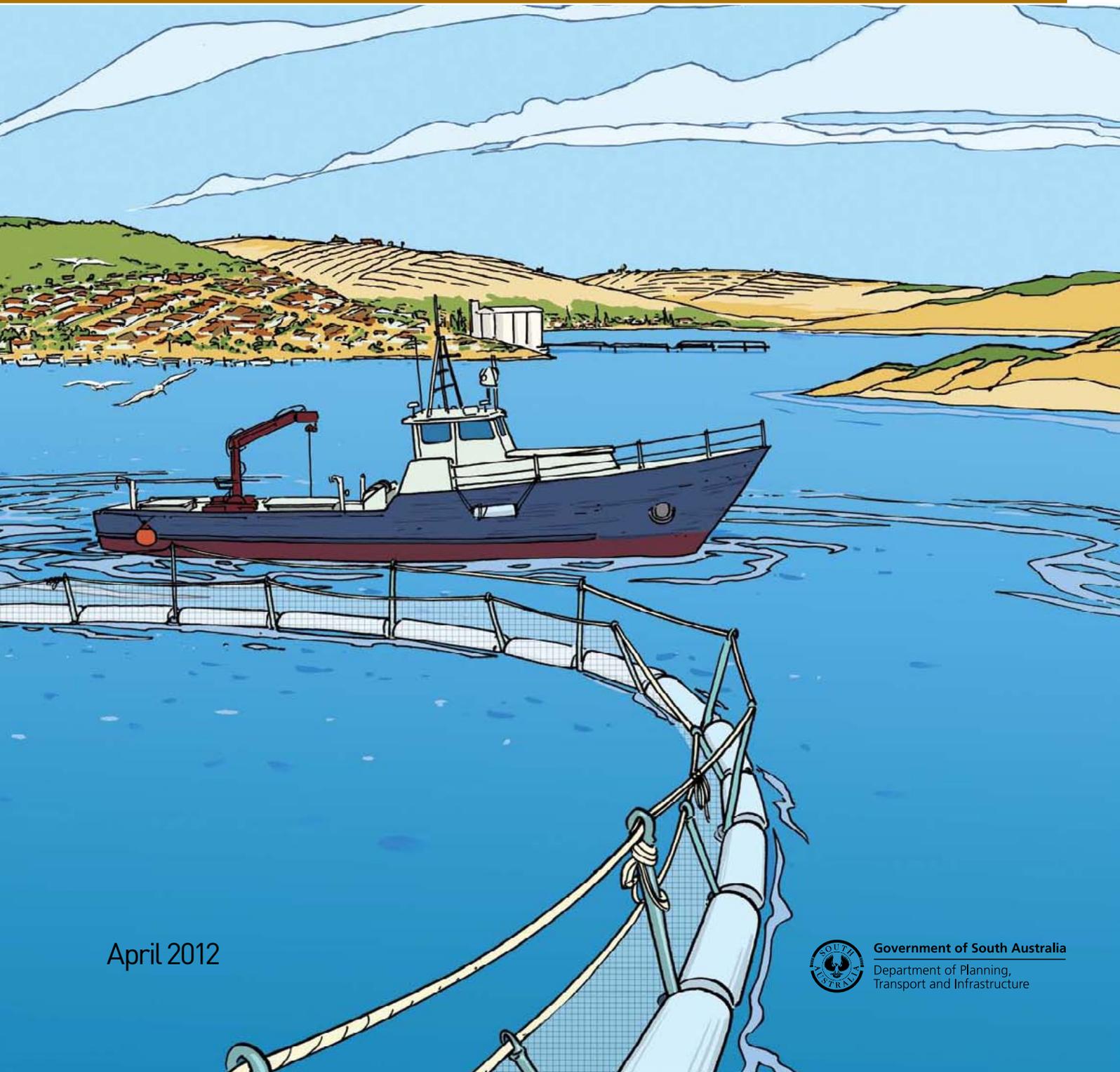# Eyre and Western Region Plan

A volume of the South Australian Planning Strategy

April 2012

**Government of South Australia**
Department of Planning, Transport and Infrastructure

# Eyre and Western Region Plan

## A volume of the South Australian Planning Strategy

The *Eyre and Western Region Plan* has been prepared by the South Australian Government, through the Department of Planning, Transport and Infrastructure, as a volume of the South Australian Planning Strategy pursuant to section 22 of the *Development Act 1993* and is subject to change.

### For further information

Please visit www.dpti.sa.gov.au or telephone the Department of Planning, Transport and Infrastructure on 08 8303 0600.

**Government of South Australia**
Department of Planning,
Transport and Infrastructure

# MINISTER FOR PLANNING

South Australia's Eyre and Western region has many strengths: it is it is one of South Australia's most important primary production regions, it has a growing aquaculture and commercial fishing industry based around Port Lincoln, a strengthening mining sector, and a growing energy generation industry that is able to maximise the region's competitive advantage in renewable energy. The region is also home to South Australia's largest industrial city, Whyalla, and is serviced by a range of commercial townships. The coastal towns, heritage features, unique wildlife and scenic landscapes are attractive destinations for South Australians, interstate and overseas visitors. Importantly, the region is home to approximately 58,000 people who live and work in the region.

The Eyre and Western Region Plan is designed to ensure that the region remains a great place to live, work and visit for many years to come. The plan is one of seven regional volumes in the South Australian Planning Strategy. Based on a presumption of strong economic growth, the plans indicate where new housing, industry and commercial activity should be best located – and not located. The plan outlines the different roles and functions of towns and addresses important issues such as the way industrial, commercial and residential areas connect and impact on each other.

As with all regional plans, the challenge is to balance changes in the economy and population with the need to protect the region's natural and historical features. These include unique ecosystems, landscapes and the built environment of towns. The plan identifies the potential effects of growth on these features and sets out land-use principles and policies for development that will support their protection. Ultimately, the plan is about enabling the Eyre and Western region to continue to grow and develop in a way which preserves everything the community values about the region.

The Eyre and Western Region Plan was produced as a result of close collaboration between the State Government, local councils, regional development and natural resources management boards, local industry and the community. The result is a document which points the way to a future of well-managed growth, protected natural and industry assets, and strong communities.

**Hon John Rau MP**
Deputy Premier
Minister for Planning

The **regional volumes** of the South Australian Planning Strategy provide a link between broad, statewide planning aims and local, council-specific planning needs. They give direction on **land use and development**, outline where people are likely to live so that agencies can plan for the provision of **services and infrastructure**, and set out policies to manage **changes in population and climate**. Local councils, the state government and regional development and natural resources management bodies are working with communities and industry to develop **effective strategies** that will lead to a **sustainable future**. They recognise that population growth and economic prosperity must be balanced with preservation of the **environment** and retention of the **heritage, history and character** of regional communities to attract and retain **skilled workers** and for the benefit of **future generations.**

# TABLE OF CONTENTS

This document and the strategies within it recognise the Eyre and Western region's first people and respect their deep feelings of attachment and relationship to country.

# OVERVIEW

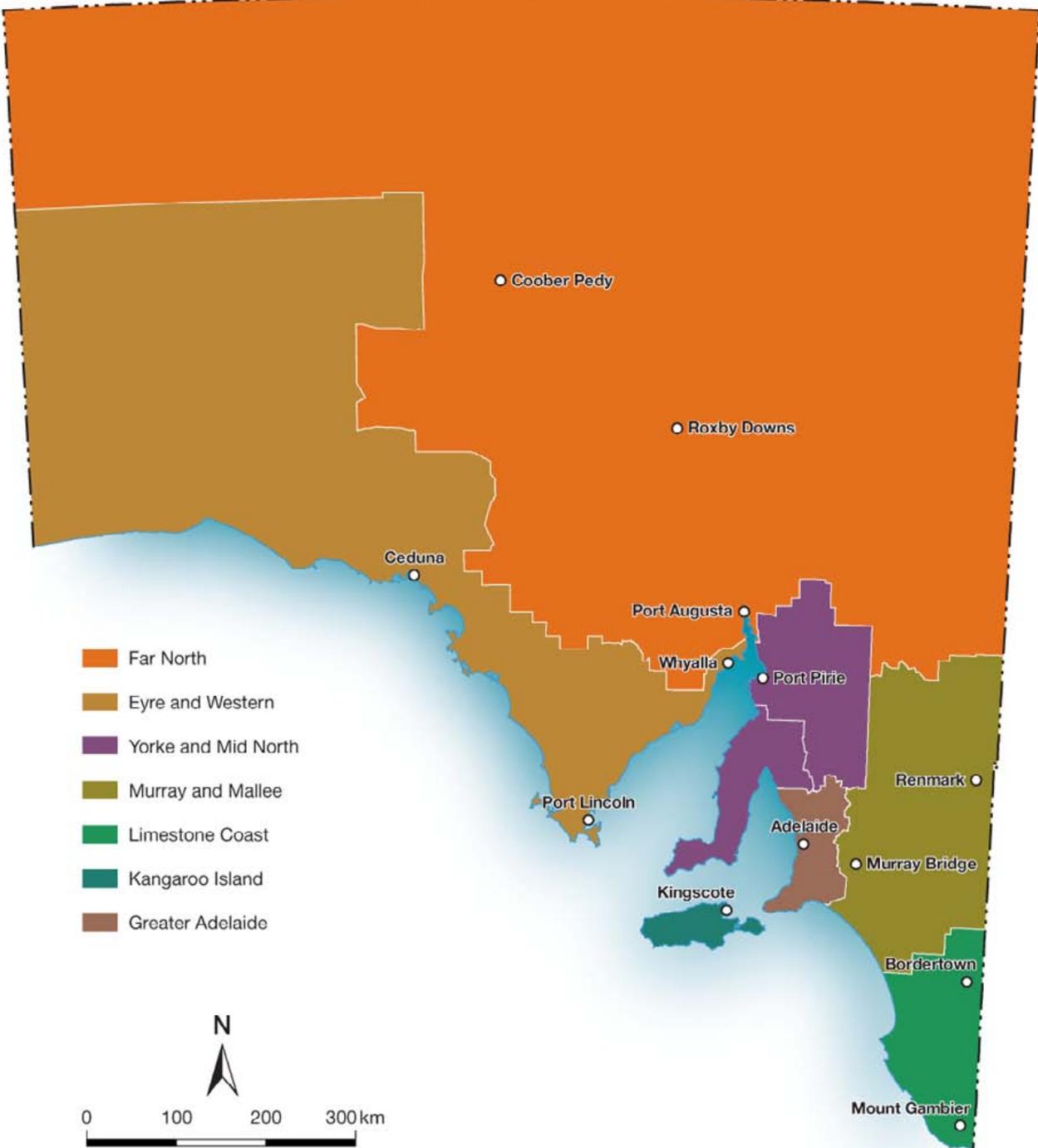## Chapter A

## Chapter A

### Introduction

The *Eyre and Western Region Plan* (the Plan) identifies the planning priorities, principles and policies necessary to achieve community and economic targets outlined by the South Australian Government.

The Plan fosters strategic growth aligned to the region's unique and valued natural, built and cultural qualities. It supports activities that benefit the local and regional economy, provide local employment, attract residents and workers, and build vibrant, diverse communities. It recognises the region's variations in geographical features, economic strengths and community aspirations, and aims to capitalise on the opportunities each presents to ensure a prosperous future for generations of South Australians.

The Plan also seeks to promote the capability of the region's people and industries to adapt to changing climatic, economic and social conditions. This includes activity relating to water use and harvesting, farming practices, sea-level rise and altered weather patterns. Local industries must be able to meet changing global demands through diversification, flexible business practices and investment certainty, and infrastructure and community services must be adequate for increased population and changing demographics. A flexible planning system will foster the development of the Eyre and Western region's communities, businesses and industries.

The *Eyre and Western Region Plan* aims to:

- balance the social, economic and environmental demands of the region

- maximise the region's competitive advantages in renewable energy, mining, tourism and aquaculture

- support the development of alternative water and energy supplies

- manage natural resources and protect vulnerable environments and species

- accommodate the region's anticipated population growth

- enable communities to develop in an orderly manner to support industrial, commercial and residential demands and support healthy and vibrant communities

- cultivate the unique built and natural heritage, culture and values of the region

- manage and facilitate existing and planned infrastructure to maximise economic development and job growth

Far North

Eyre and Western

Yorke and Mid North

Murray and Mallee

Limestone Coast

Kangaroo Island

Greater Adelaide

N

0    100    200    300 km

## The South Australian Planning Strategy

The *Eyre and Western Region Plan* is one of seven regional volumes that make up the South Australian Planning Strategy. The other regional volumes relate to the Far North, Yorke and Mid North, Greater Adelaide (*The 30-Year Plan for Greater Adelaide*), Kangaroo Island, Limestone Coast and Murray and Mallee.

This Plan will guide future land use and development in the Eyre and Western region. For the purposes of the Planning Strategy, the Eyre and Western region constitutes the area within the local government areas listed below, the Aboriginal communities of Maralinga Tjarutja Lands and Yalata Aboriginal Reserve, the unincorporated west coast (land not within a council area) and adjacent state waters (refer to Map A1).

The *Eyre and Western Region Plan* has been prepared by the South Australian Government, through the Department of Planning, Transport and Infrastructure (DPTI), in collaboration with the Eyre Regional Development Board, the Whyalla Economic Development Board (now combined into Regional Development Australia Whyalla and Eyre Peninsula), the Eyre Peninsula Local Government Association, the Eyre Peninsula Natural Resources Management Board and the 11 councils of the region:

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

Submissions from industry, agencies, local councils, the Local Government Association, Regional Development Australia, the Natural Resources Management Board, interest groups and the community during the eight-week public consultation period in 2011 have improved and helped finalise the Plan.

The *Eyre and Western Region Plan* supersedes the relevant sections of the Planning Strategy for Regional South Australia (January 2003, as amended at December 2007).

For more information about the Plan and how it was developed, please see Appendix 1.
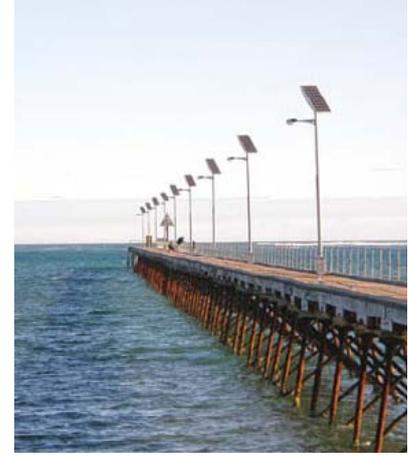
## Planning Strategy objectives

Within the Planning Strategy, the South Australian Government – in partnership with local government – gives direction on land use and development for the period 2010-36. The Planning Strategy establishes how the State Government proposes to balance population and economic growth with planning that considers climate change, preservation of the environment and the need to pro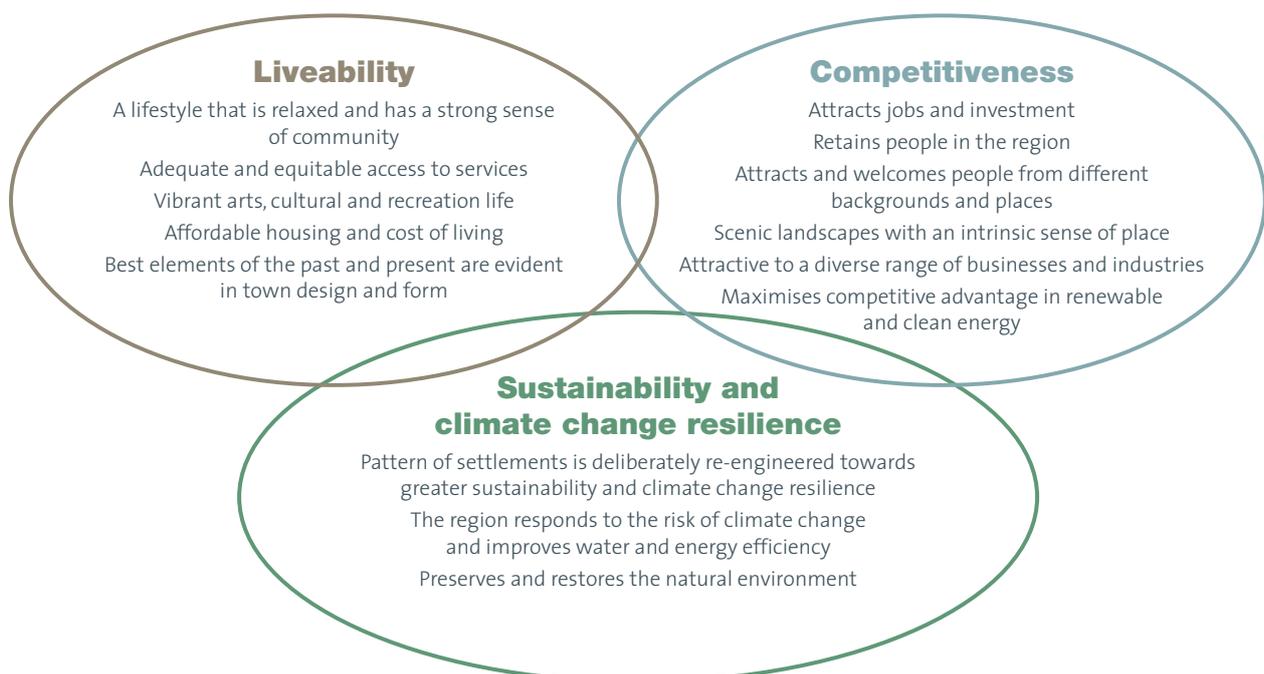tect the heritage and character of regional communities. The regional volumes also support state and local government plans for the adequate provision of community services and infrastructure such as transport, health, schools, aged care and community facilities.

Councils are guided by the regional volumes as they formulate Strategic Management Plans and review and amend their Development Plans. Development Plans outline the zones, maps and policies that specify what land use is permissible within the particular council area.

The Structure Plans for the state's major regional cities also flow from the regional volumes.

The South Australian Planning Strategy is a requirement of section 22 of the *Development Act 1993.* The Minister is responsible for its preparation on behalf of the State Government and for reporting to the South Australian Parliament annually on its implementation. Each volume of the strategy must be reviewed at least once every five years.

**Figure A1 – South Australian Planning Strategy objectives**

### Liveability

A lifestyle that is relaxed and has a strong sense of community

Adequate and equitable access to services

Vibrant arts, cultural and recreation life

Affordable housing and cost of living

Best elements of the past and present are evident in town design and form

### Competitiveness

Attracts jobs and investment

Retains people in the region

Attracts and welcomes people from different backgrounds and places

Scenic landscapes with an intrinsic sense of place

Attractive to a diverse range of businesses and industries

Maximises competitive advantage in renewable and clean energy

### Sustainability and climate change resilience

Pattern of settlements is deliberately re-engineered towards greater sustainability and climate change resilience

The region responds to the risk of climate change and improves water and energy efficiency

Preserves and restores the natural environment

### Region plans

The regional volumes of the South Australian Planning Strategy contain three interlocking objectives that reflect the State Government's efforts to maximise the opportunities and respond to the challenges that exist and will emerge in coming decades:

- to maintain and improve liveability
- to increase competitiveness
- to drive sustainability and increase resilience to climate change.

### Alignment with State Government policies

The South Australian Planning Strategy's regional volumes link broad, state-wide planning aims to local, council-specific planning needs. Figure A2 sets out how the Plan works with key state policies to provide a consistent approach to land use and development across the region. It complements other strategies and policies in:

- achieving a range of social, economic and environmental targets in *South Australia's Strategic Plan* (SASP).
- identifying infrastructure priorities to support economic and population growth.

For more information about how the *Eyre and Western Region Plan* contributes to specific SASP targets see Appendix 2.

### Implementing the Eyre and Western Region Plan

Local government, DPTI, other State Government agencies, and stakeholders such as the Local Government Association, Regional Development Australia Board Committees and Natural Resources Management Boards will work together to implement the Plan. Together, councils and agencies will determine long-term land-use and infrastructure priorities and how best to focus their efforts on implementing these priorities.

It is essential that the relationships and links with and between adjoining regions are also considered in planning-related decisions.

**Figure A2 – The** *Eyre and Western Region Plan's* **links to State Government strategies**
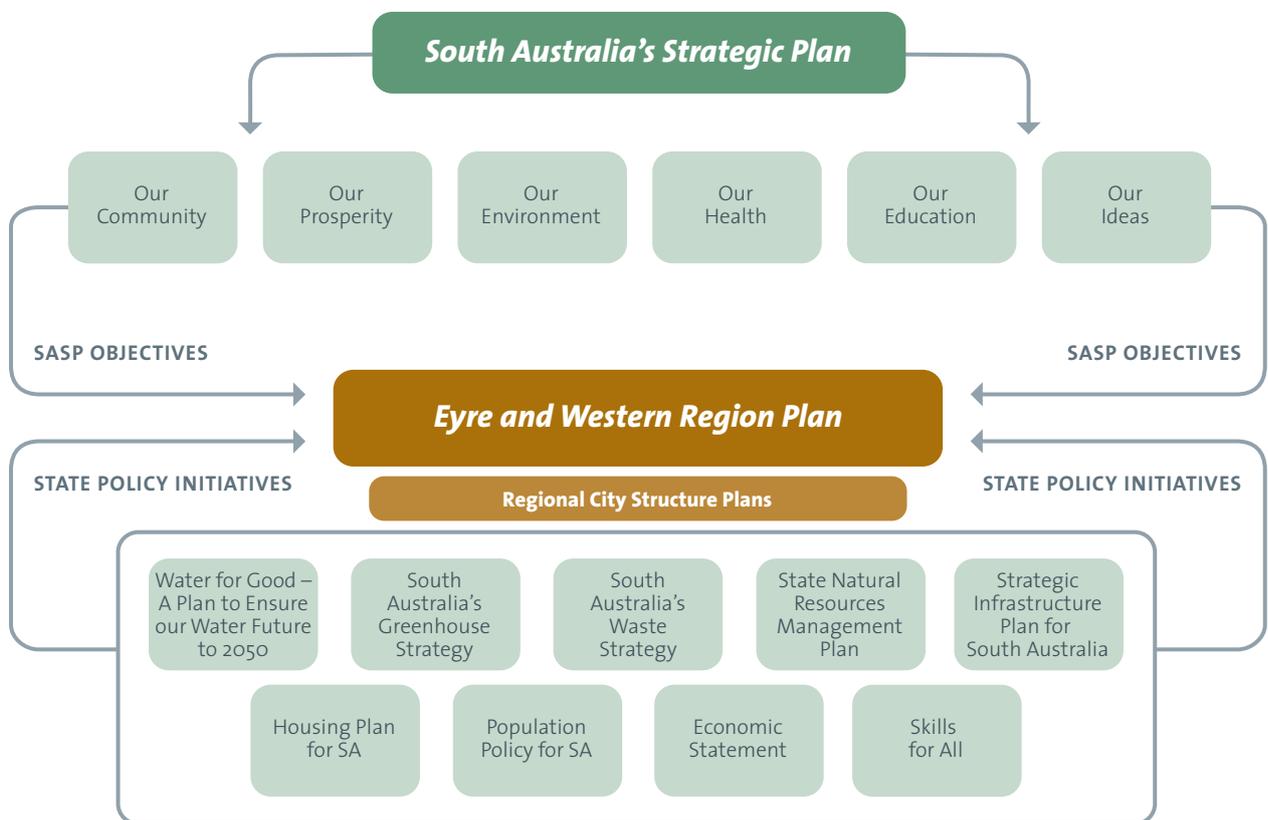


## Commonwealth environmental matters

The Eyre and Western region encompasses many species and locations of National Environmental Significance (NES). These are protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and include:

- nationally listed species and ecological communities
- migratory species
- wetlands of international importance listed under the Ramsar Convention (Ramsar-listed wetlands)
- national and World Heritage items and areas.

Councils' decision-making processes and development controls should provide for early consideration of NES concerns. Decisions that may relate to NES issues or items must be referred to the Commonwealth Department of the Environment, Water, Heritage and the Arts.

# THE EYRE AND WESTERN REGION

## Chapter B

# THE EYRE AND WESTERN REGION

## Chapter B

## Introduction

The Eyre and Western region covers more than 230,000 square kilometres, extending from Whyalla in the east to South Australia's border with Western Australia in the west. It includes more than 1,800 kilometres of coastline, or about 33 per cent of the coastline of South Australia.

The region is rich in environmental assets, with long sandy beaches and limestone cliffs along the coast, granite outcrops, agricultural lands and desert communities, mallee and redgum woodlands, and urban and outback environments.

## Economy and infrastructure

The Eyre and Western region's economy is based on aquaculture and primary production and processing, with its producers contributing about 33 per cent of the state's grain harvest and 90 per cent of its seafood output.

A history of iron and steel production forms the foundation of a strong mining-related industrial base centred on mining and associated steel fabrication, manufacturing, construction and hydraulics industries, most of which are located in Whyalla. South Australia's expanding mining, energy and defence sectors are creating economic and employment opportunities in many areas of the state, including the Eyre and Western region.

In addition, the region has among the highest number of visitors of any the state's non-metropolitan tourist regions. A significant influx of visitors to coastal locations can place extra demand on the infrastructure and services of some Eyre and Western councils.

Extensive infrastructure includes four of the state's nine major export ports, three major regional airports (including the state's largest regional airport in terms of runway length at Whyalla) and connections to the national road and rail networks.

## Population and regional centres

Nearly 70 percent of the region's 59,203 population (Estimated Resident Population [ERP][1] 2010) live in the three urban centres of Whyalla, Port Lincoln and Ceduna. Approximately 12 per cent of the region's population (based on 2006 census, the most recent available for this data) reside in small towns and sometimes remote mining and farming communities, which presents particular issues for infrastructure and services provision and maintenance in the region.

- Whyalla is the major population, industry and service centre, with 23,214 people (ERP 2010). Located in northern Eyre Peninsula, it has a large number of educational, retail and commercial facilities and services, including a regional campus of the University of South Australia.

- Port Lincoln, at the southern tip of Eyre Peninsula, is the region's second major service centre with a population of 14,726 people (ERP 2010). A popular tourist destination, it has a major port for grain, fishing and aquaculture (with potential for mineral export) and has the state's busiest regional airport in terms of annual passenger numbers (200,000 per annum) and passenger aircraft flights.

- Ceduna is the third-largest service centre, with 3,834 people (District Council ERP 2010). Located at the north-western edge of Eyre Peninsula, it is a popular tourist destination and a port for grain, gypsum, salt, and mineral sand export.

The Eyre and Western region contains three Aboriginal communities: Yalata in the far west, Koonibba near Ceduna and Oak Valley on the Maralinga Tjarutja Lands. Whyalla, Port Lincoln and Ceduna also have significant numbers of Aboriginal residents.

1 Estimated Resident Population is based on Census counts by usual place of residence adjusted for estimated number of births and deaths and net migration since the last Census.

## Key issues for the Eyre and Western region

Workshops in Wudinna and Adelaide in July 2009 and Port Lincoln in October 2011 examined key issues for the Eyre and Western region with implications for planning. Representatives of the region's councils, government and other stakeholders identified strengths, weaknesses, opportunities and threats related to land use and development.

The issues have been grouped into four themes:

- environment and sustainability
- economic development
- population, settlements and culture
- infrastructure and services provision.

This Plan outlines principles and policies aimed at addressing the issues and challenges related to each theme. Overlapping issues and practices have led to policies that apply across these themes and may not, as a result, exactly correspond to the issues as set out below.

In addition, local councils, Regional Development Australia committees, Natural Resources Management Boards and the South Australian Government are working with the community, local groups and industry to develop effective strategies for specific industries, communities and regional areas that will contribute to a prosperous future.

## Environment and sustainability

- Balancing native vegetation management, the protection of vulnerable ecosystems and the maintenance of aesthetically pleasing landscapes with economic development

- Supporting native habitat areas so they can adapt to and survive climate change

- Planning for sustainable coastal development while protecting coastal land and waters

- Locating development away from hazardous areas, and ensuring that appropriate prevention measures are in place

- Supporting the region's water security, including developing strategies to harvest and recycle water supplies and developing alternative water sources

- Supporting development of renewable energy

- Adapting development and services to cater for the effects of changing climatic conditions.

### Economic development

- Retaining and enhancing the region's unique natural assets and culture to support tourism

- Supporting aquaculture growth by allocating land for service providers and processing

- Protecting and encouraging diversification of activities on primary production land

- Supporting existing and new mining and energy developments

- Supporting and encouraging development of alternative energy resources

- Attracting and retaining a skilled workforce

- Supporting industries in adapting to the effects of climate change.

### Population, settlements and culture

- Supporting development of a range of residential accommodation options to support the diversity of residential needs (for example affordable and aged housing)

- Retaining and attracting young people and skilled personnel

- Identifying cultural values and encouraging a 'sense of place' in each community

- Providing adequate and accessible community services

- Building population, employment and services in key growth centres that can also serve rural and remote residents and businesses

### Infrastructure and service provision

- Maximising the use and adaptability of infrastructure through consolidation, clustering and economies of scale

- Protecting land corridors for expansion or augmentation of infrastructure

- Providing adequate infrastructure (for example, transport facilities, communications, energy, water security) to support development of mining, agriculture aquaculture and tourism.

- Supporting the development of social and community infrastructure

- Protecting services for airlines and the Royal Flying Doctor Service.

# PRINCIPLES AND POLICIES

## Chapter C

# PRINCIPLES AND POLICIES

## Chapter C

This chapter outlines the principles and the policies that will realise the *Eyre and Western Region Plan*. Each theme outlines:

- principles to guide land-use planning and development
- land-use policies to guide councils (and which must be reflected in council Development Plans).

These principles and policies also may contribute to the development of strategic and implementation plans by other regional bodies and State Government agencies.

While the principles and policies may change over time, the principles are intended to facilitate the development of a region that is liveable, competitive, sustainable and resilient to climate change.

The principles are categorised according to the following themes that emerged during consultation as discussed in Chapter A:

- Environment and sustainability
- Economic development
- Population, settlements and culture.

## The principles are:

1. Recognise, protect and restore the region's environmental assets

2. Protect people, property and the environment from exposure to hazards

3. Increase the capacity of the region to adapt and become resilient to the impacts of climate change

4. Protect and build on the region's strategic infrastructure

5. Protect and strengthen the economic potential of the region's primary production land

6. Strengthen the economic potential of the region's mineral and energy resources

7. Strengthen the commercial fishing and aquaculture industries

8. Reinforce the region as a unique and diverse tourism destination

9. Provide and protect industrial land to meet projected demand

10. Ensure commercial development supports town function

11. Plan and manage township growth, and develop Structure Plans for key growth centres

12. Design towns to be sustainable and provide safe, healthy, accessible, and appealing environments

13. Provide residential land and diverse, affordable and sustainable housing to meet current and future needs

14. Identify and protect places of heritage and cultural significance, and desired town character

# ENVIRONMENT AND SUSTAINABILITY

## Overview

Protecting and managing the region's natural environment and assets is essential to the maintenance and development of communities and industries, and to the conservation of the environment itself. Water and energy supplies are critical to the region's future, particularly given the projected impacts of climate change. Alternative water and energy sources are being investigated and developed by private and government agencies to meet projected demands and minimise environmental impact.

The coastal geography of the Eyre and Western region is highly variable with many changes in orientation, geology and exposure to the strong wave action of the Southern Ocean. The numerous and varied habitats include sandy beaches, tall cliffs, extensive and mobile dune systems, off-shore reefs, estuaries, tidal flats and islands.

The identity of the Eyre and Western Region is strongly linked to its scenic amenity, particularly in coastal areas that contain diverse and delicate coastal environments. These marine "nurseries" have significant cultural and economic value. Land use and development decisions should also support water ecosystems while improving the security and quality of water resources.

Climate change is anticipated to have a significant effect upon the Eyre and Western region. The region's native vegetation is highly vulnerable to the impacts of projected climate change. It is significantly fragmented and contains weeds and feral animals that restrict the growth, migration and ability of native populations to adapt.[2] The region's soils are relatively infertile and prone to degradation, with significant areas of land at high or extreme risk of wind erosion, water erosion, dry-land salinity or soil acidity. Areas of high environmental significance and fragility should be protected and buffered from the impacts of development. Revegetation with indigenous species and the establishment

of biodiversity corridors would improve ecosystems and increase resilience.

Climate change may increase the risk of heatwaves, sea-level rise, flooding and bushfires. The development design, location and management of land use activities should minimise community exposure to danger and property loss. Detailed investigations and mapping should identify those areas at risk of hazards with results reflected in Development Plan policies.

2   Eyre Peninsula Natural Resources Management Board, *Managing our resources: Strategic plan for the management of the natural resources of the Eyre Peninsula*, EPNRMB, Government of South Australia, 2009, <www.epnrm.sa.gov.au/Our_Plan.aspx>.
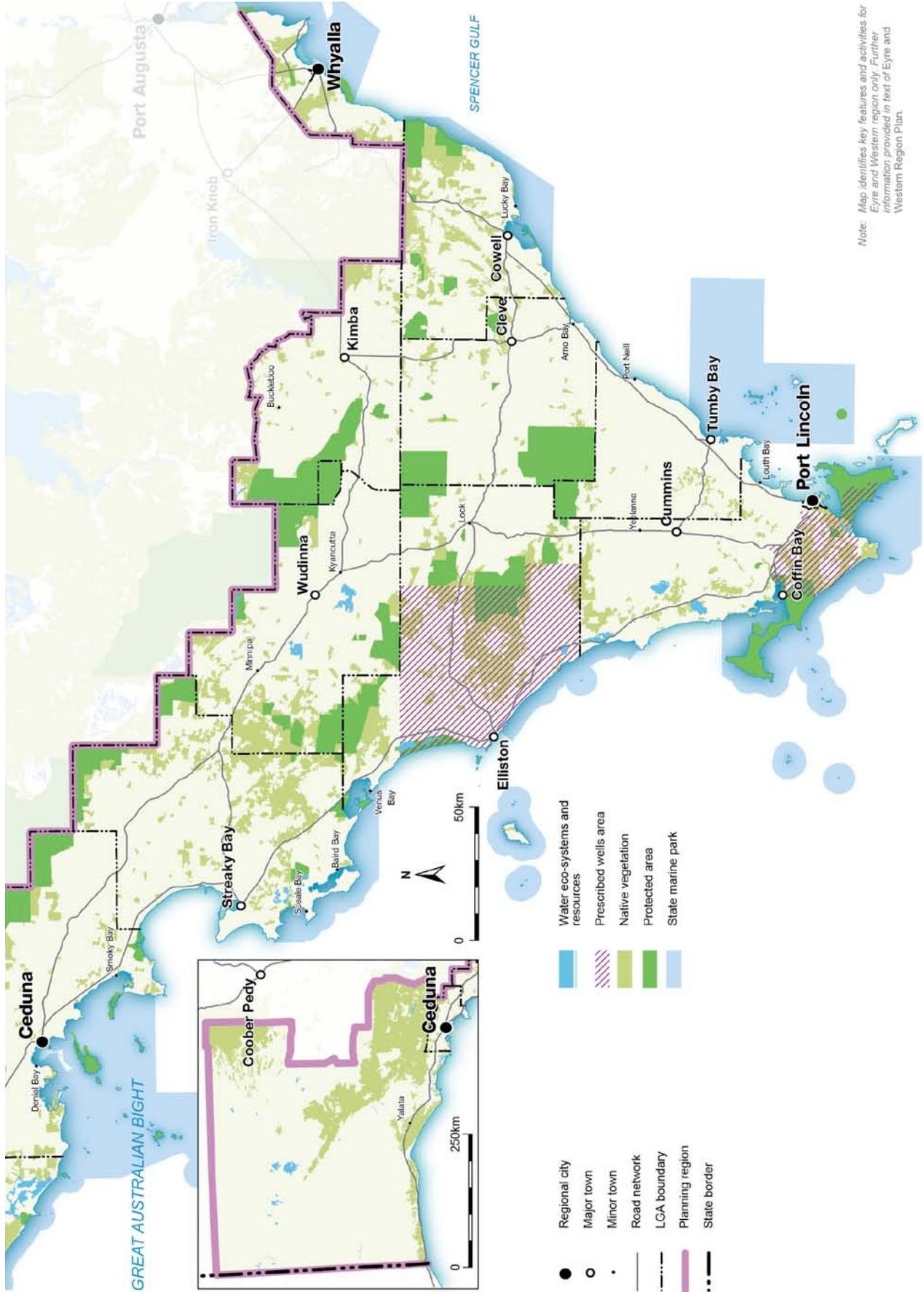
**Map C1**



Note: Map identifies key features and activities for Eyre and Western region only. Further information provided in text of Eyre and Western Region Plan.

SPENCER GULF

GREAT AUSTRALIAN BIGHT

Whyalla
Port Augusta
Iron Knob
Lucky Bay
Cowell
Cleve
Arno Bay
Kimba
Buckleboo
Port Neill
Tumby Bay
Port Lincoln
Cummins
Louth Bay
Coffin Bay
Wudinna
Kyancutta
Lock
Yeelanna
Minnipa
Elliston
Venus Bay
Streaky Bay
Baird Bay
Sceale Bay
Smoky Bay
Ceduna
Denial Bay
Coober Pedy
Ceduna
Yalata

**Legend**

Water eco-systems and resources
Prescribed wells area
Native vegetation
Protected area
State marine park

Regional city
Major town
Minor town
Road network
LGA boundary
Planning region
State border

50km

250km

19

# Principle 1

## Recognise, protect and restore the region's environmental assets

### Water

The Eyre and Western region does not have abundant water resources. The topography of the region dictates that there is little surface run-off and few surface waters. The Tod River is the only permanent watercourse. There are 10 water protection areas within the Eyre Peninsula.

Water is predominantly sourced from underground resources in the Southern Basins Prescribed Wells Area (PWA) and supplemented with water from the River Murray. Extraction is controlled by licences issued in accordance with the Water Allocation Plans (WAPs) developed for each prescribed water resource in the area under the *Natural Resources Management Act 2004*. The aquifers located along the western and southern coasts are quite shallow and vulnerable to damage by inappropriate development, low rainfall and seawater incursions.

The Musgrave PWA (Polda Basin) is not in use due to low water levels and associated salinity issues with the Tod Reservoir maintained by SA Water as a back-up emergency source.[3] Individual rainwater collection also contributes to regional supply.

Development of alternative water supplies to improve resource security is vital. Desalination plants for private and public use are being considered and developed at various sites across the region.

The State Government is developing policies to ensure that water-sensitive urban design (WSUD) measures are integrated into Development Plans across the state. Ongoing investment in community water schemes and domestic water harvesting will be important to the Eyre Peninsula's water supply. Treated water from community waste management schemes (CWMS) has been introduced in a number towns in the region including Whyalla, Port Lincoln, Ceduna, Thevenard, Smoky Bay, Streaky Bay, Wudinna, Kimba, Cleve, Coffin Bay, Cummins and Tumby Bay.

*Policies*

**1.1** Protect the quality and function of water-dependent ecosystems by preventing adverse impacts of land-use and development, such as the overuse of resources, erosion, impeded surface and subsurface water flows, land degradation and clearing, and pollution. This will include:

‣ ensuring that development is adequately set back from watercourses and incorporates water-sensitive urban design (WSUD) measures to avoid adverse impacts on the natural hydrological cycle (such as soil erosion and diffuse pollution) and to achieve water quality and water efficiency benefits

‣ applying WSUD techniques in new developments (including residential, retail, commercial, institutional, industrial and transport)

‣ encouraging land-use and development policies that prioritise use of water (including for environmental use).

3 Department for Water (April 2011) *Eyre Peninsula Demand and Supply Statement*, <www.sawater.com.au>.

1.2 Implement and increase water improvement and harvesting initiatives where appropriate.

1.3 Locate and design buildings, roads and open space to retain natural flows, drainage patterns, and hydrological cycles by applying WSUD principles at the earliest stages.

1.4 Introduce WSUD measures into new development and public open spaces and encourage their use in existing development.

1.5 Maximise wastewater re-use opportunities and, where necessary, plan for effective wastewater disposal through mains sewers and community wastewater management systems (CWMS).

1.6 Minimise use of drinking water supplies for non-drinking uses by encouraging water efficiency measures at the dwelling and suburb level.

## Coastal, estuarine and marine environments

The region includes the Eucla, Murat, Eyre, Spencer Gulf and Upper Spencer Gulf marine bioregions, which are incorporated in the network of marine parks and are inhabited by diverse marine and coastal biota that include mangrove stands, samphires, saltmarsh communities, the southern right whale and giant Australian cuttlefish spawning congregations. The coastal wetlands are vital nursery grounds for commercially valuable fisheries species, and near-shore waters are important to aquaculture. Areas such as Acraman Creek north of Streaky Bay are wetlands of national importance.

Multiple-use management plans with associated zoning are being developed for the region's eight marine parks. Councils will be required to consider these when reviewing Development Plans.

Climate change may lead to sea-level rise and coastline shift, with associated impacts on ecosystems. Zoning may need to be adjusted over time to reflect these impacts. In addition, land-use planning should consider the potential long-term and cumulative impacts of development on coastal and marine environments that can occur through changing hydrodynamic patterns, erosion or pollution of the environment.

### *Policies*

1.7 Avoid adverse impacts of development on the ecological health of coastal, estuarine and marine environments.

1.8 Protect coasts, dunes, estuaries and marine areas of conservation, landscape value and environmental significance by limiting development in these areas. In limited circumstances development may require such a location—such as development of state significance—in which case the social and economic benefits must be demonstrated to outweigh the adverse environmental and amenity impacts.

## Biodiversity

The relative isolation of the Eyre and Western region has resulted in a significant degree of endemism and species diversity. The region has one of the state's highest levels of natural vegetation cover, with about 43 per cent remaining intact since European settlement. Major threats to plant communities include continued fragmentation, grazing, salinity, inappropriate fire regimes, and weed infestation.[4]

Biodiversity should be increased with endemic species revegetation and the development of biodiversity corridors that can in turn strengthen the environment's resilience to climate change. Areas of high environmental significance should be protected from the ramifications of development. State and council conservation reserves, marine parks, national parks and heritage agreements areas play an important role in this manner.

Scientific research and databases should inform Development Plan policies, including how best to protect areas of high environmental significance. The knowledge of Aboriginal people can enhance understanding of particular environmental features and the implications for land use as well as augmenting tourism.

### *Policies*

**1.9** To improve development certainty and transparency, introduce a hierarchy of environmental assets to be protected. Incorporate measures to protect these into Development Plans and Structure Plans. The hierarchy should include:

▶ **areas of high environmental significance** – protected public lands; private and public lands under heritage agreements; land containing high-value native vegetation, important habitat for nationally listed threatened ecological communities, species and / or migratory species and high or very high valued wetland habitats identified by the *Directory of Important Wetlands in Australia*[5]. These areas will be protected from development unless a specific regulatory exemption applies

▶ **areas of environmental significance** – areas of habitat and land that has human as well as biodiversity value. Higher impact land uses in these areas should be avoided, environmental impacts minimised and offsets provided

▶ **areas designated for human use** – areas where human use is the principal consideration. Development will be consistent with the Development Plan and existing legislation.

4 EPNRMB (2008) Managing our resources, Strategic Plan for the Management of the natural resources of the Eyre Peninsula, draft for consultation, <www.epnrm.sa.gov.au>.

5 refer to <www.environment.gov.au/water/topics/wetlands/database/diwa.html>.

**1.10** Minimise any adverse impact on biodiversity, and offset any unavoidable impact.

**1.11** Contain growth and development where possible to identified urban lands.

**1.12** Locate and design development to prevent the further loss, degradation and / or fragmentation of native vegetation, any loss of species and / or ecological communities.

**1.13** Provide biodiversity corridors to link areas of biological significance.

**1.14** Maintain and enhance areas of conservation significance.

**1.15** Maximise opportunities to increase biodiversity into the urban form at streetscape level and through open space.

## Scenic landscapes

The Eyre and Western region is recognised for its scenic landscapes, particularly along coastlines.

The protection of these landscapes is important for:

- the tourism industry, which is an important regional economic driver and depends on attractive landscapes for its viability

- supporting the community's ties to the land and sense of place

- supporting healthy, recreational choices and lifestyles

- their inherent environmental and ecological factors.

Land-use planning and design should ensure that a variety of aesthetic landscapes with significant aesthetic value are retained. The cumulative impact of incremental development approvals should be considered in individual planning decisions. Development Plan updates should review scenic landscapes and identify measures for their protection.

Councils, in partnership with the State Government, should undertake studies and engage with local communities to identify, assess, document and protect areas and sites of scenic value for insertion into Development Plans.

**1.16** Identify, protect and manage areas of scenic value, including landscapes that form attractive backgrounds and entrances to towns and tourist developments.

**1.17** Manage development that may detract from significant landscapes that can be viewed from tourist routes, walking trails, the beach and/ or the sea to:

▸ protect views to, from, and along the ocean and scenic coastal areas

▸ minimise the alteration of natural land forms

▸ be visually compatible with the character of surrounding areas

▸ restore and enhance visual quality in visually degraded areas where feasible.

**1.18** Avoid adverse impacts on identified scenic landscapes through appropriate development, siting, design and landscaping choices.

## Principle 2

### Protect people, property and the environment from exposure to hazards

Hazards can occur naturally or result from development activity. Inappropriately located or designed development and land uses can increase exposure to and the impact of hazards, including flooding, erosion, disturbance of acid sulfate soils, bushfires, salinity, landslides, water, air and noise pollution and site contamination.

Bushfire risk varies across the region. Appropriate planning and control measures can significantly reduce such risk to people and property. With the risk of bushfire anticipated to increase as a result of climate change, Development Plans should identify at-risk areas and adopt policy that minimises risk in accordance with that set out by the State Government.

Projected sea-level rise will increase beach and dune erosion. The degree of recession will vary across the coastline depending on beach topography, sand supply and littoral sediment movement.

Coastal erosion that may threaten buildings and infrastructure can in some cases be managed with protective structures. However, these can be costly and may affect the aesthetic appeal of coastal areas, public access to the foreshore, coastal processes and the environment. A number of coastal areas containing residential development and infrastructure have been identified as directly at risk from wave activity, shoreline instability and the movements to creek mouths. Detailed studies and mapping of vulnerable areas should be undertaken and reflected in Development Plans.

Site contamination can adversely affect human health, the environment or both – not only at specific sites but also at adjoining and nearby locations due to movement of contaminants. Councils should identify sites where potentially contaminating activities have occurred and ensure that development is appropriately situated, including in respect to existing and closed landfills. Site contamination and remediation reviews and appropriate distances between sensitive interfaces should be incorporated into all structure plans and Development Plan Amendments, in accordance with South Australian Government guidelines.

### Policies

2.1 Protect people, property and the environment from exposure to hazards by designing and planning for development in accordance with the following risk hierarchy:

- ▶ **avoidance** – avoid permanent development in and adjacent to areas at unacceptable risk from hazards

- ▶ **adaptation** – design buildings and infrastructure to minimise long-term risk

- ▶ **protection** – protect existing development or minimise the potential impact of any hazard for new developments.

2.2 Develop partnerships between state and local governments, emergency services and infrastructure agencies to identify and address risks and hazards to protect community health and wellbeing.

2.3 Integrate consistent and rigorous risk-reduction and hazard-avoidance policies, standards and actions into Strategic Management Plans and Development Plans.

**2.4** Develop policies to minimise the impact of extreme bushfires, in line with the findings of the *2009 Victorian Bushfires Royal Commission.*

**2.5** Decrease the risk of loss of life and property from extreme bushfires by identifying areas of extreme high risk and developing buffers around new growth areas adjacent to native bushland.

**2.6** Identify, rehabilitate and monitor contaminated sites to a standard that is suitable and safe for the proposed use.

**2.7** Ensure new development is appropriately located in relation to landfills to minimise the risk to people and property from landfill gas emissions and migrations.

**2.8** Identify and map coastal areas at risk of inundation due to sea-level rise, storm surge, flooding and wave activity, and develop necessary management plans.

# Principle 3

## Increase the capacity of the region to adapt and become resilient to the impacts of climate change

Policy planning for the Eyre and Western region should promote development of land-use activities that can readily adapt to changes that may result from climate change which reflects the latest climate-change research.

The *Eyre Peninsula Regional Sector Agreement* (pursuant to the *Climate Change and Greenhouse Emissions Reduction Act 2007*) requires that state and local governments, the Eyre Peninsula Natural Resource Management Board and the Regional Development Australia Whyalla and Eyre Peninsula Inc Board work together to identify local and regional priorities for investment and action. The South Australian Government is also preparing the *"Prospering in a Changing Climate – Climate Change Adaptation Framework for South Australia"* that will provide a basis for South Australia's preparations for the impacts of climate change. Development Plans must consider this framework and the Sector Agreement.

Much of South Australia's nation-leading investment in renewable energy has occurred in the Eyre and Western region. To streamline approval processes and encourage alternative energy development, policies should identify preferred areas for such developments, taking into account towns, natural and scenic environments, primary production areas, heritage sites and other features.

### *Policies*

**3.1** Promote carbon sequestration, soil carbon and greenhouse gas mitigation activities through sustainable land-use and land management practices, taking into account climate, land and soil suitability and species characteristics.

**3.2** Facilitate the incorporation of sustainable energy and water supply, conservation and efficiencies into development and subdivision designs and planning.

**3.3** Establish building standards and design guidelines to improve water, thermal and energy efficiency.

**3.4** Encourage the development of renewable and innovative energy generation and water supply facilities.

**3.5** Co-locate services and provide convenient, safe pedestrian and cycle routes within towns to promote walking and cycling.

# ECONOMIC DEVELOPMENT

## Overview

The Eyre and Western region is one of South Australia's most productive areas, contributing more than $2.5 billion to the state's economy each year[6] through industries such as agriculture, aquaculture, fishing, tourism and mining. Agriculture and fishing are the major employment industries while the potential of the mining industry for future economic and employment growth is well documented.

Tourism is a rapidly expanding sector with visitors spending $246 million in the region in 2011.[7] The region is developing an international reputation for a unique and diverse range of nature-based visitor experiences related to its scenic landscapes, ecotourism and unique wildlife, as well as coastal recreation, seafood, adventure tourism and Aboriginal culture. Identification and protection of these tourism assets are paramount, while the provision of access to remote locations will be vital.

The region's commercial fishing and aquaculture industry accounts for about 77 per cent of the state's seafood produce, 84 per cent of its aquaculture output and 64 per cent of aquaculture employment. In 2009-10, the direct economic impact of the region's aquaculture was $375 million and total full-time equivalent employment was 1,821 persons. While projections indicate that demand will grow, the industry has identified a need for efficient and cost-effective transport infrastructure, unloading facilities and on-shore processing facilities.

Agriculture in the region consists predominantly of wheat, barley and legume production with an estimated value of $544 million for grains and $207 million for livestock in 2010-11.[8] Sheep farming accounts for the majority of pastoral activities with cattle production also significant.

The region is recognised as an important frontier for mineral development. Mining and energy investment and output are expected to grow substantially in coming decades which is likely to stimulate demand for supporting industries, housing and services. The Resources and Energy Sector Infrastructure Council (RESIC) is proposing fit-for-purpose infrastructure to support mining operations in both the Eyre and Western region and across South Australia more generally.

The Eyre and Western region is an important contributor to South Australia's rapidly expanding renewable energy sector. There has been significant investment in windfarms, while wave conditions on the west coast provide excellent prospects for wave technology with Elliston identified as a possible site for a demonstration plant. The region has world-class solar radiance levels, a major factor in developing solar power, and the 'hot rocks' that attract geothermal investment. Development of these resources will contribute to economic development of the region and the state, and to achievement of South Australia's environmental targets.

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6   EPNRMB (2008) *Managing our resources, Strategic Plan for the Management of the natural resources of the Eyre Peninsula*, draft for consultation, <www.epnrm.sa.gov.au>.

7   SATC (20011) Tourism Research Australia.

8   PIRSA, email communication, 08 December 2011.

SPENCER GULF

Port Augusta

Iron Knob

Whyalla

Lucky Bay

Cowell

Cleve

Arno Bay

Kimba

Buckleboo

Port Neill

Tumby Bay

Wudinna

Kyancutta

Lock

Yeelanna

Cummins

Port Lincoln

Louth Bay

Coffin Bay

Minnipa

Elliston

Venus Bay

Baird Bay

Streaky Bay

Sceale Bay

Smoky Bay

Ceduna

Denial Bay

GREAT AUSTRALIAN BIGHT

TO STUART HWY

MEMINNIE DAM MINERAL DEPOSIT

IRON MAGNET MINERAL DEPOSIT

WILCHERRY HILL MINERAL DEPOSIT

WILGERUP MINERAL DEPOSIT

Inset map:

Coober Pedy

Ceduna

Yalata

AMBROSIA MINERAL DEPOSIT

HACINTH MINERAL DEPOSIT

TRIPITAKA MINERAL DEPOSIT

250km

N

50km

**Legend**

Priority areas for wind energy (existing or potential)

Wave energy (potential)

Solar energy

Water eco-systems and resources

Coastal tourist town

Aquaculture zone

Power line (existing)

Power line corridor (potential)

Gas pipeline

Airport or airstrip

Port (existing or potential)

Road upgrade (potential)

Defence

Regional city

Major town

Minor town

Road network

Strategic road

Primary freight road

Secondary freight road

National rail network

Regional rail network

LGA boundary

Planning region

State border

Note: Map identifies key features and activities for Eyre and Western region only. Further information provided in text of Eyre and Western Region Plan.

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To maximise these opportunities, the region's electricity transmission network needs to be improved and expanded. The state's transmission network service provider, Electranet, has identified the need for significant augmentation of the Eyre and Western region network to facilitate the connection of renewable energy generation facilities to the grid.

The region contains a number of educational institutions, including TAFE and University of South Australia campuses. Several skills support programs are also underway, including the $8.4 million Mineral Resources and Heavy Engineering Skills Centre in the Upper Spencer Gulf. This facility will be important in enabling local participation in the expanding mining industry. The need to provide Aboriginal people with local employment and training in industries such as housing construction and maintenance, tourism, mining and services has also been identified.

Expansion of the Commonwealth Department of Defence training facilities at Cultana (near Whyalla) has been investigated with economic benefits likely to extend to adjacent regions, including the Far North.

The region's economic development opportunities will only be realised with supportive council Development Plan policies, Structure Plans, investment in infrastructure, expansion of local training opportunities, and attraction and retention of skilled labour. Because the region's future economic wellbeing is highly reliant on well-managed, sustainable natural resources, any developmental pressure on natural resources must be managed effectively to ensure the region is not degraded.

## Principle 4

### Protect and build on the region's strategic infrastructure

Infrastructure plays a crucial role in the development of the region. It should be planned and developed to maximise investment, support business and employment growth, and provide for community health, safety and well-being. Infrastructure planning should prevent unnecessary duplication of development, services and resources and reduce impacts on surrounding environments and communities. Further, infrastructure should be planned in proximity to related developments to take advantage of economies of scale.

The region's transport and transfer hubs provide competitive freight transport, storage and processing facilities, particularly in Whyalla and Port Lincoln which accommodate nationally significant facilities.

A privately owned and operated narrow-gauge rail system services the ports of Port Lincoln and Thevenard and major centres including Wudinna, Cummins and Kimba. A number of links on the regional rail system are closed and the network does not connect to the broad-gauge national rail network. Whyalla is connected to the national rail network through a spur-line connection to Port Augusta. Investigations are underway to determine the viability of expanding the regional rail network and its connections to ports and mining developments.

National highways link the region to Western Australia, the Northern Territory, the eastern states and Adelaide. The recently completed Lucky Bay terminal and ferry service will provide an alternative route for vehicles between Lucky Bay, near Cowell, and Wallaroo on Yorke Peninsula.

The region's ports transfer primary produce, seafood and minerals to other parts of Australia and overseas. The main commercial ports are Port Lincoln (deep sea and cruise ship port), Port Bonython, Thevenard and Whyalla. Centrex Metals has proposed a major export facility at Sheep Hill. Increased mining activity is expected to place extra demands on the capacity and efficiency of these ports.

Airports play a critical role in supporting the region's economic and social development, as well as medical emergency access. The region has several significant airports, all of which are owned and operated by local government, but Whyalla, Port Lincoln and Ceduna airports all require redevelopment if they are to meet growing industry and tourism demands and associated safety and security standards. Sealed and unsealed airstrips are provided throughout the region for the Royal Flying Doctor Service.

Information and Communications Technology (ICT) services in the region are limited. Most rural communities with a population of more than 500 have mobile phone coverage. Most populated areas are connected by optical fibre, and Whyalla, Port Lincoln and Ceduna have ADSL broadband.

General hospitals are located at Whyalla and Port Lincoln while smaller public hospitals and health services are located throughout the region. A range of education facilities (schools, preschools and tertiary campuses) are located across the region with specialised training courses in marine science and the seafood industry offered at Port Lincoln.

## Policies

**4.1** Infrastructure development should be consolidated to limit unnecessary duplication of services and resources and to reduce the impact on the surrounding environment, economy and community.

**4.2** Ensure Development Plans provide for existing and future strategic infrastructure corridors and assets by:

- ▶ identifying land for expansion

- ▶ protecting corridors and assets from encroachment by incompatible land uses

- ▶ addressing impacts of climate change

- ▶ incorporating flexible policy to accommodate changing operational needs.

**4.3** Include an overlay map in Development Plans of existing and planned strategic, primary and secondary freight rail and road corridors, major ports and airports and intermodal sites (as detailed in the *Strategic Infrastructure Plan for South Australia*).

**4.4** Upgrade and protect airfields (airports, aerodromes and airstrips) to support economic, tourism and social development and accommodate medical emergency services such as the Royal Flying Doctor Service (RFDS).

**4.5** Cluster freight-dependent industries in strategic locations, particularly at key transport nodes (ports, rail, road junctions), to optimise use of existing and planned infrastructure and maximise transport efficiencies.

**4.6** Provide and maintain quality support infrastructure to enable efficient import/ export activities at Port Lincoln and Thevenard.

**4.7** Identify land suitable for waste management and resource recovery facilities to optimise opportunities for re-use and recycling of waste and protect this land from encroachment by incompatible uses.

# Principle 5

## Protect and strengthen the economic potential of the region's primary production land

Retention of primary production land is crucial to the region's continued economic development and food security. Conversion of productive land to residential and other uses may create conflicts at interfaces and compromise farm operations. As a result, township expansion or subdivision of productive agricultural land into 'rural living' areas requires long term strategic consideration.

Variable climatic and market fluctuations have a significant impact on agricultural and pastoral activities and the economic and mental health of farming families. Proposed federal government initiatives such as the Carbon Farming Initiative and the Clean Energy Future Carbon Price could stimulate changes in land use to accommodate biofuel crops and drought-tolerant plant varieties.

Climate adaptation and mitigation strategies will be crucial in maintaining crop yields and meat and wool production.[9] Development Plan policies must remain flexible to enable adaptation and adjustment to changing economic and climactic conditions but robust enough to provide protection and ensure sustainability for the industry.

### Policies

**5.1** Designate areas of primary production significance in Development Plans and introduce planning policies to protect these areas.

**5.2** Avoid potential conflicts between productive agricultural land and other land uses by:

▸ preventing fragmentation of viable agricultural land

▸ consolidating housing (including rural living allotments) and industrial development within township areas, unless directly related to primary industry

9 Department of Agriculture, Fisheries and Forestry, Bureau of Meteorology and Bureau of Rural Sciences (2008) 'Wheat and sheep production in a changing climate: South Australia', module 4 in *Communicating Climate Change*, an initiative of the National Agriculture and Climate Change Action Plan, <www.mla.com.au/NR/rdonlyres/A3C0505E-72E4-498A-B056-EAA565FF895E/0/SAClimateChangeandCommodities.pdf>.

- managing interfaces with residential and other sensitive uses

- limiting and carefully locating rural living zones.

**5.3** Strengthen the economic potential of primary production land and foster sustainable farming practices, including the potential use of township and industry wastewater for irrigation purposes.

**5.4** Remove unnecessary regulatory (including subdivision) barriers to the adjustment of primary production activities. Development Plans should be flexible enough to allow property holders to change agricultural practices, particularly where the change would enable increased productivity or better environmental outcomes.

**5.5** Avoid grazing and other rural activities on dune systems or other sensitive coastal areas where they are likely to damage native vegetation and/or create coastal erosion, increased sedimentation or pollution of coastal waters.

**5.6** Rehabilitate unproductive and degraded primary production land affected by salinity through revegetation using native species, increasing the vitality and integrity of existing remnant stands of native vegetation, and introducing perennial pastures.

**5.7** Co-locate intensive primary industries and compatible processing activities to reduce land-use conflict and achieve efficiencies in production, processing, distribution, energy use and waste recycling, taking into account environmental, biosecurity, infrastructure and rural amenity issues.

**5.8** Focus the expansion of intensive animal husbandry in locations that maximise the use of existing and planned infrastructure, including water, energy and waste facilities.

**5.9** Seek investment opportunities stimulated by new Federal Government initiatives such as the proposed Carbon Farming Initiative and the Clean Energy Future carbon price.

**5.10** Plan for intensive livestock production in accordance with the Department of Primary Industries and Regions, Environmental Protection Authority (EPA) and NRM guidelines to meet biosecurity, environmental and public health requirements.

**5.11** Support the viability and sustainability of primary production through research facilities at Minnipa.

## Principle 6

### Strengthen the economic potential of the region's mineral and energy resources

The Eyre and Western region is recognised as an important frontier for mineral and energy development in South Australia. A range of mining proposals and petroleum, oil and gas projects are underway within the region with oil and gas exploration off the Great Australian Bight also offering potential for local employment and socio-economic development. Careful planning will be required to ensure that development progresses in a healthy, orderly and sustainable manner.

Mineral and energy exploration should be undertaken in a sensitive manner that minimises negative impacts on the environment, productive agricultural land, neighbouring businesses and the community, including remote Aboriginal communities. Remedial work following exploration is required to return land to its pre-mining state. Mine developers and operators are being encouraged to develop collaborative working relationships with councils, regional bodies and communities to achieve the best possible outcomes.

*Policies*

**6.1** Support the development and expansion of mining activities, processing and support activities on mining leases and supporting infrastructure across the region.

**6.2** Establish and maintain appropriate buffer distances between mining operations and other land use activities.

**6.3** Encourage mining operations to provide infrastructure and sustainable supplies of power and water and use these facilities to support the surrounding communities and environment.

**6.4** Facilitate the co-existence of mining with key food, wine and fibre production to ensure long-term food security is not jeopardised.

**6.5** Restore the ground disturbed by mining operations to a suitable standard and remediate sites to ensure suitability for proposed land uses, and to minimise negative impacts on the environment, native vegetation, agricultural activities, neighbouring land uses and the community.

# Principle 7

## Strengthen the commercial fishing and aquaculture industries

Areas of significant aquaculture development include Port Lincoln, Coffin Bay, Ceduna and Cowell, with significant potential in Fitzgerald Bay, Whyalla, Tumby Bay, Smoky Bay and Streaky Bay. There is also potential for increased fish processing at Port Lincoln and Whyalla and new processing operations at Arno Bay and Port Neill.[10]

Wild catch fishing has been part of the region's heritage for more than a century. However, during the past decade the traditional fishing industry has largely transferred its skills and innovation into aquaculture.

Development Plans should recognise the varying site, infrastructure and environmental requirements of the aquaculture and fishing industries. For example, operators may require access to boat mooring and loading facilities and industrial land for net washing, processing, waste management, diesel storage and mechanical workshop activities. Minimising the distance between marine-based sites and processing facilities will increase efficiencies. Conversely, it is important that fishing and fish processing facilities are located an appropriate distance from sensitive land uses so as not to have a detrimental impact.

### Policies

7.1 Provide well-located land, supported by infrastructure, for processing facilities and include waste-disposal facilities and cleaning and storage areas in Port Lincoln, Whyalla, Ceduna (including Denial Bay and Thevenard), Coffin Bay, Cowell, Arno Bay, Haslam, Port Neill, Smoky Bay, Tumby Bay and Streaky Bay.

7.2 Protect current and potential aquaculture areas and facilities from encroachment by incompatible and sensitive uses (see Map D2).

7.3 Locate commercial boat-launching facilities close to townships or in locations that support marine aquaculture licences, and discourage boat launching across the beach.

7.4 Locate land-based aquaculture development in areas that minimise impacts on the amenity of townships, the natural environment and Aboriginal and non-Aboriginal heritage.

7.5 Maintain a sustainable fishing and aquaculture industry supported by research facilities in Port Lincoln.

7.6 Support the fishing fleet with a purpose-built facility and necessary infrastructure in Port Lincoln.

10  Econsearch (2011) *The Economic Impact of Aquaculture on the South Australian State and Regional Economies, 2009/20010*, report prepared for PIRSA Aquaculture.

## Principle 8

### Reinforce the region as a unique and diverse tourism destination

The South Australian Tourism Commission (SATC) has identified the Eyre and Western region as a key growth area, with particular opportunities for tourism development that capitalise on the region's natural, scenic and coastal assets, lifestyle and recreation, mining and industry activities and Aboriginal and non-Aboriginal heritage. The region is also capitalising on the demand for local, high-quality food and beverage tourism.[11]

The region has three tourism ventures owned and operated by Aboriginal people: Kuju Arts and Crafts in Port Lincoln, the Ceduna Aboriginal Arts and Culture Centre and Head of Bight whale watching. Other opportunities related to Aboriginal culture can be realised through training, education and infrastructure provision.

There are three primary visitor information centres in the region – at Whyalla, Port Lincoln and Ceduna. To realise the region's tourism industry potential, future development should protect and build on the elements that draw visitors to the region.

*Policies*

**8.1** Protect, enhance and promote the assets and activities that attract tourists and that are of value to the community, including:

▸ open space and walking, cycling and scenic trail networks

▸ sports and recreation infrastructure, adventure and eco-tourism experiences

▸ designated four-wheel drive trails – especially in the Gawler Ranges National Park

▸ scenic landscapes and tourist drives

11 SA Food Centre (2009) *Market summary of South Australian Seafood*, <www.safoodcentre.com.au/__data/assets/pdf_file/0008/93518/safood_seafood_market_summary.pdf>

- natural, rural and coastal landscapes, the marine environment and associated infrastructure

- national parks, conservation reserves and wilderness protection areas, including coastal dunes and beaches

- unique archaeological and geological features

- heritage, cultural and built character of towns

- visual arts and cultural galleries and facilities

- restaurants, conference venues, accommodation and visitor services

- caravan parks, campsites and motor homes facilities.

**8.2** Encourage the development and co-location of value-adding tourism experiences to existing activities including mining and industry, Aboriginal culture, aquaculture, agriculture and food production – except where they adversely impact on natural assets, community values or core economic activities.

**8.3** Ensure high-quality design of developments to protect scenic landscapes and productive coastal areas.

**8.4** Locate tourist accommodation in appropriate places such as townships and selected coastal sites.

**8.5** Protect sensitive areas from indiscriminate activities by designating camping areas and controlling vehicle access.

**8.6** Ensure the natural granite rock formations and attractions between Koongawa and Minnipa are viewed and visited in an ecologically sustainable way.

**8.7** Facilitate the development of Aboriginal tourism products to provide quality visitor experiences and self-determination for Aboriginal people.

**8.8** Strengthen the amenity and character of townships by:

- encouraging development in townships that is in keeping with the heritage, built character and culture

- protecting town entrances or gateways

- retaining a functional and visual separation between towns.

# Principle 9

## Provide and protect industrial land to meet projected demand

Industries supporting mining, primary production and processing play a critical role in the regional economy by providing local employment and strengthening the comparative advantage of the region. Whyalla is the region's major industrial hub, with Port Lincoln, Ceduna, Cleve, Cummins, Cowell and Wudinna providing further opportunities for industrial investment.

Where possible, industrial activities are best located near strategic freight routes, ports, major services and infrastructure. Clustering of industries provides opportunities for economic service provision as well as containing potential environmental impacts. Identifying suitable sites for industrial activities and ensuring appropriate zoning to meet demand will provide greater certainty to potential investors, facilitate the economic provision of infrastructure, and protect the amenity of sensitive land uses.

### *Policies*

**9.1** Provide, maintain and protect a supply of well-sited and serviced industrial land in Whyalla, Port Lincoln, Ceduna, Tumby Bay, Cowell, Cummins, Cleve and Wudinna.

**9.2** Provide a supply of well-sited and serviced industrial land to provide opportunities for small-scale and local industries in towns where there is sufficient demand and where such developments would support the desired town character.

**9.3** Locate industrial land to:

> ▸ manage interfaces with residential areas and other sensitive uses to ensure adequate protection from noise, odour, dust, visual and traffic intrusions

> ▸ protect industry from encroachment by residential and other non-industrial uses

> ▸ maximise the use of existing and planned transport, infrastructure and services

> ▸ provide for future expansion

> ▸ comply with Environment Protection Authority policies, codes of practice and guidelines

> ▸ ensure proximity to arterial road and rail freight networks that minimise impacts on neighbouring areas

> ▸ enable access to required energy and water.

**9.4** Use vacant industrial land that is serviced by infrastructure before new land is rezoned for industrial purposes.

**9.5** Ensure industrial development does not compromise environmentally sensitive areas or draw on energy or water resources at the expense of the environment or community.

**9.6** Retain and support defence facilities by establishing appropriate buffers to maintain public safety and minimise noise, vibrations and other disturbances.

**9.7** Support renewable energy and cleantech growth by identifying and zoning appropriately located land.

**9.8** Provide for facilities in appropriate locations to support new markets, products or services for recycled materials and animal and plant waste products.

# Principle 10

## Ensure commercial development supports town function

Much of the Eyre and Western region's workforce is employed in the retail trade, health care, education and training, accommodation and food services sectors. The expansion of mining and tourism activities is expected to increase employment in these sectors.

The vibrancy of the region and how well it functions depend on it having a well planned mix and balance of township roles and functions. Focusing major commercial activities in selected towns supports the ongoing viability of these activities and enables people to have access to several services in one location. This approach also supports the future provision of public transport services in larger towns.

*Policies*

10.1 Maintain and strengthen the commercial and service roles of the following townships:

▸ Whyalla and Port Lincoln – the regional centres for major retail, commercial, administrative, education, health, justice and recreational activities

▸ Ceduna – a west-coast focus for secondary retail, commercial, administrative, education, health and recreational activities

▸ Kimba, Cleve, Cowell, Tumby Bay, Streaky Bay and Cummins – supporting commercial and services centres

▸ Wudinna and Lock – supporting rural services centres

▸ Arno Bay and Streaky Bay – local and visitor services and retail centres

▸ Coffin Bay, Smoky Bay, Venus Bay, Sceale Bay and Elliston – centres for coastal living, fishing and tourism

▸ Cowell – centre for cultural, heritage and tourist activities.

10.2 Reinforce township roles by:

▸ locating commercial uses and services in town centres, main streets or existing commercial zones

▸ designing development consistent with desired future character of the town or town area.

10.3 Ensure new commercial developments do not expose residents to unacceptable noise or air pollution.

10.4 Commercial areas proposed outside town centres must demonstrate that they:

▸ will avoid adverse incremental or cumulative impacts on existing town centres

▸ are clustered rather than linear developments and will not have an adverse impact on the efficiency and safety of arterial roads

▸ are convenient and offer equitable access, including to pedestrians and cyclists

▸ support the desired future character of the town

▸ are not using land of strategic importance to industry, agriculture or the environment.

# POPULATION, SETTLEMENTS AND CULTURE
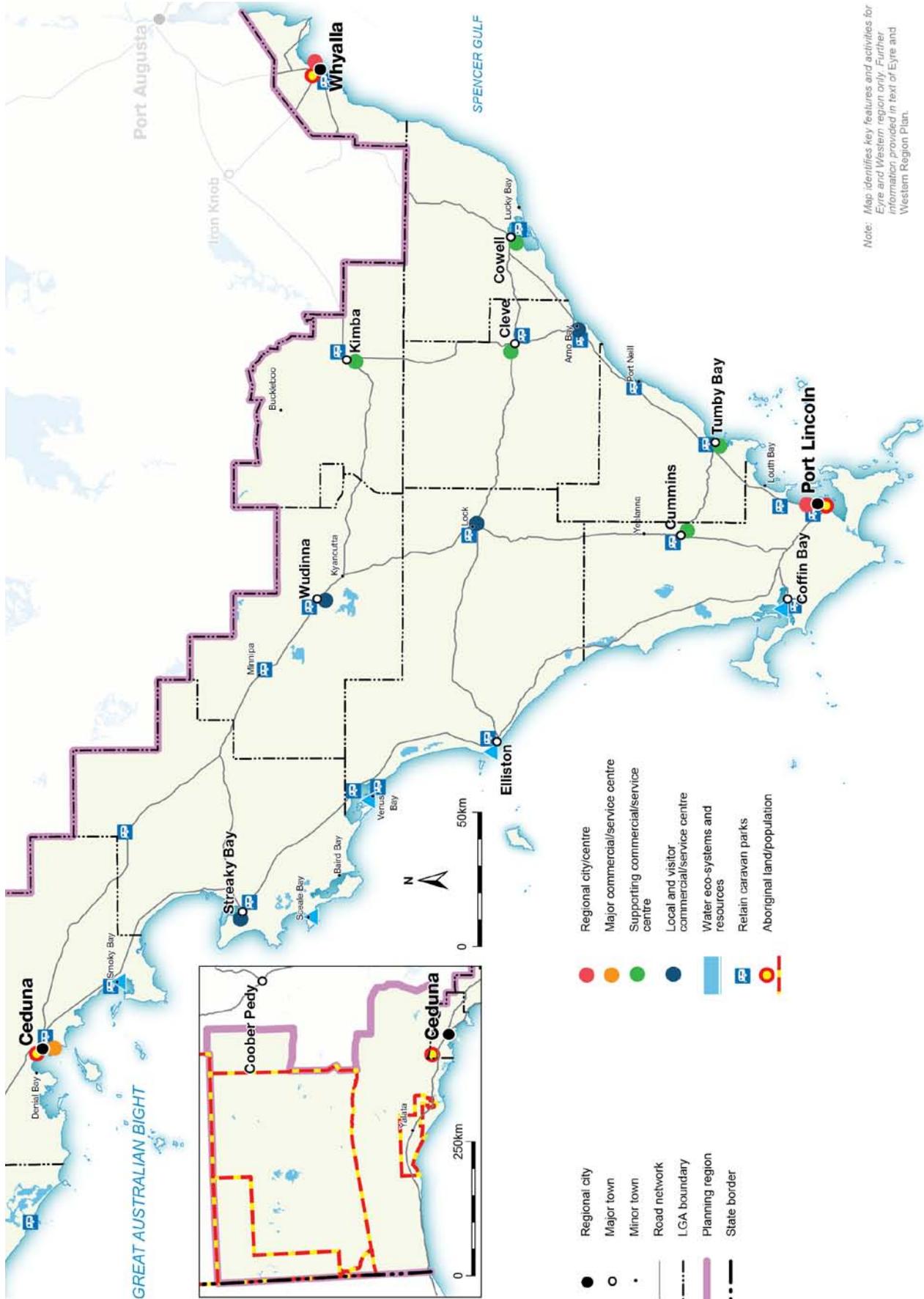
## Overview

*South Australia's Strategic Plan* (SASP) seeks an increase in the state's population so that it reaches 2 million by 2027 (Target 45). For the areas outside of Greater Adelaide, the SASP aims to increase regional populations by 20,000, to reach a total of at least 320,000 by 2020 (Target 46). These targets have been set to maximise sustainable economic and cultural development for South Australia and its people. The distribution of this population growth is expected to vary across the state and across regions.

Changes to the region's population distribution are being driven by a number of factors including the interstate and intrastate migration of people seeking a regional lifestyle as well as changing industry and employment demands. While overall population numbers have remained relatively static during the past decade, there have been significant changes in where people are choosing to live. Generally, people have been moving away from rural areas and small settlements of less than 1,000 people (with the exception of coastal communities) to larger towns of more than 1,000 people. Larger centres such as Port Lincoln have continued to expand while Whyalla has experienced population growth after a sustained period of decline. Between 2001 and 2010, the centres with the highest population growth in the Eyre and Western region were Whyalla, Port Lincoln and parts of the Lower Eyre Peninsula.

Estimated population growth patterns to the year 2020 – set out in Table 1 below – reflect current and anticipated activities in each council area of the Eyre and Western region. As the region's major cities, Whyalla and Port Lincoln are expected to accommodate a significant portion of the region's projected growth, offering more employment and housing opportunities, and supported by well-established health, community and education services.

The demographic profile of the region has also changed, with an ageing population and declining numbers of young people. However, increasing economic investment in the region and the expansion and diversification of its key industries is likely to assist in attracting more young people and families to the region. These changes will, in turn, drive housing demand.

Potential impacts on the region's natural and environmental resources, biodiversity, its unique landscapes and character of communities as a result of these changing population patterns and related development will need to be carefully managed.

Note: Map identifies key features and activities for Eyre and Western region only. Further information provided in text of Eyre and Western Region Plan.

SPENCER GULF

Whyalla

Lucky Bay

Cowell

Cleve

Kimba

Arno Bay

Port Neill

Tumby Bay

Louth Bay

Port Lincoln

Cummins

Coffin Bay

Wudinna

Kyancutta

Lock

Yeelanna

Miltalie

Elliston

Venus Bay

Baird Bay

Streaky Bay

Sceale Bay

Smoky Bay

Ceduna

Denial Bay

GREAT AUSTRALIAN BIGHT

Port Augusta

Iron Knob

Buckleboo

Regional city/centre

Major commercial/service centre

Supporting commercial/service centre

Local and visitor commercial/service centre

Water eco-systems and resources

Retain caravan parks

Aboriginal land/population

Coober Pedy

Ceduna

Yalata

Regional city

Major town

Minor town

Road network

LGA boundary

Planning region
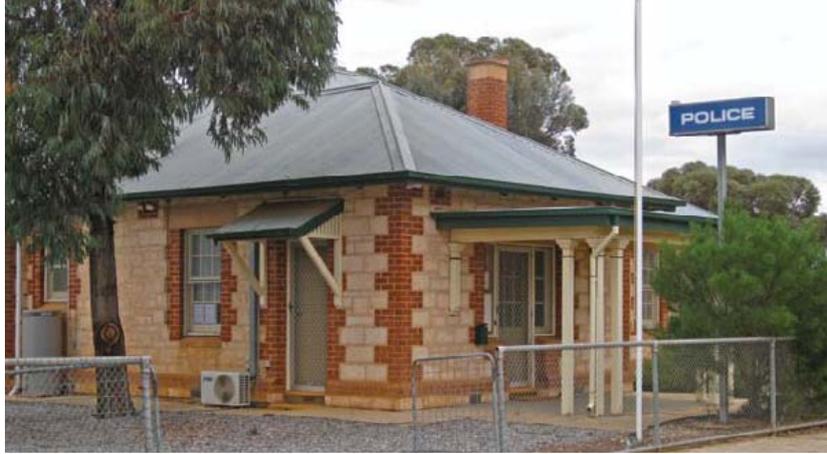
State border

250km

50km

N

0

**Table 1 – Estimated population growth for Eyre and Western Region to 2026**

| Local Government Area | Estimated Resident Population 1996 | Estimated Resident Population 2010 | Average Annual Growth Rate 1996-2010 (% pa) | Projected Population in 2021 | Projected Population Change 2010-21 | Projected Population Growth Rate 2010-21 (% pa) |
|---|---|---|---|---|---|---|
| Ceduna DC | 3 544 | 3 834 | 0.56 | 3 927 | 93 | 0.22 |
| Cleve DC | 1 939 | 1 916 | -0.09 | 1 962 | 46 | 0.22 |
| Elliston DC | 1 257 | 1 154 | -0.61 | 1 187 | 33 | 0.26 |
| Franklin Harbour DC | 1 228 | 1 369 | 0.78 | 1 364 | -5 | -0.03 |
| Kimba DC | 1 296 | 1 133 | -0.96 | 1 141 | 8 | 0.06 |
| Lower Eyre Peninsula | 4 036 | 4 921 | 1.43 | 5 299 | 378 | 0.68 |
| Maralinga Tjarutja Aboriginal Community | 32 | 110 | 9.22 | 112 | 2 | 0.16 |
| Port Lincoln C | 12 851 | 14 726 | 0.98 | 15 738 | 1 012 | 0.61 |
| Streaky Bay DC | 1 952 | 2 203 | 0.87 | 2 079 | -124 | -0.53 |
| Tumby Bay DC | 2 659 | 2 762 | 0.27 | 2 791 | 29 | 0.09 |
| West Coast Uninc | 647 | 496 | -1.88 | 479 | -17 | -0.32 |
| Whyalla C | 24 371 | 23 214 | -0.35 | 23 351 | 137 | 0.05 |
| Wudinna DC | 1 573 | 1 365 | -1.01 | 1 255 | -110 | -0.76 |
| Eyre and Western Region | 57 385 | 59 203 | 0.22 | 60 685 | 1 482 | 0.23 |

Sources:  ABS Cat 3218.0, March 2011 and earlier issues and DPLG Population Projections at: sa.gov.au/planning/populationprojections

## Ageing

The average age of the region's population is increasing. This is not just a reflection of the growing number of older people but also due to the loss of people aged between 25 to 34 years.

During the next 30 years, the ageing of the population is expected to affect:

- housing densities and occupancy rates (as some older people move into smaller dwellings)

- demand for housing in townships (as retirees move closer to health and community services)

- demand for a variety of specialist housing types, including retirement housing and independent and supported aged-care facilities

- demand for health services (especially during heatwaves).

## Aboriginal populations and communities

The Eyre and Western region has a significant Aboriginal population (4.6 per cent compared to the state average of 1.7 per cent). Of the regional centres, Whyalla has the highest number of Aboriginal people; however, Ceduna has the highest proportion of Aboriginal people per head of population, followed by Port Lincoln and Whyalla.

The region's three Aboriginal communities – Yalata, Koonibba, and Oak Valley on the Maralinga Tjarutja Lands – should be actively engaged in the preparation of Community Structure Plans to guide appropriate land-use and funding decisions. Yalata is situated on the Eyre Highway about 200 kilometres west of Ceduna. It is home to a transient population of between 150 and 200 people on Aboriginal Lands Trust leasehold land. Koonibba is located 43 kilometres northwest of Ceduna and its population varies from 120 to 200. Oak Valley – located 516 kilometres north-west of Ceduna – has a local population of 80 to 100. At times of special cultural activities the population of these communities can rise substantially.

### Housing

Generally, a growing economy, the affordability of housing relative to metropolitan Adelaide and an appealing natural environment combine to make the Eyre and Western region an attractive place in which to live. However, the availability of housing is of some concern given changing demographic patterns across the region. Demand calculations should consider projected population figures and changing household profiles in determining land and zoning requirements.

Given the likely expansion in demand for housing from workers attracted to mining and associated industries, councils are encouraged to regularly undertake:

- an audit of housing needs and current supply to identify and quantify gaps in supply, such as aged housing, workers' accommodation, affordable housing and Aboriginal housing

- demographic analyses to ascertain future occupancy rates, dwelling sizes and design requirements to determine housing and land requirements.

Generally, about a quarter of occupied housing in the region is rental accommodation. A shortage of suitable accommodation has pushed up rental rates significantly in Whyalla and Port Lincoln. High demand coupled with a lack of suitable housing, higher building costs compared to the metropolitan area, and difficulties in obtaining finance are major factors contributing to this shortage in rental accommodation.

### Social infrastructure

To properly service the changing population, strategies, infrastructure and services are needed to attract and retain young and working-age people.

Social infrastructure demands include increased housing in the major regional centres to support industrial development and employment requirements. In more remote locations this is integral to attracting and retaining staff. The region's social infrastructure needs include health, education, libraries, community centres, childcare facilities and arts and cultural facilities. Sport clubs and facilities are often integral to the social fabric of regional communities and recreational facilities, are important for the physical and social health of a community. Broadband access outside major centres is essential to deliver distance learning, enhance business development and growth, facilitate social interaction and so help to make remote locations more desirable places in which to live.

## Principle 11

### Plan and manage township growth, and develop Structure Plans for key growth centres

Structure plans to guide orderly and sustainable development of townships should be undertaken for key growth centres including Whyalla and Port Lincoln.

Whyalla contains two major retail centres and several smaller neighbourhood centres. It is also the regional centre for health and education, as well as the base for several state and Commonwealth government agencies. Opportunities for medium-density housing and some apartments, where appropriate, should be encouraged in the built up city with staged expansions to the west and redevelopment and infill within existing residential areas. The city is able to support this with a wide range of educational, retail and commercial facilities and community services.

Port Lincoln has a similar range of facilities and also offers an opportunity for medium-density apartment-style dwellings, subject to demand. The city has a strong focus on education, aquaculture and commercial fishing development and a wide range of retail and commercial facilities and community services.

As the western Eyre Peninsula's major commercial service centre, Ceduna should be a focus for facilities and services, while accommodating population growth. It should also have a supply of serviced industrial land.

The smaller rural centres of Tumby Bay, Streaky Bay, Cummins, Wudinna, Kimba, Lock, Cleve and Cowell all have well-developed shopping and agricultural service precincts. Structure Plans may also be undertaken for townships such as these to guide future development.

Larger centres, including Streaky Bay, Elliston, and Cowell should seek to retain and protect their coastal features and character, and promote development in harmony with their natural and built heritage. Arno Bay, Smoky Bay, Tumby Bay and Coffin Bay should continue to develop service and infrastructure support for the aquaculture industry. Kimba, Wudinna, Port Neill and Ceduna may also need to accommodate export and processing facilities associated with any discoveries resulting from mining exploration. Coastal shack areas should be rationalised and not expanded to ensure people and property are not unduly exposed to hazards.

Development of islands, such as Boston Island, must consider specific infrastructure requirements (for example, water usage), aquaculture-related factors and the natural environment.

#### Policies

11.1 Prepare Structure Plans for key growth centres to promote orderly and efficient development.

11.2 Townships should consolidate development and population growth within existing boundaries to:

- encourage pedestrian and cyclist movement, accessibility to goods and services while reducing the population's vulnerability to increased fuel and transport costs

- protect important scenic and natural landscapes and areas of environmental and primary production significance

- minimise land use conflicts between farming and industry activities and residential development

- consolidate infrastructure and services

- promote desired town character and a 'sense of place'.

**11.3** Structure Plans should:

- support desired town character

- encourage higher-density residential and mixed use development to support town function

- ensure new areas strategically extend existing built-up areas

- identify industrial, commercial and aquaculture land to meet future industry needs

- prevent residential encroachment on areas of economic, ecological or cultural importance

- facilitate equitable access to, and the cost-effective provision of, infrastructure and services

- propose zones, infrastructure and services necessary for economic and community development

- encourage water and energy efficiency.

## Principle 12

### Design towns to be sustainable and provide safe, healthy, accessible, and appealing environments

The Eyre and Western region's townships should promote a strong local identity and "sense of place". They should also encourage participation in the environment, through recreation and sporting facilities, open space, infrastructure and services that promote healthy and active lifestyles. Such measures may also contribute to improved business activity and community interaction, as well as boosting tourism.

*Policies*

**12.1** Retain town centres as the focus of retail, commercial, recreational, entertainment, community and civic activities.

**12.2** Consolidate health, community, education, sport and recreation services and facilities in towns to improve accessibility and support environmental targets.

**12.3** Manage interfaces between residential, commercial, bulk handling and industrial areas and town centres to avoid potential conflicts.

**12.4** Provide strong links and promote accessibility between all parts of a town.

**12.5** Prevent crime through use of environmental design (CPTED) principles.

**12.6** Integrate and protect landscaping, green spaces and biodiversity assets where appropriate.

**12.8** Support active lifestyles and choices by:

- providing a range of quality open spaces, sport and recreation facilities in towns providing walking and cycling facilities for recreational and transport uses

- increasing the range of unstructured recreational facilities and activities available for young people

# Principle 13

## Provide residential land and diverse, affordable and sustainable housing to meet current and future needs

While the region has an adequate supply of zoned land to meet housing needs in the short and medium term, anticipated demographic changes will require additional supplies.

People have different housing needs and preferences depending upon their age, health, income, lifestyle and cultural background. Areas providing for a diversity of housing types to cater to these preferences need to be identified across the region. Such land should not be subdivided in advance of demand and the provision of adequate infrastructure and services.

The supply of housing across the region should reflect demographics requirements, including:

- increasing older residents and the consequent need for aged housing and residential aged care

- increases in working-age families coming for employment opportunities in the mining sector

- appropriate and affordable housing for Aboriginal people.

*Policies*

13.1 Ensure there is an ongoing supply of land available for residential development.

13.2 Locate higher density housing near town centres in towns identified for growth, in particular Whyalla and Port Lincoln.

13.3 Ensure that appropriately serviced towns provide a range of housing types and densities to cater for the region's changing population demographics and to enable people to stay in their communities as their housing needs change.

13.4 Provide a range of accommodation for older people and people with a disability, and focus high-level care accommodation in towns with health services.

13.5 Encourage the provision of public and social housing in regional centres and other towns that provide adequate services.

13.6 Encourage provision of rental housing and accommodation, including in caravan parks, in locations where there is high demand for temporary or seasonal workers.

13.7 Provide at least 15 per cent affordable housing, including five per cent for high needs housing, in all new significant housing developments.

13.8 Encourage affordable housing through innovative products, funding arrangements and joint ventures between the not-for-profit and private sectors.

13.9 Provide for culturally appropriate, quality housing to support local Aboriginal populations in townships and Koonibba, Oak Valley and Yalata communities, in accordance with Community Structure Plans.

## Principle 14

### Identify and protect places of heritage and cultural significance, and desired town character

Aboriginal people have a deep and intrinsic relationship with the coast, landforms, watercourses, plants and animals. Non-indigenous cultures have also developed a distinctive connection with the land with histories that have shaped the townships and informed places, items and customs in the region.

Councils are encouraged to undertake cultural audits of Aboriginal and non-Aboriginal heritage, values, customs, places of interest, desired town character across the region to help identify particular items and places that should be registered, protected and managed for the future. Such a survey would increase the understanding of Aboriginal heritage, history and values and ensure they are reflected planning and development decisions.

*Policies*

14.1 Undertake cultural audits to identify highly valued:

  ▶ places of interest

  ▶ cultural facilities

  ▶ town character

  ▶ heritage places and items.

14.2 Identify, protect and conserve places and items of local, state and national heritage and cultural significance (both Aboriginal and non-Aboriginal).

14.3 Promote the desired character of towns to guide design of buildings, public places and gateways.

14.4 Maximise and increase the quality of public spaces, and demand excellence in the design of the public realm.

14.5 Locate flexible, multi-purpose and diverse facilities in regional centres to accommodate creative and performing arts pursuits. Low-impact, smaller scale facilities, such as art and craft galleries may be suitable in other locations, particularly where linked to tourist-related activities or areas.

14.6 Develop partnerships between Aboriginal traditional owners and state and local government to facilitate engagement during planning processes.

# APPENDICES

# APPENDIX 1
## HOW THE DRAFT PLAN WAS DEVELOPED

**Figure 1.1 – The planning process**

**Stage 1**

### Compile background data

Input from councils, regional development boards (RDBs) (now regional development Australia (RDA)), natural resources management (NRM) boards,

Indigenous organisations, and SA government agencies

**Output**
Issues paper, resource atlas

**Stage 2**

### Interpret and analyse

Confirm issues and priorities with councils
Workshop 1 - Wudinna - SWOT analysis and map vision
Workshop 2 - Adelaide - SWOT revision and refine vision

Synthesis and analysis - DPLG (now DPTI) in discussion with councils, RDBs, NRM, Indigenous organisations and SA Government agencies

**Output**
SWOT summary, vision maps, areas of focus

**Stage 3**

### Test and refine

DPLG (now DPTI) confirm with councils the spatial vision and determine priorities; then test priorities against strategic objectives and key government directions

**Output**
Draft *Eyre and Western Region Plan* (includes maps representing preferred future vision for the region and strategic priorities to guide actions)

**Stage 4**

### Prepare final draft

Present draft *Eyre and Western Region Plan* to workshop 1 and 2 participants and seek feedback

**Output**
Updated draft *Eyre and Western Region Plan* forwarded to Minister for Planning for consideration to release for public consultation

**Stage 5**

### Release and consult

Publicly release draft *Eyre and Western Region Plan* and seek feedback from community and industry

**Output**
Feedback from community consultation considered

**Stage 6**

### Finalise and release

Refine draft *Eyre and Western Region Plan* based on feedback

**Output**
*Eyre and Western Region Plan* forwarded to Minister for Planning for consideration for approval to gazette

# APPENDIX 2

## CONTRIBUTION OF THE EYRE AND WESTERN REGION PLAN TO SOUTH AUSTRALIA'S STRATEGIC PLAN TARGETS

*Table 2.1 – Linkages with South Australia's Strategic Plan (2011)*

| Eyre and Western Region Plan principles | South Australia's Strategic Plan (2011) targets |
|---|---|
| **ENVIRONMENT AND SUSTAINABILITY** | |
| 1. Recognise, protect and restore the region's environmental assets <br> 2. Protect people, property and the environment from exposure to hazards <br> 3. Increase the capacity of the region to adapt and become resilient to the impacts of climate change <br> 4. Create the conditions for the region to adapt and become resilient to the impacts of climate change | Target 59 – Greenhouse gas emission reductions <br> Target 64 – Renewable energy <br> Target 69 – Lose no species <br> Target 71 – Marine biodiversity <br> Target 75 – Sustainable water use |
| **ECONOMIC DEVELOPMENT** | |
| 4 Protect and build on the region's strategic infrastructure <br> 5 Protect and strengthen the economic potential of the region's primary production land <br> 6 Strengthen the economic potential of the region's mineral and energy resources <br> 7 Strengthen the commercial fishing and aquaculture industries <br> 8 Reinforce the region as a unique and diverse tourism destination <br> 9 Provide and protect industrial land to meet projected demand <br> 10 Ensure commercial development supports town function | Target 4 – Tourism industry <br> Target 35 – Economic growth <br> Target 36 – Labour productivity <br> Target 37 – Total exports <br> Target 39 – Competitive business climate <br> Target 41 – Minerals exploration <br> Target 42 – Minerals production and processing <br> Target 43 – Defence industry <br> Target 47 - Jobs <br> Target 49 – Unemployment <br> Target 51 - Aboriginal unemployment <br> Target 53 – Aboriginal employees <br> Target 56 – Strategic infrastructure <br> Target 57 – Broadband access <br> Target 67 – Zero waste <br> Target 70 – Sustainable land management <br> Target 95 – Industry collaboration, research and development <br> Target 96 – Public research and expenditure <br> Target 97 – University research income <br> Target 98 – Business research expenditure |

| Eyre and Western Region Plan principles | South Australia's Strategic Plan (2011) targets |
|---|---|
| **POPULATION, SETTLEMENTS AND CULTURE** | |
| 11 Plan and manage township growth, and develop Structure Plans for key growth centres<br><br>12 Design towns to be sustainable and provide safe, healthy, accessible, appealing and active environments<br><br>13 Provide residential land and diverse, affordable and sustainable housing to meet current and future needs<br><br>14 Identify and protect places of heritage and cultural significance, and desired town character | Target 3 – Cultural vibrancy – arts activities<br>Target 5 - Multiculturalism<br>Target 6 – Aboriginal wellbeing<br>Target 7 – Affordable housing<br>Target 8 – Housing stress<br>Target 9 – Aboriginal housing<br>Target 10 – Homelessness<br>Target 11 – Housing for people with disabilities<br>Target 17 – State-wide crime rates<br>Target 22 – Road safety<br>Target 27 – Understanding of Aboriginal culture<br>Target 28 – Aboriginal leadership<br>Target 45 – Total population<br>Target 46 – Regional population levels<br>Target 60 – Energy efficiency - dwellings<br>Target 61 – Energy efficiency – government buildings<br>Target 63 – Use of public transport<br>Target 78 – Healthy South Australians<br>Target 82 – Healthy weight<br>Target 83 – Sport and recreation<br>Target 79 – Aboriginal healthy life expectancy<br>Target 86 – Psychological wellbeing<br>Target 99 – Cultural engagement – institutions |

The updated *South Australia's Strategic Plan* (SASP) was released in 2011. The review team undertook significant community engagement and consultation to improve understanding of the Plan's contents, provide updates on progress towards SASP targets, foster partnerships, and obtain input from interest groups, community organisations and individuals about what they would like to see reflected in the SASP.

The 2011 SASP contains new objectives and targets to reflect needs and priorities highlighted during the consultation process.

More details regarding the consultation process, changes to the SASP and the SASP itself can be found at www.saplan.org.au.

The table above identifies links between the *Eyre and Western Region Plan* and *South Australia's Strategic Plan* (2011).

# GLOSSARY

# GLOSSARY

| | |
|---|---|
| Acid sulfate soils | The common name given to naturally occurring soils containing iron sulfides (predominantly pyrite). When exposed to oxygen due to drainage, excavation or disturbance, they produce sulfuric acid and trigger the release of iron, aluminium and heavy metals. Once mobilised, the acid and minerals can kill vegetation, destroy building materials and seep into wetlands, killing fish and other aquatic organisms. |
| Affordable housing | Affordable housing is housing that is appropriate to the needs of households with low and moderate incomes (that is, up to 120 per cent of gross annual median income). The indicative affordable house purchase price for these groups in Greater Adelaide, Roxby Downs, Mount Gambier, Murray Bridge, Port Augusta, Port Pirie, Whyalla and Port Lincoln – currently $288,000 – is determined by the affordability indicators gazetted on 12 October 2010 or as amended from time to time under the *Development Act 1993* and South Australian Housing Trust (General) Regulations 1995. The indicative affordable house purchase price for all areas in the State of South Australia, other than those mentioned above, is currently $244,000. |
| Biodiversity | The variety of life in all its forms and at all levels of organisation, as well as the ecological and evolutionary processes through which genes, species and ecosystems interact with one another and with their environment. |
| Biota | All of the organisms at a particular locality. |
| Bioregion | Relatively large land areas characterised by broad, landscape-scale natural features and environmental processes that influence the functions of entire ecosystems |
| Carbon sequestration | The general term used for the capture and long-term storage of carbon dioxide. Capture can occur at the point of emission (for example from power plants) or through natural processes (such as photosynthesis), which remove carbon dioxide from the earth's atmosphere and which can be enhanced by appropriate management practices. |
| Climate change | A change in the state of the climate that can be identified by changes in the mean and/or the variability of its properties, and that persists for an extended period, typically decades or longer (*The Garnaut Climate Change Review*, 2008). |

| | |
|---|---|
| Community Structure Plan | Community Structure Plans provide a strategic framework for the consideration of land-use planning and development in Aboriginal communities, which are generally in unincorporated (out of council) areas in rural or remote parts of the state. They are non-statutory documents intended to guide decision-making by the landholding authority, the community and the development authority. |
| Density | Density is a measure of the population (persons) or the number of dwelling units in a given area. |
| Development Plans | Development Plans should seek to promote the provisions of the Planning Strategy and may set out to include planning or development objectives or principles. They are the principal document in South Australia used to assess development. |
| Growth areas | Areas identified for urban expansion that will be subject to further intensive investigations and public consultation. |
| ICT | Information and communication technology. |
| Intermodal | The movement of goods in one and the same loading unit or road vehicle, which uses successively two or more modes of transport without handling the goods themselves in changing modes. By extension, the term 'intermodality' has been used to describe a system of transport whereby two or more modes of transport are used to transport the same loading unit or truck in an integrated manner, without loading or unloading, in a door-to-door transport chain. |
| Remediation | To top treat, contain, remove or manage chemical substances so that they no longer represent an actual or potential risk to human health or the environment, taking into account the current and intended land use of the site. |
| Rural living | Large residential allotments outside towns that allow for minor primary production activity. |
| Site Contamination | Deemed to exist if introduced chemical substances are present on or below the surface of a site above background concentrations, and the presence of the chemical substances in those concentrations results in actual or potential harm to human health, or the environment or to water (surface or underground). |

| Strategic Management Plans | The *Local Government Act 1999* requires councils to apply a strategic approach in all actions they undertake through the preparation of Strategic Management Plans. These plans articulate council goals and objectives and the vision for the community and are intended to complement the regional volumes of the South Australian Planning Strategy. |
|---|---|
| Sustainable | Forms of development that meet the needs of the present without compromising the ability of future generations to meet their needs. |
| Water security | Water security has been taken to mean the availability of an appropriate quantity of water at an appropriate quality to meet the needs of the community. This includes the provision of potable and fit-for-purpose water supplies, collection and treatment of wastewater and the management of stormwater and groundwater resources. |
| Water-sensitive urban design | Water-sensitive urban design (WSUD) is an approach to urban planning and design that integrates the management of the total water cycle into the urban development process. It includes:<br><br>■ the integrated management of groundwater, surface run-off (including stormwater), drinking water and wastewater to protect water-related environmental, recreational and cultural values<br><br>■ the storage, treatment and beneficial use of run-off<br><br>■ the treatment and re-use of wastewater<br><br>■ using vegetation for treatment purposes, water-efficient landscaping and enhancing biodiversity<br><br>■ using water-saving measures inside and outside domestic, commercial, industrial and institutional premises to minimise requirements for drinking and non-drinking water supplies.<br><br>WSUD incorporates all water resources, including surface water, groundwater, urban and roof run-off, and wastewater. |