

Regional Planning

31 March 2023



Government of South Australia
Department for Trade
and Investment



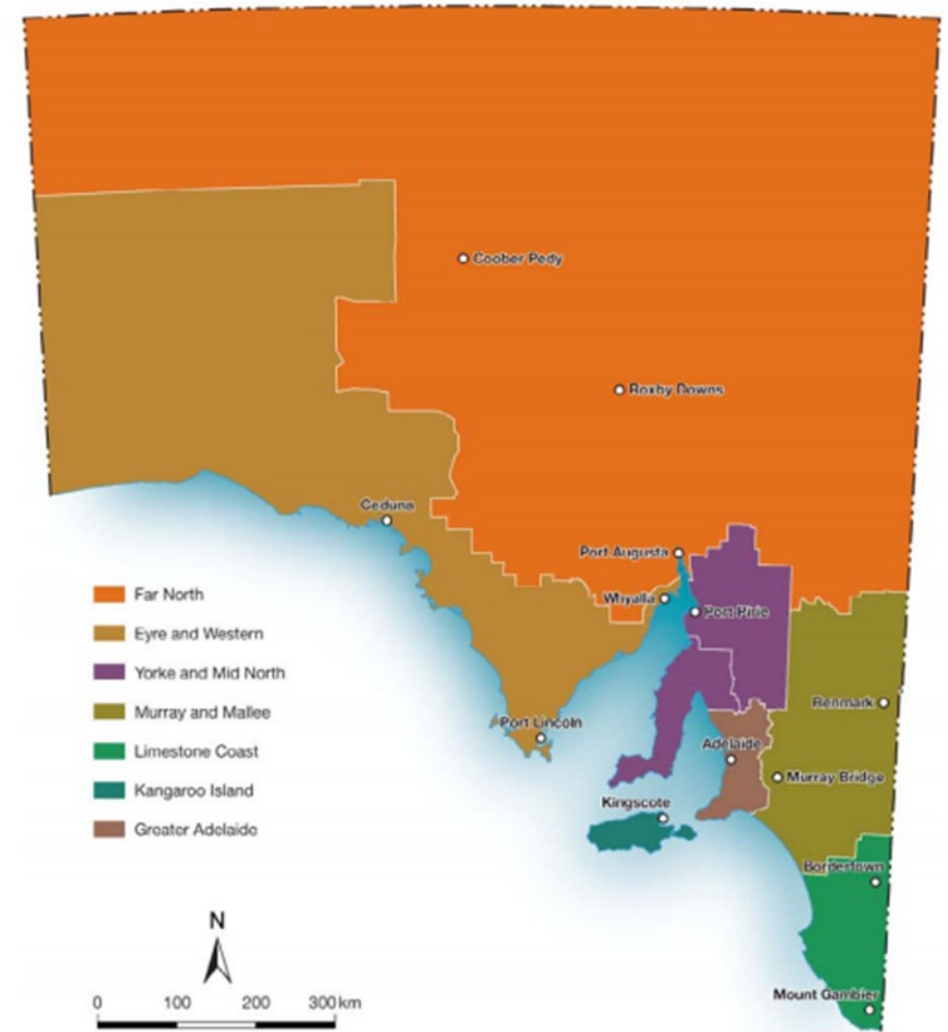
Statement of Acknowledgement

We acknowledge the Traditional Owners of the land that we meet on today and respect their spiritual relationship with their country. We pay our respects to their Ancestors and Elders, past, present, and emerging.

We also pay respects to the cultural authority of Aboriginal people visiting/attending from other areas of South Australia/Australia

A long-term vision for land use and growth across South Australia over a 15 to 30-year period, by guiding:

- where houses and employment land will go
- how housing and population will be serviced
- what infrastructure is needed and how it will be provided
- different growth scenarios (and implications for these scenarios).



Regional Plans

(spatial application of the SPPs)

Principles for Statutory Instruments

Regional Plans should identify appropriate land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure. Housing demand should be well-understood and informed

Structure Plans, Masterplan, Concept Plans enable greater local detail



Planning and Design Code

- Section 75 Complying changes to the Code (potential accelerated rezoning pathway)
- Section 73 Code Amendment

PRINCIPLES

Immediate statutory weight - plans should immediately mean something (Code consequential amendment).

Whole-of-Government - must be the State and Local Government's plan - particularly essential to get infrastructure agencies and utilities providers wired in.

Engagement and governance - during preparation and implementation.

Effective Probity and Governance – ensure processes hold up to intense scrutiny.

Spatially specific – need lines on maps underpinned by infrastructure investment.

A plan for the future

We can't just look back at where we've been. We also need to look to what is before us.

Where people live

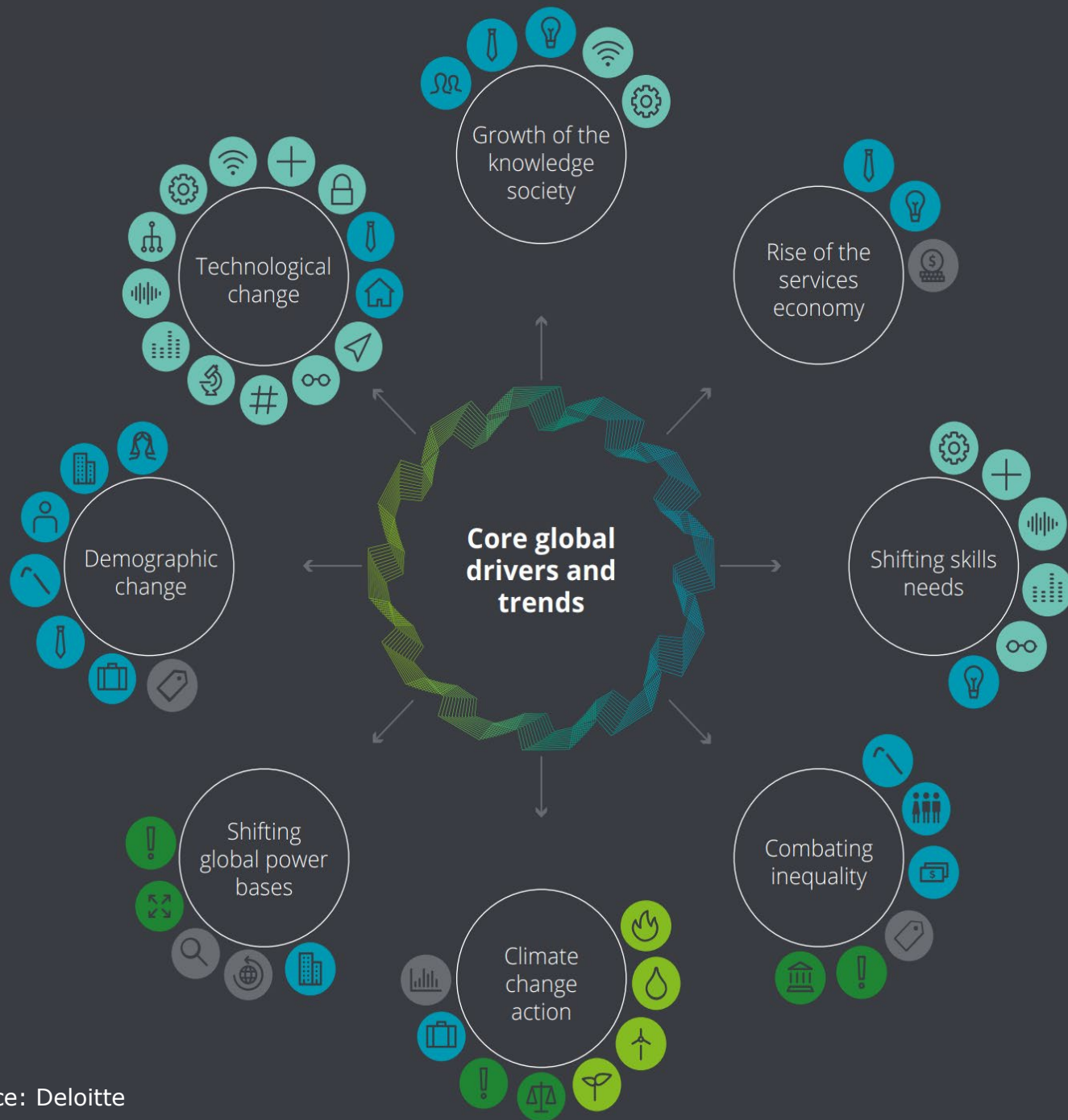
Where they work

What work they do

How they access services

How they move around

And more...



- | | | | | |
|------------------------|--------------------------|----------------------------|----------------------------|----------------------------|
| Remote Working | Knowledge Worker | Social Distancing | Concentration of Wealth | Quantum Technologies |
| Competition for Talent | Mass Migration | Aging Population | Crowd Sourcing | Artificial Intelligence |
| Urbanisation | Demand for Customisation | Empowered Women | Additive Manufacturing | 5G / enhanced connectivity |
| Next-Gen Workforce | Sharing Economy | Empowered Minorities | Digitisation of Healthcare | 'As a Service' Technology |
| Internet of Things | Automation | Evolving Supply Chains | Environmental Awareness | Political Fragmentation |
| Social Media | Globalisation | Resource Price Variability | Climate Change | Regulatory Landscape |
| Cyber Disruption | Growing middle class | Renewable Energy | Social Unrest | Trust & Transparency |
| Extended Reality | Rise of Services & Data | Resource Scarcity | Big Government | |

- POLITICAL
- ENVIRONMENTAL
- ECONOMIC
- TECHNOLOGICAL
- SOCIETAL

Yorke Peninsula and Mid North Vision Workshops

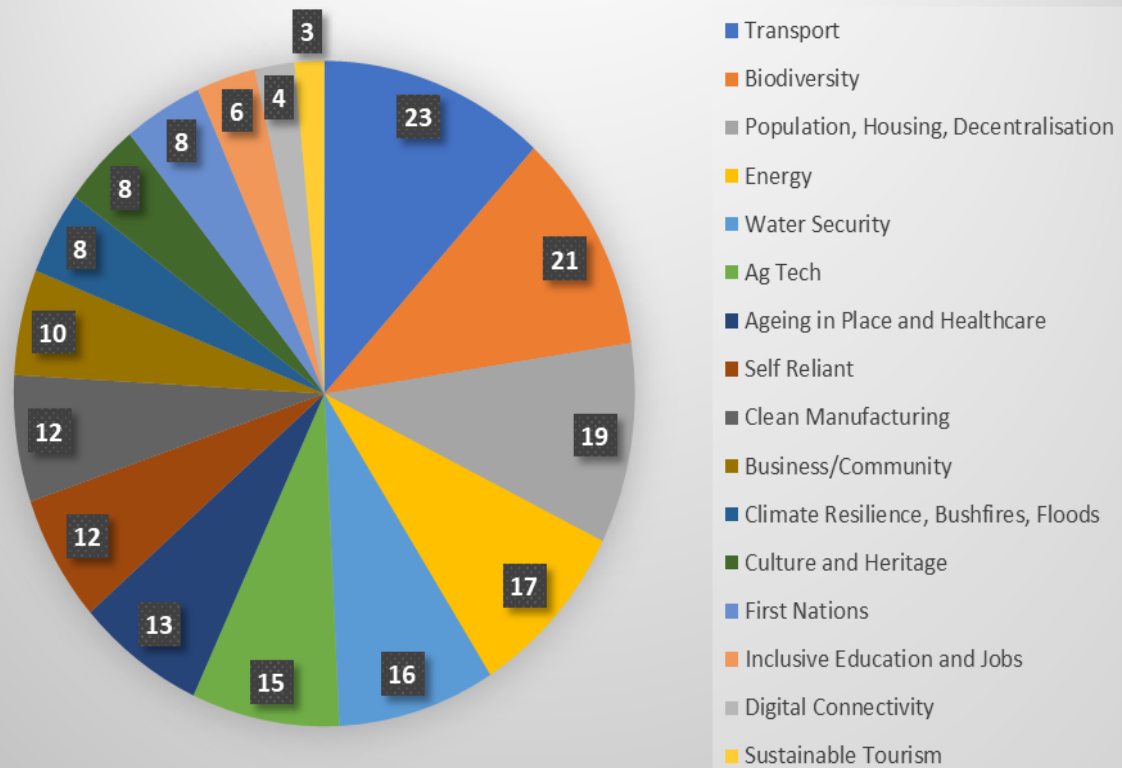
- Yorke Peninsula and Mid North Visioning Workshops were held on the 23rd and 24th of February.
- Key stakeholders included local councils, key industry organizations, state government department and progress associations were present.
- The goal of the workshops were to identify key vision issues that they felt should be reflected in the Yorke Peninsula & Mid North Regional Plan.



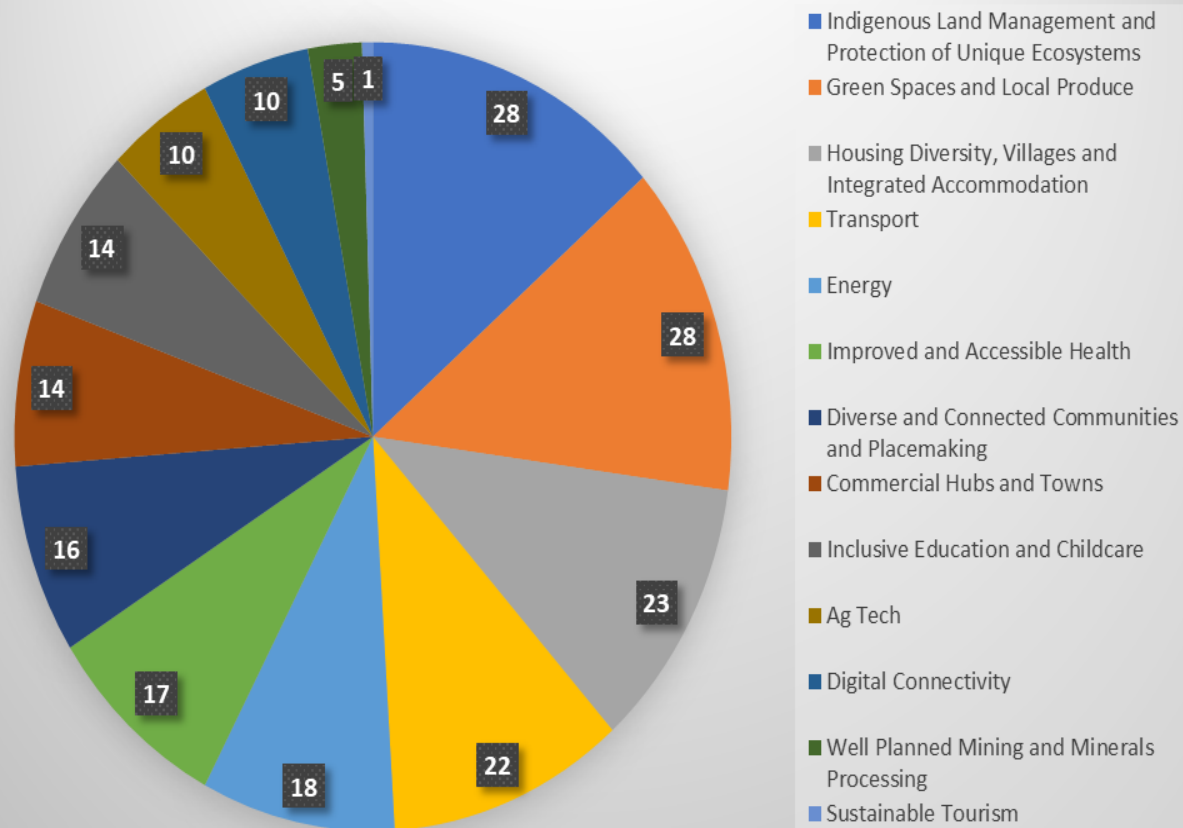
Yorke Peninsula and Mid North Vision Workshops

The following key themes emerged throughout the vision workshops:

Yorke Peninsula & Mid North Workshop Themes - Clare



Yorke Peninsula & Mid North Workshop Themes - Maitland



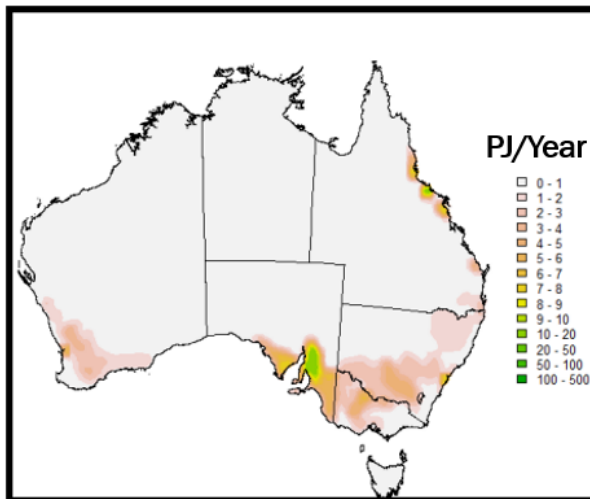
1. A hub of agricultural technology and enhancement.

Create an employment hub for a range of services and industries, resulting in a self-sufficient and circular economy.

National bio-methane production from organic waste



Utilising the latest high efficiency **biomass conversion technology** to deliver renewable gas for injection into the grid, as well as potentially electricity, gas and heat for use by co-located businesses on a "behind the meter" basis.



2. A connected region

Efficient transport options for all people and products and connected townships with stronger inter-region accessibility.



3. A green, renewable energy powerhouse.

A region that is a leader in environmental protection and sustainability.



- **The Spencer Gulf is primed to become a clean energy powerhouse!**

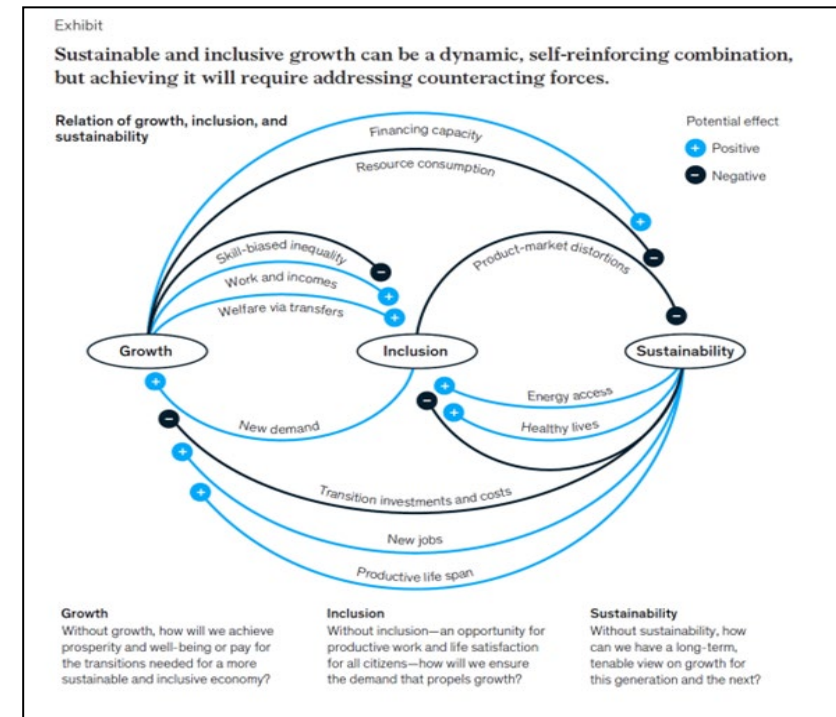
- \$20 bn pipeline of renewable energy projects
- Government has invested more than three quarters of a billion in advancing the hydrogen sector
- Significant public and private sector investment
- Home to some of the world's largest mineral deposits and Australia's largest multi-metals smelter
- Uniquely placed to meet the world's demand for green minerals, metals and fuels

South Australia is ahead of the curve on renewables and early adopters in decarbonisation.

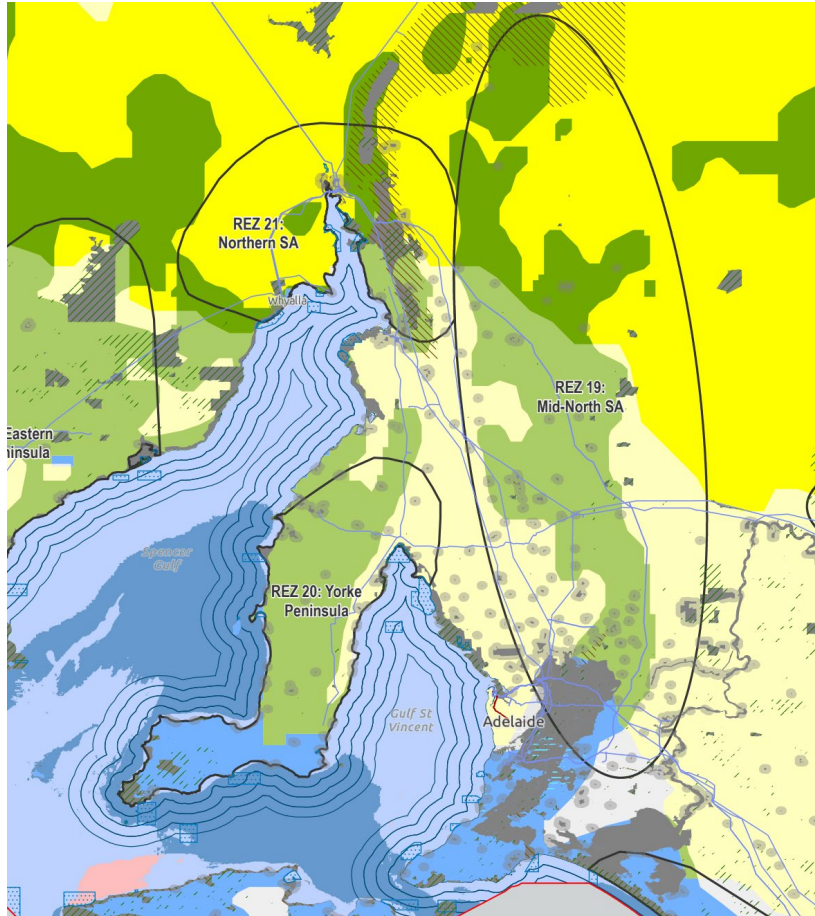
This brings opportunities and challenges.

4. Sustainable townships and a range of housing options.

An economically sustainable population base, concentrated in the major settlements and across smaller, self-sustainable communities, providing a range of diverse housing options for all members of the community.



Key Projects in the Region



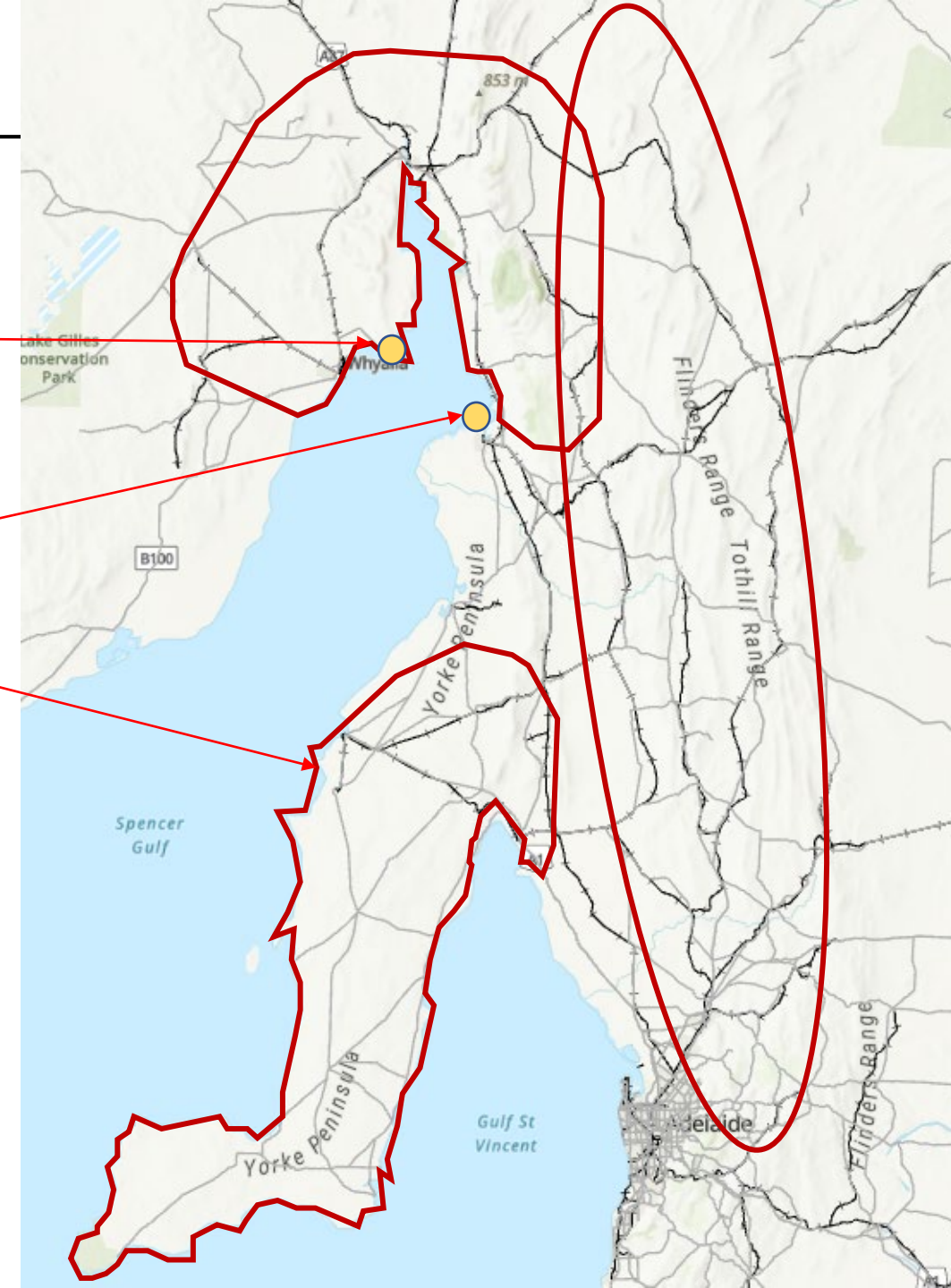
- Whyalla Hydrogen Hub
- Port Bonython multi-user export precinct

- Trafigura and Nrystar Australia Port Pirie Green Hydrogen Projects
- Nrystar Australia Port Pirie multi-metals smelter

- AEMO Renewable Energy Zones

- Northern Water Supply Project subject to finalization of project details

- Infrastructure Corridors



Nyrstar plans to recycle 88 million household batteries a year and keep them out of landfill

ABC North and West SA / By Bethanie Alderson

Posted Thu 15 Sep 2022 at 2:49pm, updated Fri 16 Sep 2022 at 12:42pm



Port Pirie is one of the world's largest multi-metal smelters. Port Pirie is poised to become a metals recycling hub for Australia.



Manufacturing
batteries, Evs, ...

vertical
integration of
green mining,
minerals
processing,
manufacturing
and circular
economy

Key Directions for Port Pirie



South Australian Government Initiatives

Scope, develop and consult on a Master Plan Spatial Vision for Port Pirie.

Conduct a feasibility study into the water supply options to support a draft greening strategy. It will also support the development of the draft greening strategy for Port Pirie.

This work will be undertaken as a collaboration between SA Water, Department for Environment and Water, Northern and Yorke Landscape Board and PPRC.

Port Pirie Greening Program:

- Provision of native plants
- Railway yard greening & associated infrastructure
- Water sensitive urban design
- Phoenix Park wetlands
- Dust monitoring and EPA presence
- Solomontown greening/ pavement sealing

Remediate 43 public houses in Port Pirie's high and medium risk areas.

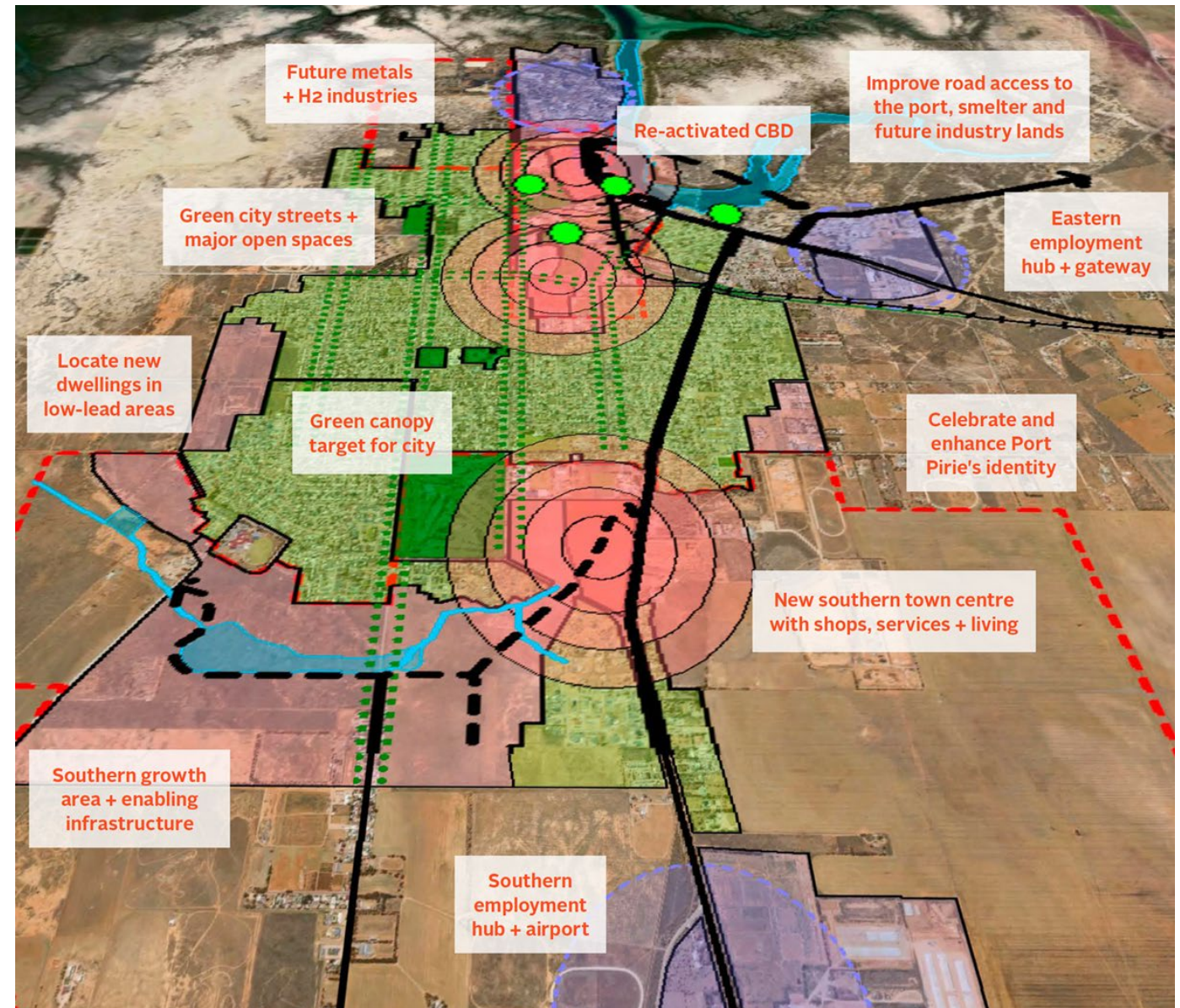
Create and administer a Community Dust Management Program comprising community grants from the Charitable and Social Welfare Fund (Grants SA).

Purchase, demolish and remediate land of remaining properties north of Frederick Road.

Regional Plans

The Yorke Peninsula & Mid North Regional Plan combines the vision and with State Planning Policies to ensure key projects can become a reality, through:

- Zoning
- Ensuring appropriate land is available for key projects
- Identifying infrastructure needs
- Protecting key employment, agricultural, residential, historic and environmentally significant areas
- Managing potential interface issues
- Understanding the upfront and ongoing costs of supporting different types of growth



How to get involved!

The draft Yorke Peninsula and Mid North Regional Plan is currently being drafted. The draft Regional Plan statutory engagement and consultation period (Q4-2023) will provide an opportunity for stakeholders to have input into the regional plan and will include the following engagement activities.

- Workshops with councils, LGA, RDA, etc (face to face and online)
- Community information sessions (face to face and online)
- Youth focused workshops
- First Nations workshops

Subscribe to the State Planning Commission's newsletter at: www.plan.sa.gov.au/news

A YourSAy page has been created to capture additional contributions from visioning workshop attendees and the public at: <https://yoursay.sa.gov.au/yorke-peninsula-and-mid-north-regional-plan-visioning>. The YourSAy page will close temporarily to allow PLUS to collate the information collected to date and to progress with the preparation of the draft Yorke Peninsula and Mid North Regional Plan.

Thank you

Brett Steiner
A/Director, Growth Management



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