Undeveloped zoned	69
Zoned total	74

Future residential land supply (allotments)

Neighbourhood and township	0
Rural living	0

Supporting Service Centres

Ardrossan

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	4.3

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	52
Proposed lots (lodged/approved land divisions)	30
Undeveloped zoned	306
Zoned total	388

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	0
Zoned total	0

Future residential land supply (allotments)

Neighbourhood and township	9
Rural living	93

Balaklava

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	4.6

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	35
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	1,007
Zoned total	1,042

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	49
Zoned total	49

Future residential land supply (allotments)

Neighbourhood and township	36
Rural living	0

Booleroo Centre

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	0.2

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	16
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	240
Zoned total	256

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	0
Zoned total	0

Future residential land supply (allotments)

Neighbourhood and township	0
Rural living	0

Burra

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	2

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	54
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	247
Zoned total	301

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	0
Zoned total	0

Future residential land supply (allotments)

Neighbourhood and township	618
Rural living	0

Crystal Brook

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	3.3

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	29
Proposed lots (lodged/approved land divisions)	1
Undeveloped zoned	197
Zoned total	227

Existing residential land supply - rural living zoned (allotments)

Vacant	1
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	60
Zoned total	61

Future residential land supply (allotments)

Neighbourhood and township	167
Rural living	0

Jamestown

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	3.4

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	59
Proposed lots (lodged/approved land divisions)	7
Undeveloped zoned	380
Zoned total	446

Existing residential land supply - rural living zoned (allotments)

Vacant	1
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	76
Zoned total	77

Future residential land supply (allotments)

Neighbourhood and township	0
Rural living	0

Maitland

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	2.8

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	55
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	73
Zoned total	128

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	8
Zoned total	8

Future residential land supply (allotments)

Neighbourhood and township	289
Rural living	0

Moonta - Pt Hughes

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	62.2

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	398
Proposed lots (lodged/approved land divisions)	140
Undeveloped zoned	2,125
Zoned total	2,663

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	2
Undeveloped zoned	66
Zoned total	68

Future residential land supply (allotments)

Neighbourhood and township	391
Rural living	0

Orroroo

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	0.4

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	23
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	424
Zoned total	447

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	0
Zoned total	0

Future residential land supply (allotments)

Neighbourhood and township	0
Rural living	0

Peterborough

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	0.9

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	58
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	138
Zoned total	196

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	51
Zoned total	51

Future residential land supply (allotments)

Neighbourhood and township	393
Rural living	0

Port Broughton

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	18.7

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	57
Proposed lots (lodged/approved land divisions)	44
Undeveloped zoned	165
Zoned total	266

Existing residential land supply - rural living zoned (allotments)

Vacant	13
Proposed lots (lodged/approved land divisions)	7
Undeveloped zoned	265
Zoned total	285

Future residential land supply (allotments)

Neighbourhood and township	703
Rural living	0

Yorketown

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	1

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	29
Proposed lots (lodged/approved land divisions)	10
Undeveloped zoned	291
Zoned total	330

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	15
Zoned total	15

Future residential land supply (allotments)

Neighbourhood and township	0
Rural living	0

Link: Housing Supply and Diversity State Planning Policy

Actions

Fisherman Bay Future Residential

About this action
Undertake a Code Amendment at the Whiting Road, Fisherman Bay site to determine appropriate zoning to unlock future housing supply.

Region
Yorke Peninsula and Mid North

Responsible party
Barunga West Council

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Infill Investigation Areas - Port Pirie

About this action
Investigate and identify where minimum residential allotment size and maximum building height TNVs could be amended within existing built up neighbourhoods to encourage a diverse range of infill housing options.

Region
Yorke Peninsula and Mid North

Responsible party
Port Pirie Regional Council

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Workers Accommodation

About this action
Investigate amendments to the Planning and Design Code to facilitate worker's accommodation in regional areas that meet the housing needs of short term and permanent long distance commuter workers associated with key local industries.

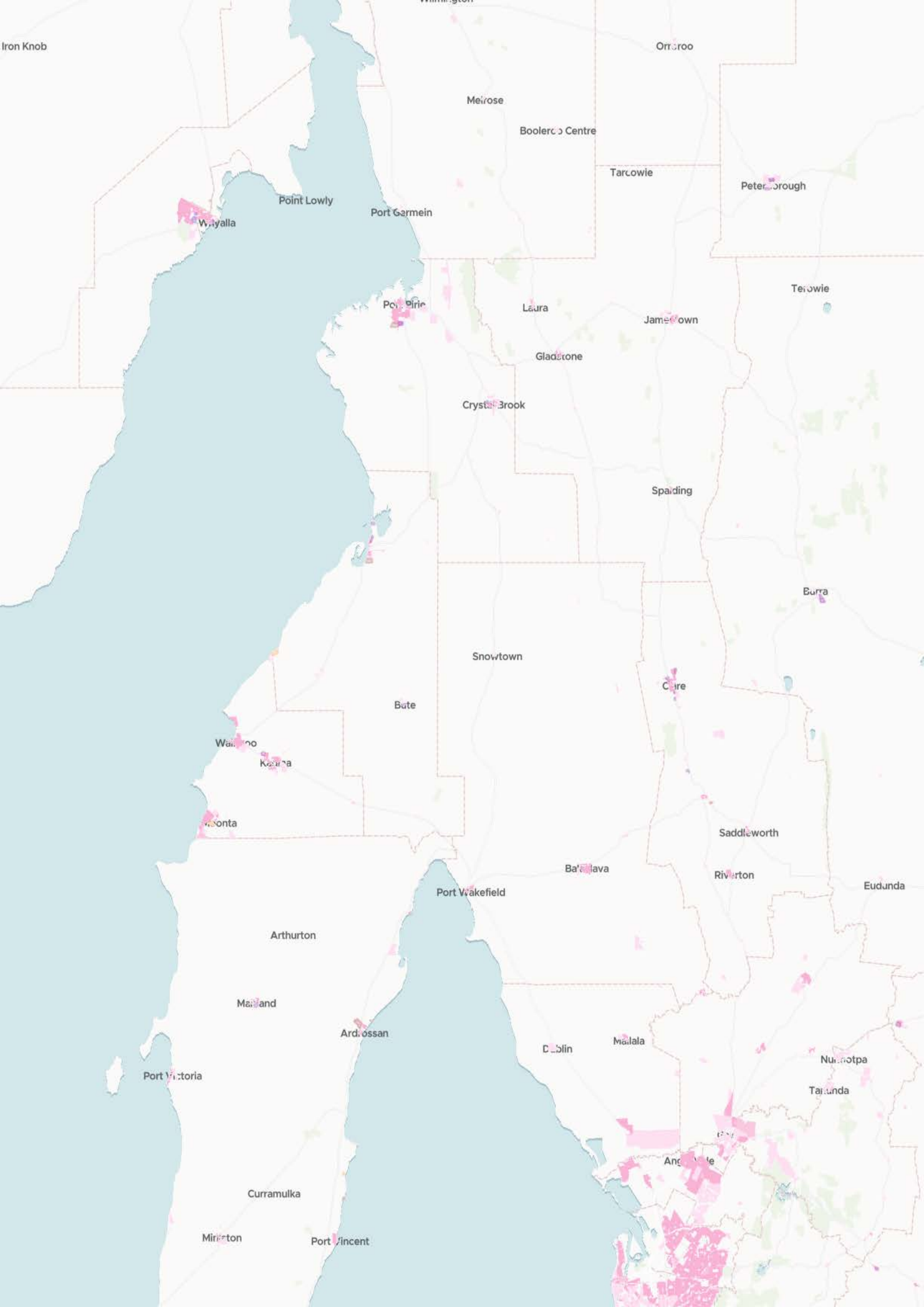
Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned


Iron Knob
Orroroo
Melrose
Booleroo Centre
Tarcowie
Peterborough
Point Lowly
Port Germein
Whyalla
Terowie
Port Pirie
Laura
Jamestown
Gladstone
Crystal Brook
Spalding
Burra
Snowtown
Clare
Bute
Wallaroo
Kadina
Moonta
Saddleworth
Balaklava
Riverton
Eudunda
Port Wakefield
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Nuriootpa
Port Victoria
Tanunda
Curramulka
Minlaton
Port Vincent

Map Layers

Areas currently identified for affordable housing

Areas where the Affordable Housing Overlay is currently applied which seeks to deliver 15% affordable housing in new development.

- Areas currently identified for affordable housing

Areas identified for future affordable housing

Areas where the Affordable Housing Overlay is proposed to be applied in the future.

- Areas identified for future affordable housing

Future Residential

Land identified for future residential growth.

- Rural Areas
- Suburban Areas
- Townships and Regional Areas
- Townships and Rural Areas
- All Intensities

Existing Residential

Areas that are currently neighbourhood-type or rural/township zones in the Planning and Design Code. These areas have a predominant residential focus of various scales and intensities.

- Existing Residential

Aboriginal cultural heritage and values

Long-term strategic objectives

1. **Protect Aboriginal cultural heritage and areas of significance for the benefit of current and future generations.**
2. **Engage with Aboriginal people early and on an ongoing basis in land use planning processes about Country.**
3. **Recognise and value traditional knowledge in promoting sustainability, resilience, and healthier communities.**
4. **Investigate ways to ensure that First Nations groups perspectives, values, cultural information and intellectual property is respected and protected in the planning processes.**

South Australia's cultural heritage reflects the diversity, unique features and key moments in our state's history. It contributes to our community's understanding of its sense of place and identity. The enduring, living, spiritual and cultural connection to the land by South Australia's First Peoples is recognised and acknowledged as a vital part of our shared heritage.

Source: i-Stock -Peter Derrett

First Nations Voice to Parliament

South Australia's First Nations Voice is a representative, legislatively created elected body for Aboriginal and Torres Strait Islander people in the state.

The Voice is made up of two levels – six Local First Nations Voices and a State Voice.

Through the Voice, First Nations people can have their say at the highest levels of decision-making in South Australia on matters, policies and laws that affect them.

The First Nations Voice to Parliament is supported by the First Nations Voice Secretariat, located within the Aboriginal Affairs and Reconciliation division of the Attorney-General's Department.

Link: Learn more about the First Nations Voice.

Aboriginal people followed a complex system of land management and the reciprocal relationship between people and the land underpinned all aspects of life. Aboriginal cultural sites and areas of significance must be recognised and protected to

provide present and future generations with a sense of identity and connection to Country.

The government has committed to a state-based implementation of the Uluru Statement from the Heart. This began with the implementation of a First Nations Voice to the South Australian Parliament. This commitment provides an opportunity to embed Aboriginal voices and cultural knowledge in the planning system through deeper engagement and partnership.

The *Aboriginal Heritage Act 1988* protects all Aboriginal sites, objects and remains from excavation, damage, disturbance, or interference unless authorised or approved by the Minister for Aboriginal Affairs under the Act. A person or entity with an interest in developing their land is strongly encouraged to first talk about their plans directly with Aboriginal people, either through Recognised Aboriginal Representative Bodies or relevant native title organisations and/or any relevant Aboriginal organisation to understand potential impacts and avoid harm.

Early engagement helps identify risks to Aboriginal heritage before plans are finalised, allowing for changes that avoid or appropriately manage impacts. It also builds relationships and creates pathways for knowledge sharing between Aboriginal and non-Aboriginal communities. The central archives provides an indicative location of known Aboriginal heritage and contact details for Aboriginal groups within a search area. Where impacts to Aboriginal heritage are unavoidable, authorisation or approval must be sought.

The *Community Engagement Charter* (Charter) guides public participation in planning processes, including rezoning proposals. Recent updates to the Charter emphasise inclusive and respectful engagement with Aboriginal people. Future guidance should ensure that all entities – including state agencies, private proponents and local governments – undertake culturally sensitive engagement when proposing changes to planning instruments.

Where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys should be conducted with Aboriginal people to inform Code amendment proposals or impact-assessed development applications.

Aboriginal sites and objects

Certain landscape features are more likely to be Aboriginal sites and/or contain evidence of Aboriginal occupation. These landscape features pose a higher risk for the discovery of Aboriginal sites and objects. Examples of some landscape features and the type of Aboriginal sites that they are often associated with are provided below:

- Clay pans, lakes, rivers and estuaries may contain stone artefact scatters, shell middens, rock art, campsites and stone arrangements.
- Rocky outcrops may contain quarries, rock art, rock holes, stone arrangements, ceremonial sites and stone artefact scatters.
- Dunes and sand hills may include stone artefact scatters, campsites and burials.
- Craters and sink holes are often cultural sites.
- Areas close to the coast may include campsites, stone artefact scatters, shell middens and burials.
- Areas close to creeks, rivers, watercourses, lakes, waterholes, rock holes, wells and springs.
- Areas which have been less developed, including parks, open land or road verges, may still contain artefact scatters or subsurface archaeological material such as burials and earth ovens.

Places bearing Aboriginal names, or place names which are English translations of Aboriginal names, or indications of Aboriginal interaction with the landscape may indicate previous Aboriginal connection to that location and may have significance to Aboriginal people.

Predictive cultural mapping to identify areas of higher risk will be investigated with Aboriginal people for incorporation into regional plans.

Information about known Aboriginal heritage within an area and Aboriginal heritage groups who should be consulted can be obtained through undertaking a search of the central archives. This will provide an indicative location of known Aboriginal heritage and contact details for Traditional Owner groups for the search area. Request for searches can be made at taawika.sa.gov.au

Partnering with Aboriginal communities and applying appropriate principles in the structure planning and rezoning phases can help to create unique and responsive developments. Reading Country with Aboriginal people will help to uncover the prominent parts of the cultural landscape that should be protected and embedded into the spatial planning. This might inform development orientation, open space network, road typologies, active transport network, density allocation and areas for protection.

Engaging with Aboriginal representatives to consider how cultural information and interests should be incorporated into planning processes will be critical. This will ensure that Aboriginal groups cultural information, values and intellectual property is respected and protected throughout planning processes, including working with representatives on cultural mapping.

Link: The Register of Aboriginal Sites and Objects

Link: Cultural Heritage State Planning Policy

Actions

Cultural Mapping

About this action
Amend the Regional Plan to incorporate cultural mapping to identify potential significant landscapes and other culturally significant areas in conjunction with First Nations representatives.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Aboriginal Engagement

About this action
Prepare a guideline in collaboration with First Nations representatives to assist proponents of Code amendments with the sensitive and respectful engagement of Traditional Owners and Aboriginal peoples, and update the Code amendment toolkit.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Planning with Country

About this action
Develop Planning with Country guidelines that support the integration of Aboriginal knowledge in structure planning and rezoning proposals.

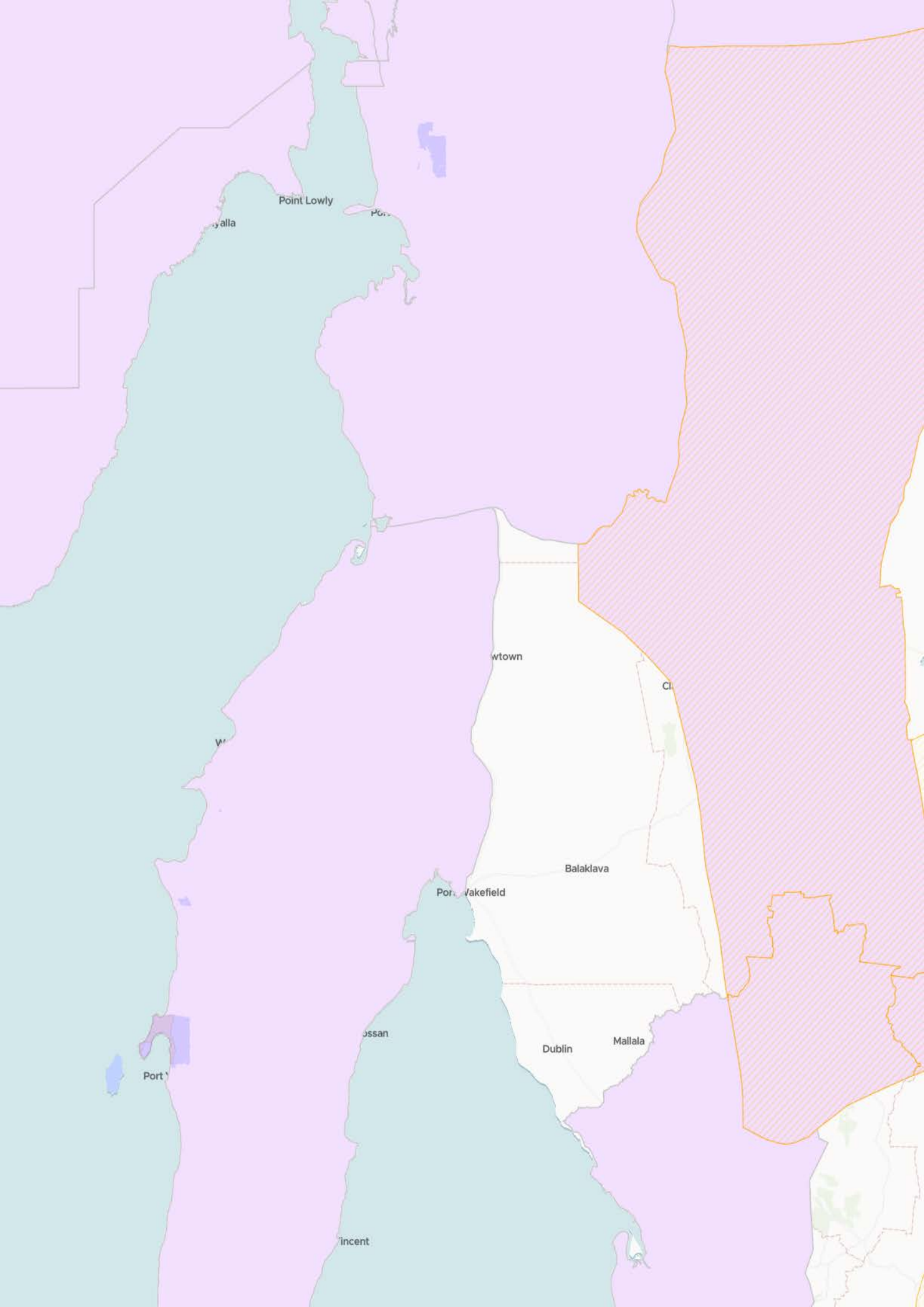
Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned


Point Lowly
Balaklava
Dublin
Mallala

Map Layers

Native Title Register

Identifies Native Title Claimant Applications where a claim group has identified they hold native title rights and interests in an area of land and/or water, according to their traditional laws and customs (reference layer).

Native Title Register

Native Title Claims

Identifies Prescribed Body Corporates that are the first point of contact for government or other parties who wish to talk to Native Title holders or undertake activities on Native Title land (reference layer).

Native Title Claims

Dedicated Indigenous Protected Areas

An Indigenous Protected Area (IPA) is an area of Indigenous-owned land or sea where traditional Indigenous owners have entered into an agreement with the Australian Government to promote biodiversity and cultural resource conservation (reference layer).

Dedicated Indigenous Protected Areas

Indigenous Owned and Managed Land

Indigenous owned and managed land is land or forest that is owned/managed by Indigenous communities, or land or forest for which ownership is vested through other mechanisms (reference layer).

Indigenous Owned and Managed land

State and local heritage

Long-term strategic objectives

1. **Support a legislative framework for heritage that provides consistency, clear governance responsibilities, supports expert advice in the decision-making process, enables transparency and accountability, and facilitates community engagement at the right time.**
2. **Maintain a comprehensive register of heritage places and areas with appropriate heritage protections.**
3. **Promote the use of the South Australian Heritage Register, Statements of Significance, conservation management plans, Heritage Standards and guidelines that assist applicants and communities in understanding the values of heritage places and areas.**
4. **Promote the adaptive re-use of buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and liveable places.**
5. **Unlock creative design solutions and land use outcomes by providing flexible planning policies that enable the adaptive re-use of heritage places.**
6. **Promote the heritage values of National, State and Local heritage listed places.**
7. **Protect the local historical and attributes and themes that are important to local communities through council-led identification and listing of Local Heritage Places.**

The Yorke Peninsula and Mid North's heritage reflects the diversity, unique features and key moments in the region's history, while contributing to our community's understanding of its sense of place and identity.

Source: **South Australian Tourism Commission**

In South Australia, the *Heritage Places Act 1993* recognises and protects the heritage values of specific buildings and areas across the state. These places may include buildings or areas, that represent a range of heritage values significant to all South Australians. For example, the Bungaree Homestead Complex is listed as a State Heritage Place, and the Moonta Mines is listed as a State Heritage Area, both of which provide important connections to the history of the region. Within the Planning and Design Code (the Code), listed buildings and areas of State Heritage significance are covered by the State Heritage Place Overlay and the State Heritage Area Overlay, respectively.

Australian Cornish Mining Sites UNESCO World Heritage Listing bid

The Cornish Mining sites located in Burra and Moonta offer outstanding universal value and are unparalleled in showing the first major transfer of Cornish hard-rock mining and Welsh smelting technology across the world in the 1840s.

In September 2024, a significant milestone was achieved, with UNESCO accepting Australia's inclusion of the mine sites on its *World Heritage Tentative List*. This is an exciting and significant first step in pursuing World Heritage Listing, highlighting Australia's commitment to nominate in the future. The process for finalising the inscription of these sites in UNESCO's World Heritage List is expected to commence in the second half of 2025.

Global recognition of these towns will drive increased tourism and investment in the public realm.

Local heritage is protected through the PDI Act and are covered by the Local Heritage Place Overlay in the Code. The transition of Local heritage to the *Heritage Places Act 1993* is being considered by the state government to bring all heritage protections under one legislative umbrella. This reform will require comprehensive legislative and policy updates. Additionally, shipwrecks along the coastline of the Yorke Peninsula are protected under the *Historic Shipwrecks Act 1981* and covered by the Historic Shipwrecks Overlay in the Code. Careful management of these sites brings history to life, fosters identity, and distinguishes the region within the national context.

Adaptive re-use

The historic townships of Burra, Kadina, Moonta, and Mintaro present opportunities for respectful adaptive re-use, that celebrate heritage places through thoughtful activation.

Adaptive re-use is the process of repurposing existing underutilised buildings and structures for new and ongoing functions. Providing flexible policies to allow the adaptive re-use of heritage buildings has a range of social, environmental and economic benefits.

It is recognised that adaptive re-use of underutilised heritage buildings, or the restoration of streetscape facades, is an important part of retaining and maintaining heritage in South Australia. It can play a major role in revitalising key precincts that reflect our cultural values and reinforce a sense of place.

Adapting older heritage buildings can bring challenges that stem from the building code requirements, as some buildings require upgrades to adhere to modern safety and accessibility provisions, and renovations to suit evolving business needs.

The current planning system has made significant progress in supporting the adaptive re-use of existing buildings through recent amendments to building standards, as well as policy improvements and incentives through the Code, however, it is acknowledged there is scope to better assist and enable this form of redevelopment.

Link: State and Local Heritage Place database

Link: State Heritage Area website

Link: Cultural Heritage State Planning Policy

Actions

Burra and Eudunda -Township Investigations

About this action
Identify zoning and policy changes that will support the Australian Cornish Mining Sites UNESCO World Heritage bid.

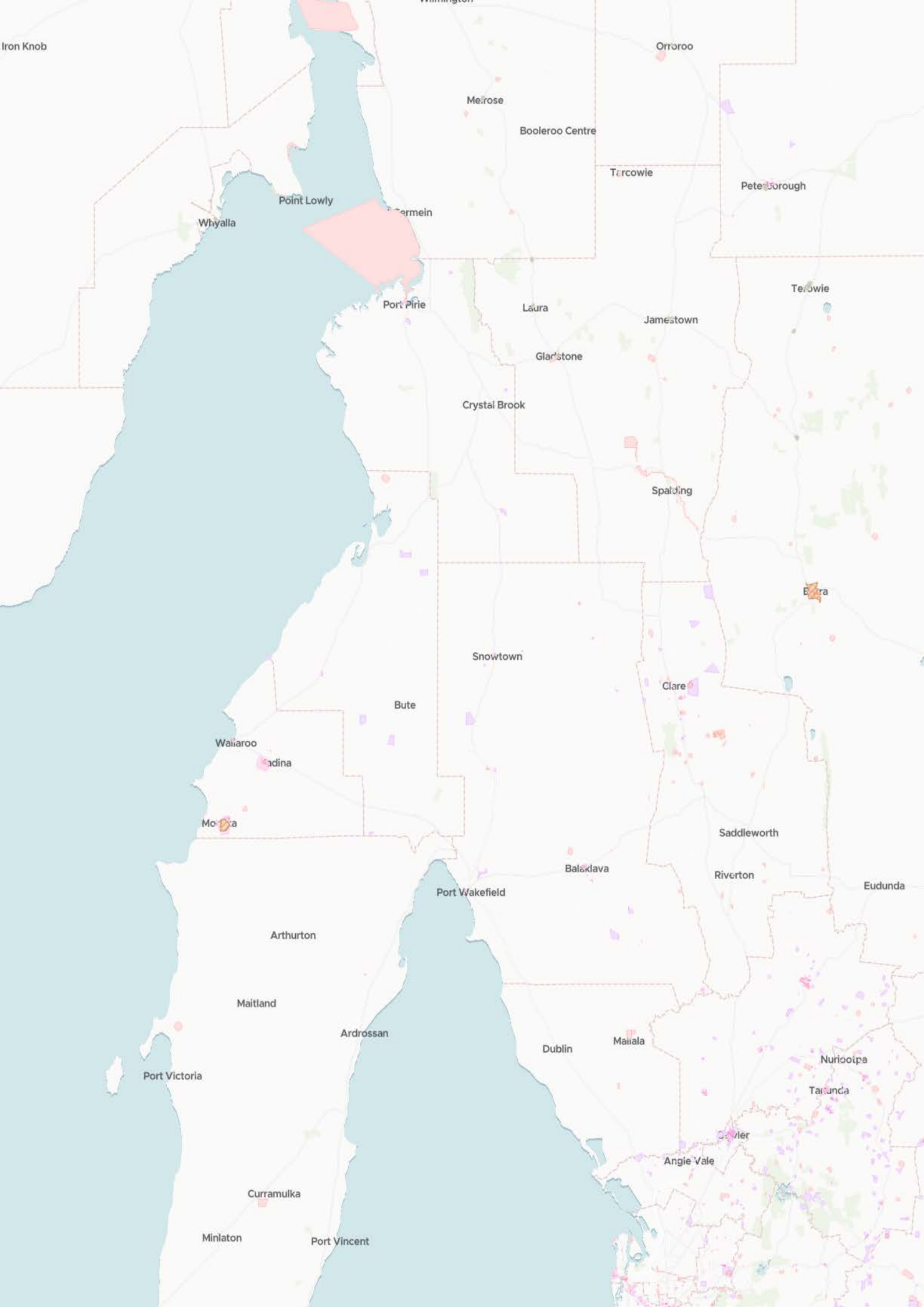
Region
Yorke Peninsula and Mid North

Responsible party
Regional Council of Goyder

Subthemes
State and Local Heritage

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned


Iron Knob
Orroroo
Melrose
Booleroo Centre
Tarcowie
Peterborough
Point Lowly
Whyalla
Port Pirie
Laura
Jamestown
Gladstone
Crystal Brook
Spalding
Snowtown
Clare
Bute
Wallaroo
Saddleworth
Balaklava
Riverton
Eudunda
Port Wakefield
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Nuriootpa
Port Victoria
Angle Vale
Curramulka
Minlaton
Port Vincent

Map Layers

Historic Shipwrecks

Identifies shipping vessel graveyard's indicative locations that should be protected and conserved (reference layer).

Historic Shipwrecks

World Heritage Bid Area

Identifies proposed World Heritage Bid Areas (reference layer).

World Heritage Bid Area

Proposed Cultural Heritage Investigation Area

Investigation areas that may have historic themes and important characteristics worthy of protection in the Planning and Design Code.

Proposed Cultural Heritage Investigation Area

World Heritage

The World Heritage layer identifies areas or sites which designated by the United Nations Educational, Scientific and Cultural Organization (UNESCO).

World Heritage

National Heritage

Identifies sites or places on the National Heritage List (reference layer).

National Heritage

Commonwealth Heritage

Identifies the Commonwealth Heritage List of Indigenous, historic, and natural heritage places owned or controlled by the Australian Government (reference layer).

Commonwealth Heritage

State Heritage Place

Identifies State Heritage Places which should have their heritage and cultural values maintained through conservation, ongoing use, and adaptive reuse.

State Heritage Place

State Heritage Area

Identifies State Heritage Areas under the *Heritage Places Act 1993* which hold heritage and cultural values to the state.

State Heritage Area

Local Heritage Place

Identifies local heritage places that should be maintained through conservation, ongoing use, and adaptive reuse.

Local Heritage Place

Existing Historic Area

Identifies areas where historic themes and characteristics are deemed to warrant conservation.

Existing Historic Area

Landscape and township character

Long-term strategic objectives

1. **Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.**
2. **Maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas.**
3. **Investigate sensitive design approaches for infill and new development in established townships, focused on retrofitting original housing, retaining and enhancing streetscape amenity and improving tree canopy cover and natural features.**
4. **Provide additional housing opportunities ensuring that design is sensitive to, recognises and complements the important characteristics of a place.**
5. **Provide an equitable and diverse range of high-quality green public open spaces including recreational and sporting facilities for the community.**
6. **Maintain separation between townships and localities to safeguard rural character and maintain and strengthen unique township identity.**

The character of an area contributes to a community's sense of identity. All places have character, although the value placed on this character may vary. The concept of character can be applied to both natural landscapes and built environments, and the character of local areas is generally protected through policies within the Code. Future development should reflect the unique character and identity of townships, preserving valued built and natural qualities.

Source: South Australian Tourism Commission

Heritage and character have different meanings and applications. Heritage refers to the historical and cultural significance of a building or place. Character describes the look and feel of a place and the relationship between built form, vegetation, topography and other features.

Protecting character does not mean preventing development. It is about ensuring that design is sensitive to the valued characteristics of a place. Protecting heritage sites and adapting buildings for reuse can also strengthen sense of place, character and connection to the local environment. Contemporary approaches to design which consider environmental challenges are also important.

Landscape character

Scenic rural and natural landscapes surround many townships in the region, contributing significantly to local identity and supporting the visitor economy. These high-quality landscapes are often protected through a combination of legislative and planning policy mechanisms. However, there is opportunity to enhance their recognition and protection through more deliberate spatial planning. By identifying and mapping these valued landscapes within the planning framework, councils and communities can better guide development, preserve visual amenity, and unlock tourism and cultural interpretation opportunities that celebrate the region's unique character.

Neighbourhood character

Neighbourhood character refers to the look and feel of a place, shaped by built form, vegetation, topography, and other features. It differs from heritage, which is embodied in the physical fabric and setting of a place. Protecting character involves ensuring new development is sensitive to and complements the defining features of the area.

Protecting character does not mean preventing development. It is about ensuring that design is sensitive to, recognises and complements the important characteristics of a place.

Master plans and public realm investment

Master plans are encouraged to guide where and how development should occur. They provide a clear vision, support investment certainty and enhance character and placemaking in key precincts such as town centres, foreshores or parklands.

Burra Township Master Plan

The *Burra Township Master Plan* outlines a strategic approach to guide growth while preserving the town's historic character. It prioritises township development through improved zoning, temporary worker and tourism accommodation (including at Aberdeen Oval), and streetscape upgrades to enhance amenity and functionality.

In support of Burra's World Heritage nomination, the Plan recommends protecting key landscapes and view corridors, adjusting zoning to safeguard heritage assets, and preparing the township – particularly areas like the Paxton Precinct – for increased tourism and associated development.

Public realm planning

Public realm initiatives being advanced in Port Pirie, Port Wakefield and Wallaroo demonstrate the benefit of community participation in public realm planning. The Plan complements this work by identifying pedestrian priority areas within established town centres, activity hubs, and foreshore precincts. These areas will be the focus of targeted improvement efforts aimed at enhancing pedestrian safety, stimulating local economic investment, and activating key civic spaces.

Port Wakefield Edward Street Redevelopment

The revitalisation of Edward Street will create a new defined town centre for Port Wakefield, featuring lighting, Indigenous art trail, greened streetscape and improved accessibility. This project forms part of a wider $3.9 million project to celebrate Port Wakefield cultural history, draw more visitors into the township, deliver improved facilities for residents and visitors and promote regional tourist attractions across regional South Australia, supporting planned residential housing and population growth by improving amenities and liveability in the township.

Wallaroo Foreshore Master Plan

The *Wallaroo Foreshore Master Plan* is a comprehensive plan aimed at enhancing the Wallaroo foreshore area in South Australia. The Master Plan outlines a comprehensive plan for the development and improvement of the foreshore area, with a focus on enhancing community engagement and cultural events, improving walkability and safety, providing essential amenities, incorporating more green space, and highlighting the area's heritage.

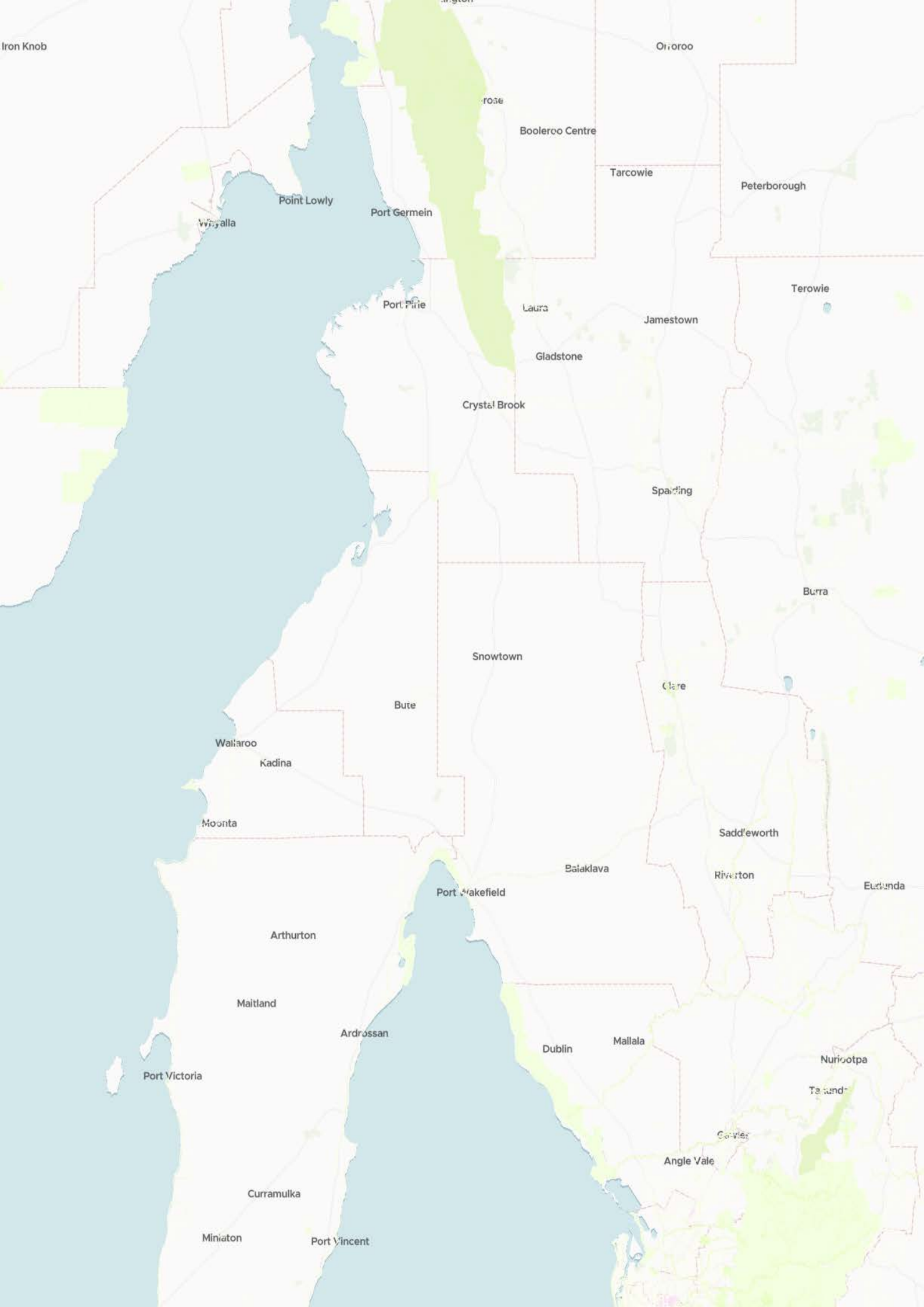
Port Pirie Riverbank Precinct Master Plan

The *Port Pirie Riverbank Precinct Master Plan* is focused on redevelopment of the riverbank precinct, from the Beach Caravan Park through to Flinders View Park. This multi-staged renewal of the Port Pirie Riverbank Precinct builds on the upgrade of the boat ramp precinct in 2016.

Stage 1 of the Master Plan includes a nature-inspired playground and water play space, a basketball half-court, beach deck and shade sails, with seating areas to create a large, modern and inviting area for families and beachgoers to gather and enjoy while taking in the spectacular view of the Pirie River and Flinders Ranges. The Master Plan also includes an accessibility ramp enabling access for all down onto the beach and connection to the jetty. It will deliver improvements for Solomontown Beach, including the creation of a youth precinct and promenade. The history of the Solomontown Beach will also be recognised through a digital heritage trail.

An enhanced emphasis on tree planting and green infrastructure initiatives across the region will deliver benefits to local communities. In addition to promoting biodiversity, these efforts will contribute to a cooler, healthier environment and offer valuable recreational spaces. The presence of green infrastructure enhances the amenity and aesthetic appeal of towns, fostering a greater sense of wellbeing and community pride. Furthermore, it will help to mitigate the impacts of climate change and support more resilient, sustainable development.

Link: Cultural Heritage State Planning Policy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Map Layers

Identified Pedestrian Priority and High Activity Areas

Pedestrian priority areas where there is a need for high quality public realm, streets, and activity centres.

Identified Pedestrian Priority and High Activity Areas

Inter-Urban Breaks

Identifies inter-urban breaks that will be preserved for their landscape, environmental, cultural, and economic values.

Inter-Urban Breaks

Identified Pedestrian Priority and High Activity Areas

Pedestrian priority areas where there is a need for high quality public realm, streets, and activity centres.

Identified Pedestrian Priority and High Activity Areas

Character Investigation Area

Investigation areas that may have locally important character or streetscapes that should be reinforced.

Character Investigation Area

Existing Character Area

Identifies areas that have been identified as having locally important character or streetscape values.

Existing Character Area

Character Preservation District

Identifies Barossa and McLaren Vale Character Preservation District where the special character is recognised, protected and enhanced while providing for the economic, physical and social wellbeing of the communities within the districts.

Character Preservation District

Open Space Network - Green Space

Identifies green space (public and private) that should be preserved and contribute to air quality, reducing pollution, and supporting biodiversity and natural systems.

Open Space Network - Green Space

Open Space Network - Greenways

Identifies corridors (public and private) that provide opportunities to link people and fauna to green spaces and provide future opportunities for walking and cycling.

Open Space Network - Greenways

Existing Scenic Landscapes

Areas that have high scenic value or cultural qualities that should be preserved.

Existing Scenic Landscapes

Hills Face Zone

Areas where the Hills Face Zone applies to preserve, enhance and re-establish the natural character of Adelaide's landscape backdrop.

Hills Face Zone

Potential Open Space Investment

Areas identified for open space enhancements.

Potential Open Space Investment

Future Open Space and Recreation

Land identified for future open space and recreation

Future Open Space and Recreation

Outcome 2:
A strong economy built on a smarter, cleaner future

The Yorke Peninsula and Mid North Region contributes approximately $5.2 billion (3.6%) of South Australia's Gross Regional Product. Horticulture (particularly viticulture), cropping, livestock and associated processing make the greatest contribution to economic output.

Learn more about Outcome 2

The government is committed to developing a smart, sustainable and inclusive economy which is tailored for the future, ensuring everyone can enjoy a higher standard of living while attracting and retaining skilled workers. This forms the basis of the *South Australian Economic Statement* (Economic Statement).

Supportive planning policies, investment in infrastructure, expansion of local training opportunities and attraction of skilled labour will all be critical to realise the region's economic potential.

Current top 3 employing industries

1. Agriculture, forestry and fishing (17%)
2. Healthcare and social assistance (15%)
3. Retail trade (10%)

Source: ABS, 2021

Economic drivers

Primary production, health and social services, tourism-related industries, manufacturing and mining are the largest employment sectors in the region with more than 20% of jobs based in Port Pirie.

The **manufacturing** sector has an extensive and important history in Port Pirie, which is currently home to one of the largest multi-metal smelters in the world. However, the region will need to be resilient and adapt to changes in markets and global economic conditions. Feasibility studies into the production of critical metals to expand to antimony (used in electronics) and bismuth underline the strategic importance of the Port Pirie operation.

The emerging **renewable energy** sector is a key contributor to the region's economic landscape. The region has an abundance of open space and sunshine, helping to advance in clean energy generation technologies, such as wind-solar hybrid networks and other innovative green industries.

The Major Service Centres of Wallaroo, Moonta and Kadina provide a wide range of services for the Yorke Peninsula, such as health facilities, and early childhood, and education facilities, with growth in these sectors expected to continue.

Historically, the Copper Coast was a copper mining region, before shifting to cropping and livestock. Its prosperous **agriculture sector** has been supported by significant bulk grain handling and commodity facilities at the port of Wallaroo. Other industries of the Copper Coast include manufacturing, mining, fishing, health and community services, retail, and tourism.

The Hillside Project, located 12 kilometres south of Ardrossan, contains a mineral resource of 1.9 million tonnes of copper and 1.5 million ounces of gold. South Australia is at the forefront of the sustainable **mining and mineral exploration**, delivering high-grade copper to Australia and the world.

With its diverse landscapes, pristine coastlines and beaches, rugged beauty of the Southern Flinders Ranges, national parks, and the renowned Clare Valley wine region, **tourism and recreation** are noteworthy contributors to the region's economy. Opportunities also exist for rural business diversification and value-adding, in the form of farm stays, ecotourism and unique visitor experiences.

Port Wakefield Range Complex

The Defence sector remains strategically important, being one of the largest employers in the country. The Port Wakefield Range Complex (PWRC) is a large test and evaluation range covering 5,000 hectares, providing the Department of Defence with world-class dynamic weapons system testing and investigative support. The unique coastal and tidal attributes of the site make it one of only two locations in the world where detailed munitions testing can be undertaken. The PWRC will continue to be a significant and essential site for defence activities in the long-term, with base personnel and facilities expected to experience considerable growth in the short- and long-term.

Investment opportunities lie in areas of innovative technology, particularly in agricultural production. For example, greenhouses which integrate new technologies using solar thermal energy and solar seawater desalination to grow food. Premium organic livestock also offers strong investment potential.

Future workforce

For any sector to succeed, it needs a skilled, reliable, and supported workforce, along with good, affordable housing in reasonable proximity to employment.

The Yorke Peninsula and Mid North Region has an ageing population and workforce. Fewer of its residents have completed a year 12 school level, a greater proportion of households are low-income than the state average, and the number of Culturally and Linguistically Diverse (CALD) residents is low. The Plan seeks to support education and employment training opportunities in the region to help address skill gaps, support employment growth, and ensure that the future workforce demands can be met. Furthermore, if the region is to attract and retain younger workers and families, access to quality schooling and childcare services is essential.

Upper Spencer Gulf

The Upper Spencer Gulf is a significant contributor to South Australia's economic prosperity and key to the state's efforts to reduce carbon emissions.

Boasting world-class wind and solar resources, along with abundant deposits of copper, magnetite, and other critical minerals vital for industrial decarbonisation, the region is a key focus for investment in Australia's sustainable future.

By becoming a central hub for sustainable industries, the Upper Spencer Gulf will help South Australia's transition to a cleaner, more innovative, liveable and diverse economy.

Key to this is the state's first *Upper Spencer Gulf Workforce Strategy*, developed with input from industry, local communities and stakeholders, aims to ensure career opportunities from traditional and emerging industries are accessible to all.

Learn more about the Strategy here. Link: Upper Spencer Gulf Workforce Strategy

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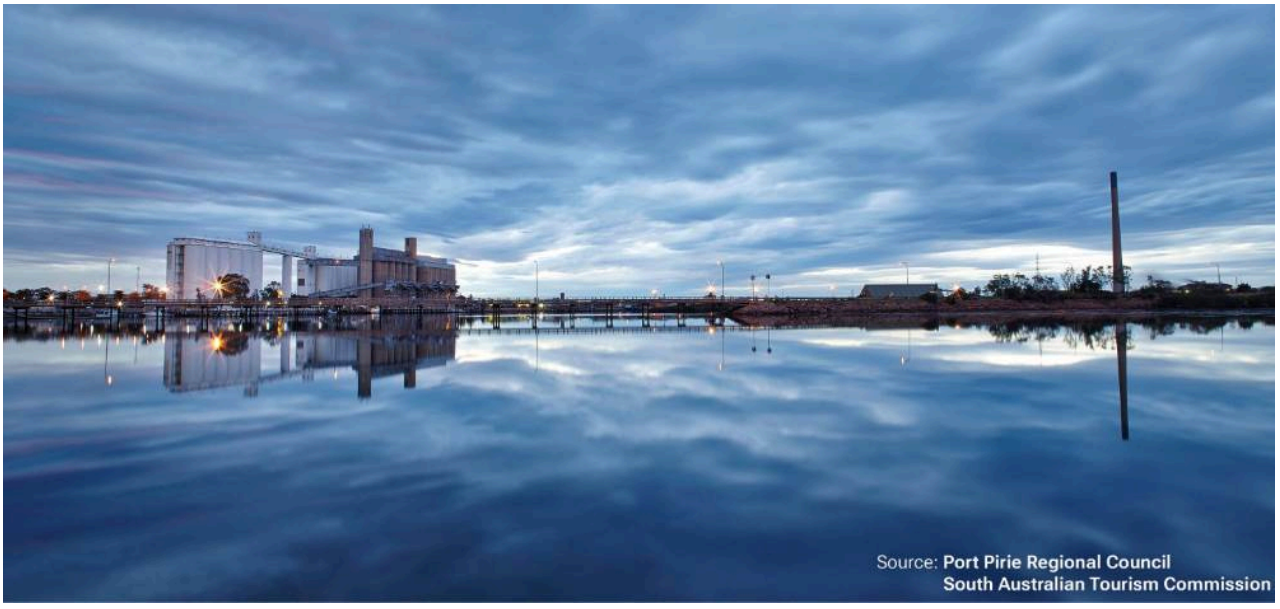
Employment lands

Long-term strategic objectives

1. **Protect and expand well-serviced and strategically located employment land to support economic growth and productivity.**
2. **Support the growth of local employment precincts through strategic planning, policy and investment.**

The planning system plays a critical role in supporting the ambitions of the Economic Statement by ensuring enough serviced land is available to accommodate current and future industries, in the right location and serviced by infrastructure.

Attracting and retaining a skilled, educated workforce is essential for driving economic growth in the region. To support both industry and employment, there must be a readily available supply of employment land, serviced by appropriate infrastructure. This is critical for enabling local job opportunities and accommodating a growing population.


Source: Port Pirie Regional Council
South Australian Tourism Commission

Well-connected employment lands linked to freight corridors, telecommunications, and essential infrastructure are critical to regional growth and population sustainability. To maximise their value, they must be integrated with local industries, protected from residential encroachment, and able to expand as needed.

Broad industry categories (BICs) have been created as a way of identifying an industrial employment precinct's strategic purpose and infrastructure needs, which then dictates the role and responsibility for network planning and delivery.

Employment land supply and demand

The region comprises over 27,395 hectares of employment land, which for the most part is evenly distributed across the region's local government areas. There is a significant amount of zoned employment land that is currently used for primary production, which has the potential to be converted to industrial employment land in the short- to medium-term.

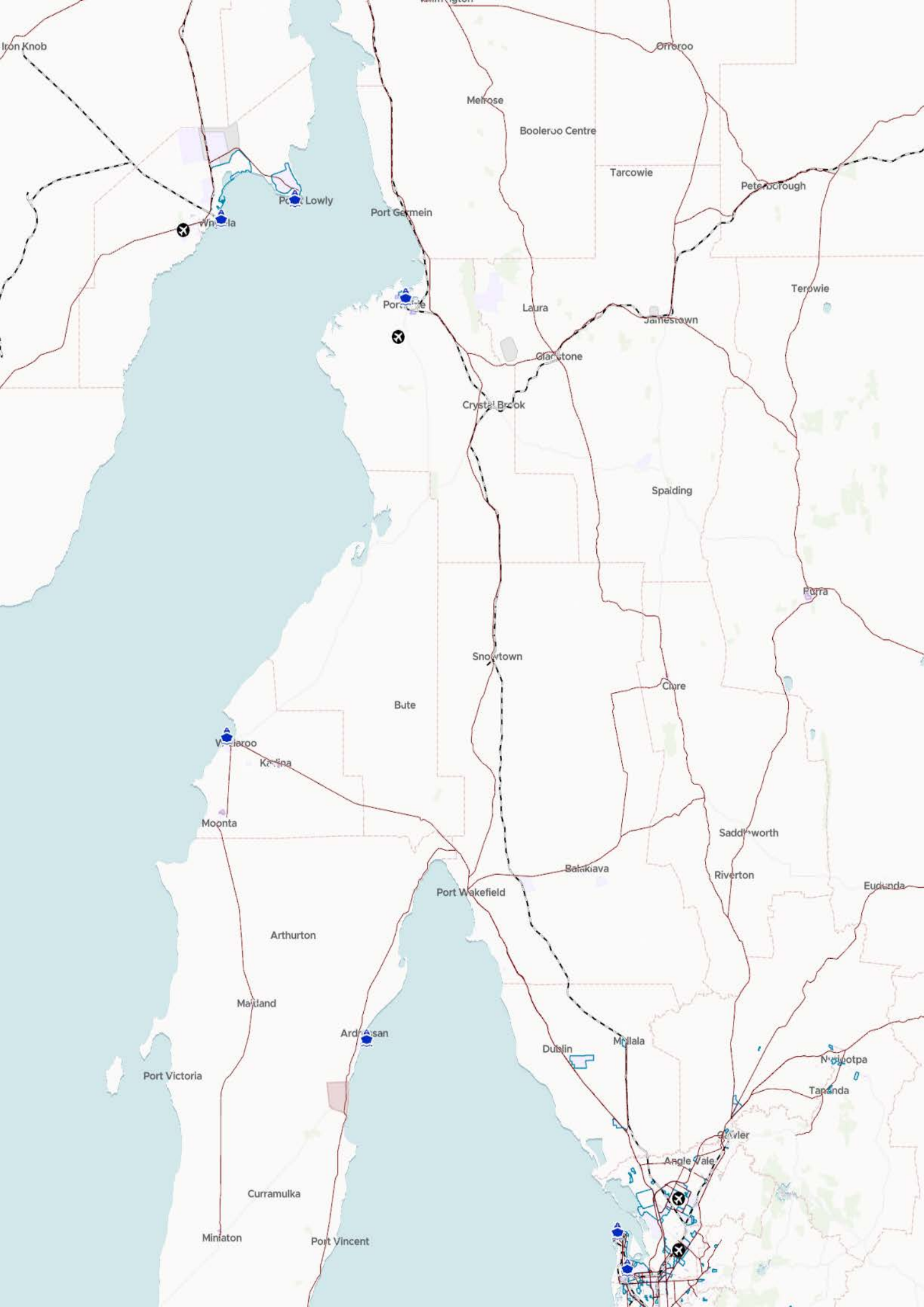
Between 2022-2023, a total of 2.61 hectares of vacant zoned employment land was consumed in the region. Should this trend continue, the region's vacant zoned supply is unlikely to be exhausted within the next 30 years. However, it is important to note that not all vacant zoned employment land is 'development-ready'.

Zoned land within the region is predominantly used for traditional employment activities, including industrial, mining, primary production and various forms of public utilities (i.e. electricity generation and wastewater treatment).

Over 85% of the land identified for employment is currently used for public utilities and close to 8% for primary production.

The region's continuing investment in recycling and reuse of materials, and its transition to a more circular economy, will require an appropriate supply of land for waste and resource recovery. Other waste management solutions that support local processing of materials will also be required where waste export restrictions are in place. Including the opportunity for development of a regional waste and recycling centre in Port Pirie.

Link: Employment Lands State Planning Policy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Map Layers

Airports and Airfields

Airports and Airfields (reference layer).

Airports and Airfields

Seaports

Seaports (reference layer).

Seaports

Future Seaports

Identified locations which may be suitable for a Seaport (reference layer).

Future Seaports

Existing Major Transport Routes

Functional Hierarchy for South Australia's Land Transport Network – Existing Major Traffic and Freight Routes (reference layer).

Existing Major Transport Routes

Existing Railway Corridors

Existing operational railway corridor (reference layer).

Railway

Employment Precincts

Existing Employment precincts (reference layer).

Employment Precincts

Future Employment

Land identified for future employment growth.

Rural Areas

Suburban Areas

Townships and Regional Areas

Suburban Areas and Township and Regional Areas

Townships and Rural Areas

Future Employment

Land identified for future employment.

Future Employment

Existing Employment Land

Areas currently zoned for industrial employment uses under the Planning and Design Code.

Existing Employment Land

Existing Activity Centres

Existing activity centres and main streets providing convenient concentrations of retail, commercial, administrative, and other facilities.

Existing Activity Centres

Existing Significant Interface Management Overlay

The Significant Interface layer buffers significant industrial activities that have the potential to generate hazards and environmental impacts where the establishment of sensitive receivers should be avoided.

Existing Significant Interface Management Overlay

Existing Interface Management Overlay

The interface management layer buffers established uses that are capable of generating nuisance impacts and where sensitive receivers should be avoided where possible or developed in a manner that mitigates impacts.

Existing Interface Management Overlay

State significant employment precincts

Long-term strategic objectives

1. **Identify, maintain, support and protect state significant operations from encroachment by incompatible and/or more sensitive land uses to ensure their long-term and uninhibited operation.**
2. **Support and grow employment land precincts through strategic planning, additional policy and investment identification.**

Protecting existing traditional industrial, freight and logistic employment precincts is crucial to preserve their contribution to regional job opportunities and economic prosperity. Precincts that support these activities and align with state economic policy are to be designated as State Significant Industrial Employment Precincts (SSIEP).

Source: **Paul White**

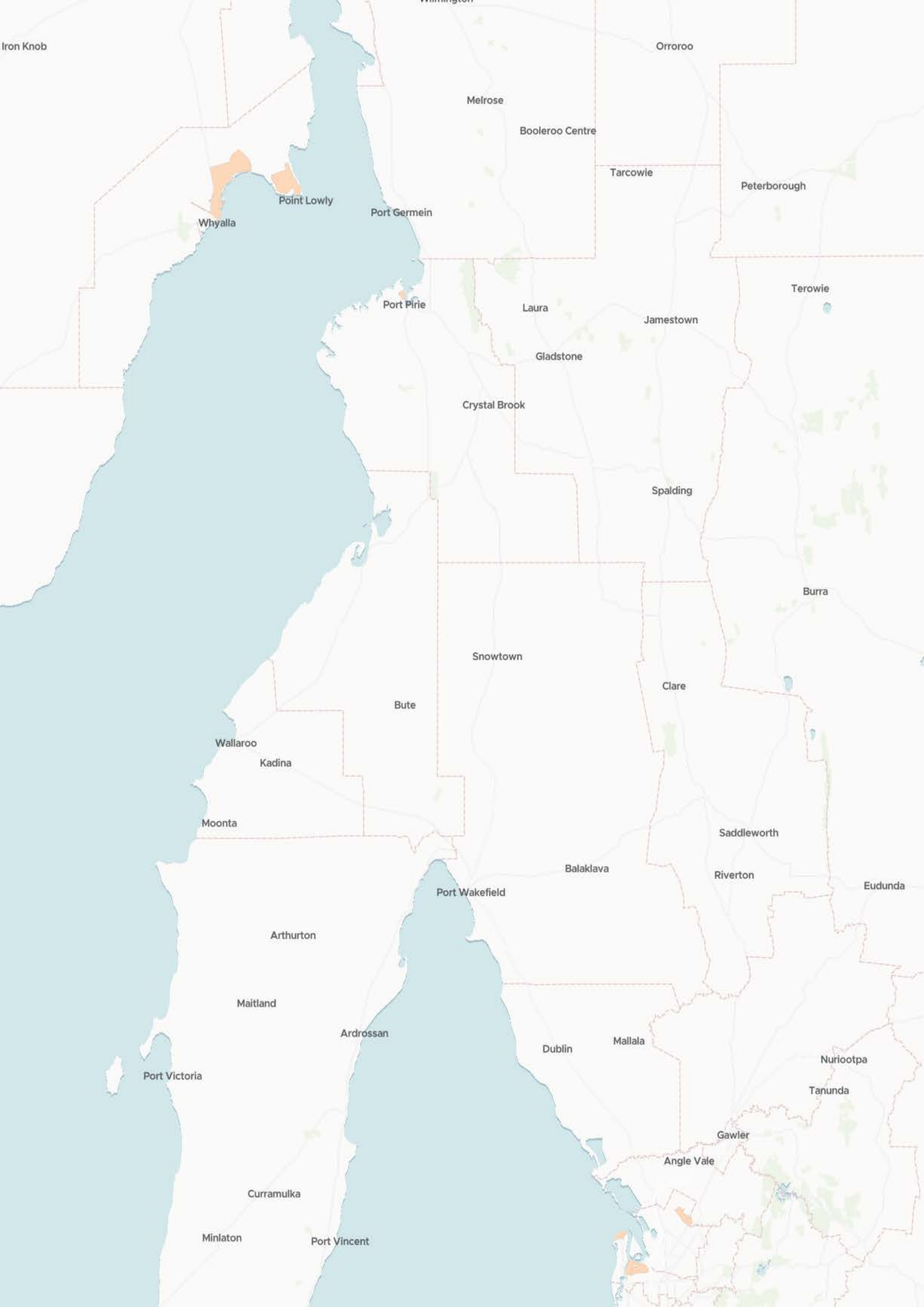
SSIEPs are precincts of (actual or potential) scale, where current and future activities are strongly linked to the strategic and economic objectives of the state. They accommodate (or will eventually accommodate) a critical mass of economic activity and employment. For example, SSIEPs:

- Align with state strategic growth objectives.
- Align with transport and trade networks.
- Present opportunities for the growth of knowledge precincts.
- Are of a scale that can accommodate many workers and support a significant share of the state's economic activity.

Jamestown, Bowmans, Peterborough, Kadina, Port Pirie and Ardrossan are key examples of where future SSIEPs could be located.

Planning policies in the Code can protect SSIEPs from incompatible development through the application of the Strategic Employment Zone (or similar) and the Significant Interface Management Overlay.

Link: Employment Lands State Planning Policy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Map Layers

State Significant Industrial Employment Precinct

Land identified for State Signficant Industrial Employment Precincts.

State Significant Industrial Employment Precinct

National Employment (Economic) Cluster

Land identified as having alignment with national economic policy and priorities.

National Employment (Economic) Cluster

Prime Industrial Employment Precinct

Land identified for Prime Industrial Employment Precincts.

Prime Industrial Employment Precinct

Future Employment

Land identified for future employment.

Future Employment

Existing Significant Interface Management Overlay

The Significant Interface layer buffers significant industrial activities that have the potential to generate hazards and environmental impacts where the establishment of sensitive receivers should be avoided.

Existing Significant Interface Management Overlay

Existing Interface Management Overlay

The interface management layer buffers established uses that are capable of generating nuisance impacts and where sensitive receivers should be avoided where possible or developed in a manner that mitigates impacts.

Existing Interface Management Overlay

Activity centres and retail

Long-term strategic objectives

1. **Maintain a township hierarchy that encourages investment in activity and township centres that aligns with the role, function and form of each township.**
2. **Enable activity and township centres to support access to local employment, diverse and affordable housing, essential services, and amenities, tailored to the scale and character of each township.**
3. **Promote strategic investment in activity and township centres across the region to ensure equitable access to economic, employment, and business opportunities, particularly in smaller and remote communities.**
4. **Strengthen connectivity between consumers, workers, and businesses within and between townships, supporting a productive and resilient regional locality pattern.**
5. **Optimise the distribution of retail and service businesses through a well-planned network of activity and township centres that enhances liveability, convenience, and choice for regional populations.**
6. **Foster social cohesion and community identity by positioning activity and township centres as focal points for civic life, cultural exchange, and social interaction.**
7. **Design and enhance activity and township centres to promote healthier and more sustainable communities, reducing the need for long-distance travel and encouraging active transport options where feasible.**

Activity and township centres in regional and country areas shape the form and function of townships, acting as hubs for civic, social, and economic life. They provide convenient access to shopping, administrative, cultural, entertainment, and essential services, often within a single trip. The scale and mix of activities vary according to the township hierarchy, ensuring that each centre reflects the needs and aspirations of its community.

Encouraging investment that aligns with the township's designated role and function – whether as a Regional City, Major Service Centre, or Supporting Service Centre – helps ensure that growth is appropriately scaled, economically viable, and responsive to local context. This approach supports the delivery of infrastructure and services that match community expectations and regional development goals.

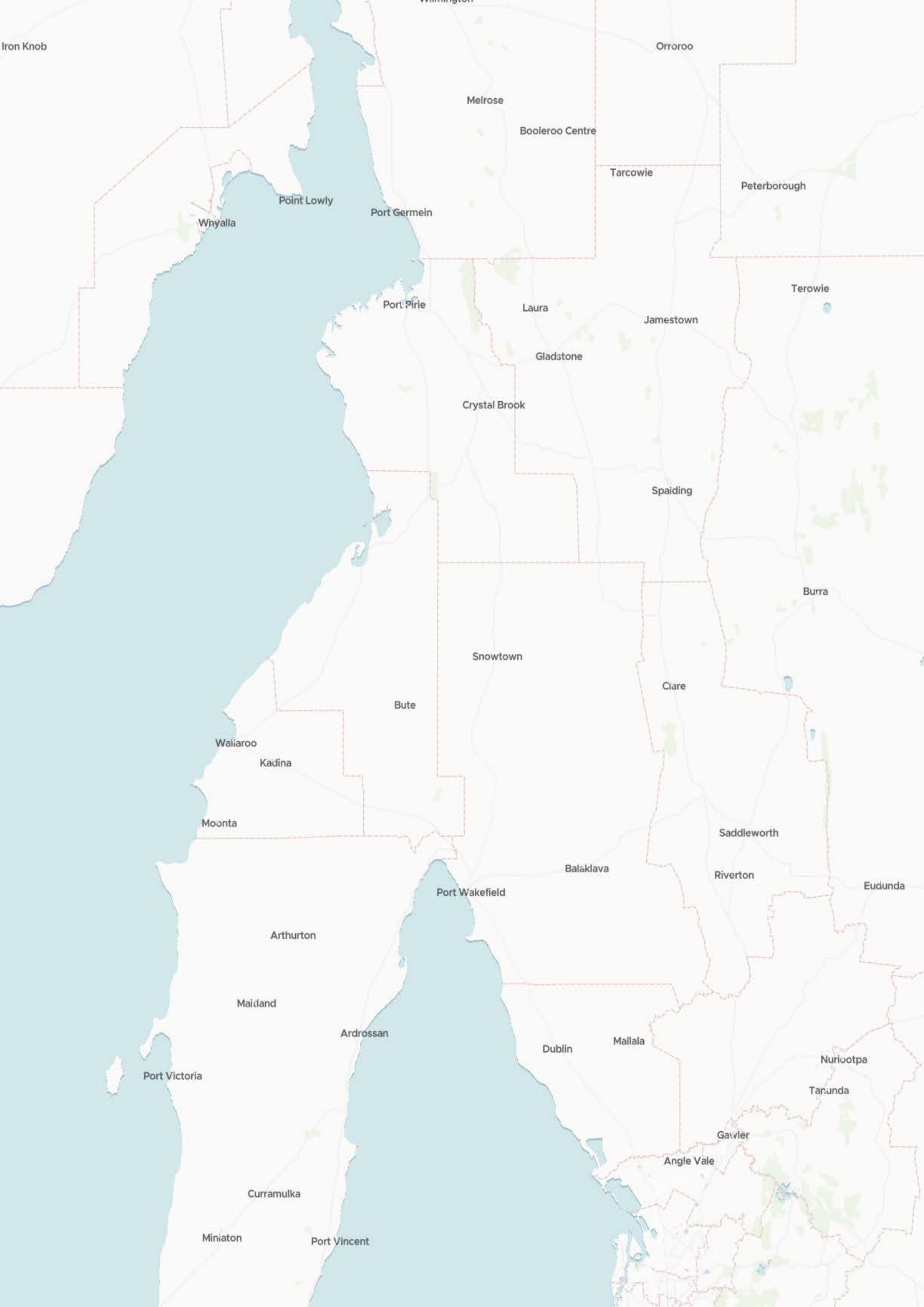
Local activity and township centre planning

Across the region, local and township centres must evolve in response to changing retail and service demands. In growing townships, this may involve the development of new commercial floor space. In slower-growing or transitioning communities, the focus may shift toward adapting existing spaces to meet evolving consumer preferences – or even consolidating retail footprints to better align with local needs.

Source: Port Pirie Regional Council - South Australian Tourism Commission

Local governments, with their deep understanding of community dynamics and responsibility for local infrastructure planning, are best positioned to lead this strategic response. Empowering councils to guide activity centre planning ensures that decisions are locally informed and responsive. This approach supports investment that is not only economically viable but also socially and spatially appropriate.

Link: Employment Lands State Planning Policy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Map Layers

Activity Centres Hierarchy

Identifies the hierarchy of activity centres (regional and district).

- Capital City
- Regional
- District

Existing Activity Centres

Existing activity centres and main streets providing convenient concentrations of retail, commercial, administrative, and other facilities.

- Existing Activity Centres

Future Activity Centres

Land identified for future activity centres.

- Future Activity Centres

Tourism and events

Long-term strategic objectives

1. **Co-locate new tourism development with complementary uses and supporting infrastructure.**
2. **Support expansion of unique visitor experiences, including nature-based activities where impacts on agricultural productivity, the environment and scenic amenity can be successfully managed.**

The tourism industry is an important contributor to the state's economic activity, generating jobs and export dollars, by attracting interstate and international visitors. With high visitation numbers, the industry is flourishing. The government is committed to growing the state's visitor economy to $12.8 billion, with the creation of 16,000 new tourism jobs by 2030.

The South Australian Visitor Economy Sector Plan 2030 highlights the economic benefits of tourism and events through its links to employment across the hospitality, retail, transport and construction sectors. The visitor is at the centre of the strategy which focuses on three key strategic areas:

1. Increasing appeal to drive demand.
2. New and evolving products and experiences.
3. Tourism – a force for good.

By facilitating growth in tourism activity and supporting appropriately designed and located tourism facilities in our planning system, this enables the diversification of small and medium enterprises and assists in the preservation of our valuable environment and food production areas.

Source: South Australian Tourism Commission

Tourism in Clare Valley generated $162 million in visitor expenditure in the year ending 2024. This strong figure was driven by 356,000 day trips and 222,000 overnight visitors.

Building off the region's strong self-drive visitor market, the focus for the Clare Valley is to attract interstate and international visitors to stay overnight in the region. Developing sustainable nature-based, heritage, wellness and epicurean visitor experiences alongside quality accommodation will be key to ongoing success.

Similarly, tourism in Yorke Peninsula $358 million in visitor expenditure in the year ending 2024. Driven by 725,000 day trips

and 620,000 overnight visitors, the priority is to increase expenditure from intrastate and interstate self-drive visitors. Developing new and promoting existing experiences that showcase the region's coastal lifestyle, Aboriginal-led experiences, wildlife and nature will be key to this success.

The *South Australian Tourism Commission's Value of Tourism snapshot* projects tourism expenditure for the Clare Valley of $132 million in 2025 and $166 million by 2030, and tourism expenditure for the Yorke Peninsula of $289 million in 2025 and $359 million by 2030. The tourism sector employs 2,300 direct jobs. There is a need to provide an appropriate level of services, develop new and improved visitor experiences and accommodation and other land uses to support this growing visitor demand.

Pathways for tourism development

The planning system can facilitate growth in tourism activity by supporting appropriately designed and located tourism facilities. It can also enable the diversification of small and medium enterprises and assist in the preservation of valuable environment and food production areas.

The planning system provides an impact assessed pathway for large-scale tourism enterprises, being the highest level of development assessment. It is reserved for projects which cannot be properly considered under existing pathways (such as an assessment under the Code) due to the nature, scale and extent of their potential impacts. This is important in a region, where impacts on sensitive, unique and protected environments must be considered.

The State Planning Commission is undertaking a review of policies within the Code that relate to tourism development. The purpose of the review is to ensure that policies are contemporary and meet current market demands for high-quality tourism accommodation and development. This includes agri-based tourism that diversifies rural business development. These activities should be considered where impacts on agricultural productivity, the environment and scenic amenity can be successfully managed.

Cultural and heritage tourism

The region has immense cultural and heritage tourism potential. This includes opportunities for cultural tourism that celebrates First Nations heritage and contemporary Aboriginal cultural experiences, as well as South Australia's mining heritage tourism that tells the story of the region's central role in the development of our economic and community identity.

Walk the Yorke

Walk the Yorke is an emerging tourism asset for the region offering over 500 kilometres of coastal trail that showcases the region's rugged beauty and diverse natural and cultural heritage. The trail provides flexible experiences—from short family strolls to extended hiking adventures—connecting visitors with idyllic beaches, historic lighthouses, and charming coastal towns. It presents a unique opportunity to promote nature-based tourism, encouraging visitors to disconnect from daily life and immerse themselves in the Yorke Peninsula's tranquil landscapes and rich biodiversity.

Actions

Burra Tourism Zone Code Amendment Investigations

About this action
Finalise investigations and initiate a Code Amendment that will assist in unlocking potential tourism development in Burra.

Region
Yorke Peninsula and Mid North

Responsible party
Regional Council of Goyder

Subthemes
Tourism and Events

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Tourism Development

About this action
Undertake a Code amendment to facilitate appropriate tourism development within wine regions and protect valued landscape character.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Tourism and Events

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
In Progress

Iron Knob
Orroroo
Meirose
Booleroo Centre
Tarcowie
Peterborough
Point Lowly
Port Germein
Whyalla
Terowie
Laura
Jamestown
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Port Vincent

Map Layers

Dark Sky

Dark Sky area (reference layer).

Dark Sky

Future Tourism

Land where future tourism development is anticipated.

Future Tourism

Existing Tourism

Land subject to zoning in the Planning and Design Code that is zoned to accommodate tourism development or complementary tourism uses.

Existing Tourism

Primary industry

Long-term strategic objectives

1. **Drive innovation, diversity, and dynamism in the region's primary industry sector by adopting new technologies, intensifying production systems, and recognising and protecting its unique advantages.**
2. **Safeguard and enhance water security and quality to support the growth, diversification and resilience of the region's primary industry sector, recognising the critical role of reliable and sustainable water supply in underpinning agricultural productivity and investment confidence.**
3. **Facilitate value-adding and rural business diversification through associated ancillary land uses such as storage, warehousing and logistics.**
4. **Ensure valuable primary production land remains viable through protection from fragmentation and encroachment from inappropriate or conflicting land uses.**
5. **Protect and enhance the region's critical infrastructure, natural resources, and ecosystem services that underpin current and future opportunities for primary industry development.**
6. **Identify opportunities to promote region-wide soil protection and regenerative agricultural practices to enhance long-term agricultural sustainability, food security, and biodiversity.**
7. **Equitably manage the interface between primary production and other land use types.**

Retaining and protecting valuable primary production land across the region is critical to ensuring long-term growth and prosperity. Sustainable agricultural practices, value-add opportunities, improved technology, innovation and land management practices will work in concert to support a diverse regional economy.

The Yorke Peninsula and Mid North Region is a key producer of food for both human and animal consumption and for both import and export. Activities include grain production, red meat and wool production from livestock production systems (or livestock grazing), hay processing and exporting, intensive poultry and pork production, and premium food and wine growing. Primary industry will continue to be the biggest industry and employer in the region, producing commodities for the domestic and international marketplace.

Pork and poultry meat farming and processing activities are significant employers in the central part of the region, with farms and processing businesses continuing to invest in the area. A distinct cluster of industry activity is spread between Snowtown and Hamley Bridge. Key assets of the region are the climate, a reliable feed grain supply, and the Primo Abattoir

(export pork processing facility and one of the largest employers in the region).

With access to both Spencer Gulf and Gulf St Vincent, the region has a well-established wild-catch fishing and aquaculture industries, that are considered to have significant economic potential. The western seaboard facilitates marine aquaculture activities, with several aquaculture zones established in the Spencer Gulf. On the eastern seaboard, the key aquaculture sites are at Stansbury, while key commercial fishing centres are located at Port Broughton and Wallaroo. Yorke Peninsula's premium seafood offering includes King George Whiting, Snapper, Southern Garfish, Southern Calamari, Southern Rock Lobster, Blue Swimmer Crab, King Prawns and Pacific Oysters. The Wirrabara, Bundaleer, Yarcowie and Leighton forests are managed by private enterprises, such as agriculture, community recreation and sport, and commercial forestry interests. Trails pass through both the conservation parks and lands managed by private enterprises, which are protected by provisions under the *Recreational Greenways Act 2000*.

Biosecurity

Strong biosecurity systems are crucial to protect primary industry and natural resources from pests and diseases, safeguarding local production and the natural environment, while securing continued access to high value global markets. The *South Australian Biosecurity Policy 2024-25* aims to reduce pest and disease impacts, improve invasive weed and pest control (especially buffel grass and feral goats), maintain food safety and support responsible agricultural chemical use. Comprehensive measures ensure economic, environmental and social assets, and public health are protected.

Carbon farming

Carbon farming, through increasing carbon sequestration or reducing emissions, not only support improved productivity and resilience, but contribute significantly to our climate goals. Recent investments in this area, backed by the state government's *Carbon Farming Roadmap for South Australia*, highlight the region's commitment to this sustainable practice.

Value-adding

The Code contains policy frameworks that enable appropriate small-scale value-adding uses that are complementary to rural areas and existing land uses. For example, the Productive Rural Landscape Zone promotes agriculture, horticulture, value-adding opportunities, farm gate businesses, the sale and consumption of agriculturally based products, agri-tourism, tourist development and accommodation.

This flexibility enables the expansion of the region's economic base and promotes its regional identity. A new Rural Intensive Enterprise Zone was also introduced into the Code. It envisages industry clusters of multi-purpose intensive agricultural production, processing facilities and supporting ancillary industries that are important economic and employment assets to the state. This zone integrates production, processing, and related support industries, serving as key drivers of economic growth and employment for the state.

Opportunities exist to further apply the Rural Intensive Enterprise Zone to key rural industry sites and clusters to protect and foster the growth of these economic assets.

Link: Primary Industry State Planning Policy

Actions

Interface between rural and urban lands

About this action
Review interface management policies in the Planning and Design Code to ensure the ongoing viability of primary industries at the edge of urban areas and undertake a Code amendment as necessary.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Primary Industry

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Productive Land Value Mapping

About this action
Maintain contemporary productive land value mapping and identify key primary production assets that should be protected.

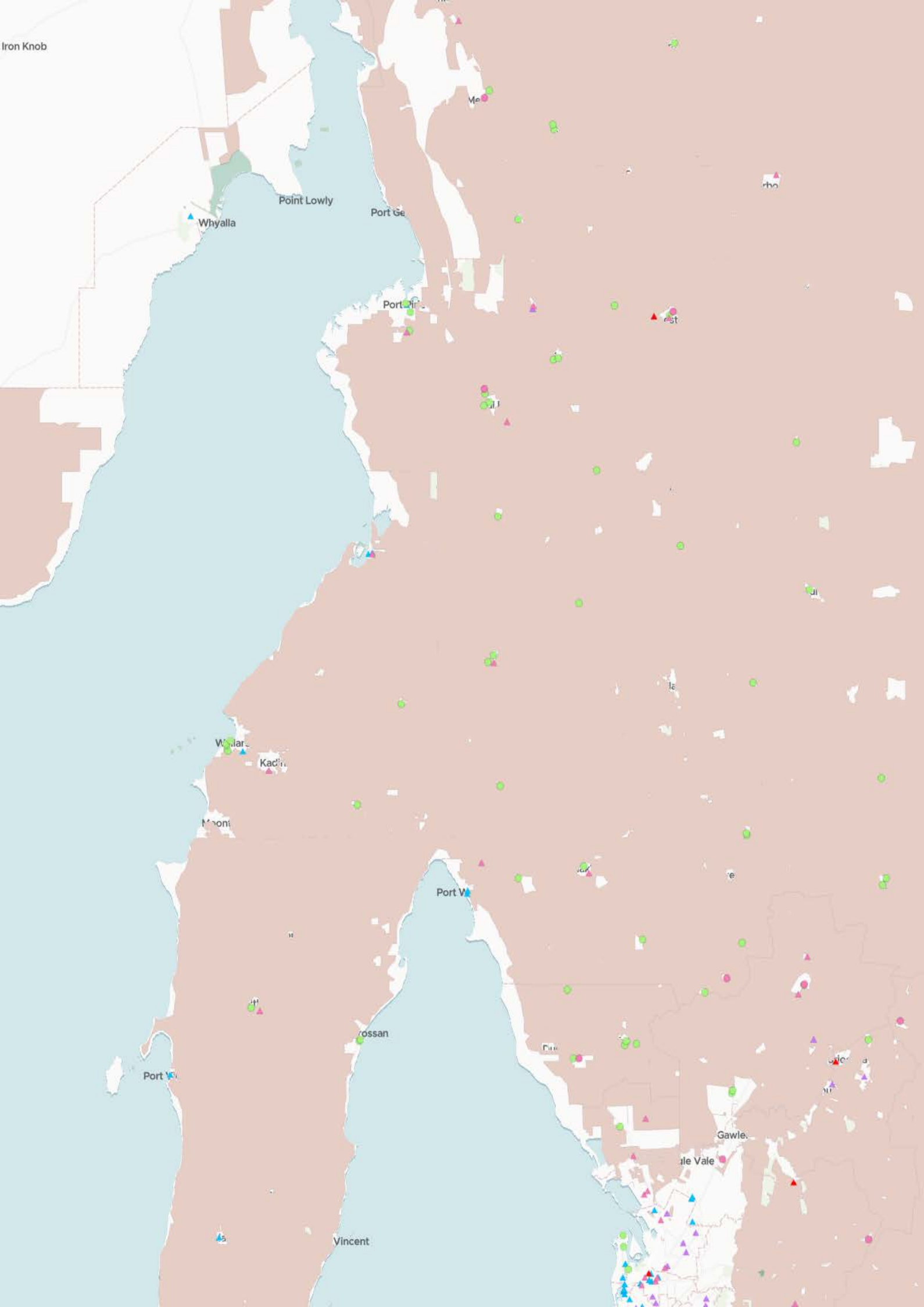
Region
Yorke Peninsula and Mid North

Responsible party
PIRSA

Subthemes
Primary Industry

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned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Map Layers

Primary Industry Assets

Key primary production assets that should be protected from incompatible development (reference layer).

- Dairy Processors
- Fish Processors
- Grain Storage
- Livestock Processors
- Livestock Saleyards
- Wood Processors

Aquaculture Leases and Licences

Active Aquaculture Licences and Leases issued under the *Aquaculture Act 2001* (reference layer).

- Aquaculture Leases and Licences

Environment and Food Production Area

The Environmental and Food Production Area Overlay identifies areas that protect vital agricultural lands surrounding metropolitan Adelaide from urban encroachment.

- Environment and Food Production Area

Existing Primary Industry Lands

Land that is zoned to be generally used for primary production and rural value adding activities such as ancillary industry and tourism development.

- Existing Primary Industry Lands

Future Primary Production

Land identified for future primary production.

- Future Primary Production

Productive Lands - Soil Suitability

Productive land value based on soil type suitability for three crop types (wheat, rye grass and grapes)(reference layer).

- High Value Production Land
- Moderately High Value Production Land
- Moderate Value Production Land
- Moderately Low Value Production Land
- Low Value Production Land

Waste and resource recovery

Long-term strategic objectives

1. **Provide an appropriate supply of land for waste and resource recovery facilities and other circular industries, including building material banks, to maximise resource use, support economic growth and service our communities.**
2. **Future-proof the operations of new and existing waste and resource recovery facilities by managing the interface and the encroachment of incompatible land uses.**
3. **Promote best practice waste management (including segregated collection systems) in residential, commercial, industrial and mixed-use developments to support resource recovery activities.**
4. **Promote the adaptive re-use and retrofitting of existing building stock as well as designing new buildings for adaptability and/or disassembly.**
5. **Promote circular economy principles in the planning system to support a circular built environment.**

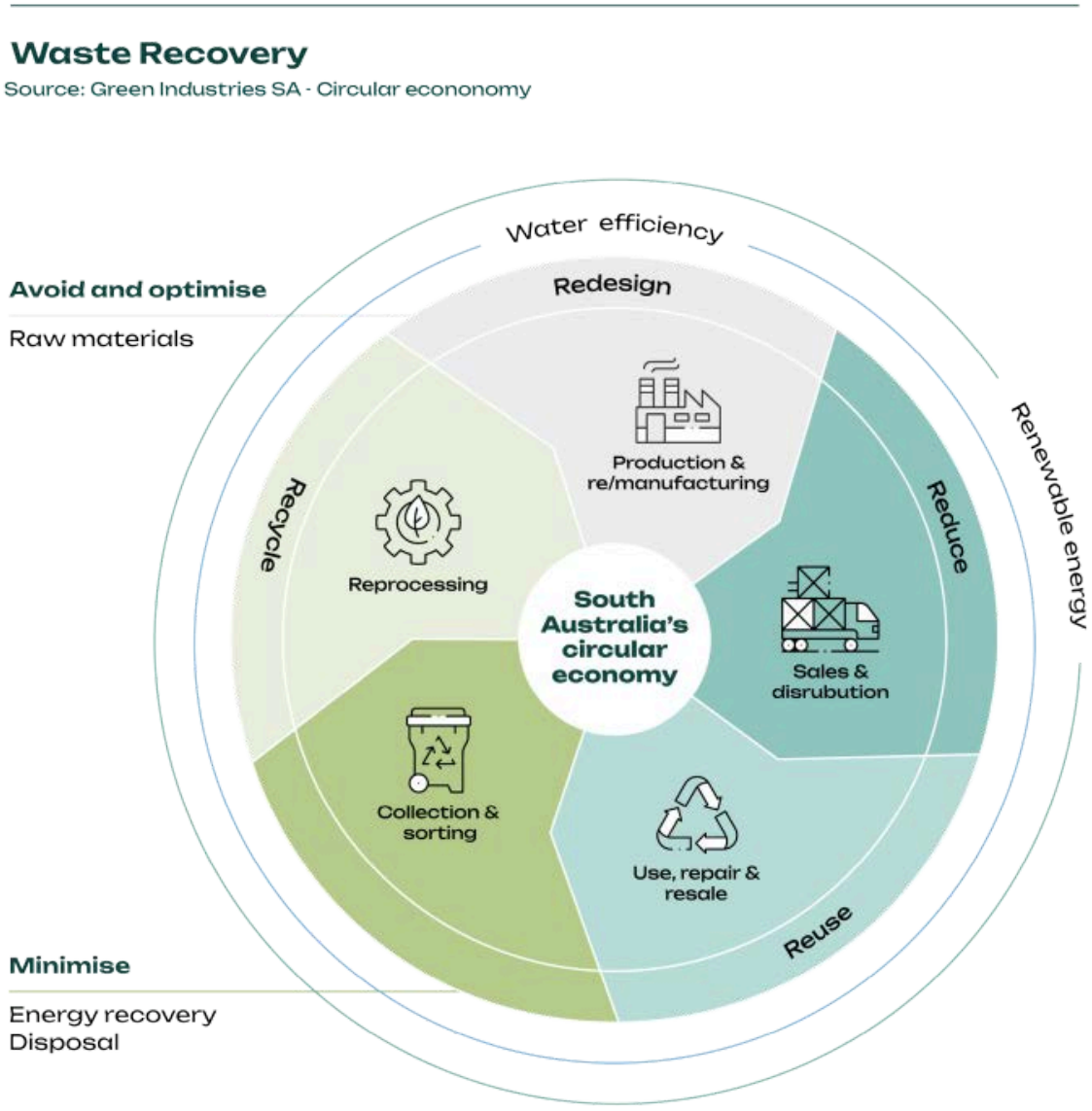
As South Australia's population continues to grow, waste generation will also follow. The regulation and management of waste and resource recovery is primarily the responsibility of the state government. The *Environment Protection Act 1993* (EP Act) establishes the primary legislative framework for this, while the *Green Industries SA Act 2004* requires Green Industries SA to develop a waste strategy for the state every five years. This waste strategy aims to reduce the disposal of material to landfill and support the growing transition to a 'circular economy' – an economy that realises the best or full value from products and materials produced, consumed and recovered in South Australia.

Circular economy principles

South Australia is transitioning to a circular economy to improve and sustain our environment, increase our wellbeing, and grow our economic prosperity in a sustainable way. Changing from a 'take-make-waste' linear economy to a circular economy requires a collaborative approach across government, business, industry and the community.

The three key principles of a circular economy are:

1. **Reduce** – design out waste and pollution.
2. **Preserve** – keep products and materials in use and at their highest possible value.
3. **Regenerate** – regenerate natural systems and natural capital.



Land for waste and resource recovery

The capacity of South Australia's waste processing and recovery centres will need to grow in step with population growth to handle the increasing amount of waste generated. This will ensure resources are repurposed rather than being simply sent to landfill. Land for these industries should be considered during structure planning processes for growth areas.

Waste and resource recovery facilities should be appropriately located and measures put in place to manage the interface with sensitive land uses. This will ensure new and existing facilities can operate without impediment. Associated mapping identifies key waste and resource recovery locations, together with appropriate buffer distances, to assist in planning for future employment and residential lands.

Continuing investment in recycling and reuse of materials is being driven by community, state and national objectives to transition to a more circular economy and deliver higher order waste management solutions. Building capability and capacity additionally supports local processing of materials where waste export restrictions are in place. Waste export restrictions are driving investment in waste reuse solutions. An appropriate supply of land for waste and resource recovery,

as well as other related green industries, should be identified to maximise resource use, support economic growth, and serve communities. There is an opportunity to explore and position the region for a regional waste and recycling hub in Port Pirie focusing on emerging renewable assets waste streams such as solar photovoltaic (PV) panels and wind turbine blades. Consideration of initial local processing of materials to increase transport efficiencies for secondary processing and markets in other locations is a further opportunity in the region.

Supporting circular built environment

The building sector is one of the biggest emitters of greenhouse gas emissions (globally responsible for half the world's raw material use and 40% of landfill waste), with the largest contribution coming from the use of concrete, steel and aluminium. Extending the use of buildings, and adapting them for different purposes, could reduce global greenhouse gas emissions by 1.3 billion tonnes of carbon dioxide equivalent per year in 2050.

The planning system can promote the adaptive re-use and retrofitting of existing building stock as well as designing new buildings for adaptability and/or disassembly. This approach avoids waste creation, contributes to the state's commitment to reduce emissions, reduces the need for new building materials, and preserves the embodied energy of existing structures, leading to significant environmental and financial savings. It fosters innovative design, retention of buildings that may be important to the character of local areas, and the overall enhancement of sustainability outcomes. Reusing spaces, assets and building materials also ensures that these resources are retained at the highest value.

Adaptive re-use and reuse of materials supports delivering on actions across industry and government policy areas including *Australia's Circular Economy Framework* (2024), *Accelerating SA's transition to a circular economy: South Australia's waste strategy 2025–2030* and the *Circular economy in South Australia's built environment – Action Plan* (2023).

Circular Economy Resource Recovery Infrastructure Plan

Green Industries SA is currently developing a Circular Economy Resource Recovery Infrastructure Plan. This new plan will build on *South Australia's Waste and Resource Recovery Infrastructure Plan* (2018) and the 2020 addendum, expanding the scope to support a more comprehensive circular economy approach. It aims to guide investment over the next 20 years and broader the focus to include emerging waste streams, circular precincts, community circularity hubs, placed-based assessment and higher-order waste hierarchy options such as reduction, reuse and report. Planning and land use considerations will need to take into account relevant characteristics of circular infrastructure and different requirements for its zoning, for example, flexibility of land size, minimum required buffer zone and proximity to employment or residential zones.

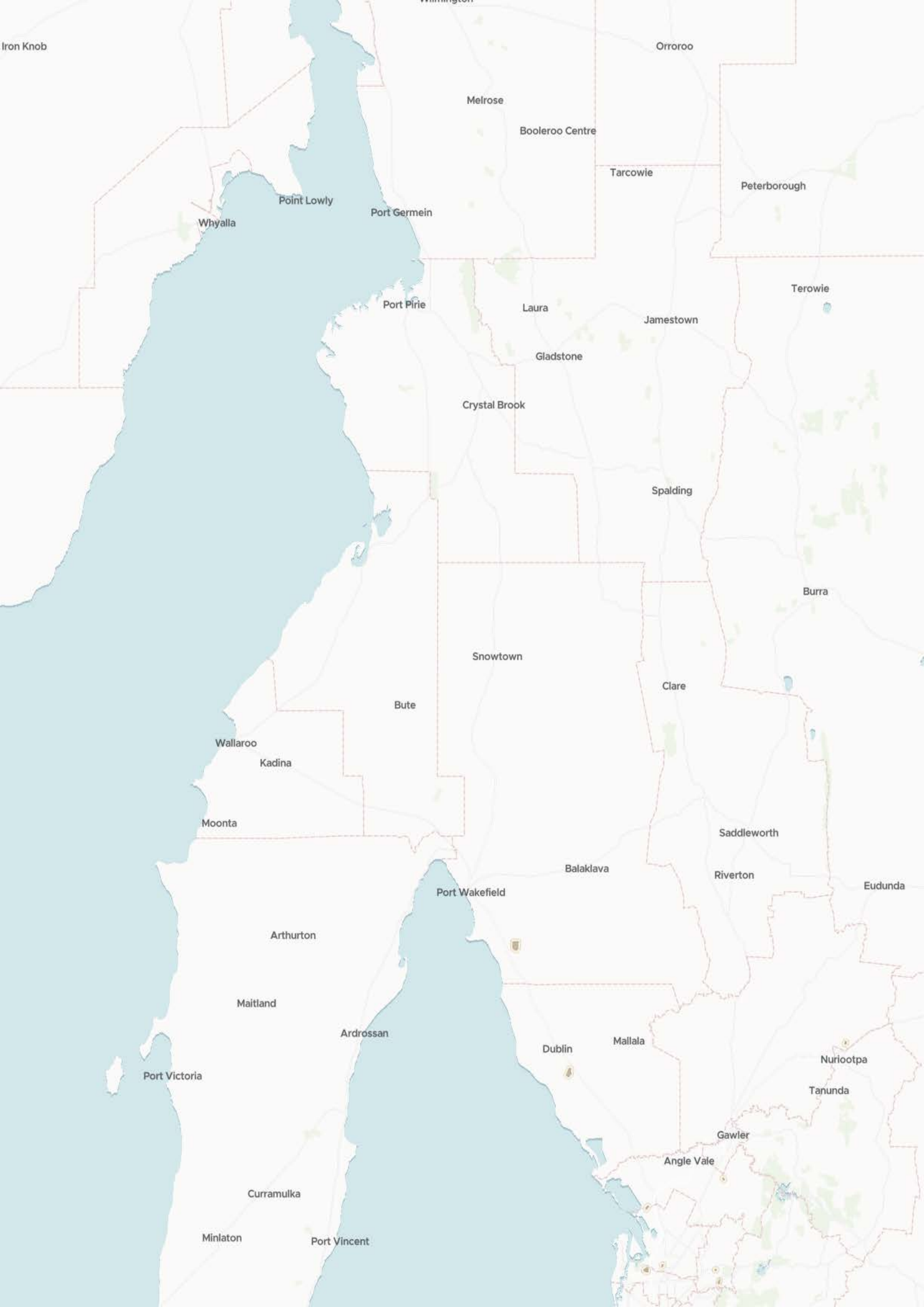
There are intersections between addressing climate change and reducing waste from our building and construction industry by promoting circular economy principles. The government has committed to exploring how the planning system can advance the circular economy, reusing materials and designing for less waste, alongside waste treatment and management policies that consider climate change and urban infill scenarios.

Waste collection services

Councils provide services to residents such as household waste and recycling collection and disposal services, with many offering a three-bin system (general waste, co-mingled recyclables, and organics). Green Industries SA provides support to councils to implement new services through grants, incentives and education resources. Waste management systems provided in townships and regional areas should be considered early in the planning process along with other space, infrastructure and activity requirements and minimum requirements in the *National Kerbside Collections Roadmap*.

Link: Australia's Circular Economy Framework 2024

Link: Circular economy in South Australia's built environment – Action Plan 2023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Snowtown
Clare
Bute
Wallaroo
Kadina
Moonta
Saddleworth
Balaklava
Riverton
Eudunda
Port Wakefield
Arthurton
Maitland
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Dublin
Nuriootpa
Port Victoria
Tanunda
Gawler
Angle Vale
Curramulka
Minlaton
Port Vincent

Map Layers

Landfill Sites (closed and operational, potential to generate Landfill Gas)

The Landfill Sites Layer identifies operational or closed landfill gas sites that have the potential to generate landfill gas emissions.

Landfill Sites (closed and operational, potential to generate Landfill Gas)

Landfill Gas Investigation Area (500m buffer)

The Landfill Gas investigation Area identifies areas where there is potential risk of environmental issues associated with current and historic landfill sites including odour, landfill gas and groundwater contamination.

Landfill Gas Investigation Area (500m buffer)

Mineral and energy resources

Long-term strategic objectives

1. **Protect key infrastructure, including associated strategic access routes, transport corridors and pipelines, that contribute to the region's economy.**
2. **Establish infrastructure corridors that support infrastructure such as transport, pipelines and energy infrastructure provision to key resource areas.**
3. **Minimise the impacts of encroachments by incompatible land uses to manage risk to public safety, the environment and security of energy supply.**
4. **Maintain adequate separation distances between mining activities, housing and other incompatible development.**
5. **Facilitate appropriate post-mining land uses.**
6. **Encourage co-existence and equitably manage the interface between mining and other land uses, including environmental protection and carbon farming.**

South Australia has considerable in-demand commodities, including critical minerals which underpin the state's economy and export activities. Several mining and extractive activities are undertaken in the region, including for copper, dolomite, granite, gypsum, limestone, sand, and slate. The Hillside Project, south of Ardrossan, contains a mineral resource of 1.9 million tonnes of copper and 1.5 million ounces of gold. Copper is essential for renewable energy sources such as wind turbines and solar panels.

The region is also a key source of raw building materials for the state. Adelaide Brighton Cement ships more than two million tonnes of limestone from Klein Point to Port Adelaide annually. There are significant dolomite export operations at Ardrossan. Salt, gypsum and sand are also key products, with sites at Kulpara, Klein Point, Curramulka, Price, Lochiel and Bute. Extractive industries in the region remain important to the construction industry, particularly as they are near the developing Greater Adelaide area.

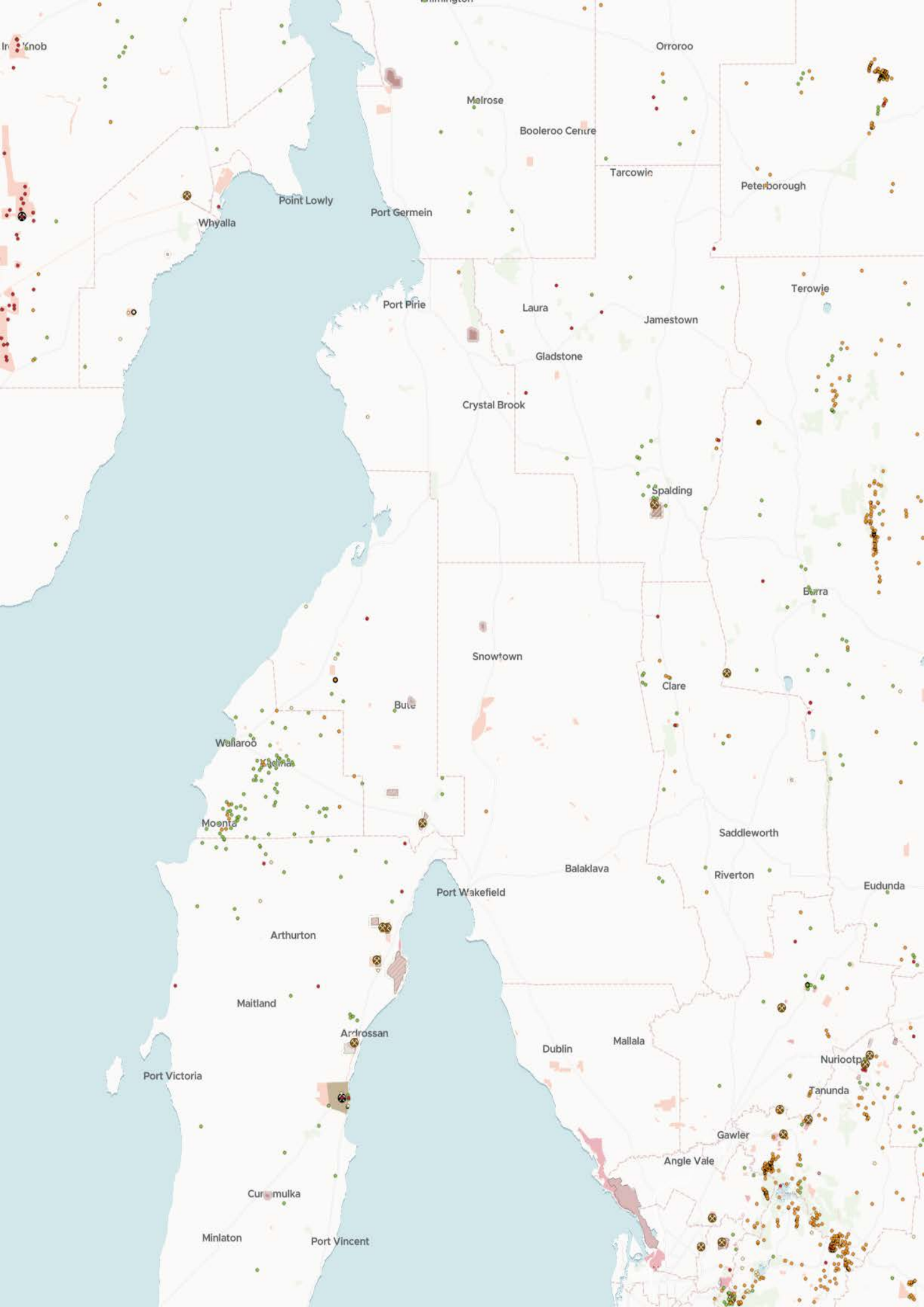
These key resource areas and associated infrastructure, including strategic access routes, transport corridors and pipelines should be protected from the encroachment of incompatible development. This will manage risks to public safety, the environment and security of energy supply.

The Code contains policy frameworks to manage challenges related to mineral and energy resources in regional areas.

These are the Resource Extraction Zone and the Resource Extraction Protection Area Overlay. This overlay aims to maintain the long-term availability and productive capacity of extractive resource lands. The opportunity exists to investigate and consider the application of these policy frameworks to licenced activities across the region.

In the long-term, the Plan plays a role in the planning of appropriate post-mining land uses. It will provide up-to-date regional data and strategies, facilitating a path for collaboration between mine operators, government and regulators.

Link: Mineral and Energy Resources State Planning Policy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Riverton
Eudunda
Port Wakefield
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Port Victoria
Nuriootpa
Tanunda
Gawler
Angle Vale
Minlaton
Port Vincent

Map Layers

Mineral Deposits

Identifies major mines and quarries, mineral projects and mineral deposits with commodities of Copper, Gold, Graphite, Iron and Uranium (reference layer).

- Copper
- Gold
- Graphite
- Iron
- Uranium

Major Mines and Mineral Projects

Identifies deposits of Copper, Gold, Graphite, Iron and Uranium (reference layer).

- Developing Projects - Minerals
- Major Mines - Mineral
- Major Quarries - Extractives - Deposits
- Major Quarries - Extractives - Major Mines
- Major Quarries - Extractives - Mining Projects

Resource Extraction Zone

The Resource Extraction Zone layer identifies areas which support the provision and protection of land for the extraction, production and/or processing of a mineral, extractive or petroleum resource and ensures that development does not inhibit the future extraction of such resources.

- Resource Extraction Zone

Existing Resource Extraction Protection Area

The Resource Extraction Protection Area Overlay layer identifies areas which seek to protect current and future state significant resource extraction activities from the encroachment of incompatible development and ensure that these activities have regard to potential environmental and amenity impacts generated by the lawful operation of proximate mines and quarries.

- Existing Resource Extraction Protection Area

Resource Extraction Protection Investigation Area

Areas identified as potential strategic mineral resources that are being investigated for protection.

- Strategic Quarry
- Potential Buffer (500 metres)

Future Mineral and Energy Resources

Land identified for future mineral and energy resources.

- Future Mineral and Energy Resources

Mining and Production Tenements

Mining and production tenements issued under the *Mining Act 1971* and *Roxby Downs (Indenture Ratification) Act 1982*.

- Mining and Production Tenements

Strategic Resource Areas

Strategic resource areas of key economic value to the State due to the quantity or quality of construction materials or mineral resources that are extracted or contained within that area.

- Strategic Resource Areas

Outcome 3:
A more climate-resilient and sustainable region

Our future prosperity, the liveability of our cities and towns, the health and wellbeing of our communities and the resilience of our built and natural environment all depend on how well we adapt to and mitigate the impacts of climate change.

Learn more about Outcome 3

The Yorke Peninsula and Mid North Region has many natural assets. These include important coastal and marine habitats, conservation reserves, remnant native vegetation and biodiversity, productive soils and scenic landscapes. These assets underpin the region's amenity, cultures and lifestyles and are a major contributor to the tourism, primary production and mining industries. The land and water also hold significant cultural and historical importance to Aboriginal people, with sites and objects throughout the Southern Flinders Ranges, coastal areas, dunes, and inland waters protected by legislation.

The region is home to four national parks, each with diverse flora and fauna. These are Mount Remarkable, Wapma Thura-Southern Flinders Ranges, Dhilba Guuranda-Innes and Winaityinaityi Pangkara (Adelaide International Bird Sanctuary). These parks and other areas of environmental significance play a crucial role in supporting biodiversity. Key coastal, estuarine, and marine assets include the Eastern and Southern Spencer Gulf, Lower Yorke Peninsula and Upper Spencer Gulf Marine Parks, which support marine biodiversity and ecosystems and provide for commercial and recreational fishing activities.

The region is home to an extraordinarily diverse range of native vegetation, including several vulnerable and endangered species, such as Spiny Daisies, Osborne's Eyebright, and Ghost Spider-Orchids. Approximately 50% is covered by native vegetation, with around 45% of this contained within national parks, reserves and heritage agreements. However, a quarter of all the plants recorded in South Australia are threatened, and less than 30% of native vegetation remains in agricultural areas, with some areas lower than 10%.

Wetlands, mangroves, seagrass and saltmarsh areas are vital for many wading birds and act as important nursery habitats for fish and other marine life. Clinton, Wills Creek, Gum Flat and Point Davenport wetlands, the entire northern reaches of Gulf St Vincent, Native Hen Lagoon, and Innes Salt Lakes are all respectively considered to be of national importance and listed in the *Directory of Important Wetlands in Australia*.

Good management of coastal areas, offshore islands and the marine environment is essential for the survival of several species, including some that are unique to the region. The land use planning system plays a vital role in safeguarding these ecosystems to ensure their ongoing health.

Water resources are critical to both the region's ecological health and the viability of its pastoral, mining, and tourism industries. Access to water is crucial, as the average annual rainfall is generally low. The region has several significant water-dependent ecosystems, including water courses, wetlands, swamps and estuarine environments. These provide scenic amenity, support biodiversity, and are important for flood mitigation. Ensuring water quality is also critical to maintaining the health of these systems and to support primary production, commercial and domestic uses.

The extreme effects of climate change on urban environments are well established. Future liveability and wellbeing are dependent on how well the region adapts to and mitigates the impacts of climate change, noting there are also significant consequences for remnant native vegetation and native animals that must also be considered.

Changing patterns in rainfall and the impact on growing seasons must not be overlooked. South Australia is projected to experience increased average temperatures, reduced average rainfall and rises in sea level. This is coupled with an increased frequency and intensity of extreme natural events such as heatwaves, bushfires, and flooding, all of which place people's health, livelihoods, property and surrounding natural environment at risk. Decision-making should be informed by the best available climate science to minimise the need for future adaptive re-sponses.

New development will need to be carefully planned to locate it away from areas of high risk, with more vulnerable and

sensitive uses located away from potentially hazardous areas. This also includes industrial emissions and hazards, to protect community and environmental health.

Biodiversity

Long-term strategic objectives

1. **Identify areas where biodiversity conservation and restoration should be prioritised.**
2. **Identify areas of high biodiversity value and determine what types of sensitive development, if any, they could accommodate.**
3. **Encourage sensitive development with minimal impact and protect areas with recognised biodiversity value, native vegetation and habitat so that critical life-supporting functions can be maintained.**
4. **Protect and enhance native vegetation, habitats and areas of high biodiversity value and that provide ecological services.**
5. **Implement guidelines and pathways that minimise and offset unavoidable.**
6. **Identify and protect modified landscapes that have significant environmental value and can co-exist with other land uses such as primary production and tourism.**

The Yorke Peninsula and Mid North Region is home to a diversity of native and endemic flora and fauna, and ecosystems and ecological communities in inland, coastal, estuarine, and marine areas. A diverse range of habitats extend from coastal areas to open plains and low hills. Although much native vegetation has been lost across the region, some extremely valuable remnants remain, many of which are not formally protected in conservation reserves and Heritage Agreements.

The Plan is a tool for understanding the region's current landscape, including linkages (biodiversity corridors) and refugia (biodiversity islands). Spatial mapping can highlight areas of remnant native vegetation and help to identify threatened ecological communities. Recognising areas of high biodiversity is crucial to ensure that future development is located and designed to prevent the degradation of native vegetation or habitat. Where impacts cannot be avoided, they will be minimised or offset by reintroducing habitat into landscapes that have been previously modified through urban development or primary production.

Indigenous Protected Areas play an important role in supporting the region's biodiversity. Wardang Island Indigenous Protected Area incorporates a small offshore island in the Spencer Gulf and 28 kilometres of coastal fringe next to the island on the Yorke Peninsula. The diverse habitat contains coastal saltmarsh boarded by tidal flats. Shallow seagrass provides important spawning areas for a number of fish species. The island is home to *yindala*, a little penguin colony and several migratory bird species.

Native vegetation legislation

South Australia's native vegetation is currently protected by the *Native Vegetation Act 1991* (NV Act) and the *Native Vegetation Regulations 2017*. The Act prevents broad-scale clearance and minimises smaller-scale clearance, enhances and restores the state's native vegetation, and outlines certain procedures and assessments that need to be undertaken before any clearance of native vegetation can proceed.

Where the Act applies, approval from the Native Vegetation Council must be sought in addition to approvals under the PDI Act.

In March 2024, the government agreed to investigate a recommendation of the Expert Panel for the Planning System Implementation Review to review and refine the intersection between the PDI Act and NV Act to remove confusion within the community and development sector- to ensure native vegetation is retained.

As part of a more holistic review to streamline current legislation and enhance biodiversity protection, the government has passed its first ever Biodiversity Act. The *Biodiversity Act 2025* once in operation will absorb the entirety of the existing NV Act and wildlife provisions of the *National Parks and Wildlife Act 1972*. This is considered the best opportunity to create a clearer and simpler framework to enhance biodiversity protection and restoration in South Australia.

Links to the PDI Act and future updates to the Plan could enable earlier consideration of biodiversity in decision making processes by, for example:

- Publishing spatial priorities for conservation and restoration
- Consolidating state biodiversity data and making it publicly available for proponents and others.

Link: Biodiversity State Planning Policy

Actions

Biodiversity Mapping

About this action
Incorporate new biodiversity and habitat mapping that provides clear guidance on which areas need protection, which areas may be appropriate for development, and which areas need caution to provide greater certainty about regional biodiversity priorities.

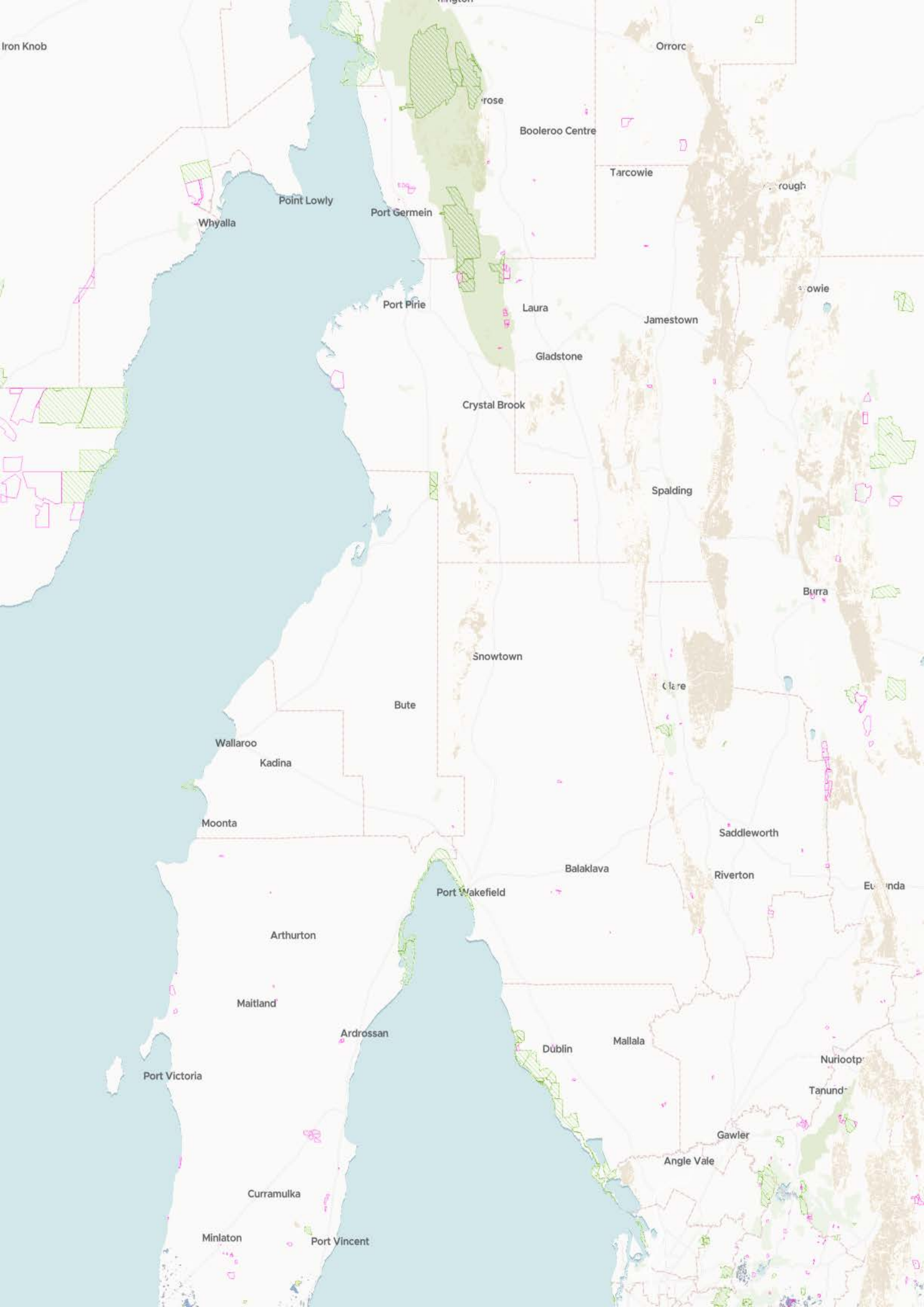
Region
Yorke Peninsula and Mid North

Responsible party
DEW

Subthemes
Biodiversity

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned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Snowtown
Clare
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Wallaroo
Kadina
Moonta
Saddleworth
Balaklava
Riverton
Port Wakefield
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Port Victoria
Gawler
Angle Vale
Curramulka
Minlaton
Port Vincent

Map Layers

Native Vegetation Heritage Agreements

Areas subject to Native Vegetation Heritage Agreement under the *Native Vegetation Act 1991*, for the conservation of native biodiversity on private land.

Native Vegetation Heritage Agreements

Ramsar Wetlands

The Ramsar Wetlands layer seeks to ensure the protection of recognised Ramsar wetlands that are representative, rare or unique wetlands or are important for conserving biological diversity.

Ramsar Wetlands

National Parks and Conservation Reserves

Parks and reserves managed by the National Parks and Wildlife Service of South Australia (reference layer).

National Parks and Conservation Reserves

Existing Scenic Landscapes

Areas that have high scenic value or cultural qualities that should be preserved.

Existing Scenic Landscapes

Arkaroola Protection Area

Arkaroola Protection Area – under the Arkaroola Protection Act 2012. The area comprises most of the Arkaroola Pastoral Lease and also includes the Mawson Plateau region of the Mount Freeling Pastoral Lease (reference layer).

Arkaroola Protection Area

Significant Environment Benefit Areas

Identifies the locations of significant environmental benefit areas set-aside for conservation/revegetation as determined by the Native Vegetation Council (reference layer).

Significant Environment Benefit Areas

Native Vegetation

Identifies where native vegetation is protected under the *Native Vegetation Act 1991* (reference layer).

Native Vegetation

State Significant Native Vegetation

Identifies where state signficant native vegetation is protected under the *Native Vegetation Act 1991* (reference layer).

State Significant Native Vegetation

Future Conservation

Land identified for future conservation.

Future Conservation

Biodiversity Mapping (Interim)

Identifies areas of native vegitation through the framework developed under the EPBC Act and NPW Act (reference layer).

Native vegetation contains known EPBC Act and NPW Act values

Native vegetation contains known EPBC Act values

Native vegetation contains known NPW Act values

Native vegetation may contain EPBC Act and/or NPW Act values

Modified Landscapes With Natural Habitat Character

Identifies locations where there is a Natural Habitat Character but has previously been modified (reference layer).

Threatened Ecological Communities

The indicative distribution of threatened ecological communities protected by the *Environment, Protection and Biodiversity and Conservation Act 1999* (reference layer).

- Modified Landscapes With Natural Habitat Character
- Threatened Ecological Communities

Threatened Ecological Communities - National Significance

The indicative distribution of threatened ecological communities protected by the *Environment, Protection and Biodiversity and Conservation Act 1999 (reference layer).

- Critically Endangered
- Endangered
- Vulnerable

Vegetation Land Cover

- Woody Native Vegetation
- Mangrove Vegetation
- Non-Woody Native Vegetation
- Saltmarsh Vegetation
- Wetland Vegetation
- Natural Low Cover
- Salt Lake/ Saltpan
- Exotic Vegetation
- Irrigated Non-Woody

Climate change

Long-term strategic objectives

1. **Evaluate the impact of climate change on vulnerable communities, and identify and implement risk mitigation measures when planning for future growth.**
2. **Encourage low or net zero greenhouse gas (GHG) emissions development and living environments in the region, including within townships and localities.**
3. **Ensure development is climate ready to support a resilient economy, community and environment.**
4. **Consider decarbonisation and climate change adaptation strategies in the early planning of master planned township neighbourhoods and new investment in established townships.**
5. **Promote opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies.**
6. **Actively investigate, as well as monitor and review, the impact of climate change on hazard risk and update hazard overlays and other measures within the Code to manage these risks.**
7. **Create policies, schemes, education and incentives to promote low or zero net emissions and climate resilient buildings and support market transition.**
8. **Protect and enhance areas that provide biodiversity and ecological services, and maximise opportunities for natural carbon sequestration.**
9. **Ensure developments avoid or minimise lifecycle greenhouse gas emissions to align with South Australia's climate targets.**

The Yorke Peninsula and Mid North Region faces challenges from climate change, including more frequent and severe heatwaves, storms, bushfires and floods. In 2050, the Yorke Peninsula and Mid North Region is likely to experience increased average temperatures of 1.8 degrees Celsius and 12% less annual rainfall. As a result, the region will experience more frequent and severe heatwaves, droughts, bushfires and floods. These are likely to impact agricultural production, natural landscapes and wildlife habitats, community health and infrastructure. Improving the resilience of the region against these threats requires understanding the projected impacts of climate change and planning accordingly.

Guide to climate projections for risk assessment and planning in South Australia

Source : Department for Environment and Water

	Projected Change	Associated Risks
Higher Temperatures	• Higher average daily maximum temperatures • Longer, hotter and more frequent heatwaves.	• Reduced agricultural productivity • Changes in distribution and abundance of pest plants and animals • Increased risks of heat related illness and death.
Drier with more time in drought	• Reduced average annual rainfall • Reduced spring rainfall • More time spent in drought.	• Increased stress on water resources • Reduced condition of water dependent ecosystem • Reduced agricultural productivity.
More dangerous fire weather	• More days of dangerous fire weather • Longer fire seasons.	• Increased risks to public health and safety • Increased damage or destruction of assets, infrastructure and the natural environment.
More intense heavy rainfall events	• More rain falling in extreme rainfall events • More frequent extreme rainfall events.	• Increased flood risk • Increased damage to assets, particularly roads and bridges • Increased damage to food crops.
Rising sea levels	• Increasing average sea levels • Increased height of extreme sea level events.	• Increased coastal flooding • Increased erosion of beaches and damage or destruction of coastal assets.

The state government is committed to combatting climate change by transforming the economy to net zero emissions by 2050. This includes a target to reduce net greenhouse gas emissions by 60% by 2030 (from 2005 levels) and achieve 100% renewable electricity generation by 2027.

With a 55% decrease from 2004–05 levels recorded in 2022–23, a further 5% net emissions reduction is needed to meet the interim 2030 target. While emissions from the energy generation sector are reducing, greater efforts are needed to address other major sources of emissions. For example, transport is the largest contributor to emissions in the state, responsible for 39% of all emissions.

Aligning with government's approach, the South Australian planning system aims to promote climate change mitigation and adaptation and deliver tangible climate change outcomes. The Code contains several overlays that recognise sea level rise, bushfire and flood hazard, as well as the important role native species plays in responding to climate change. Additional work is being undertaken to update the Code for flood and bushfire hazard to further contribute to climate

change resilience.

Long-term land use decisions should consider the most up-to-date climate projections, in alignment with *South Australia's Net Zero Strategy 2024-2030*, *South Australian Government Climate Change Resilience and Adaptation Actions*, and *Climate Ready Government initiative*.

Link: Climate Change State Planning Policy

Actions

Embodied Carbon Policy

About this action
To aim for carbon neutrality, investigate policy approaches that enable the consideration of embodied carbon.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Climate Change

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Regenerative Planning Framework

About this action
Develop a regenerative planning framework and toolkit to assist state government, local government, and the private sector in applying regenerative approaches to planning.

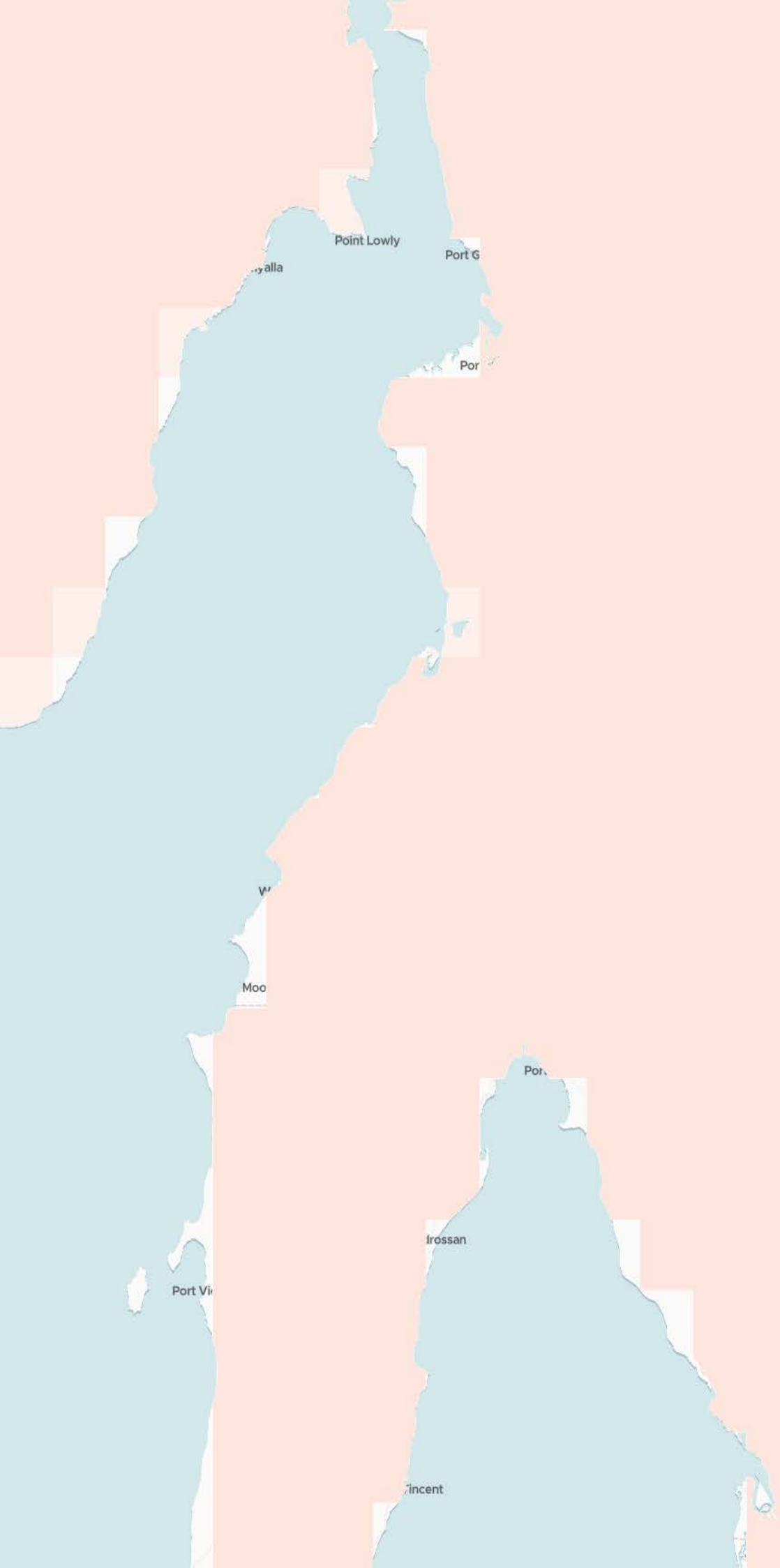
Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Climate Change

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned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Map Layers

Projected change in average daily max. temperature in 2020-2039 (°C) (RCP 4.5)

Projected change in average daily max. temperature in 2020-2039 (°C) based on medium emissions scenario (reference layer).

- 0.0 - 0.5
- 0.6 - 1.0
- 1.1 - 1.5
- 1.6 - 2.0
- 2.1 - 2.5
- 2.6 - 3.0
- 3.1 - 3.5
- 3.6 - 4.0
- 4.1 - 4.5
- 4.6 - 5.0
- > 5.0

Projected change in average daily max. temperature in 2040-2059 (°C) (RCP 4.5)

Projected change in average daily max. temperature 2040-2059 (°C) in a medium emissions future scenario (reference layer).

- 0.0 - 0.5
- 0.6 - 1.0
- 1.1 - 1.5
- 1.6 - 2.0
- 2.1 - 2.5
- 2.6 - 3.0
- 3.1 - 3.5
- 3.6 - 4.0
- 4.1 - 4.5
- 4.6 - 5.0
- > 5.0

Projected change in average rainfall in 2020-2039 (%) (RCP 4.5)

Projected change in average annual rainfall 2020-2039 (%) compared to 1986-2005 baseline and based on medium emissions scenario (reference layer).

- ≤ -40
- -39 - -35
- -34 - -30
- -29 - -25
- -24 - -20
- -19 - -15
- -14 - -10
- -9 - -5
- -4 - 0
- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- > 20

Projected change in average rainfall in 2040-2059 (%) (RCP 4.5)

Projected change in average annual rainfall 2040-2059 (%) compared to 1986-2005 baseline and based on medium emissions scenario (reference layer).

- ≤ -40
- -39 - -35
- -34 - -30
- -29 - -25
- -24 - -20
- -19 - -15
- -14 - -10
- -9 - -5
- -4 - 0
- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- > 20

Coastal environment

Long-term strategic objectives

1. **Maintain and enhance public access to open space along the coastline.**
2. **Protect and enhance coastal and marine environments for their contributions to biodiversity, open space, economic productivity, and hazard risk mitigation.**
3. **Protect the high blue carbon storage values of areas such as salt marshes.**
4. **Recognise and continue to protect and enhance the environmentally important features of natural coastal environments including estuaries, marine-protected areas, and sand dunes.**
5. **Protect key coastal areas where critical infrastructure is at risk from sea level rise, coastal erosion and storm surges, and ensure new coastal development incorporates appropriate adaptation measures, including nature-based solutions.**
6. **Maintain and enhance the scenic amenity and natural values of important natural coastal landscapes, views and vistas.**

Coastal areas support important ecological systems and environments but also play a key role in the state's economy through aquaculture, recreation and tourism, transport and industry.

The coastline can be a contested space. Legislation provides high-level guidance and policy for a balanced approach to a range of competing interests while recognising its environmental, cultural and economic significance.

The Spencer Gulf is the focus of marine aquaculture activities and vital for commercial and recreational fishing in the region. St Vincent Gulf also plays an important part, with the Lower Yorke Peninsula Marine Park.

High conservation value coastal areas

Much of the Yorke Peninsula coastline is protected by a Conservation Zone within the Coastal Areas Overlay. This zoning preserves the open nature of the coast, promoting public access and limiting the development of structures. The region is also adjacent to five marine parks, identified in the *Special Legislative Scheme – Marine Parks Act 2007*. These are home to nurseries and feeding grounds, and important fish and bird species, including the King George whiting, yellow-eye mullet

and 40 species of migratory shorebirds which have been recorded on Troubridge Island.

Investigations for the future growth of townships and localities, including greenfield development, should consider marine impacts associated with stormwater run-off as a priority, given the proximity and potential impacts on sanctuaries within marine parks. It is important that new or expanded growth areas minimise discharge to the coast by using techniques such as water sensitive urban design and stormwater retention, treatment and reuse. Future development should preserve and enhance the natural coastal environment. It should avoid impacts on coastal processes including sea level rise, flooding, erosion and dune drift, to avoid the need for public expenditure on protection of the environment and development.

Learn more about the legislative framework

The legislative framework for the management of South Australia's coast includes:

- *Coast Protection Act 1972*
- *Environmental Protection Act 1993*
- *Planning, Development and Infrastructure Act 2016*.

The Coast Protection Board (CPB) is the statutory authority responsible for administering the *Coast Protection Act 1972*.

The Environment Protection Authority (EPA) has a responsibility through the *Environment Protection Act 1993* to ensure water quality and discharge into coastal waters are appropriate and will not cause environmental harm or nuisance.

Future development should preserve and enhance the natural coastal environment. It should avoid impacts on coastal processes including sea level rise, flooding, erosion and dune drift, to avoid the need for public expenditure on protection of the environment and development. Development adjacent the coast should not rely on coastal open space to off-set shortfalls in the provision of open space within the development. It is important to note that open space provision provides opportunities for on-site stormwater retention measures that will reduce run-off to the coast; and coastal open space will reduce over time due to coastal processes and sea level rise.

Blue carbon

Blue carbon is carbon captured and stored in coastal ecosystems, including seagrass meadows, saltmarshes and mangroves. These ecosystems are carbon sinks, accumulating and retaining carbon in plants and in the soils below. Much work has been done to investigate blue carbon potential across South Australia. This work has identified the benefits of tidal reconnection as well as coastal wetland and seagrass restoration.

Coastal storms and sea level rise

Climate change is expected to increase the frequency, intensity and impacts of weather events, such as coastal storms. Sea level rise leads to an increased frequency and depth of flooding in coastal areas. It is important to identify areas that are likely to be affected by storm events, to determine the most appropriate management strategies. Sea level rise, coastal flooding and erosion are risks for existing and future infrastructure and development in proximity to the coastline. Code amendments should consider sea level rise implications (for erosion and flooding) to the year 2100 at a minimum, as ongoing sea level rise beyond this point is expected.

Link: Coastal Environment State Planning Policy

Actions

Coastal Processes and Hazard Mapping

About this action
Update coastal processes and hazard mapping including coastal flooding and storm surge, dune drift and coastal mangrove and saltmarshes to inform spatial amendments to the Coastal Areas Overlay and Coastal Flooding Overlay.

Region
Yorke Peninsula and Mid North

Responsible party
DEW

Subthemes
Coastal Environment

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Coastal Areas Overlay

About this action
Initiate a Code amendment to amend the Coastal Areas Overlay, to update coastal flooding policy and associated finished ground and floor level Technical and Numeric Variations.

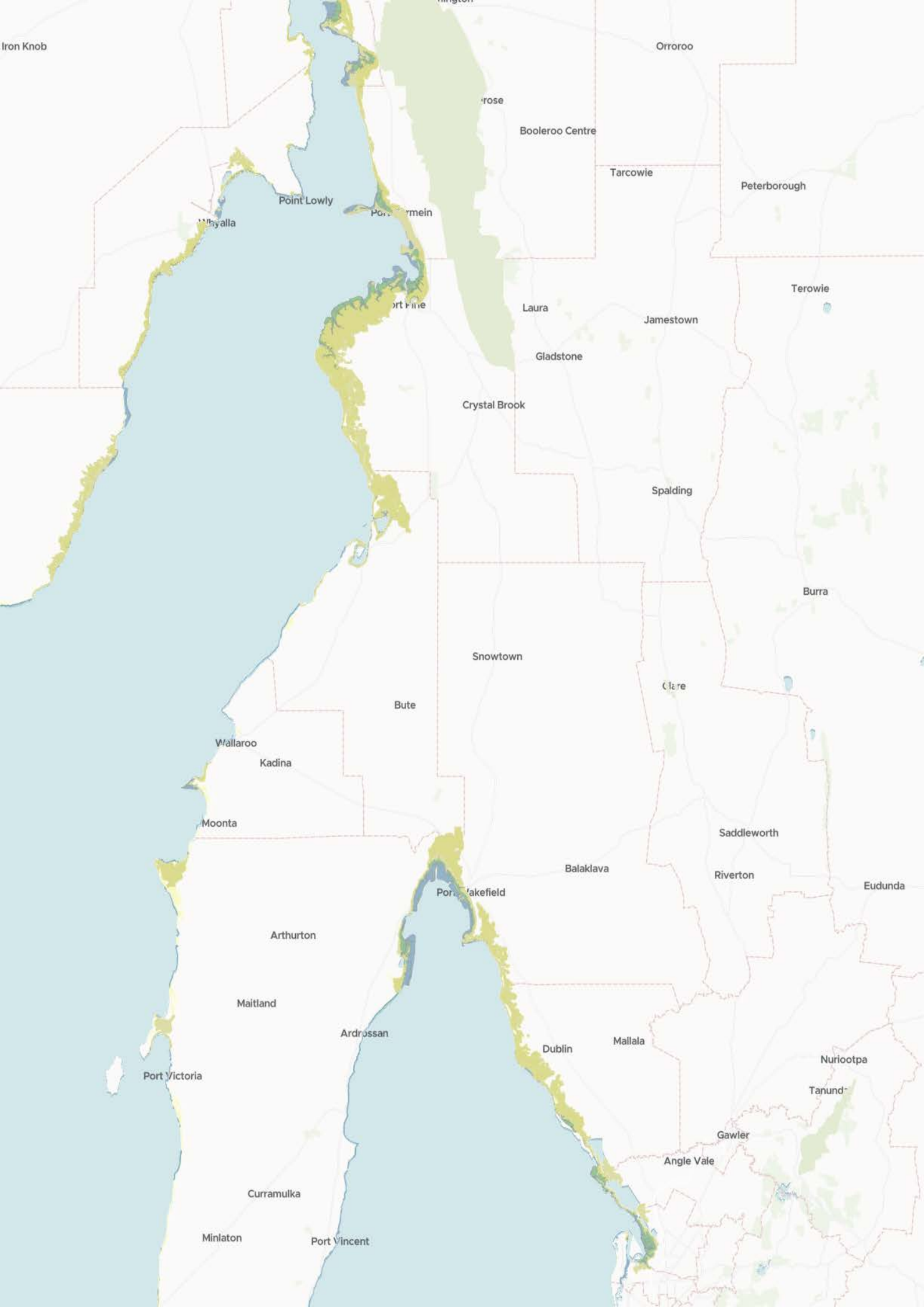
Region
Yorke Peninsula and Mid North

Responsible party
DEW

Subthemes
Coastal Environment

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned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Orroroo
Booleroo Centre
Tarcowie
Peterborough
Point Lowly
Terowie
Laura
Jamestown
Gladstone
Crystal Brook
Spalding
Burra
Snowtown
Bute
Wallaroo
Kadina
Moonta
Saddleworth
Balaklava
Riverton
Eudunda
Arthurton
Maitland
Mallala
Dublin
Nuriootpa
Port Victoria
Gawler
Angle Vale
Curramulka
Minlaton

Map Layers

State Marine Park Network

Identifies marine parks protected under the *Marine Parks Act 2007* to ensure the protection of marine habitats and biodiversity (reference layer).

- State Marine Park Network

Adelaide Dolphin Sanctuary

Identifies the extent of the Adelaide Dolphin Sanctuary (reference layer).

- Adelaide Dolphin Sanctuary

Blue Carbon

Blue carbon ecosystems, such as seagrasses, mangroves and salt marshes, with high carbon storage values (reference layer).

- Blue Carbon (Saltmarsh)
- Blue Carbon (Mangrove)
- Blue Carbon (Seagrass)
- Potential Blue Carbon (Saltmarsh/Mangrove)
- Potential Blue Carbon (Seagrass)

Existing Scenic Landscapes

Areas that have high scenic value or cultural qualities that should be preserved.

- Existing Scenic Landscapes

Coastal Hazards

Areas of potential sand drift hazard or storm surge hazard.

- Coastal Hazards

Potential for coastal inundation - mean high water springs

Areas that are potentially subject to coastal inundation (reference layer).

- Existing (2018)
- 2050
- 2100

Potential for coastal inundation - 1% AEP storm surge

Areas that are potentially subject to coastal inundation (1% AEP storm surge) (reference layer).

- Existing (2018)
- 2050
- 2100

Coastal Areas

Areas where coastal processes occur and the environment should be preserved to allow for coastal processes and hazards.

- Coastal Areas

Natural hazards

Long-term strategic objectives

1. **Avoid locating future growth and sensitive developments (such as hospitals, major transport infrastructure and critical services) in areas of high natural hazard risk where the mitigation strategies are unable to bring risks to an acceptable level.**
2. **Maintain contemporary data and mapping for areas that are at risk of natural hazards including bushfire, flooding, acid sulphate soils, erosion and other hazards.**

South Australia's climate and geography place people and property at risk of natural hazard events. In response, our land use planning system needs to be dynamic and well informed. It must continue to evolve to safeguard communities, infrastructure and environments as the frequency and intensity of natural disaster events increase due to climate change. Consideration of natural disasters as a priority in land use strategies and planning will protect the region's affordability, create more resilient communities, and reduce recovery timeframes.

The Yorke Peninsula and Mid North Region experiences intense storms, and is vulnerable to flooding events, extreme heat and bushfires. The risks associated with these events will intensify as our climate continues to change. With an increased threat to property and life, sensitive land uses in high hazard risk areas should be avoided. The location and design of future development will adopt a risk hierarchy of 'avoid', 'accommodate', and 'adapt', and where possible, will avoid establishing people and essential infrastructure in locations identified as high hazard risk.

Sea level rise is a major concern for coastal townships in the region, increasing the risk of inundation of low-lying areas. Ongoing and future investment in coastal flooding mitigation infrastructure will be required, as will further exploration of coastal retreat strategies. Furthermore, improving the resilience of infrastructure, such as roads and railways, in areas of greatest flood risk is a priority.

Introducing a consistent, state-wide approach in the planning system will support strategic planning. By identifying, modelling and spatially representing natural hazards, particularly flood and bushfire, it can provide direction on suitable locations for essential infrastructure. It will also inform key land use policy decisions around suitable growth areas. This work is happening now and can be seamlessly incorporated into the Plan. For example, the state-wide Flooding Hazards

Mapping Update Code Amendment is looking to utilise section 71 of the PDI Act to enable the updated flood mapping data to be reflected in the Code, which can also be linked to the Plan.

Link: Natural Hazards State Planning Policy

Actions

Bushfire Mapping

About this action
Update the bushfire mapping in the Regional Plan to align with the finalisation and publication of the Statewide Bushfire Hazards Overlay Code Amendment.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
In Progress

Flood Hazard Mapping

About this action
Finalise the State-Wide Flood Hazard Code Amendment, and update floodwater mapping in the Regional Plan to align with the finalisation and publication of the Code amendment.

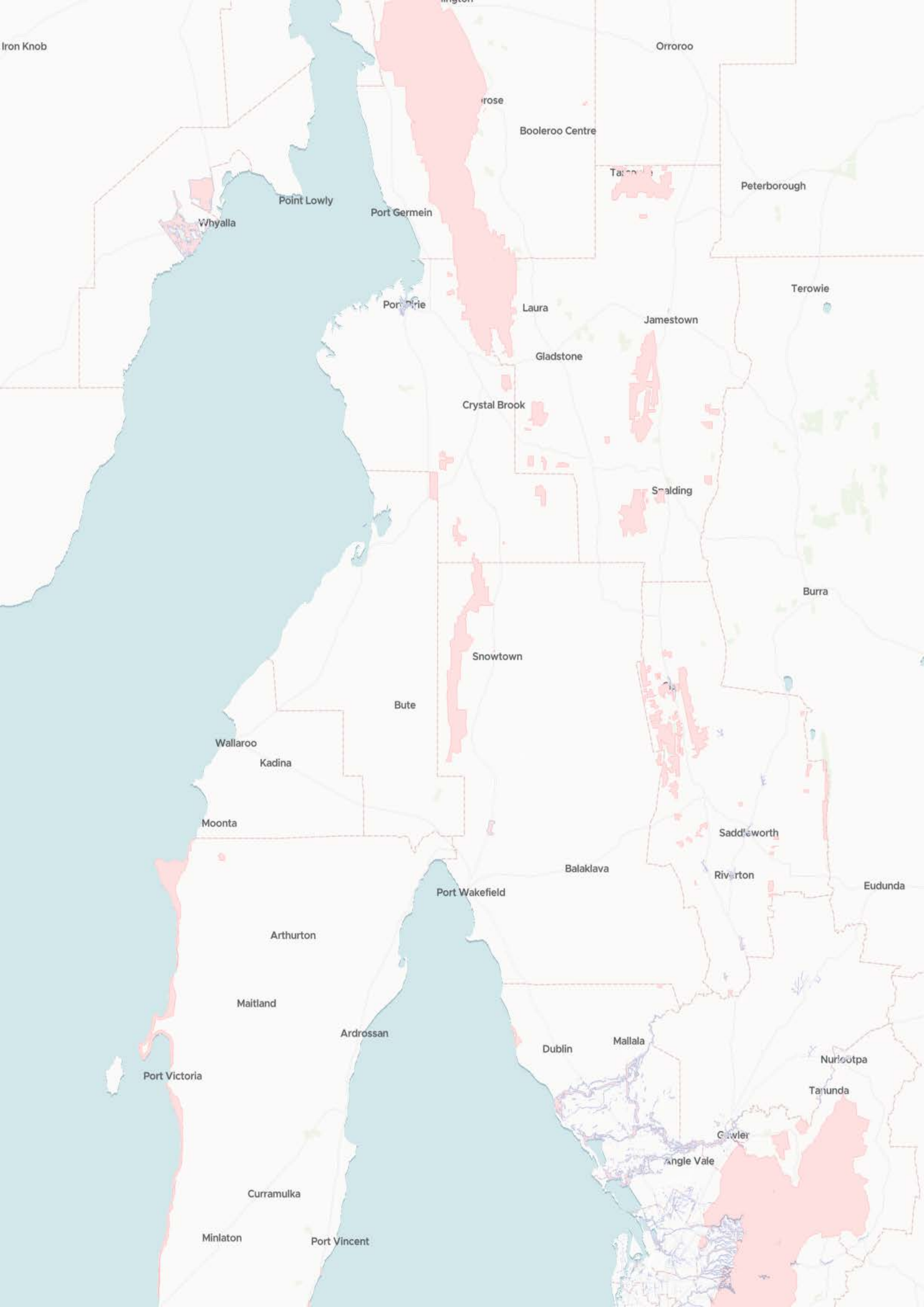
Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
In Progress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Orroroo
Booleroo Centre
Peterborough
Point Lowly
Port Germein
Whyalla
Terowie
Laura
Jamestown
Gladstone
Crystal Brook
Burra
Snowtown
Bute
Wallaroo
Kadina
Moonta
Balaklava
Port Wakefield
Eudunda
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Port Victoria
Tanunda
Angle Vale
Curramulka
Minlaton
Port Vincent

Map Layers

Flooding - High Risk

Areas that are subject to flooding which poses an unacceptable hazard risk to sensitive or vulnerable uses.

Flooding - High Risk

Bushfire - High Risk

Areas where there is a high risk from bushfire and essential infrastructure or increases to people living or working should be avoided where possible.

Bushfire - High Risk

Flooding - Medium or Low Risk

Areas where flood risk may be tolerable but where critical infrastructure should generally be avoided.

Flooding - Medium or Low Risk

Bushfire - Medium or General Risk

Areas where there is a medium to low hazard risk from bushfire and where future development should mitigate the threat of bushfire on life and property.

Bushfire - Medium or General Risk

Acid Sulfate Soils

Areas where the proportion of land susceptible to acid sulfate soil potential exceeds 10%.

Acid Sulfate Soils

River Murray Flood 1956

Identifies the extent of flooding based on historical records for the 1956 flood event (reference layer).

River Murray Flood 1956

River Murray Flood 2022

Identifies the extent of flooding based on historical records for the 2022 flood event (reference layer).

River Murray Flood 2022

Emissions and hazardous activities

Long-term strategic objectives

1. **Protect communities and the environment from risks associated with emissions and hazardous activities.**
2. **Protect coastal and marine environments from encroachment and significant development impacts.**
3. **Support state significant operations and industries and protect them from encroachment by incompatible land uses and/or sensitive receivers.**
4. **Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.**

Legally operating industries that contribute to the economy can still produce emissions and engage in hazardous activities, such as air and noise pollution or site contamination. The Yorke Peninsula and Mid North Region has several Environment Protection Authority (EPA) licenced activities in operation, which primarily relate to the mineral resource extraction sector, resource recovery, waste and disposal, hydrocarbon and chemical-related activities.

Our planning system seeks to protect communities and the environment from the risks associated with these emissions and hazardous activities, whilst ensuring industrial development can continue to operate through:

- Supporting a compatible land use mix through appropriate zoning controls.
- Ensuring appropriate separation distances between industrial sites that are incompatible with sensitive land uses.
- Controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.

Ensuring suitably zoned land with required infrastructure is available for a range of industrial and infrastructure uses provides greater certainty for prospective industries. It also helps to safeguard our air, water and soil quality, and protects communities from unacceptable noise and/or other emissions.

Communities and the environment should be protected from any hazards or risks associated with industry. The location of future residential or employment growth should be identified with a view to ensuring appropriate separation from established industries. The identification of growth areas will be guided by best practice policy and updated mapping, with respect to established and designated industrial areas which may cause emissions or involve hazardous activities. Mining and extractive industries and appropriate separation distances from sensitive land uses will remain a priority.

Several industrial activities are undertaken in the region which generate emissions and/or undertake hazardous activity. Lead contamination in Port Pirie is a significant concern, resulting from decades of lead smelting in the city. Over time, airborne lead-contaminated dust has been transported by wind throughout the area, and this environmental contamination is an ongoing source of lead exposure for the community. The Targeted Lead Abatement Program (TLAP) is a joint initiative between Nyrstar and the Government of South Australia. It aims to reduce the blood lead levels of residents, prioritising children and community members most susceptible to the negative health effects of lead.

The draft Port Pirie Master Plan considers planning and infrastructure for growth areas, with a strong focus on hazard minimisation and the future relocation of hazardous or sensitive land uses.

The Interface Management Code Amendment will further strengthen planning policies in relation to the management of interfaces between sensitive land uses and existing industrial and employment activities.

Site contamination

The Code provides means by which relevant authorities can assess and manage risks posed by known or potential site contamination to enable the safe development of land. Land should not be developed for more sensitive uses unless site contamination risks have been investigated and where necessary, appropriate fit for purpose remediation measures put in place.

Scientific understanding and technologies to assess and remediate site contamination are constantly improving. The Commission seeks to oversee targeted improvements to site contamination policy and practice, where site contamination investigations and assessment are undertaken commensurate to the level of risk.

Link: Emissions and Hazardous Activities State Planning Policy

Actions

Interface Management

About this action
Identify significant lawfully operating industries that may benefit from improved interface policy such as the application of the 'Interface Management Overlay' or 'Significant Interface Management Overlay'.

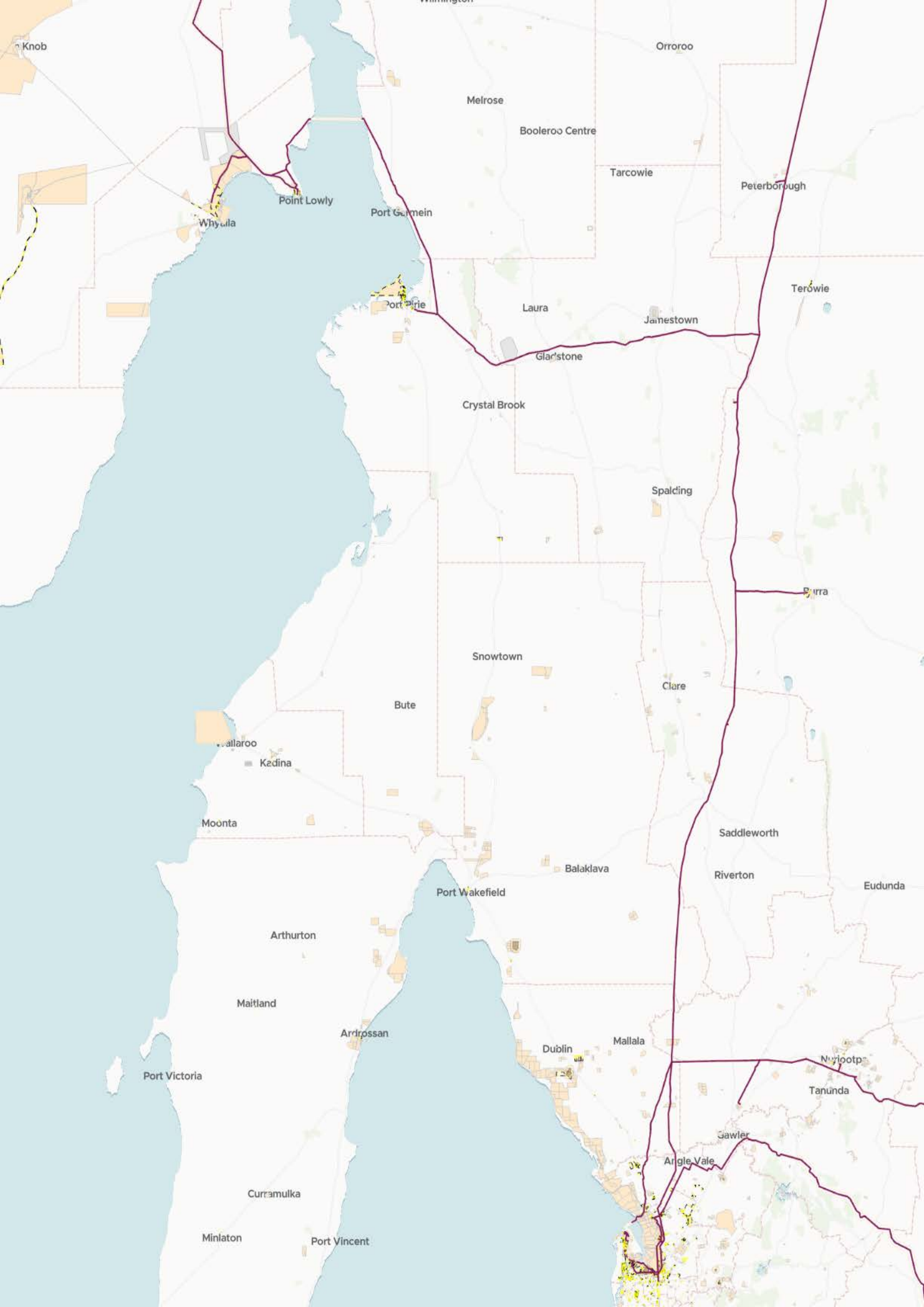
Region
Yorke Peninsula and Mid North

Responsible party
EPA

Subthemes
Emissions and Hazardous Activities

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned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Port Pirie
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Terowie
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Crystal Brook
Spalding
Burra
Snowtown
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Wallaroo
Kadina
Moonta
Saddleworth
Balaklava
Riverton
Eudunda
Port Wakefield
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Nuriootpa
Port Victoria
Tanunda
Gawler
Angle Vale
Curramulka
Minlaton
Port Vincent

Map Layers

Petroleum Pipeline Licences

Petroleum pipeline licence applications issued under the Petroleum and Geothermal Energy Act 2000, Petroleum (Submerged Lands) Act 1982 and Offshore Petroleum and Greenhouse Gas Storage Act 2006.

Petroleum Pipeline Licences

Landfill Sites (closed and operational, potential to generate Landfill Gas)

The Landfill Sites Layer identifies operational or closed landfill gas sites that have the potential to generate landfill gas emissions.

Landfill Sites (closed and operational, potential to generate Landfill Gas)

Landfill Gas Investigation Area (500m buffer)

The Landfill Gas investigation Area identifies areas where there is potential risk of environmental issues associated with current and historic landfill sites including odour, landfill gas and groundwater contamination.

Landfill Gas Investigation Area (500m buffer)

Gas and Liquid Petroleum Pipelines (Facilities)

The Gas and Liquid Petroleum Pipelines (Facilities) Overlay seeks to manage the risk to public safety and the environment and secure the energy supply from the encroachment of development on gas and liquid petroleum pipeline facilities.

Gas and Liquid Petroleum Pipelines (Facilities)

Gas and Liquid Petroleum Pipelines

The Gas and Liquid Petroleum Pipelines Overlay seeks to manage the risk to public safety and the environment and secure the energy supply from the encroachment of development on gas and liquid petroleum pipelines and associated infrastructure.

Gas and Liquid Petroleum Pipelines

Existing Significant Interface Management Overlay

The Significant Interface layer buffers significant industrial activities that have the potential to generate hazards and environmental impacts where the establishment of sensitive receivers should be avoided.

Existing Significant Interface Management Overlay

Existing Interface Management Overlay

The interface management layer buffers established uses that are capable of generating nuisance impacts and where sensitive receivers should be avoided where possible or developed in a manner that mitigates impacts.

Existing Interface Management Overlay

Site Contamination

Sites identified in the EPA public register that may have site contamination (reference layer).

Site Contamination

EPA Ground Water Prohibition Area

The Groundwater Prohibition layer identifies areas the EPA determines under the Environment Protection Act 1993 to prohibit or restrict the taking of groundwater if site contamination affects or threatens groundwater and presents an actual or potential risk to human health (reference layer).

EPA Ground Water Prohibition Area

EPA Licenced Activities

Current EPA licensed sites under the Environment Protection Act 1993 (reference layer).

EPA Licenced Activities

Outcome 4:
An integrated and connected region

Land use planning that is successfully integrated with transport, essential services and social infrastructure, allows for more sustainable and coordinated growth, supporting economic productivity.

Learn more about Outcome 4

Infrastructure refers to the physical assets and structures that enable the services necessary to sustain or enhance the economy, environment and liveability of South Australia.

Effective infrastructure planning and delivery has a range of benefits. It can reduce commercial barriers by increasing market access and boosting supply chain productivity. It also promotes social inclusion and community resilience by improving connectivity and accessibility, which can foster opportunity, and enhance placemaking and amenities.

Transport

The region's transport networks are essential for moving resources and freight, while also providing safe and reliable access to goods, services, employment, education, and social opportunities. Transport by sea, road, rail, and air supports diverse industries. Given the vastness of the region, an efficient, safe and reliable transport network is critical for liveability and future economic growth. Ensuring the extensive road network is maintained and there is a strategic approach to road investment is critical for a region that is reliant on road transport for freight, tourism and resident safety and connection.

Within the Yorke Peninsula and Mid North Region, the Augusta Highway – part of the High Productivity Vehicle Network, and the Adelaide to Darwin, Perth and Sydney rail lines – serve as part of the National Land Transport Network. The Horrocks Highway, Barrier Highway and Yorke Highway are other key freight and passenger transport routes for the region.

The region is traversed by the national rail freight network, with several non-standard and narrow-gauge rail lines. Most are either privately operated or not operating.

Rail primarily serves farming and grain freight, along with significant tonnages of lead and zinc concentrates between Port Pirie and New South Wales. Freight from the region is also hauled to Port Adelaide for export. The road-rail intermodal at Bowmans is a strategic asset for the state, providing effective transfer between national road and rail networks.

The region has seaports at Port Pirie, Ardrossan and Klein Point, and deep-sea export ports at Wallaroo and Port Giles.

The Wallaroo-Lucky Bay Ferry provides a direct link between the Eyre Peninsula and Yorke Peninsula for tourists and local populations. There are plans to upgrade the road accessing the ferry terminal in Wallaroo to provide for road freight transport.

There are no significant airports in the region, although there are several aerodromes, all-weather airstrips and helipads (particularly at hospitals). Air transport infrastructure provides timely access to medical and emergency services, and supports general aviation, primary production and recreational activities. It is important that these sites are protected from incompatible development in surrounding areas to ensure their safe operation and that they do not impinge on sensitive land uses.

Jetties in the region

Jetties in South Australia are of significant social, heritage, and tourism value, often serving as iconic landmarks for activities like fishing and walking. Jetties attract tourists and visitors to coastal regions, supporting regional economic growth. They offer opportunities for swimming, fishing, boating, walking, sightseeing and water sports. Visitors spend money when they visit, support job opportunities and local businesses.

Almost half of the state's 75 jetties are leased to local councils. Many of these jetties, built in the 1870s and 1880s, require costly repair and maintenance, creating financial strain on local councils. Jetty capital works between 2022-23 were predominantly funded by councils; approximately 66% according to *The Value of South Australia's Jetties* report by the Local Government Association of South Australia. The SA Jetties Renewal Program by the Department for Infrastructure and Transport (DIT) provides funding to support local governments to repair or upgrade a divested jetty.

Visit the SA Jetties Renewal Program to find out more. Link: Visit the SA Jetties Renewal Program to find out more.

Social infrastructure

Social infrastructure is comprised of the facilities, services and networks that support the quality of life and wellbeing of our communities.

The provision of social infrastructure is delivered by federal, state and local governments, as well as the private sector. It can vary considerably in function and scale, such as a local swimming pool or a major regional hospital. Locating social infrastructure where it is needed most means planning and reserving land ahead of need. Accessibility should be integral to site selection and design.

In the region, growth should be focused where existing social infrastructure in the form of schools, sporting and recreation facilities and open space are established to support ongoing viability. Increased and more accessible healthcare services (both traditional medicine and allied health) are needed to support existing communities and future growth.

Reserving land for essential services such as power and water is also critical to ensuring the ongoing productivity, health and wellbeing of our communities. Designing infrastructure with a view to the future, including climate change adaptation and carbon reduction, will help create robust and resilient places.

Energy and telecommunications

The renewable energy sector continues to expand, with wind-solar hybrid networks growing rapidly, and new proposals to take advantage of connection efficiencies to export electricity to New South Wales when the South Australia-New South Wales Interconnector is commissioned. The region has also been identified by the Australian Electricity Market Operator (AEMO) as a key renewable energy zone.

Infrastructure Australia identifies water, telecommunications and social infrastructure as key gaps in the region. There is a need for new and alternative water sources, such as increased bore and recycled water, or the introduction of desalinated water to accommodate demand.

Digital infrastructure

Mobile coverage in parts of the region is limited, which has created challenges in remote areas, particularly those supporting the agriculture and mining sectors.

Improvements to mobile and broadband connectivity has the potential to generate new efficiencies for existing and emerging businesses throughout the region. With a growing dependence on digital connectivity and telecommunications to support the tourism industry, enhancing broadband and mobile connectivity will provide a significant opportunity for economic growth.

Strategic transport networks

Long-term strategic objectives

1. **Enable a transport system that connects people and goods with opportunity, ensuring access to services, jobs, and markets across the region.**
2. **Strengthen regional connectivity by enhancing service quality and expanding travel choices, supporting inclusive communities and improving wellbeing.**
3. **Facilitate a transport system that drives regional prosperity, enabling economic growth, innovation, and productivity.**
4. **Identify and protect areas for future strategic transport infrastructure to meet growing demand for passenger and freight movement.**
5. **Advance an integrated and efficient transport network that boosts capacity, minimises disruption, and supports a more productive South Australia.**
6. **Support a transport system that is resilient, environmentally responsible, and financially sustainable.**

Transport is the backbone of South Australia's economy and lifestyle. It provides the linkages to support business activity, employment and trade and connects people with friends, family and the unique destinations across the region.

The region's strategic transport network is central to economic growth, providing fundamental linkages to support business activity, employment and trade. This network incorporates major national highways, strategic freight routes, alongside key transport facilities including airstrips, seaports, and intermodal and bulk handling facilities. The region includes both rail and road linkages from Sydney to Perth and Adelaide to Darwin. These transport systems are of strategic significance and are therefore planned, delivered and protected differently to local transport networks. The government invests in, operates, and maintains a range of road, rail, public transport, cycleway and marine networks.

South Australia also relies on an efficient and reliable aviation sector as well as seaports. Aviation plays an essential role in tourism and provides critical transport, medical, business, education, social and other services to interstate and regional areas. Seaports, in conjunction with our freight road and rail lines and intermodals, are critical to the state's resource and mining sectors.

South Australia's Transport Strategy

South Australia's Transport Strategy, prepared by Department for Infrastructure and Transport, is an overarching strategy document with a 30-year horizon that guides how infrastructure investment decisions will be made, justified and explained.

South Australia's Transport Strategy has been designed to:

- set the direction for future transport planning
- guide decisions on which projects to prioritise and invest in
- help ensure that our transport network is ready for the future
- ensure South Australia remains a great place to live and do business.

To facilitate integrated planning across government, *South Australia's Transport Strategy* sits amongst a suite of key long-term planning documents that work to define the aspirations and future direction of the state, including the *South Australian Economic Statement*, *South Australia's Net Zero Strategy 2024–2030*, *South Australia's 20-Year State Infrastructure Strategy 2025*, and the *Greater Adelaide Regional Plan*.

As a seminal piece, *South Australia's Transport Strategy* guides and is supported by sub-strategies including the *Freight and Supply Chain Strategy* and *Road Safety Strategy to 2031*.

Link: Read *South Australia's Transport Strategy* for more information.

Road network

Road upgrades, corridor duplications, and overtaking lanes improve safety and productivity. Regional Development Australia (RDA) has highlighted the need for bridge replacements to accommodate high productivity vehicles across the network. This is especially the case in the Northern Areas Council and District Council of Mount Remarkable local government areas, with road widening treatments also required in the Yorke Peninsula.

Ongoing improvements to the road network are crucial for industry growth and for intra and interstate visitors. Facilitating electric vehicle charging infrastructure and potential battery swap networks for freight vehicles along key routes will encourage the transition to zero emission technologies. Of equal importance is the role the road network plays in connecting communities to services (especially medical and education), which is particularly critical where service and employment centres are in separate locations, such as Crystal Brook, Port Broughton, Maitland and Orroroo.

Freight and supply chain networks

Long haul freight trips are dominated by rail, often originating at the eastern seaboard and travelling through the region to Western Australia. Rail transports over half of freight (by weight) from Adelaide, Melbourne and Sydney to Perth.

Within the Yorke Peninsula and Mid North Region, the Augusta Highway, and the Adelaide to Darwin, Perth and Sydney rail lines serve as part of the National Land Transport Network. The Horrocks Highway, Barrier Highway and Yorke Highway are other key freight and passenger transport routes in the region. The region is traversed by the national rail freight network, with several non-standard and narrow-gauge rail lines. Most are either privately operated or not operating.

Rail primarily serves farming and grain freight, along with significant tonnages of lead and zinc concentrates between Port Pirie and New South Wales. Freight from the region is also hauled to Port Adelaide for export. The road-rail intermodal at Bowmans is a strategic asset for the state, providing effective transfer between national road and rail networks.

High Productivity Vehicle Network Project

The High Productivity Vehicle Network Project led by DIT comprises a corridor from the South Australian and Victorian border through to the South Australian and Western Australian border. This includes the Eyre, Sturt, Augusta and Dukes Highways, as well as connecting routes around Greater Adelaide and to Outer Harbour. The project is focused on improving freight productivity on existing corridors by moving more freight with less vehicles, enhancing safety for all road users.

Learn more about the project: High Productivity Vehicle Network Project - Department for Infrastructure and Transport - South Australia

Link: Learn more about the project: High Productivity Vehicle Network Project - Department for Infrastructure and Transport - South Australia

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Local transport networks

Local transport networks are planned at the local government level and include roads, cycling and walking routes. These networks feed into and are supported by strategic transport networks provided by the Australian and state governments and are crucial for linking people with places.

The functions of different roads and corridors should be understood at the local level and guide long-term planning, infrastructure investment and urban design approaches. The Movement and Place approach recognises that the function of transport connections can be the movement of people, or act as a destination. From a planning perspective, Movement and Place often compete. Great Movement corridors are fast, efficient and minimise travel time, whereas great Places encourage us to linger and stay. Establishing the right balance between the two is vital.

Seaports and water transport

The region has seaports at Port Pirie, Ardrossan and Klein Point, and deep-sea export ports at Wallaroo and Port Giles.

Port Pirie has been identified as a strategic port, with the city ideally located on the Upper Spencer Gulf. Activity in the Braemar area is centred around iron ore and uranium, with numerous magnetite projects at advanced stages of development within the area between Peterborough and Broken Hill in New South Wales, signalling an expanding mining sector. It is anticipated that Orroroo and Port Pirie will support the development and servicing of these major mining operations. Expansion on the western side of the port is limited due to the road and rail interactions through the city. A transhipping solution involving the use of the eastern side could be an economically attractive solution.

The Wallaroo-Lucky Bay Ferry provides a direct link between the Eyre Peninsula and Yorke Peninsula for tourists and local populations. There are plans to upgrade the road accessing the ferry terminal in Wallaroo to provide for road freight transport.

Air transport

There are no significant airports in the region, although there are several aerodromes, all-weather airstrips and helipads (particularly at hospitals). Air transport infrastructure provides timely access to medical and emergency services, and supports general aviation, primary production and recreational activities. It is important that these sites are protected from incompatible development in surrounding areas to ensure their safe operation and that they do not impinge on sensitive land uses.

Active transport

Pedestrian and cycle ways are important, both within and between townships, and their popularity is increasing due to health and tourism trends. They also offer accessibility benefits, particularly for those unable to drive within townships. Within the region, it is recognised that active transport infrastructure is limited, particularly in smaller townships. For people without a car, this can limit opportunities for incidental exercise and make it difficult to access services, resulting in poorer health outcomes and feelings of isolation and loneliness.

Public transport

Buses are the only form of public transport available, with services in areas around Clare Valley, Port Pirie and other towns on the Yorke Peninsula. Public transport is limited and is an important issue for the region due to its ageing, disadvantaged and dispersed populations. Pensioners and seniors account for most of the patronage, and this is expected to increase with the ageing of the population. Subsidised community passenger transport services are available in some areas.

Public Transport Strategy

The development of *South Australia's Transport Strategy* will be followed by an accompanying Public Transport Strategy to inform strategic prioritisation and investment in the state's public transport network, including how we:

- support population and economic growth
- strengthen connections to our regions
- respond to changing demand and travel patterns.

This Strategy is currently being developed by DIT and is expected to be finalised by 2026.

Source: Public Transport Strategy - Department for Infrastructure and Transport - South Australia

Future transport planning will explore connectivity and transport infrastructure requirements to adequately service the region. A review of the *Passenger Transport Act 1994*, which identifies removing barriers for service delivery in regional South Australia and fringe areas of Greater Adelaide will consider the future role of metropolitan taxis, chauffeur and rideshare vehicles to operate state-wide.

Planning transport infrastructure

Planned and existing transport infrastructure should be supported by the planning system. There are a range of statutory instruments that support the creation and protection of transport corridors, including the identification of infrastructure corridors and reserves in the regional plans. In addition, section 129 of the PDI Act sets out a process to reserve land and streamline approval processes for infrastructure through the creation of an 'infrastructure reserve' in the Code.

There are four stages of infrastructure delivery where different planning approaches can be used:

1. **Potential infrastructure** is the least certain in terms of delivery. Future or potential infrastructure, identified in an approved state policy or strategy, is eventually included in the Plan with planning undertaken to ensure support for the opportunity.
2. **Planned infrastructure** is land reserved and identified in the Plan and the Code.
3. **Infrastructure in delivery** is infrastructure that is under construction with planning controls in place to support delivery. Overlays within the Code are used to protect this infrastructure from inappropriate development (i.e. to control access).
4. **Built infrastructure** is the most certain in terms of delivery, with planning used to protect and improve infrastructure that is already available. This may include strategic planning to grow and capitalise on the opportunity.

Link: Strategic Transport Infrastructure State Planning Policy

Actions

Remote and Regional Aviation Strategy

About this action
Incorporate any planning and land use related outcomes from the Remote and Regional Aviation Strategy such as any Code Amendments.

Region
Yorke Peninsula and Mid North

Responsible party
DIT

Subthemes
Strategic Transport Networks

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

State Transport Strategy

About this action
To implement actions and strategic transport outcomes from South Australia's Transport Strategy to guide future transport investment and services across the Yorke Peninsula and Mid North Region, with assistance from the Department for Infrastructure and Transport.

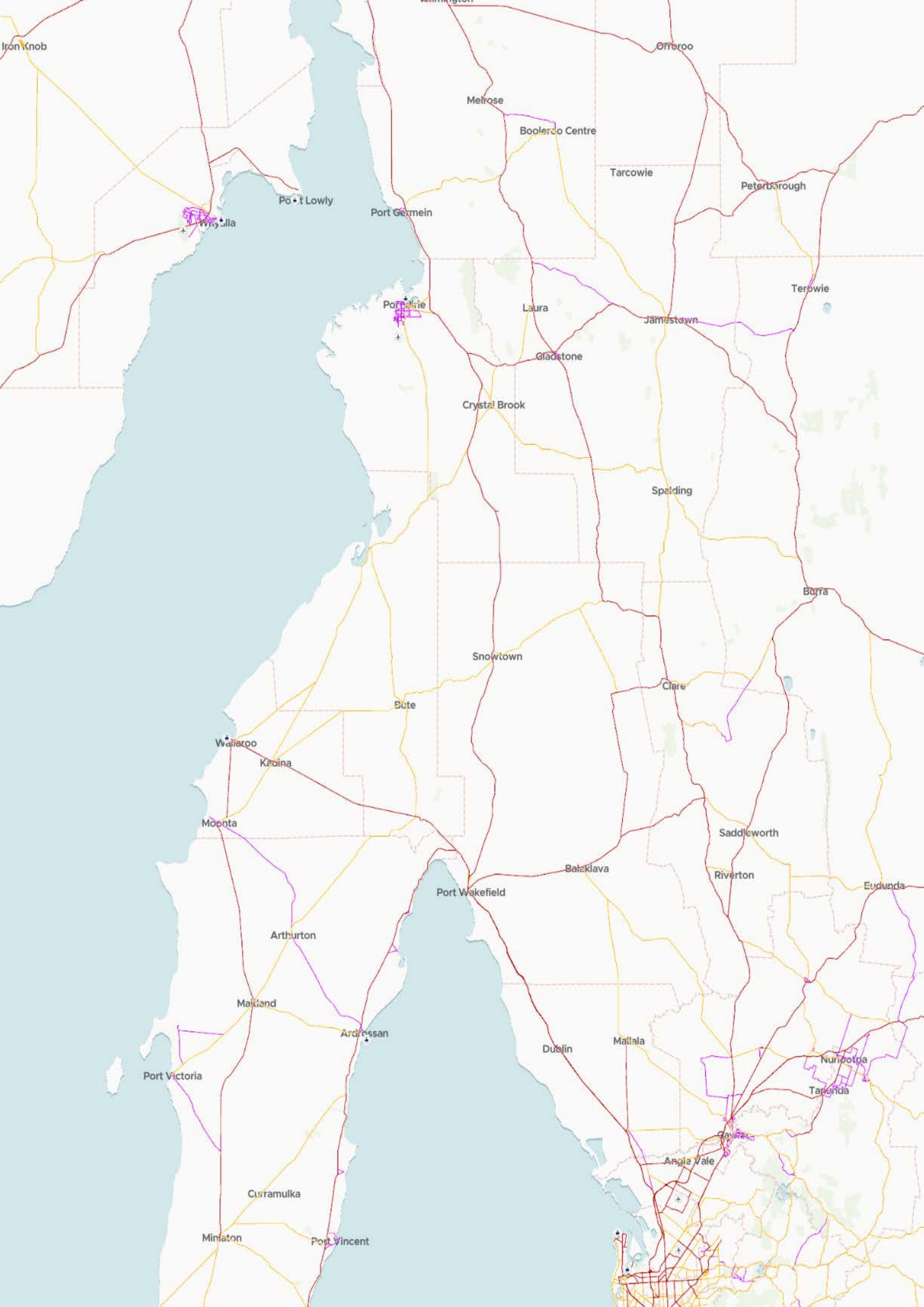
Region
Yorke Peninsula and Mid North

Responsible party
DIT

Subthemes
Strategic Transport Networks

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned


Iron Knob
Orroroo
Melrose
Booleroo Centre
Tarcowie
Peterborough
Port Lowly
Port Germein
Whyalla
Terowie
Port Pirie
Laura
Jamestown
Gladstone
Crystal Brook
Spalding
Burra
Snowtown
Clare
Bute
Wallaroo
Kadina
Moonta
Saddleworth
Balaklava
Riverton
Eudunda
Port Wakefield
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Nuriootpa
Port Victoria
Tanunda
Gawler
Angle Vale
Curramulka
Minlaton
Port Vincent

Map Layers

Airports and Airfields

Airports and Airfields (reference layer).

Airports and Airfields

Seaports

Identified locations which may be suitable for a Seaport (reference layer).

Seaports

Future Seaports

Identified locations which may be suitable for a Seaport (reference layer).

Future Seaports

ProposedHighProductivityVehicleNetwork

ProposedHighProductivityVehicleNetwork

Proposed High Productivity Vehicle Network

Proposed South Australian High Productivity Vehicle Network under investigation.

Proposed High Productivity Vehicle Network

Existing Cycling Infrastructure

Identifies the bike direct network of bicycle routes (reference layer).

Existing Cycling Infrastructure

Existing Major Transport Routes

Functional Hierarchy for South Australia's Land Transport Network – Existing Major Traffic and Freight Routes (reference layer).

Existing Major Transport Routes

Existing State Maintained Roads

State Maintained Roads (reference layer).

Existing State Maintained Roads

Existing Key Tourist Routes

Functional hierarchy for South Australia's Land Transport Network – Tourist Routes (reference layer).

Existing Key Tourist Routes

Regional Bus Network

Regular passenger transport routes, including school bus routes (reference layer).

Regional Bus Network

Potential Greater Adelaide Freight Bypass

Potential Greater Adelaide Freight Bypass route to be considered as part of the proposed High Productivity Vehicle Network.

Potential Greater Adelaide Freight Bypass

Planned Future Transport Works

Planned Future Transport Works

Existing Railway Corridors

Railway

Identified Pedestrian Priority and High Activity Areas

Pedestrian priority areas where there is a need for high quality public realm, streets, and activity centres.

Identified Pedestrian Priority and High Activity Areas

Future Transport Infrastructure

Land identified where future transport infrastructure is envisaged to be located.

Future Transport Infrastructure

Mass Transit Corridor Investigation Area

Areas that will be investigated to establish an infrastructure reserve for Mass Transit.

Mass Transit Corridor Investigation Area

Transport Investigations

Areas identified for future transport investigations, to respond to expected growth or to earmark corridor reserves.

Growth Area Mass Transit Investigation Area

Mass Transit Reserve Investigation Area

Integrated water management, security and quality

Long-term strategic objectives

1. **The Yorke Peninsula and Mid North Region's water resources support a healthy environment, vibrant communities and a strong economy.**
2. **The region's water sources and supporting infrastructure are resilient and meet the needs of the population and economy while balancing affordability.**
3. **An adaptive planning approach supports clearly defined benchmarks for investment in water and wastewater system options.**
4. **Water and wastewater systems use integrated and innovative solutions to support housing and employment growth.**
5. **Urban areas utilise water sensitive urban design principles to integrate the water cycle into the built environment and enhance the urban environment through the sustainable use and treatment of water.**

Water resources in the Yorke Peninsula and Mid North Region are under increasing pressure due to the combined impacts of economic growth and a warming climate. To ensure long-term sustainability, adaptive solutions are needed that not only meet the needs of growing communities but also protect water-dependent ecosystems and honour the water-related cultural values of the region's First People, including the Nukunu, Ngadjuri, Narangga and Kaurna nations.

Water for human uses in this region is primarily sourced from a mix of River Murray water, groundwater, surface water and desalinated seawater (primarily at industrial sites). The region includes the following Prescribed Water Resource Areas (PWRAs): Barossa Valley; Baroota; Clare Valley; Marne River/Saunders Creek. These prescribed resources are managed by Landscape Boards in partnership with the Department of Environment and Water via Water Allocation Plans that seek to share water resources sustainably. Beyond these PWRAs, Landscape Boards manage risks to water resources via Water Affecting Activities policies in their Regional Landscape Plans.

Water from the River Murray is treated to drinking water standards by SA Water and distributed across and through much of the region via the Morgan-Whyalla Pipeline and the Swan Reach to Paskeville Pipeline.

Key water demands across the region are associated with primary production, industrial use and household use.

Northern and Yorke Regional Drought Resilience Plan

Theme 1 Resilient Farming Enterprises	Theme 2 Resilient Industry	Theme 3 Resilient Communities	Theme 4 Knowledge and Education	Theme 5 Research and Innovation
• Risk management • Efficiency • Foresight capabilities	• Regional economic diversification • Liveability and employment opportunities • Technology, automation and genetics	• Health and well-being • Towns and infrastructure • Community innovation and cultural partnerships	• Climate science and climate projections • Education access and diversity of learning • Adaptation and transformation adoption	• Value-add research • Trans-disciplinary and integrated research

The Regional Drought Resilience Planning Program, an Australian Government initiative, has developed the *Northern and Yorke Regional Drought Resilience Plan* for the region.

Finalised in 2024, the Drought Resilience Plan identifies five key resilience enabling themes and their 'key enablers'. It then lists the priorities and actions required to achieve each theme. Key actions include:

- Transitioning farm operations to carbon neutral.
- Adopting smart irrigation technology within horticulture and viticulture systems.
- Funding an economic diversification study to ascertain value-add opportunities in the region.
- Encouraging use of indigenous/drought tolerant plants in public and private spaces.
- Developing a skillset approach to training that provides transferable skills for off-farm employment.
- Ensuring investment in local infrastructure supports value-add ventures.

Planning for future water

Effective future water planning for the Yorke Peninsula and Mid North Region requires projections that account for changing supply and demand over time. These projections are influenced by a range of factors, including climate change, population growth, shifting demographics, and evolving economic conditions.

Modelling can estimate future water demand and requirements under a variety of scenarios. These projections also help to inform the design of water treatment and distribution infrastructure. Crucially, future water planning needs to ensure that water systems are available during extreme events such as droughts, bushfires, and floods and can continue to support our natural environments.

Building resilience into urban water systems often involves significant investment and long lead times. To navigate this complexity, an adaptive planning approach is required. This involves:

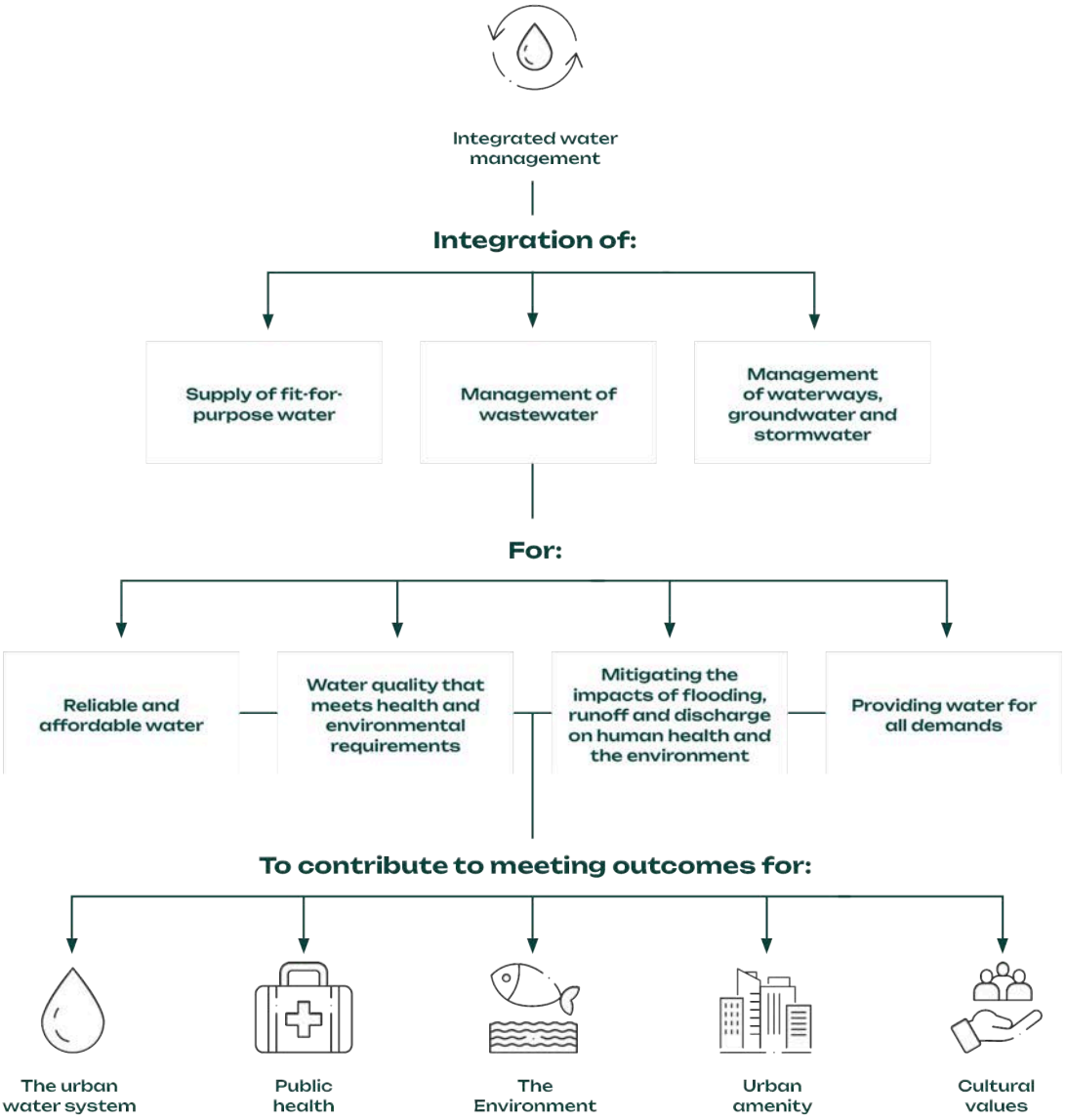
- Identifying flexible pathways rather than locking into fixed long-term plans.
- Establishing clear decision-making triggers based on environmental, social, or economic indicators.
- Evaluating alternative options as conditions evolve.

An example of this adaptive approach is the Regional Drought Resilience Planning Program, an initiative of the Australian Government. Through this program, the *Northern and Yorke Regional Drought Resilience Plan* has been developed to guide future investment and action. It outlines priorities for preparing communities, industries, and ecosystems for future droughts, ensuring that water planning aligns with local needs and values.

Integrated water management

Integrated water management considers how the delivery of water, wastewater and stormwater services can contribute to water security, public and environmental health and urban amenity.

All water sources will need to be considered to support future growth in a drying and warming climate. These sources include surface water (e.g. River Murray, reservoirs and dams, rainwater), groundwater, desalinated water (sourced from seawater or groundwater), stormwater harvesting, recycled water and purified recycled water. As climate pressures intensify and water demands grow, enhanced cooperation in the delivery of all water services is required to support water security, public health protection, environmental sustainability, urban amenity and cultural outcomes that South Australians value and have come to expect.



SA Water is undertaking investigations to inform future investment proposals aimed at improving both the reliability and quality of water supplied to towns in the Southern Flinders Ranges, including Melrose, Wilmington and Quorn. These efforts reflect a broader commitment to enhancing water security across regional South Australia.

In parallel, the New Water Infrastructure projects for the Barossa and Clare Valley have been identified as high-priority initiatives in *Regional Development South Australia Infrastructure Prioritisation report*. These projects are focused on increasing the volume and reliability of irrigation water across the Clare Valley, Adelaide Plains, Barossa Valley and Eden Valley.

A reticulated sewerage system provides better environmental and public health outcomes (compared with on-site disposal) and provides a coordinated collection system for easier water recycling.

The combined supply of wastewater from SA Water's treatment plants and local government managed Community Wastewater Management Schemes, along with stormwater capture and reuse, plays a vital role in meeting water demand and reducing environmental impacts.

While large-scale infrastructure solutions are preferred in many cases, on-site solutions, particularly those incorporating new technologies that prevent wastewater from entering surface or groundwater, remain viable in locations where broader infrastructure investment is not cost-effective.

Stormwater management, from large-scale capture and reuse schemes, through to street scale infrastructure, is becoming increasingly important in managing the quantity and quality of urban runoff, alongside realising urban greening and cooling benefits.

Through day-to-day development planning and implementation of stormwater management plans, the risks arising from stormwater and floods can be managed.

Water sensitive urban design

The Yorke Peninsula and Mid North Region faces increasingly variable rainfall and more frequent long, hot, dry summers particularly in its northern areas. These climatic shifts pose significant challenges for urban greening, which is essential for mitigating high temperatures and improving liveability. Without careful planning, many trees and vegetation planted today may struggle to survive without substantial irrigation. Selecting climate-resilient species, especially those native to the area, is critical to ensuring the long-term success of greening initiatives.

Urban greening also plays a vital role in public health. It forms a key part of the Targeted Lead Abatement Program in Port Pirie by supporting dust suppression and reducing exposure to airborne contaminants for improved health outcomes. Water sensitive urban design (WSUD) can play a critical role in ensuring that water for greening is used efficiently and effectively.

Urban environments often disrupt the natural relationship between water and vegetation. Hard surfaces like roads and rooftops prevent rainwater from infiltrating the soil, while conventional stormwater systems rapidly channel runoff into natural water bodies. This not only reduces water availability for plants but also introduces pollutants and alters flow regimes, putting pressure on aquatic ecosystems.

To address these challenges, it is essential to:

- Reduce impermeable surfaces to improve stormwater infiltration.
- Retain healthy soils and expand space for vegetation.
- Mitigate the urban heat island effect.

- Protect existing trees and enhance planting diversity.

The planning system plays a pivotal role in shaping WSUD outcomes. Through thoughtful design, new developments can safeguard mature trees, increase site permeability, and provide adequate space and infrastructure for urban greening.

Integrating WSUD into residential and commercial projects, including carparks, can improve water quality, support vegetation growth, and enhance community resilience.

To strengthen the region's response to urban greening and cooling, a coordinated approach is needed. This includes:

- Policy improvements.
- Community education and advisory materials.
- Incentives for best practices.
- Evidence-based decision-making supported by robust data.

Link: Water Security and Quality State Planning Policy

Actions

Water infrastructure strategy

About this action
Development of a water strategy for the Yorke Peninsula and Mid North region which will address the demands of SA Water's existing and potential future customers and consider all sources of water, and long-term master planning to support the planning of key growth areas.

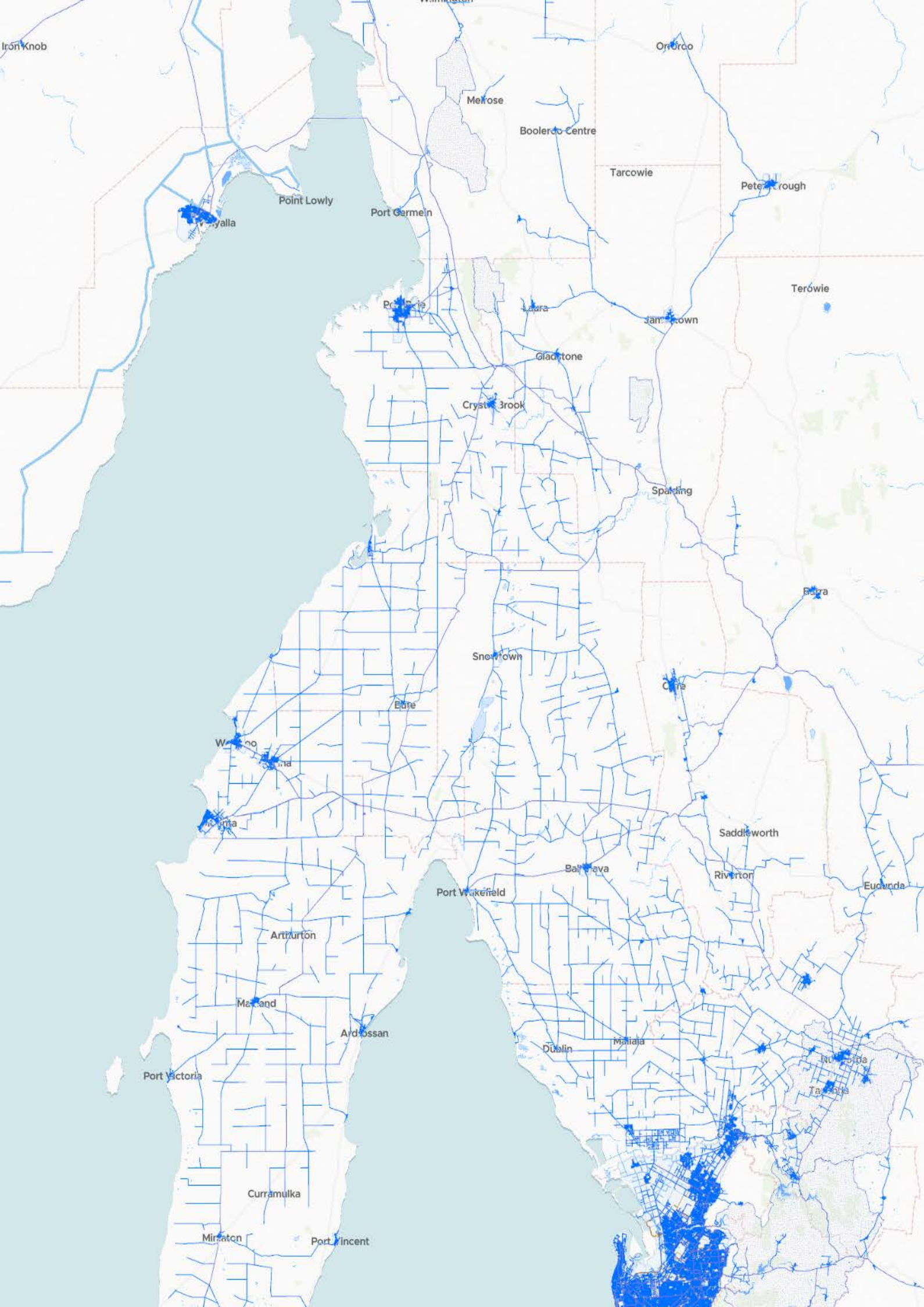
Region
Yorke Peninsula and Mid North

Responsible party
SA Water

Subthemes
Integrated Water Management, Security and Quality

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned


Iron Knob
Orroroo
Melrose
Booleroo Centre
Tarcowie
Peterborough
Point Lowly
Port Germein
Terowie
Laura
Jamestown
Gladstone
Crystal Brook
Spalding
Snowtown
Eure
Saddleworth
Riverton
Eudunda
Port Wakefield
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Port Victoria
Curramulka
Minlaton
Port Vincent

Map Layers

Potential Future Northern Water Supply Pipeline Alignment

Potential Northern Water Supply Pipeline Alignment (reference layer).

Potential Future Northern Water Supply Pipeline Alignment

Existing Trunk Water Infrastructure

The location of potable water trunk infrastructure (reference layer).

Existing Trunk Water Infrastructure

Existing Water Main

Identifies location of Water mains (reference layer).

Existing Water Main

Existing Reclaimed Water Main

Identifies location of Reclaimed Water Mains (reference layer).

Existing Reclaimed Water Main

Existing Sewer Mains - Waste Water Gravity Main

Identifies location of Sewer Mains – Waste Water Gravity Main (reference layer).

Existing Sewer Mains - Waste Water Gravity Main

Existing Sewer Mains - Waste Water Pumping

Identifies location of Sewer Mains – Waste Water Pumping (reference layer).

Existing Sewer Mains - Waste Water Pumping

Existing Sewer Mains - Waste Water Vacuum

Identifies location of Sewer Mains – Waste Water Vacuum (reference layer).

Existing Sewer Mains - Waste Water Vacuum

Existing Sewer Mains - Waste Water Low Pressure

Identifies location of Sewer Mains – Waste Water Low Pressure (reference layer).

Existing Sewer Mains - Waste Water Low Pressure

Existing Water Protection Areas

Areas defined under the *Environment Protection Act 1993*, which seeks to safeguard SA's public water supplies (reference layer).

Existing Water Protection Areas

Prescribed Wells Areas

The Prescribed Wells Area layer identifies areas regulated under the *Landscape South Australia Act 2019* where the taking of groundwater needs to manage to ensure that water use is sustainable (reference layer).

Prescribed Wells Areas

Prescribed Surface Water Areas

The Prescribed Surface Water Area Overlay seeks to ensure sustainable water use in prescribed surface water areas, to maintain the health and natural flow path of watercourses, and avoidance of water use in some circumstances under the *Landscape South Australia Act 2019* (reference layer).

Prescribed Surface Water Areas

Prescribed Watercourses

Prescribed water courses managed under The Water Resources Act 1997 within a Water Allocation Plan prepared by the appropriate Catchment Water Management Board.

Prescribed Watercourses

River Murray Flood Plain Protection Area

The River Murray Flood Plain Overlay layer seeks to conserve and enhance the riverine environment, provide for environmental water flows, protect life and property against flood risk and recognise the riverine environment as an important tourist and recreational resource as per the *River Murray Act 2003*.

River Murray Flood Plain Protection Area

River Murray Tributaries Protection Area

The River Murray Tributaries Area Overlay layer seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area as per the *River Murray Act 2003*.

River Murray Tributaries Protection Area

River Murray Flood 1956

Identifies the extent of flooding based on historical records for the 1956 flood event (reference layer).

River Murray Flood 1956

River Murray Flood 2022

Identifies the extent of flooding based on historical records for the 2022 flood event (reference layer).

River Murray Flood 2022

Mount Lofty Ranges Catchment (Area 1)

Seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from primary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Mount Lofty Ranges Catchment (Area 1)

Mount Lofty Ranges Catchment (Area 2)

Seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Mount Lofty Ranges Catchment (Area 2)

Stormwater Management Planning Priority Areas

Areas that have been identified as stormwater management planning priorities by the Stormwater Management Authority (reference layer).

Stormwater Management Planning Priority Areas

Waterbodies and Watercourses

Identifies creeks, rivers and lakes that should be protected and enhanced to improve water quality and maintenance of natural flow paths (reference layer).

Reservoir; Inland Water Feature; Lake - Perennial; Double Line Watercourse; River Murray; Dam

Double Line Channel, Drain, Canal, Ditch

Lake - Intermittent

Lake - Mainly Dry

Future Water Infrastructure

Locations where key future water infrastructure is envisaged to be located.

Future Water Infrastructure

Water Resources

Land around watercourses and waterbodies where the quality of surface water should be protected and natural flow paths maintained.

Water Resources

Social infrastructure

Long-term strategic objectives

1. **Co-locate shared facilities in mixed-use areas within townships that combine health, education and social facilities with residential and commercial development to drive collaboration, job creation, learning and innovation.**
2. **Provide opportunities for compatible non-residential uses such as education, health, recreational and community services near where people live.**
3. **Focus new population and housing in locations where there is access to services and where population will support the ongoing viability of social infrastructure.**
4. **Provide easy access to social infrastructure benchmarks to enable the consideration of priority areas for additional social infrastructure capacity.**
5. **Support the expansion and upgrading of mobile and broadband networks across the region to ensure reliable digital connectivity for residents, businesses, and essential services, particularly in remote and underserved areas.**
6. **Facilitate the development of digital infrastructure that supports emerging industries, smart agriculture, regional entrepreneurship, and innovation hubs.**

Equitable and inclusive social infrastructure involves the thoughtful planning, design, and delivery of community facilities, spaces, and services that are accessible and beneficial to all residents, regardless of background or circumstance. It seeks to address historical and systemic inequalities, fostering social inclusion, community wellbeing, and sustainable urban development.

Social infrastructure
Social infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community. Examples of social infrastructure assets include schools, universities, hospitals, prisons and community housing.

Demand for social infrastructure will increase significantly over the next 15- to 30-years in the region, driven by a population growth, an ageing population, and migration. These factors will also change the expectations that people have for the variety, quality and accessibility of social infrastructure services and assets. While these changes present challenges, advancements in technology offers opportunities to enhance the utility and accessibility of services for individuals and communities.

Source: Shutterstock - Taras Vyshnya

Delivery of social infrastructure

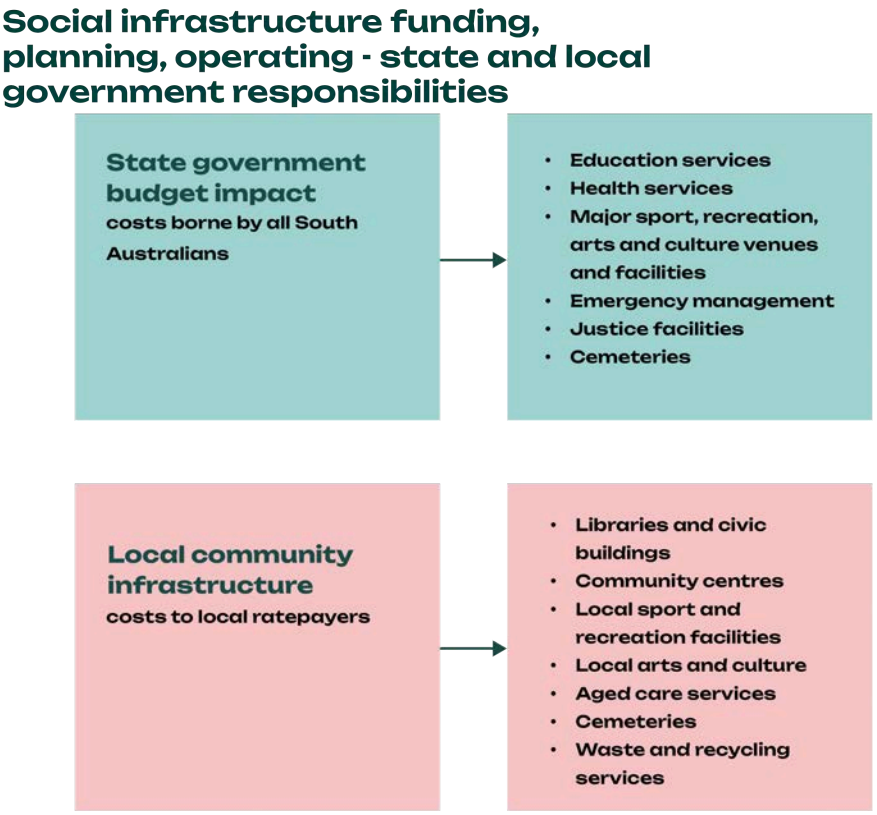
The government is responsible for planning, regulating, funding and operating the state's largest social infrastructure assets. This includes social housing, education facilities, health services, and justice and emergency services.

Accessibility and quality can vary for different types of social infrastructure. This often impacts the region's most vulnerable and remote groups. Furthermore, the planning and delivery of social infrastructure can fall behind responses to housing demand.

The Plan's strategic direction recognises the need for integrated planning and can inform social infrastructure planning to support the region's growing and changing communities. Effective strategic planning can reduce barriers to access, improve social inclusion, support employment, and enhance resilience, whilst recognising that the planning and management of social infrastructure is complex.

Government and inter-regional partnership's ability to share capacity may assist some locations. However, interventions are required to provide more spaces in aged care facilities, improve community care infrastructure, and establish specialised healthcare assets which facilitate treatment and rehabilitation services for disabled people.

Responsibility for policy development, funding and service delivery lies across all levels of government, while the role of private and not-for-profit providers is also recognised.



Future housing and employment land for the region will be prioritised to maximise the use of existing, committed, and planned utility and transport infrastructure. These areas also make the best use of existing and planned social infrastructure, including schools, hospital and aged care facilities, and recreational facilities.

Education services

Education infrastructure is the buildings, facilities and campuses which support learning for both children and adults, including:

- early childhood education
- primary and secondary education
- tertiary education.

Across the state, the number of school-aged children will increase by over 18,000 over the next 20 years, placing increased demands on existing education facilities. The average building age across public schools, pre-schools and childcare centres is approximately 44 years old in South Australia, with 75% of education assets projected to be at or beyond end of life by 2052.

Whilst a variety of education facilities are available in the region including University hubs, TAFE campuses, government and non-government schools, and childcare centres, consideration will need to be given as to how to best upgrade and increase capacity of existing assets in the region.

Tertiary education

Uni Hub Spencer Gulf is a not-for-profit, community-owned tertiary education facility in the Spencer Gulf region with centres in Port Augusta, Port Pirie, Kadina, Port Lincoln and an outreach service in Roxby Downs. Despite the Uni Hub offering a range of tertiary courses, there remains a shortage of vocational training across the region, with many young people electing to move to the city or interstate to obtain qualifications.

Although located outside of the region, the Adelaide University's Roseworthy Agricultural College also plays and important role in supporting education in the region. However, to keep young people in the region, more tertiary education options are needed.

Health services

Health services are delivered by a variety of public and private providers in a range of settings, and includes illness prevention, health promotion, the detection and treatment of illness, rehabilitation and end-of-life care.

The region's growing and ageing population places increased pressures on its health systems with health infrastructure facing challenges due to its scale, age, complexity and fragmented nature. Different areas across the region have varying levels of healthcare needs and access. Travel distances remain an issue. Whilst there are specialists who work in or visit the region; some services still require travel to Adelaide.

Consideration needs to be given to how the health system can provide more distributed community health services to reduce pressure on the state's hospital system and provide improved access to healthcare, particularly in regional areas, while recognising that some health services require a critical population mass to operate efficiently.

Justice and emergency facilities

Justice and emergency services infrastructure comprises the buildings and facilities which protect and support the safety of our communities.

Justice infrastructure includes police stations, courts, correctional facilities, and forensic health facilities.

Emergency services infrastructure includes fire and ambulance stations, and other state and local emergency response facilities, such as state emergency services.

Planning for and managing risks from natural hazards is critical to ensuring the ongoing liveability, resilience and safety of our communities. This includes ensuring we plan and provide future capacity for emergency services, such as the South Australian Metropolitan Fire Service (MFS), the South Australian Country Fire Service (CFS) and South Australian State Emergency Service (SES).

The South Australian Fire and Emergency Services Commission (SAFECOM) ensures that volunteers and employees across the fire and emergency services sector are provided with the resources and support they need to conduct vital emergency services work.

Recreation and sport facilities

While local government is typically the major provider for community-scale recreation and sport facilities, the Office for Recreation, Sport and Racing sets out strategies to support state places and spaces, including:

- Supporting the delivery of the state's significant active places and spaces.

- Optimising the utilisation of places and spaces for active living.

As the population in the region grows, there is greater need for communities to have access to appropriately sized and fit-for-purpose open space including sporting facilities.

Ensuring these services are in place in advance of fully realised demand is a challenge. Given this, it is important that engagement between developers (if involved), councils, state sporting organisations and state government occurs early in the land use planning process.

Many sporting facilities across the region are ageing and in need of major redevelopment, or in some cases replacement. There are opportunities to identify current or new sites for the development of multi-use community sporting hubs which are designed to meet a broad range of community services of not only sport and recreation but other services such as childcare centres or allied health services.

Social housing

Social housing is the umbrella term for public and community housing. Currently there are around 43,000 households living in social housing in South Australia.

The South Australian Housing Trust's public housing services are part of a greater social housing support system. Public housing provides housing to those most in need in our communities, and who are at greatest risk of becoming homeless. The Trust delivers a range of public housing services, including low rental housing options and housing for Aboriginal peoples.

Other social housing options include community housing, which is provided and managed by organisations who are independent of government. They have strong links to their community and provide housing to specific groups in the community.

National Agreement on Social Housing and Homelessness

Discussions are continuing with the Australian Government about housing initiatives and seeking further funding to support public and social housing.

As part of the new *National Agreement on Social Housing and Homelessness*, the Australian Government will provide the state government with $67 million to enable infrastructure to expediate housing development and new social housing.

Source: Housing Roadmap

Telecommunications

Improving telecommunications connectivity and access is a key priority for the region. Whilst major centres in the Yorke Peninsula and Mid North have access to fixed line connections, access to the National Broadband Network (NBN) in remote communities is variable. In a submission to the 2024 Regional Telecommunications Review, Regional Development Australia Yorke and Mid North noted that during bushfires, loss of telecommunications poses risks to fire fighters, farmers and community members.

Mobile Black Spot Program

The Mobile Black Spot Program (MBSP) is an Australian Government initiative that invests in telecommunications infrastructure to improve mobile coverage and competition across Australia.

Under the MBSP to date (Rounds 1 to 7), the government's commitment has generated a total investment of more than $1 billion, to deliver up to 1,400 new mobile base stations across Australia.

Rounds 1 to 7 have been supported by co-contributions from a range of third parties including state and local governments, and telecommunications industry grantees that are national mobile network operators and mobile network infrastructure providers (source: https://www.infrastructure.gov.au/media-communications-arts/phone/mobile-services-and-coverage/mobile-black-spot-program).

The Yorke Peninsula and Mid North Region has benefited from several mobile network upgrades through the MBSP, aimed at improving connectivity in remote and underserved areas. These upgrades were part of multiple funding rounds, with Round 4 delivering coverage to locations such as Bower Township, Brinkworth, Mount Bryan, Mount Hallett, Rhynie and Riverton; and Round 5 adding Yongala Township to the list.

These initiatives are designed to enhance mobile coverage for residents, businesses, and emergency services, supporting both safety and economic development. The upgrades are particularly valuable for agriculture, tourism, and regional communities that rely on reliable digital access.

Source: Mobile Black Spot Program (MBSP)

Some tourism destinations, particularly remote beaches and/or national parks have limited coverage which pose challenges to tourists' wayfinding. Internet 'black spots' within the region severely hamper the daily lives of residents and negatively impact on industry and productivity. Enhancing broadband and mobile connectivity in the region will provide a significant opportunity for economic growth in the region.

Social infrastructure benchmarking

To facilitate early planning for future social services and assets, Infrastructure SA, in conjunction with state agencies, have prepared benchmark principles based on cost and population for expansion of social infrastructure.

The social infrastructure benchmarking, as well as population projections, will form the initial basis for considering thresholds and capacity. Additional engagement with agencies and local government throughout the structure planning process should inform the specific needs of a locality.

Thresholds will be maintained for state-level social infrastructure by the Growth and Infrastructure Coordination Unit to ensure transparent infrastructure planning benchmarks inform state, local and private planning processes.

The use of agreed growth projections and monitoring and agreed infrastructure thresholds will be critical for alignment of land use planning and infrastructure delivery.

Actions

Social Infrastructure

About this action
Establish and maintain publicly available social infrastructure benchmarks to assist with planning for new growth areas.

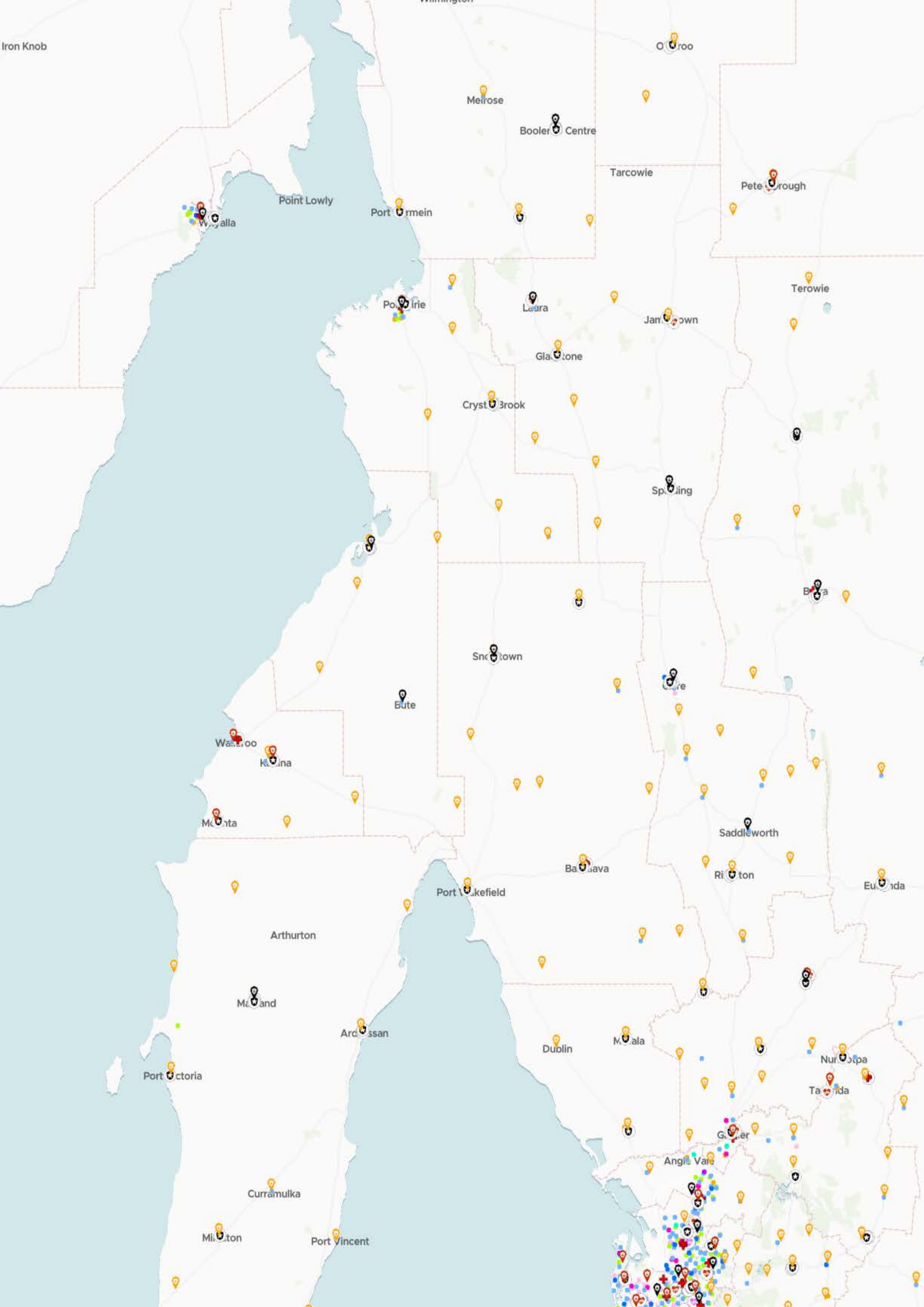
Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Social Infrastructure

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned


Iron Knob
Melrose
Booleroo Centre
Tarcowie
Point Lowly
Port Germein
Laura
Gladstone
Crystal Brook
Terowie
Spalding
Snowtown
Bute
Saddleworth
Port Wakefield
Arthurton
Maitland
Ardrossan
Port Victoria
Dublin
Curramulka
Port Vincent
Angle Vale

Map Layers

Emergency Service Places

Emergency services places (reference layer).

- Ambulance
- Police
- Country Fire Service
- Metropolitan Fire Service
- State Emergency Service

Public Hospitals

Public Hospitals operated by the Department of Health (reference layer).

- Public Hospitals

Private Hospitals

Hospitals operated by the private sector (reference layer).

- Private Hospitals

Schools

Public Schools operated by the Department of Education (reference layer).

- Aboriginal/Anangu Schools
- Preschools
- Combined
- Primary
- Secondary
- Special Education

Non-government Schools

Non-Government Schools operated privately (reference layer).

- Combined
- Primary
- Secondary

Energy

Long-term strategic objectives

1. **Support the ongoing provision of sustainable, reliable and affordable energy options that meet the needs of community, business and industry, and that takes advantage of South Australia's success in renewable electricity generation and transition to a decarbonised economy.**
2. **Identify the appropriate location and types of infrastructure assets required for future energy requirements for housing business and industry growth.**
3. **Minimise the impacts of encroachments by incompatible land uses near energy supply infrastructure and corridors taking a risk-based approach that supports public safety and security of energy supply.**
4. **Minimise the encroachment of energy supply infrastructure into productive agricultural land, areas of remnant native vegetation.**
5. **Provide electric vehicle charging stations and infrastructure that is readily available and accessible to users.**
6. **Facilitate renewable energy generation and storage including small-scale decentralised energy supplies to support agriculture, industry and communities in isolated locations.**

The provision of sustainable, reliable and affordable energy is fundamental to meeting the basic needs of communities. It underpins housing supply, supports businesses and essential services, drives economic activity and enables future enterprises. Moreover, renewable and sustainable energy supply is critical to a successful decarbonised economy and mitigating the impacts of climate change (refer to Climate change).

South Australia is at the forefront of change, with the highest per-capita percentage of rooftop solar photovoltaic installations in Australia, and the second largest wind-to-load ratio in the world (2024). While these emerging technologies and economic factors are contributing to a reduction in the energy consumed from the grid, the transmission and distribution network will continue to play a vital role into the future.

Natural gas infrastructure continues to play a key role in the region. Towns such as Port Pirie, Burra and Peterborough currently have access to natural gas, but the Moomba-Adelaide pipeline system, which also supplies Whyalla, has reached capacity. There is strong demand for expanding the gas line to Port Pirie and establishing feeder lines to strategic towns including Port Wakefield, Bowmans, Kadina and Clare. These expansions would support industrial and manufacturing growth across the region.

Renewable energy

The Yorke Peninsula and Mid North has emerged as a region of choice for the establishment of renewable energy farms and infrastructure. As of April 2025, 17 renewable energy projects had received development approval, planning exemption or were under construction in the region. These include:

- Two grid-scale solar projects (Geranium Plains Solar and Robertstown Solar).
- Three grid-scale wind projects (Barn Hill, Carmody's Hill, and Twin Creek).
- Twelve grid-scale battery storage projects.

The region's wind farms collectively produce over 70% of the state's wind energy capacity. The Goyder South windfarm, located south of Burra, is nearing completion and will have 75 wind turbines. It will facilitate the export of electricity to New South Wales once the South Australia-New South Wales Interconnector is commissioned.

Beyond wind and solar, opportunities for hydrogen, geothermal and wave energy generation are being explored within and adjacent to the region. Decentralised renewable energy generation will also play a growing role, particularly in isolated areas where small-scale generation can support agricultural, tourism, industry, residential communities, and workers' accommodation. However, the siting of large-scale renewable energy facilities must be carefully managed to avoid scenic landscapes, high-value environmental and agricultural land, and culturally significant areas, which are essential to the region's identity and economy.

South Australia's renewable energy generation

South Australia generates more than 70% of its electricity from renewable sources. By 2025-2026, this is projected to reach 85%, with a target of 100% net renewable energy by 2027.

Clean electricity is essential to South Australia's commitment to reduce net greenhouse gas emissions by at least 50% by 2030 (compared to 2005 levels).

Standalone or mini grid energy systems generate electricity for homes, businesses, communities and towns.

Standalone systems usually generate electricity from solar photovoltaic panels, wind turbines or diesel generators and store it using battery or fuel cell technology.

Mini grids, also called micro-grids, comprise a set of electricity generators and may include energy storage systems connected to a distribution network. The energy is provided to a local group of consumers.

Source Our electricity supply and market | Energy & Mining

Electricity infrastructure

Strategic electricity infrastructure including substations, transmission lines, and distribution networks require ongoing protection from incompatible land uses. Collaboration with electricity infrastructure providers is needed to identify future strategic corridors that will meet the region's long-term energy needs.

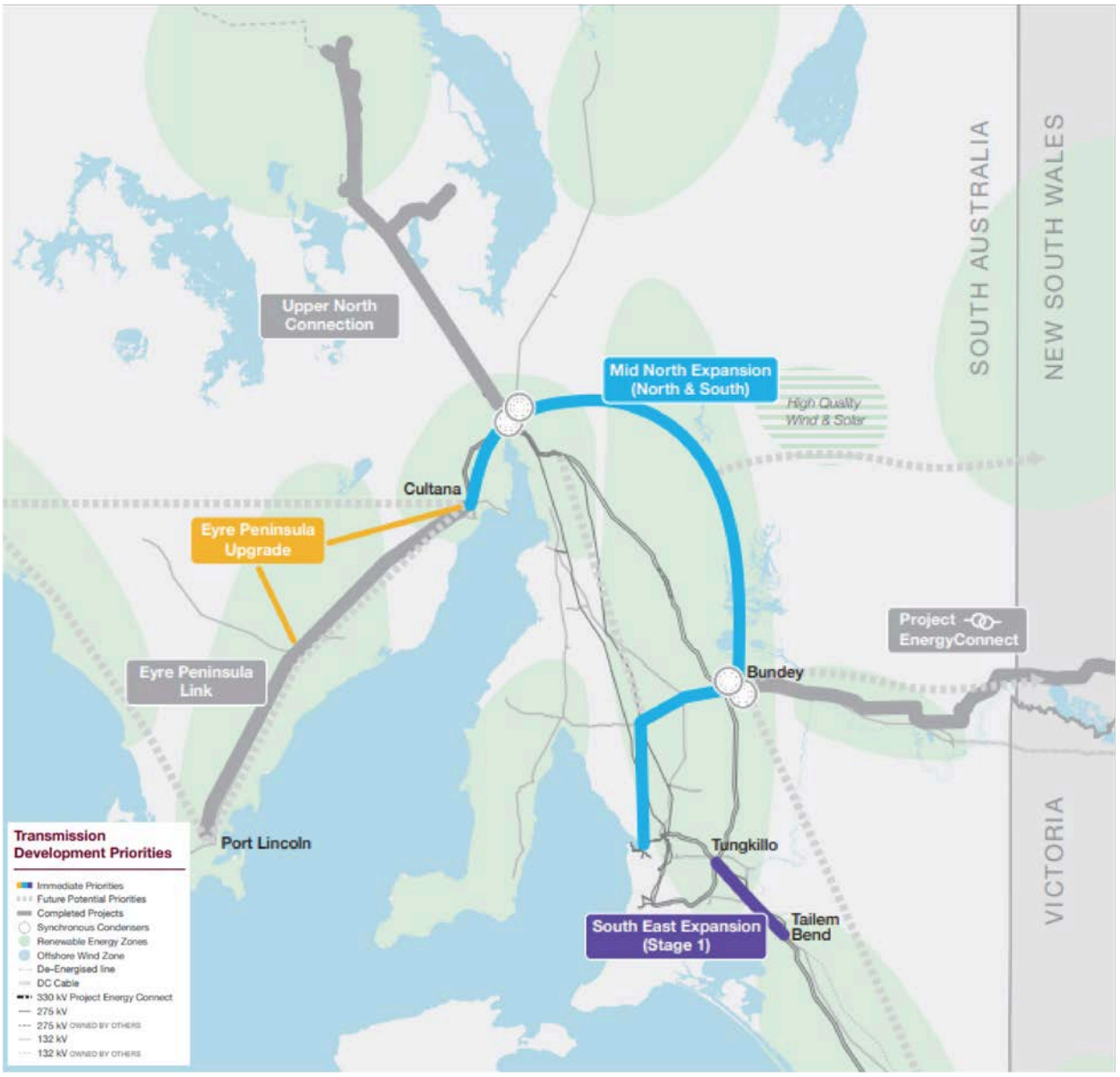
As highlighted in ElectraNet's 2024 *Network Transition Strategy*, major transmission assets typically require five to seven years from initial planning to delivery. Failure to plan adequately can delay development and increase costs.

The construction of South Australia's portion of Project EnergyConnect, a high-voltage interconnector between South

Australia and New South Wales, was completed in December 2023. The project will ultimately help improve the security and resilience of the state's power system and enable more renewable energy development exports. It will also accelerate investment in renewable projects near Bundey and attract interest in land around the wind resource corridor near Peterborough, Jamestown, Crystal Brook and Snowtown.

ElectraNet has also identified a number of near-term network developments for priority action, including Mid-North Expansion (North and South) and Eyre Peninsula Upgrade as shown in the figure below.

Transmission development priorities



Source: Transmission Development Priorities – ElectraNet Network Transition Strategy, March 2024, page 23

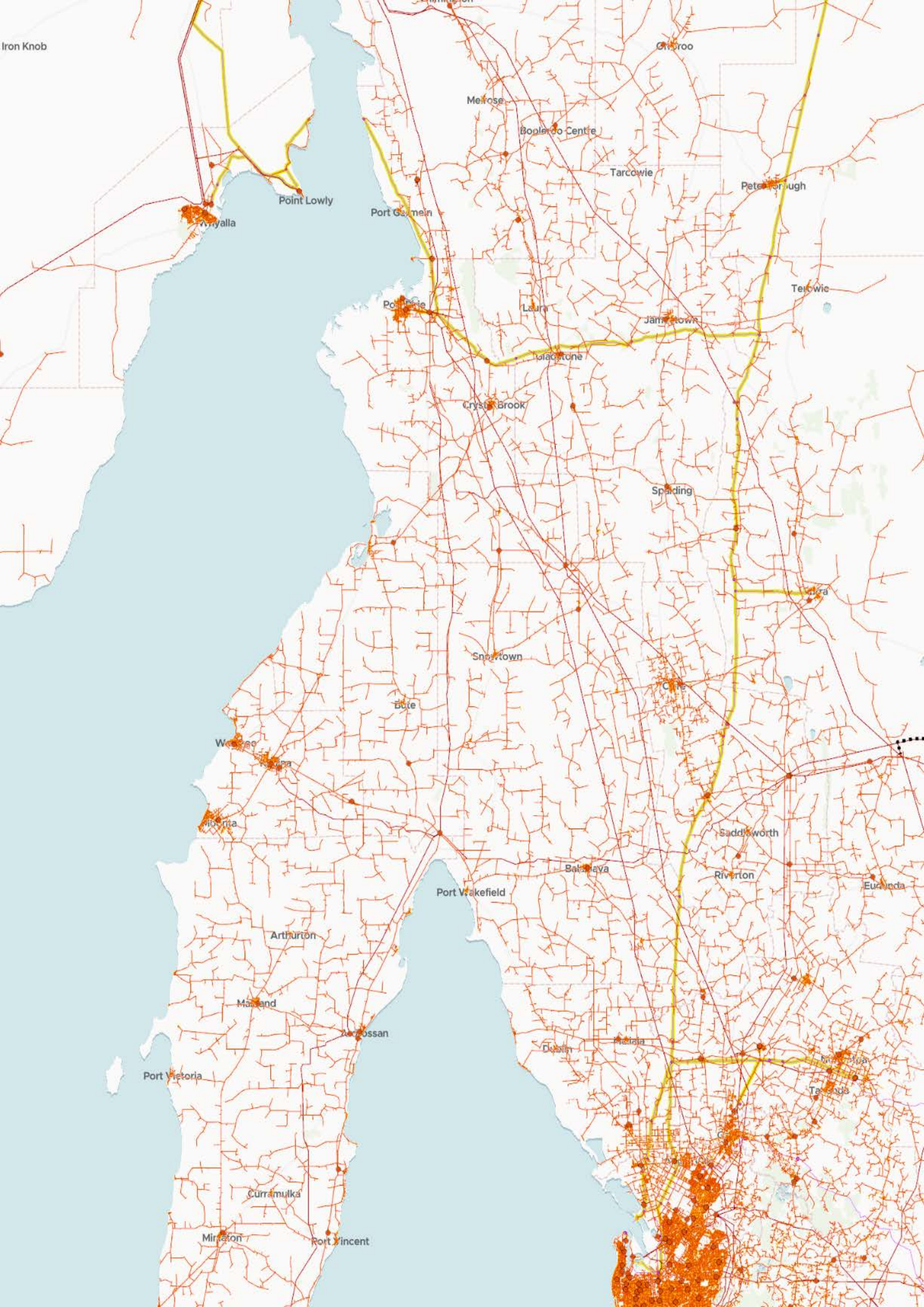
Future energy innovation

Looking ahead, the development of smart, energy-efficient buildings will be essential. These buildings can optimise energy use and participate in demand-side flexibility programs, shifting consumption to times when electricity is more abundant and affordable. The government's Energy Masters collaboration with SA Power Networks to trial and demand flexibility and

home energy management technologies is a good example of these new innovations.

The planning system can further support this evolving energy landscape by accommodating emerging green technologies, battery storage (including community batteries), electric vehicles infrastructure, and future innovations that will arise alongside urban growth and regional development.

Link: Energy State Planning Policy


Iron Knob
Melrose
Boolerdo Centre
Tarcowie
Point Lowly
Port Germein
Laura
Terowie
Crystal Brook
Spalding
Snowtown
Bute
Saddleworth
Riverton
Port Wakefield
Arthurton
Port Victoria
Curramulka
Port Vincent

Map Layers

SAPN Substations

Identifies the location of existing substations by SA Power Networks (reference layer).

SAPN Substations

SAPN Overhead High Voltage Lines

Identifies the location of electricity transmission lines – high voltage overhead (reference layer).

SAPN Overhead High Voltage Lines

SAPN Overhead Low Voltage Lines

Identifies the location of electricity transmission lines – low voltage overhead (reference layer).

SAPN Overhead Low Voltage Lines

SAPN Underground High Voltage Cables

Identifies the location of electricity transmission lines – high voltage underground (reference layer).

SAPN Underground High Voltage Cables

SAPN Underground Low Voltage Cables

Identifies the location of electricity transmission lines – low voltage underground (reference layer).

SAPN Underground Low Voltage Cables

Interconnector Line

Interconnector Line (reference layer).

Interconnector Line

Electricity Transmission Lines

Identifies the location of Electricity Transmission lines (reference layer).

Electricity Transmission Lines

Electricity Transmission Lines (Underground)

Identifies the location of Electricity Transmission lines which are underground (reference layer).

Electricity Transmission Lines (Underground)

Petroleum Pipeline Facilities

Identifies the location of Petroleum Pipeline facilities (reference layer).

Petroleum Pipeline Facilities

Petroleum Pipeline Licences

Identifies the location of Petroleum Pipeline Licenses (reference layer).

Petroleum Pipeline Licences

Gas and Liquid Petroleum Pipelines (Facilities)

Gas and Liquid Petroleum Pipelines (Facilities).

Gas and Liquid Petroleum Pipelines (Facilities)

Gas and Liquid Petroleum Pipelines

Gas and Liquid Petroleum Pipelines.

Gas and Liquid Petroleum Pipelines

Epic Gas

Identifies major gas/electricity transmission infrastructure (reference layer).

Epic Gas

Renewable Energy (Solar) - Suitability Rating

The potential suitability of land to produce solar powered renewable energy generation (reference layer).

High Suitability - Low Suitability

Renewable Energy (Wind) - Suitability Rating

The potential suitability of land to produce wind powered renewable energy generation (reference layer).

High Suitability - Low Suitability

Infrastructure corridors and reserves

Long-term strategic objectives

1. **Identify and set aside land required for future strategic infrastructure corridors and facilities, including to accommodate growth, new technologies and changing demands.**
2. **Plan and coordinate infrastructure reserves to service multiple uses including opportunities for regional open space and recreation opportunities.**
3. **Reserve land to facilitate new essential and social infrastructure through structure planning and establishing infrastructure reserves in the Code.**

To support growing communities, it's critical to plan infrastructure needs early. By reserving land before development begins, we can ensure that critical infrastructure is delivered effectively and with greater certainty. This proactive approach helps future-proof regions and the state by securing space for key infrastructure such as:

- Electricity generation, distribution, and transmission.
- Gas transmission pipelines.
- Water and sewerage infrastructure.
- Transport networks (roads, ports, wharfs, jetties, airports, and freight-handling facilities).
- Digital connectivity infrastructure.
- Health, education, community, police, justice, and emergency services.
- Coastal hazard adaptation infrastructure.

Section 129 of the PDI Act outlines a streamlined approval process for essential infrastructure proposed within an infrastructure reserve. Infrastructure agencies and service providers are encouraged to use this mechanism to:

- Reserve corridors or sites for future infrastructure.
- Plan for the replacement or upgrade of ageing assets.
- Align long-term infrastructure planning with projected growth.

Several emerging trends are increasing in demand for new infrastructure and corridors, including the rise of electrification, such as electric vehicles, which will require expanded energy networks and the potential upgrades to desalination plants to

improve water security.

An example of a future multi-use infrastructure corridor is the **Braemar Infrastructure Corridor**, which connects the Braemar Basin to Spencer Gulf and will support growth in the renewable energy and mining sectors. The *Regional Development South Australia Infrastructure Prioritisation report* identifies the Braemar Infrastructure Corridor as a high priority project for the region.

Different categories of infrastructure have unique requirements that need to be understood when infrastructure reserves are established. Understanding these differences ensures infrastructure reserves are fit-for-purpose and aligned with future growth.

Actions

Future Infrastructure Corridors and Reserves

About this action
Undertake a Code Amendment to introduce policy seeking to protect future infrastructure corridors and reserves (e.g. freight, rail, utilities).

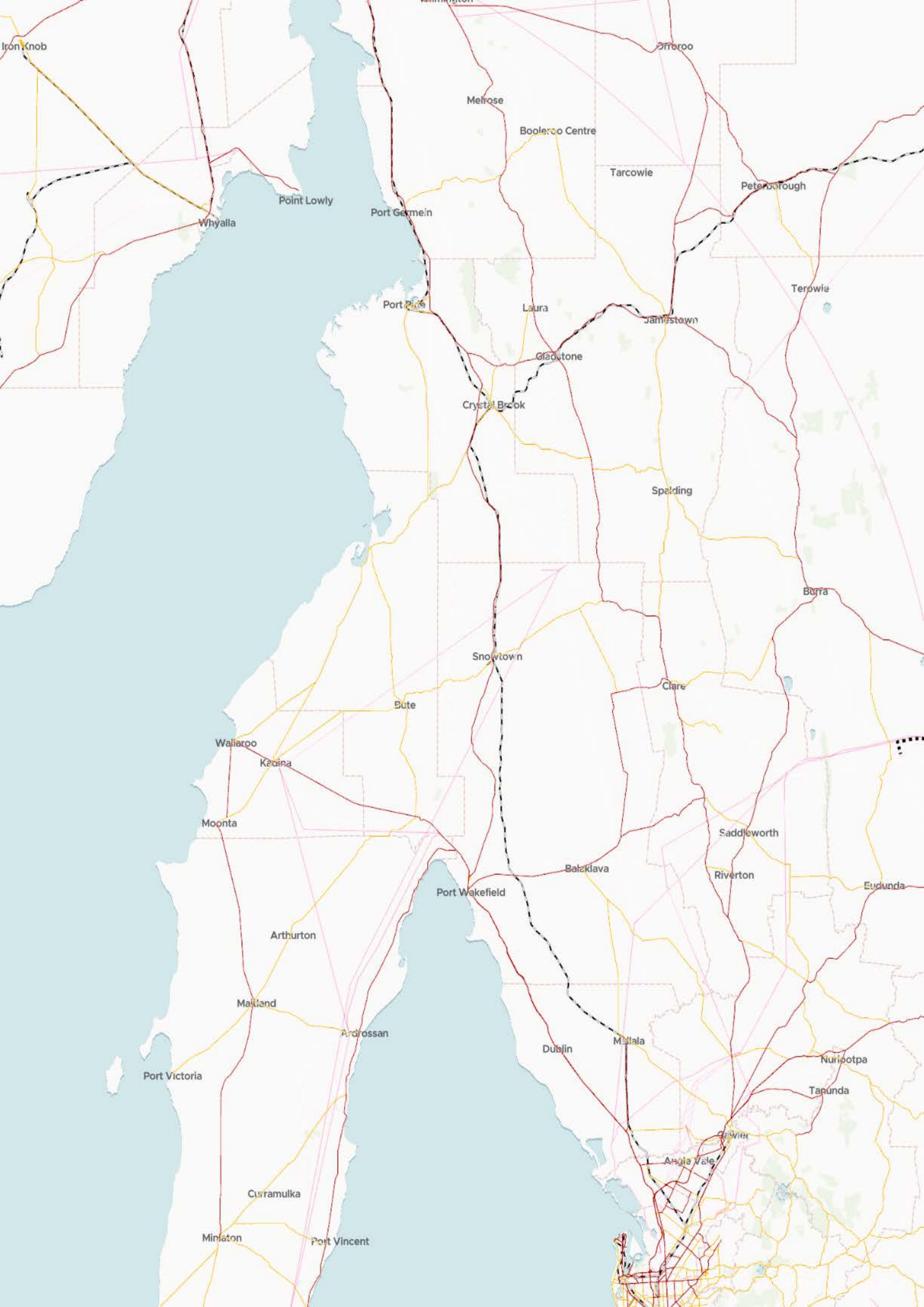
Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Infrastructure Reserves and Corrrdors

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
In Progress


Iron Knob
Orroroo
Melrose
Booleroo Centre
Tarcowie
Peterborough
Point Lowly
Whyalla
Port Germein
Terowie
Laura
Jamestown
Gladstone
Crystal Brook
Spalding
Burra
Snowtown
Clare
Bute
Wallaroo
Kadina
Moonta
Saddleworth
Balaklava
Riverton
Port Wakefield
Eudunda
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Nuriootpa
Port Victoria
Tanunda
Angle Vale
Curramulka
Minlaton
Port Vincent

Map Layers

ElectraNet Transmission Substations

Identifies the location of ElectraNet Transmission Substations (reference layer).

- ElectraNet Transmission Substations

ElectraNet Transmission Network

Identifies the location of ElectraNet Tramission Networks (reference layer).

- ElectraNet Transmission Network

Interconnector Line

Interconnector Line (reference layer).

- Interconnector Line

Existing Major Transport Routes

Functional Hierarchy for South Australia's Land Transport Network – Existing Major Traffic and Freight Routes.

- Existing Major Transport Routes

Existing State Maintained Roads

State Maintained Roads (reference layer).

- Existing State Maintained Roads

Potential Greater Adelaide Freight Bypass

Potential Greater Adelaide Freight Bypass route to be considered as part of the proposed High Productivity Vehicle Network.

- Potential Greater Adelaide Freight Bypass

Existing Railway Corridors

Existing operational railway corridor (reference layer).

- Railway

Transport Investigations

- Growth Area Mass Transit Investigation Area
- Mass Transit Reserve Investigation Area

ElectraNet Proposed Transmission Corridors Investigation Areas

Areas that will be investigated to establish an infrastructure reserve for the purpose of establishing future electricity transmission lines.

- ElectraNet Proposed Transmission Corridors Investigation Areas

ElectraNet Transmission Asset Corridors Investigation Areas

Areas that will be investigated to establish an infrastructure reserve to accommodate existing electricity transmission lines.

- ElectraNet Transmission Asset Corridors Investigation Areas

Mass Transit Corridor Investigation Area

Areas that will be investigated to establish an infrastructure reserve for Mass Transit.

- Mass Transit Corridor Investigation Area

Outcome 5:
Coordinated delivery of land use and infrastructure planning

Regional planning plays a pivotal role in connecting the State Planning Policies with locally tailored strategies, ensuring that land use and infrastructure decisions are coordinated, responsive, and community focused.

Learn more about Outcome 5

The successful delivery of the Plan requires several important elements to be in place:

- Improved coordination of planning and implementation processes.
- Effective governance arrangements.
- Fit-for-purpose funding mechanisms.
- A schedule for monitoring, measuring and reporting progress.

Implementing successful land use and infrastructure planning requires an iterative approach to align assumptions, planning and asset management.

This iterative approach involves ongoing collaboration and coordination across government, councils and the private sector, whilst recognising that the numerous processes operate at different timelines and horizons.

New governance arrangements within the Department for Housing and Urban Development - including the Growth and Infrastructure Coordination Unit and the Infrastructure Coordination Group - are central to coordinating infrastructure investment and facilitating well-serviced, strategically located developments.

New digital tools in the state's new planning system will keep government, industry and councils up-to-date with trends in land supply, housing demand and employment land use and enable faster responses to these changes.

Integrated planning will enable the timely provision of services that communities expect and require for quality of life. It may also help avoid previous pitfalls where development was not supported by adequate infrastructure planning and financing and is now experiencing an infrastructure backlog.

The alignment of the Plan with key infrastructure strategies, including *South Australia's 20-Year State Infrastructure Strategy 2025* and *South Australia's Transport Strategy*, present an opportunity to deliver a truly integrated plan.

The PDI Act also provides the tools to implement some changes quickly, while other initiatives will need investigation and investment.

Online delivery, reporting and measuring progress

Digital regional plans have been developed to provide all South Australians access to a state-wide planning and infrastructure framework that will provide:

- **Interactive planning tools**

  Use dynamic maps, spatial plans, and live data to support land use, transport, and public realm targets.

- **Enhanced data quality**

  Improve decision-making with accurate, up-to-date projections, statistics, and analysis for integrated land use and infrastructure planning.

- **Agile implementation**

  Respond swiftly to housing and employment needs by streamlining zoning changes and accelerating strategy delivery.

- **Whole-of-government integration**

  Align regional plans with broader government strategies and mapping datasets, ensuring consistency and relevance across agencies.

- **Collaborative amendments**

  Enable infrastructure providers and government bodies to update planning instruments in line with long-term strategies.

- **Council support**

  Guide local councils in zoning sufficient land to meet projected growth pressures and community needs.

Actions

An up-to-date implementation plan will be maintained to guide delivery of the Plan's priorities. This plan will include rolling five-year actions and dynamic reporting to track progress by theme, location, and responsible entity.

Actions are designed to be specific, measurable, and outcome-focused, and include recommendations about the amendment or establishment of other planning instruments, such as:

- **Code amendments** — changes to the Code's policy wording, spatial application of overlays, or both.
- **New mapping or datasets** — to inform future updates and versions of the Plan.
- **Guidelines and toolkits** — to help practitioners apply strategic directions and planning processes.
- **Infrastructure schemes or charging mechanisms** — to support service delivery.
- **New benchmarks** — to measure the success of development areas.

All actions and their implementation status will be visible in the Plan's dashboard, alongside other key metrics including:

- **The Land Supply Dashboard**
- **The Code Amendment Tracking System**
- **The Performance Indicators Scheme (for development assessment)**.

This ensures transparency across the planning system—for government, industry, and the community.

Actions that are relevant to specific locations in each region are identified in mapping layers. Region-wide and state-wide actions can be viewed in the Implementation Plan section of the Regional Planning Portal.

Burra and Eudunda -Township Investigations

About this action
Identify zoning and policy changes that will support the Australian Cornish Mining Sites UNESCO World Heritage bid.

Region
Yorke Peninsula and Mid North

Responsible party
Regional Council of Goyder

Subthemes
State and Local Heritage

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Copper Coast Council Strategic Planning

About this action
Copper Coast Council to undertake strategic planning for their local area to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Regional Plan.

Region
Yorke Peninsula and Mid North

Responsible party
Copper Coast Council

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Cultural Mapping

About this action
Amend the Regional Plan to incorporate cultural mapping to identify potential significant landscapes and other culturally significant areas in conjunction with First Nations representatives.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Upper Spencer Gulf Cities Land Supply Dashboard

About this action
Update the Land Supply Dashboard to include tracking of Upper Spencer Gulf Cities to provide more timely, accessible, transparent data in an interactive online platform.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
In Progress

Biodiversity Mapping

About this action
Incorporate new biodiversity and habitat mapping that provides clear guidance on which areas need protection, which areas may be appropriate for development, and which areas need caution to provide greater certainty about regional biodiversity priorities.

Region
Yorke Peninsula and Mid North

Responsible party
DEW

Subthemes
Biodiversity

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Burra Tourism Zone Code Amendment Investigations

About this action
Finalise investigations and initiate a Code Amendment that will assist in unlocking potential tourism development in Burra.

Region
Yorke Peninsula and Mid North

Responsible party
Regional Council of Goyder

Subthemes
Tourism and Events

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Interface Management

About this action
Identify significant lawfully operating industries that may benefit from improved interface policy such as the application of the 'Interface Management Overlay' or 'Significant Interface Management Overlay'.

Region
Yorke Peninsula and Mid North

Responsible party
EPA

Subthemes
Emissions and Hazardous Activities

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned

Burra and Eudunda - Township Infrastructure Investigations

About this action
Undertake infrastructure investigations and land use opportunity assessments that will support the priority actions in the Burra and Eudunda Masterplans to unlock employment and residential land and facilitate township enhancement.

Region
Yorke Peninsula and Mid North

Responsible party
Regional Council of Goyder

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Coastal Processes and Hazard Mapping

About this action
Update coastal processes and hazard mapping including coastal flooding and storm surge, dune drift and coastal mangrove and saltmarshes to inform spatial amendments to the Coastal Areas Overlay and Coastal Flooding Overlay.

Region
Yorke Peninsula and Mid North

Responsible party
DEW

Subthemes
Coastal Environment

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Fisherman Bay Future Residential

About this action
Undertake a Code Amendment at the Whiting Road, Fisherman Bay site to determine appropriate zoning to unlock future housing supply.

Region
Yorke Peninsula and Mid North

Responsible party
Barunga West Council

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Infill Investigation Areas - Port Pirie

About this action
Investigate and identify where minimum residential allotment size and maximum building height TNVs could be amended within existing built up neighbourhoods to encourage a diverse range of infill housing options.

Region
Yorke Peninsula and Mid North

Responsible party
Port Pirie Regional Council

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Interface between rural and urban lands

About this action
Review interface management policies in the Planning and Design Code to ensure the ongoing viability of primary industries at the edge of urban areas and undertake a Code amendment as necessary.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Primary Industry

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Productive Land Value Mapping

About this action
Maintain contemporary productive land value mapping and identify key primary production assets that should be protected.

Region
Yorke Peninsula and Mid North

Responsible party
PIRSA

Subthemes
Primary Industry

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Embodied Carbon Policy

About this action
To aim for carbon neutrality, investigate policy approaches that enable the consideration of embodied carbon.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Climate Change

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Regenerative Planning Framework

About this action
Develop a regenerative planning framework and toolkit to assist state government, local government, and the private sector in applying regenerative approaches to planning.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Climate Change

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Aboriginal Engagement

About this action
Prepare a guideline in collaboration with First Nations representatives to assist proponents of Code amendments with the sensitive and respectful engagement of Traditional Owners and Aboriginal peoples, and update the Code amendment toolkit.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Bushfire Mapping

About this action
Update the bushfire mapping in the Regional Plan to align with the finalisation and publication of the Statewide Bushfire Hazards Overlay Code Amendment.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
In Progress

Flood Hazard Mapping

About this action
Finalise the State-Wide Flood Hazard Code Amendment, and update floodwater mapping in the Regional Plan to align with the finalisation and publication of the Code amendment.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
In Progress

Remote and Regional Aviation Strategy

About this action
Incorporate any planning and land use related outcomes from the Remote and Regional Aviation Strategy such as any Code Amendments.

Region
Yorke Peninsula and Mid North

Responsible party
DIT

Subthemes
Strategic Transport Networks

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Water infrastructure strategy

About this action
Development of a water strategy for the Yorke Peninsula and Mid North region which will address the demands of SA Water's existing and potential future customers and consider all sources of water, and long-term master planning to support the planning of key growth areas.

Region
Yorke Peninsula and Mid North

Responsible party
SA Water

Subthemes
Integrated Water Management, Security and Quality

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned

Social Infrastructure

About this action
Establish and maintain publicly available social infrastructure benchmarks to assist with planning for new growth areas.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Social Infrastructure

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned

Housing Strategy - Port Pirie

About this action
Prepare a local housing strategy, including the requirements and timing for local infrastructure and services, to inform updates to the Yorke Peninsula and Mid North Regional Plan.

Region
Yorke Peninsula and Mid North

Responsible party
Port Pirie Regional Council

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Workers Accommodation

About this action
Investigate amendments to the Planning and Design Code to facilitate worker's accommodation in regional areas that meet the housing needs of short term and permanent long distance commuter workers associated with key local industries.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned

Investigate Alternative Infrastructure Approaches

About this action
Investigate the opportunity for low-density, off-grid housing utilising alternative energy, water, and waste systems to reduce reliance on public infrastructure investment and unlock housing development in regional locations.

Region
Yorke Peninsula and Mid North

Responsible party
Infrastructure SA

Subthemes
Infrastructure Charging

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned

Future Infrastructure Corridors and Reserves

About this action
Undertake a Code Amendment to introduce policy seeking to protect future infrastructure corridors and reserves (e.g. freight, rail, utilities).

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Infrastructure Reserves and Corrrdors

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
In Progress

Coastal Areas Overlay

About this action
Initiate a Code amendment to amend the Coastal Areas Overlay, to update coastal flooding policy and associated finished ground and floor level Technical and Numeric Variations.

Region
Yorke Peninsula and Mid North

Responsible party
DEW

Subthemes
Coastal Environment

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Clare and Gilbert Valley Council Strategic Planning

About this action
Clare and Gilbert Valley Council to undertake strategic planning for their local area to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Regional Plan.

Region
Yorke Peninsula and Mid North

Responsible party
Clare and Gilbert Valleys Council

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Planning with Country

About this action
Develop Planning with Country guidelines that support the integration of Aboriginal knowledge in structure planning and rezoning proposals.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Tourism Development

About this action
Undertake a Code amendment to facilitate appropriate tourism development within wine regions and protect valued landscape character.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Tourism and Events

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
In Progress

State Transport Strategy

About this action
To implement actions and strategic transport outcomes from South Australia's Transport Strategy to guide future transport investment and services across the Yorke Peninsula and Mid North Region, with assistance from the Department for Infrastructure and Transport.

Region
Yorke Peninsula and Mid North

Responsible party
DIT

Subthemes
Strategic Transport Networks

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Recommendations

A regional plan must include recommendations about the application and operation of the Planning and Design Code in the relevant region or area.

Complying Changes to the Planning and Design Code

Regional plans can recommend streamlined Code amendments under Section 75 of the PDI Act, known as Complying Changes. These allow the Minister for Planning to fast-track changes to the Code, such as zoning or overlays, to support the development of new growth areas or make other changes identified in regional plans.

The Minister may agree to an amendment to the Code if it is consistent with a recommendation in the relevant regional plan. For a Code amendment to qualify as a Complying Change, the regional plan recommendation must clearly and expressly identify the appropriate changes through the use of specific maps or other spatial information and specific information about the changes that are considered appropriate.

Recommendations relating to the change to a boundary of a zone or subzone or application of an overlay are generally expressed via mapping layers and identified below.

Recommendations

Peterborough

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Peterborough

Leasingham

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Township

Subzone
Null

LGA
Clare and Gilbert Valleys

Cyrstal Brook

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Port Pirie

Peterborough

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Peterborough

Bute

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Township

Subzone
Null

LGA
Barunga West

Port Pirie

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Rural Areas

Zone
Rural Living

Subzone
Null

LGA
Port Pirie

Clare

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Rural Neighbourhood

Subzone
Null

LGA
Clare and Gilbert Valleys

Moonta

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
All Intensities

Zone
Deferred Urban

Subzone
Null

LGA
Copper Coast

Port Pirie

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Suburban Areas

Zone
Strategic Employment

Subzone
Null

LGA
Port Pirie

Clare

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Rural Neighbourhood

Subzone
Null

LGA
Clare and Gilbert Valleys

Kadina

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Copper Coast

Clare

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Clare and Gilbert Valleys

Bute

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Township

Subzone
Null

LGA
Barunga West

Tiddy Widdy Beach

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Rural Areas

Zone
Rural Settlement

Subzone
Null

LGA
Yorke Peninsula

Cyrstal Brook

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Port Pirie

Tickera

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
All Intensities

Zone
Deferred Urban

Subzone
Null

LGA
Barunga West

Peterborough

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Peterborough

Burra

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
<Null>

Subzone
Null

LGA
Goyder

Port Julia

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
All Intensities

Zone
Deferred Urban

Subzone
Null

LGA
Yorke Peninsula

Clare

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Townships and Regional Areas

Zone
Strategic Employment

Subzone
Null

LGA
Clare and Gilbert Valleys

Minlaton

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Townships and Regional Areas

Zone
Employment

Subzone
Null

LGA
Yorke Peninsula

Sheaoak Flat

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood and Tourism

Intensity
Rural Areas

Zone
Rural Shack Settlement and Caravan and Tourist Park

Subzone
Null

LGA
Yorke Peninsula

Port Broughton

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Barunga West

Port Broughton

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Rural Areas

Zone
<Null>

Subzone
Null

LGA
Barunga West

Ardrossan

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Rural Areas

Zone
Rural Living

Subzone
Null

LGA
Yorke Peninsula

Clare

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Clare and Gilbert Valleys

Balaklava

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Wakefield

Auburn

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Rural Areas

Zone
Rural Living

Subzone
Null

LGA
Clare and Gilbert Valleys

Kadina

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Townships and Regional Areas

Zone
Strategic Employment

Subzone
Null

LGA
Copper Coast

Port Pirie

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Suburban Areas

Zone
Employment

Subzone
Null

LGA
Port Pirie

Burra

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
<Null>

Subzone
Null

LGA
Goyder

Peterborough

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Peterborough

Sheaoak Flat

Region
Yorke Peninsula and Mid North

Land Use
Tourism

Intensity
Townships and Regional Areas

Zone
Conservation

Subzone
Visitor Experience

LGA
Yorke Peninsula

Yorketown

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Townships and Regional Areas

Zone
Strategic Employment

Subzone
Null

LGA
Yorke Peninsula

Crystal Brook

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Townships and Regional Areas

Subzone
Null

LGA
Port Pirie

Burra

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Townships and Rural Areas

Zone
Strategic Employment

Subzone
Null

LGA
Goyder

Port Pirie

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Suburban Areas

Zone
Master Planned Neighbourhood

Subzone
Null

LGA
Port Pirie

Moonta

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Townships and Regional Areas

Zone
Employment

Subzone
Null

LGA
Copper Coast

Maitland

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Yorke Peninsula

Port Pirie

Region
Yorke Peninsula and Mid North

Land Use
Employment

Intensity
Suburban Areas

Zone
Employment

Subzone
Null

LGA
Port Pirie

Pine Point

Region
Yorke Peninsula and Mid North

Land Use
Mineral and Energy Resources

Intensity
Rural Areas

Zone
Resource Extraction

Subzone
Null

LGA
Yorke Peninsula

Clare

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Clare and Gilbert Valleys

Clinton

Region
Yorke Peninsula and Mid North

Land Use
Neighbourhood

Intensity
Rural Areas

Zone
Rural Settlement

Subzone
Null

LGA
Yorke Peninsula

Fisherman Bay

Region
Yorke Peninsula and Mid North

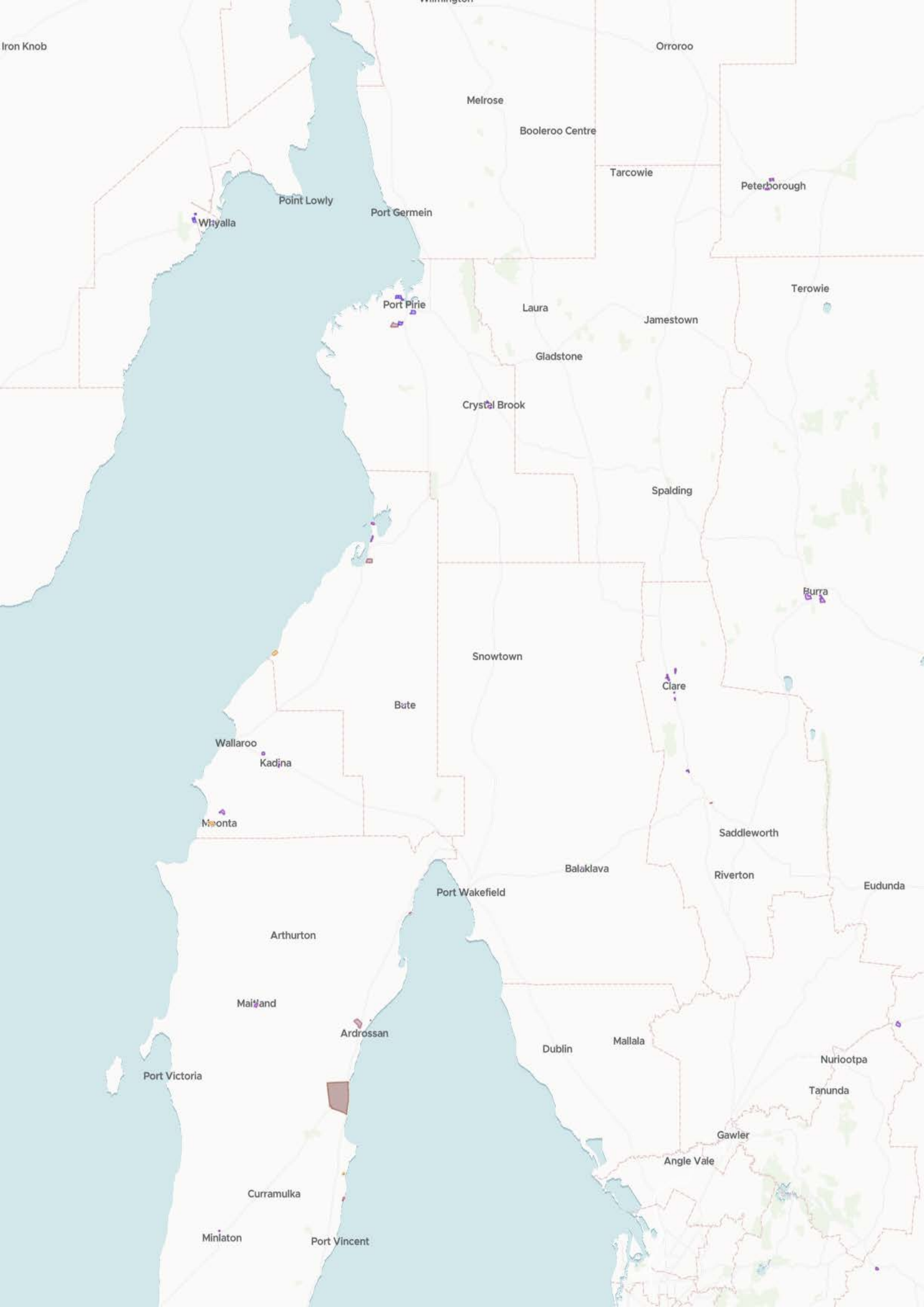
Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Master Planned Township

Subzone
Null

LGA
Barunga West


Iron Knob
Orroroo
Melrose
Booleroo Centre
Tarcowie
Peterborough
Point Lowly
Port Germein
Whyalla
Terowie
Port Pirie
Laura
Jamestown
Gladstone
Crystal Brook
Spalding
Burra
Snowtown
Clare
Bute
Wallaroo
Kadina
Moonta
Saddleworth
Balaklava
Riverton
Eudunda
Port Wakefield
Arthurton
Maitland
Ardrossan
Dublin
Mallala
Nuriootpa
Port Victoria
Tanunda
Gawler
Angle Vale
Curramulka
Minlaton
Port Vincent

Map Layers

Future Residential

Land identified for future residential growth.

- Rural Areas
- Suburban Areas
- Townships and Regional Areas
- Townships and Rural Areas
- All Intensities

Future Employment

Land identified for future employment growth.

- Rural Areas
- Suburban Areas
- Townships and Regional Areas
- Suburban Areas and Township and Regional Areas
- Townships and Rural Areas

Future Activity Centres

Land identified for future activity centres.

- Future Activity Centres

Future Conservation

Land identified for future conservation.

- Future Conservation

Future Mineral and Energy Resources

Land identified for future mineral and energy resources.

- Future Mineral and Energy Resources

Future Open Space and Recreation

Land identified for future open space and recreation.

- Future Open Space and Recreation

Future Primary Production

Land identified for future primary production.

- Future Primary Production

Future Tourism

Land where future tourism development is anticipated.

- Future Tourism

Recommendations

Recommendations

- Recommendations

Recommendations GARP

Greater Adelaide Recommendations

- Recommendations GARP

Coordination and delivery

Long-term strategic objectives

1. **Develop and maintain infrastructure capacity analysis and planning in collaboration with state agencies, local government and utility providers to refine and prioritise growth areas.**
2. **Adopt contemporary benchmarks and trigger points for infrastructure investment to inform planning and investment decisions.**
3. **Create a transparent land supply and infrastructure prioritisation plan(s) that can be digitally represented with clear plans describing land supply, serviceability and infrastructure requirements, in Regional Cities, Major Service Centres and Supporting Service Centres.**
4. **Consider priorities for future growth against upfront and ongoing costs to communities including an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment.**
5. **Develop and implement structure plans for key localities that integrate long-term land use planning and infrastructure planning and delivery.**
6. **Increase the capacity of key infrastructure such as community wastewater management systems (CWMS) and potable water to support population and tourist growth and industry expansion.**
7. **Consider seasonal population fluctuations and tourism and other economic drivers when planning for services and infrastructure provision.**
8. **Enable alternative infrastructure models in areas where conventional servicing is cost-prohibitive or impractical.**
9. **Develop actions to underpin development and infrastructure planning that is low emissions, climate resilient and environmentally sensitive.**

Access to quality infrastructure directly supports community wellbeing, lowers living costs, and helps create greener, safer, healthier, and more prosperous places to live.

Land rezoning should be guided by the timely and coordinated delivery of infrastructure. This means either:

- delivering new or upgraded infrastructure alongside new housing, or
- prioritising housing development in areas where infrastructure capacity already exists.

This approach reduces costs for the community and ensures people have access to vital services like water, power, healthcare, education, and reliable public transport.

Coordinated and integrated planning is about proactively identifying and planning for the housing and population thresholds that will require new and upgraded infrastructure across our cities as they grow, and ensuring infrastructure is operational when triggers are met.

Essential infrastructure such as power, water and sewer should be provided upfront, while other infrastructure such as health and education facilities can follow, based on housing and population triggers as a new suburb establishes.

Infrastructure benchmarks prepared by Infrastructure SA in conjunction with state agencies will form the initial basis for considering infrastructure thresholds and capacity. Additional engagement with agencies, utility providers and local government throughout the structure planning process should inform the specific needs of a locality.

Ongoing engagement with utility providers, councils, and other agencies during structure planning will ensure infrastructure reflects the specific needs of each locality.

Planning roles and responsibilities

Delivering the Plan's housing and land supply targets requires a collaborative, whole-of-government effort. The role of key planning entities is identified below.

Role	Responsibility
Infrastructure planning	**State agencies and infrastructure providers** will align their long-term infrastructure and investment plans with the planning assumptions and prioritisation in the Plan.
Infrastructure coordination	The **Growth and Infrastructure Coordination Unit** is responsible for facilitating infrastructure provision for housing developments across the state, and ensuring it is well planned and coordinated in the development process.
Infrastructure benchmarking	The **Department for Housing and Urban Development** is responsible for maintaining social infrastructure benchmarks to assist government and private sector to plan for new growth areas.
Local area planning	**Councils** are responsible for local area planning to identify how each local government area can meet the projected housing requirement in the Plan in a manner that considers local character, housing needs, infrastructure and Living Locally principles, where relevant.

Structure plans

Structure plans assist in implementing the housing and employment land projections established in the Plan.

Structure plans can be incorporated into the Plan via an amendment to a regional plan undertaken by the state or local government to inform infrastructure delivery schemes and unlock fast-tracked rezoning processes under section 75 of the PDI Act. They can also be incorporated into the Plan where they form part of an approved infrastructure scheme.

Structure plans should:

- Provide guidance on specific land uses and their locations including land for housing, employment, activity centres, open space networks and infrastructure (including social infrastructure such as education and recreation).
- Identify infrastructure needs (including social infrastructure requirements) to inform agreements and the preferred funding mechanism.
- Identify land that should be reserved for infrastructure (including health, education, transport) which can be incorporated into the Code as an Infrastructure Reserve.
- Identify specific spatial recommendations to amend the Code that could be incorporated into the Plan and implemented through a section 75 complying rezoning process (subject to community engagement and infrastructure agreements being finalised).

Council strategies

Councils play a vital role in strategic planning. Strategic planning at a local level should consider projected levels of growth and identify requirements and timing for local infrastructure and services.

Under the PDI Act, councils have been identified as designated entities that can amend regional plans, giving them a stronger voice in shaping the future of their communities.

Alignment between revised population, housing and employment projections and council strategic management plans required under the *Local Government Act 1999* will also establish greater whole-of-government coordination.

Copper Coast Council Growth Strategy

As a region of high growth, Copper Coast Council's Growth Strategy is a vital plan guiding the region's development and strategic investment over the next 15 to 30 years. The strategy will consider growth scenarios to ensure robust planning for land demand, infrastructure capacity, service delivery, and environmental impacts. The primary focus of strategy is on the towns of Kadina, Moonta, and Wallaroo.

Work will include growth projections and economic drivers, consideration of infrastructure and services to support future demand, growth area identification, implementation mechanisms including delivery and financial models to support implementation.

Engagement will occur with the final strategy to be released in 2026.

Source: Copper Coast Council Growth Strategy | Your Copper Coast

Actions

Copper Coast Council Strategic Planning

About this action
Copper Coast Council to undertake strategic planning for their local area to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Regional Plan.

Region
Yorke Peninsula and Mid North

Responsible party
Copper Coast Council

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Upper Spencer Gulf Cities Land Supply Dashboard

About this action
Update the Land Supply Dashboard to include tracking of Upper Spencer Gulf Cities to provide more timely, accessible, transparent data in an interactive online platform.

Region
Yorke Peninsula and Mid North

Responsible party
DHUD

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
In Progress

Burra and Eudunda - Township Infrastructure Investigations

About this action
Undertake infrastructure investigations and land use opportunity assessments that will support the priority actions in the Burra and Eudunda Masterplans to unlock employment and residential land and facilitate township enhancement.

Region
Yorke Peninsula and Mid North

Responsible party
Regional Council of Goyder

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Housing Strategy - Port Pirie

About this action
Prepare a local housing strategy, including the requirements and timing for local infrastructure and services, to inform updates to the Yorke Peninsula and Mid North Regional Plan.

Region
Yorke Peninsula and Mid North

Responsible party
Port Pirie Regional Council

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Clare and Gilbert Valley Council Strategic Planning

About this action
Clare and Gilbert Valley Council to undertake strategic planning for their local area to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Regional Plan.

Region
Yorke Peninsula and Mid North

Responsible party
Clare and Gilbert Valleys Council

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Infrastructure charging

Long-term strategic objectives

1. **Strengthen the integrated use of infrastructure funding and delivery mechanisms including infrastructure schemes and deeds and fixed charges in Regional Cities, Major Service Centres and Supporting Service Centres where scale and governance structures enable effective delivery.**
2. **Use structure planning of future growth areas to identify infrastructure priorities and inform the selection of appropriate infrastructure funding and delivery mechanisms.**
3. **Develop models where infrastructure and services can be delivered by third parties to expedite projects, while maintaining quality control of engineering, construction and maintenance standards.**
4. **Facilitate innovation and flexible infrastructure delivery approaches in regional and remote communities.**

Infrastructure charging provides a transparent and equitable mechanism to fund augmentation works and support land supply. However, traditional models often place disproportionate financial burdens on regional developments, where high servicing costs, fragmented planning, and misaligned priorities between government and service providers can constrain delivery. These challenges are compounded by user-pays frameworks that struggle to support smaller-scale developments, limiting housing supply and economic growth.

To maintain fairness and sustainability, infrastructure charging mechanisms must be strategically applied to reflect the diversity of development contexts, including urban, regional, and remote areas, and ensure that costs are shared equitably among developers, governments, and the broader community. In some cases, local governments have assumed developer roles to address market failure, despite the financial risks involved.

A renewed approach to infrastructure funding and delivery is needed. It should enable timely provision of essential services, support long-term social and economic returns, and promote equitable outcomes across the state. This could include:

- Reforming regulatory frameworks to de-risk investment and enable third-party delivery models.
- Improving strategic coordination across agencies and service providers.
- Increasing government funding support where traditional servicing is cost-prohibitive or impractical.
- Facilitating innovative and flexible infrastructure models tailored to regional and remote communities.

By evolving infrastructure planning and funding approaches to better reflect regional realities, new opportunities for growth, resilience, and liveability can be unlocked across the Yorke Peninsula and Mid North Region.

Regional Housing Initiatives Program – Port Pirie

To support housing growth in South Australia's Mid-North, the Government of South Australia has committed $1 million through Renewal SA's Regional Housing Initiatives Program (RHIP) to enable new housing delivery in Port Pirie. The initiative will deliver 10 rental homes for key workers and 42 serviced allotments across two stages at Balmoral Park Estate.

Stage One includes 20 allotments and homes leased to the Government Employee Housing scheme for at least 10 years. Stage Two will deliver a further 32 serviced allotments, made possible by upfront government investment in infrastructure. This demonstrates how targeted infrastructure funding can unlock future land supply, reduce development risk, and support scalable housing delivery in regional areas.

Learn more: Dozens of new homes for Port Pirie | Department for Housing and Urban Development

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Strengthen infrastructure mechanisms for regional growth

Mechanisms, such as infrastructure deeds and basic and primary infrastructure schemes, can provide a structured and predictable framework for funding essential services like water, sewerage, electricity, and transport, in Regional Cities, Major Service Centres and Supporting Service Centres. These tools should continue to be used and refined to ensure they remain responsive to local conditions and development pressures in a regional context.

To support effective delivery, third-party infrastructure provision should also be enabled where appropriate. This can accelerate project timelines and reduce pressure on public agencies, provided that quality assurance frameworks are in place to uphold engineering, safety, and maintenance standards.

Integrate infrastructure planning into strategic growth planning

Infrastructure planning must be integrated into the broader strategic planning process to ensure that land use decisions are informed by long-term servicing needs and investment priorities. Early identification of infrastructure costs and delivery requirements will enable more accurate and equitable charging mechanisms, while improving certainty for developers, infrastructure providers, and communities. Transparent cost analysis, linked to housing type, location, and density, will support better decision-making and help align infrastructure investment with broader social, environmental, and economic goals.

Enable innovation and flexibility in infrastructure delivery

In areas where the funding and delivery of infrastructure is cost prohibitive or impractical, particularly in low-density or remote localities, alternative infrastructure models must be considered. These may include off-grid systems, shared community infrastructure, modular servicing solutions, or infrastructure-light development zones. Such models can reduce reliance on traditional networks while supporting sustainable housing growth.

The planning framework should evolve to support these approaches with flexible zoning, streamlined approvals, and performance-based standards that enable low-impact development. Government support will be critical to demonstrate the viability of these models through pilot projects, financial incentives, and development templates tailored to regional and remote contexts. These innovations will help unlock housing supply in areas that would otherwise remain constrained.

Actions

Investigate Alternative Infrastructure Approaches

About this action
Investigate the opportunity for low-density, off-grid housing utilising alternative energy, water, and waste systems to reduce reliance on public infrastructure investment and unlock housing development in regional locations.

Region
Yorke Peninsula and Mid North

Responsible party
Infrastructure SA

Subthemes
Infrastructure Charging

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned