



*'We cannot work to create a future that we don't first imagine'
'Do not follow where the path may lead – go instead where there is no path and leave a trail'*
Dr Peter Ellyard, Futurist

Strategic Directions Report, 2012/13

Clare & Gilbert Valleys Council

Section 30 of the Development Act

Format

The format/presentation of the Strategic Directions Report (the Review) has followed and built on the model template developed by the Department of Planning, Transport and Infrastructure (DPTI) - intended to assist Councils in preparing a Review, as required under Section 30 of the Development Act 1993. The Council acknowledges and thanks the DPTI for its assistance.

Contributions

This Review is a result of a team effort by the Clare & Gilbert Valleys Council.

With valuable assistance from:-

- The Mayor and Elected Members
- Chief Executive Officer
- Manager, Development, Infrastructure and Environment
- Development Services staff
- The Community
- Government Agencies and regional partners
- Development Answers Pty Ltd
- Australian Water Environments Pty Ltd
- Ellyard Futurists

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List of common Acronyms

ABS	Australian Bureau of Statistics
ARI	Annual Return Interval
AS/NZS	Australian Standard, New Zealand Standard
B&B	Bed and Breakfast
BDP	Better Development Plan
CAP	Climate Change Adaptation Program
CCS	Climate Change Strategy
CCTV	Closed Circuit TV
CFS	Country Fire Service
CGV(C)	Clare & Gilbert Valleys Council
CWMS	Community Wastewater Management Scheme
DAC	Development Assessment Commission
DC	District Council
DECD	Department for Education and Child Development
DECS	Department for Education and Children's Services
DENR	Department for Environment and Natural Resources
DEWNR	Department for Environment, Water and Natural Resources
DP	Deposited Plan
DPA	Development Plan Amendment Report
DPTI	Department for Planning, Transport and Infrastructure
EPA	Environment Protection Authority
ERD Court	Environment, Resources and Development Court
ETSA	Electricity Trust SA
FFL	Finished floor level
GIS	Geographic Information System
ICT	Information and Communication Technologies
ISO	International Standards Organisation
LGA	Local Government Association
LGAMLS	Local Government Association Mutual Liability Scheme
MAR	Managed Aquifer Recharge
NRM	Natural Resources Management
PAR	Plan Amendment Report
PDC	Principle of Development Control
PIRSA	Primary Industries SA
PLEC	Powerline Environment Committee
RDA	Regional Development Australia
SAPOL	SA Police
SAPPL	SA Planning Policy Library
SATC	SA Tourism Commission
SDR	Strategic Directions Report
TAFE	Tertiary and Further Education
URPS	Urban and Regional Planning Solutions
UNESCO	United Nations Educational, Scientific and Cultural Organisation
WAP	Water Allocation Plan
WSUD	Water Sensitive Urban Design

PART A

Overview and Recommended Development Plan Amendment (and related projects) program

1. Introduction

The Clare & Gilbert Valleys Council has prepared a Strategic Directions Report, pursuant to Section 30 of the Development Act, herein called the Review.

As a result of the adoption of the Mid North Regional Plan (a volume of the Planning Strategy) Council is required to undertake the Review (Section 30 of Development Act) within 12 months of its adoption.

The Clare & Gilbert Valleys Council was formed in 1997, following the amalgamation of the District Councils of Clare, Riverton and Saddleworth & Auburn. The Council has a population of 8,749 people (2011 Census), over an area of 184,000 hectares. There are 18 towns and settlements within the area including:-

- Clare
- Riverton
- Saddleworth
- Auburn
- Manoora
- Mintaro
- Armagh
- Rhynie
- Tarlee
- Stockport
- Waterloo
- Marrabel
- Watervale
- Sevenhill
- Penwortham
- Leasingham
- Black Springs
- Hilltown

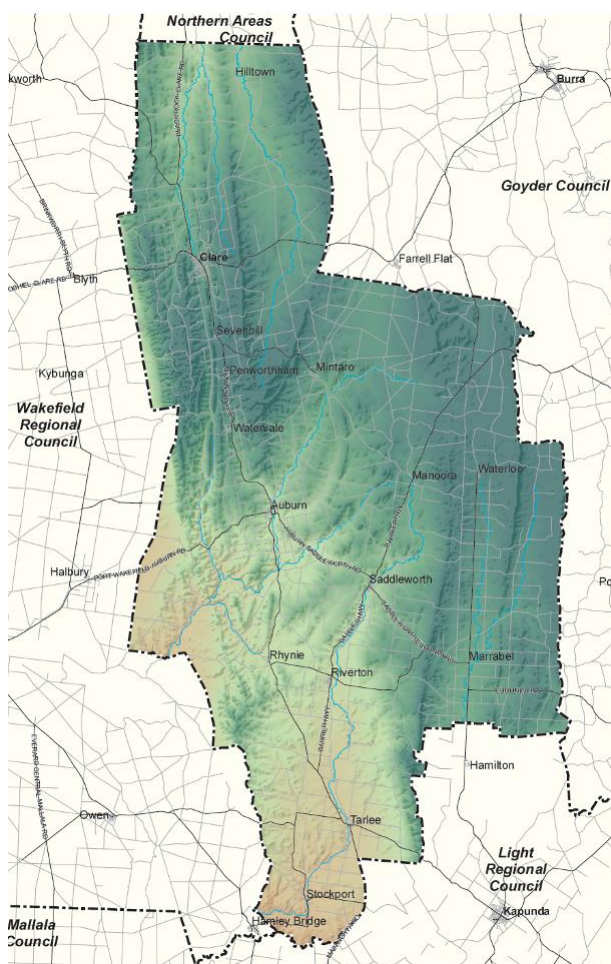


Figure 1.1 – Council area

The Clare & Gilbert Valleys Council, as a separate process, has also revised its Strategic Management Plan under Section 122 of the Local Government Act and undertaken considerable community engagement through that process in 2012.

2. What is a Strategic Directions Report?

The Strategic Directions Report (the Review), commonly called a Section 30 Review, is required under Section 30 of the Development Act, and is critical to actively promote, shape and encourage good development and quality economic, social and environmental outcomes for the Clare and Gilbert Valleys.

The Review considers strategic planning issues affecting the Clare and Gilbert Valleys with specific reference to the Planning Strategy (Mid North Region Plan) and other strategic documents - and makes recommendations on the future changes to the Development Plan for the Council area.

The Review considers Council's priorities for:-

- Achieving orderly and efficient development via planning policies
- Land use and transport planning
- Implementing targets set out in the Planning Strategy
- Social and physical infrastructure planning
- Other projects considered relevant by the Council.

Principally the Review focuses on an analysis of the strengths and weaknesses of the Development Plan to identify what changes might be needed into the future in terms of managing growth and promoting development that is in the best long term interest of the Clare and Gilbert Valleys.

This Review is separate from the review of the 'Strategic Management Plan' which Council is currently undertaking under Section 122 of the Local Government Act. However the outcomes from that review are considered as part of the Strategic Directions Review.

The Review has been prepared in-line with the Department for Planning, Transport and Infrastructure guidelines and template for the undertaking of a Strategic Directions Report.

2.1 What is a Development Plan?

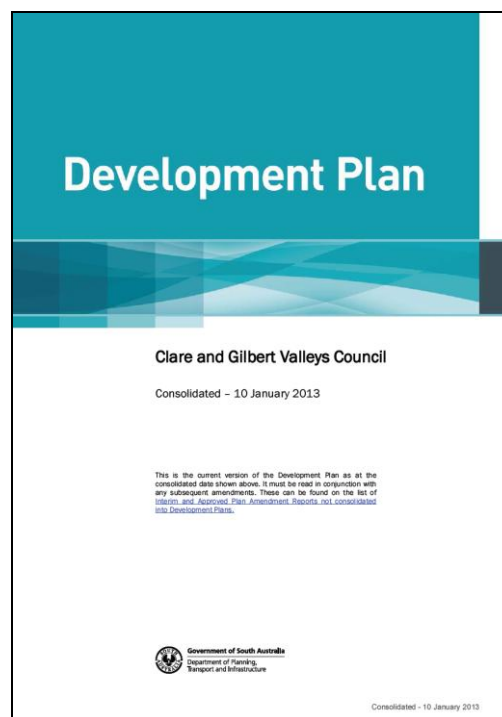
The Development Plan is a document that controls and manages all forms of development within the Clare and Gilbert Valleys.

It is one of Council's many roles to ensure the Development Plan is up-to-date and is regularly reviewed.

When you seek to undertake any form of development (for example but not limited to:- building work, a change in land use, subdivision of land; work associated with a State or Local Heritage place) you must first obtain Development Approval by lodging an application with Council - Council then assesses the application against the provisions of the Development Plan.

The process is administered by Council (under the SA Development Act), or the Development Assessment Commission for a small number of prescribed applications.

The Development Plan sets out a series of Zones (such as Residential zone, Primary Production zone, Rural Living zone) which describes the types of development that should and should not occur within the relevant zones – it sets out a series of Objectives and Principles



that help ensure that development occurs in a well managed way and takes account of relevant environmental, infrastructure, urban design, heritage and community requirements.

2.2 Development Plan Amendments

Council, through the Review, considers what Development Plan Amendments may be necessary over the coming years to address identified issues and opportunities.

Development Plan Amendments would be undertaken on a priority basis, and also be dependent on Council's budget and resource capacity to undertake actions that have been recommended in Part A (Section 4).

Subject to Council resolving to undertake a future Development Plan Amendment and determining the scope, it would then seek approval of the Minister (through lodging of a Statement of Intent) to commence the process of preparing a Development Plan Amendment in accordance with Section 24 and 25 of the Development Act.

A Development Plan Amendment would need to progress through the investigations and drafting stage, agency and public consultation process and authorisation stage. The Department for Planning, Transport and Infrastructure has advised Council that in the future Development Plan Amendments will be streamlined, where in accordance with the Planning Strategy.

3. How Council went about the Review

The Review was underpinned by inspiring ‘future setting’ workshops with Dr Peter Ellyard – a leading Australian futurist.



Figure 3.1 – David Altmann, Alison Cusack, Dr Peter Ellyard, Mayor Allan Aughey and Roy Blight

Council sought to establish a clear vision or a ‘preferred future’ for the district as an important and upfront element of the Review – so that the vision (or preferred future) could be captured in the findings and recommendations relating to the Review.

This is outlined in Part B (Section 5).

The project was undertaken in five stages:-

[Stage 1 – Commencement](#)

[Stage 2 – Research, investigations, review of documentation – refer Part B, Section 1-6](#)

[Stage 3 – Engagement process – inclusive of ‘futures’ workshops – refer Part B, Section 2, 7-8](#)

Council sought to deliver a positive engagement process for the Review – and to drive great benefit from implementing a consultation approach that was designed to reach out and listen to the community. The consultation program is outlined in detail in Section 2, 7-8, inclusive of Agency and Public Consultation.

[Stage 4 – Strategic Directions Report – refer Part B, Section 9-11](#)

The Review outlines (based on the findings) a list of Development Plan Amendments (DPAs), a brief statement detailing the recommended DPAs and a priority list (inclusive of recommended timeframes) for instigating the proposed amendments, as outlined in Part A (Section 4).

The Review, as explained in Part A (Section 2.2), does not include the preparation of future DPAs (or associated Statements of Intent) - these will be considered by Council as part of a future implementation process based on priorities and budget deliberations of Council.

[Stage 5 – Consultation and adoption](#)

Final community consultation and the conduct of a public hearing, on the Review, was conducted prior to submitting the Review to the Minister.

4. Recommended Development Plan Amendment (and related projects) program

As a result of the consideration of the various issues and opportunities outlined in the Review (as distilled into key headings in Part B (Section 10-11), the following recommendations have been developed.

The recommendations have been deliberately crafted to be simple and straightforward for ease of implementation – often reports of this nature will present too many recommendations/actions that lead to inaction through the implementation phase.

The Development Plan Amendment (DPA) and related projects program is proposed to address the key priorities of Council - the priorities are based on Council implementing actions prior to the next scheduled Section 30 Review in 2017.

4.1 Structure Plans

The recommended priorities, scope and timing are as follows:-

Structure plans			
Scope	Reference (Section of report – Part B)	Priority	Timing
To refine the Structure Plans as part of future priority DPAs			
In association with the recommended priority DPAs, that the DPAs be underpinned by Structure Plans relating to identified Growth Areas, and the existing Structure Plans be 'refined' where required.	5, 10.2, 10.3, 10.4	As below	As below

4.2. Priority DPAs¹

1. District Townships DPA			
Scope	Reference (Section of report – Part B)	Priority	Timing
To prepare a DPA as it affects the townships within the Clare and Gilbert Valleys, except for the township of Clare which has been identified separately.			
Desired character statements Embed goals and aspirations espoused in Council's vision in the Desired Character Statements for relevant zones.	2.1-2.3, 10.1	High	2013/14
Townships Review identified urban growth options at Riverton, Mintaro, Saddleworth and Auburn, and associated policy and mapping recommendations.	4-9, 10.4, 10.6, 11		
Promotion of policy to support an aging population, for Affordable Housing and quality urban design outcomes.			
Introduce urban design guidelines relating to development in urban areas with regard to landscape setting, impact on landform and development in proximity to the Riesling and Rattler Trail, and for outdoor advertising.	10-11		
Introduction of flood plain mapping and related policy for various townships.	5.2, 6.3, 7-9, 10.5, 11		

¹ There may be a need to separate some items identified, into individual DPAs, depending on their complexity and timing.

Other various miscellaneous actions as identified.			
Strategic sites To consider rezoning land associated with the identified Strategic Sites, unless detailed investigations or a site specific DPA is required (refer Priority DPA number 5).	2.2, 2.3, 6.3, 10.10		
Mintaro Review policy associated with future dwellings at Mintaro in the Residential (Mintaro) Policy Area 7 (Precinct 3 and 4) – with associated urban design guidelines.	2, 7, 9, 10.4, 10.7, 11		
Reinstate the Conservation Guidelines that were deleted through the Better Development Plan conversion 2009.			
Tables, Mapping and Concept Plans As identified in Section 11 and consequential changes.	10, 11		

2. Rural and Environmental DPA

Scope	Reference (Section of report – Part B)	Priority	Timing
To prepare a DPA as it affects the rural areas of the Clare and Gilbert Valleys.			
Desired character statements Embed goals and aspirations espoused in Council's vision in the Desired Character Statements for relevant zones.	2.1-2.3, 10.1, 10.3, 10.8	Medium	2014/15
Primary Production Zone Use of up-to-date policy contained in Version 6 of the SA Planning Policy Library.	4-9, 10.3, 10.8, 11		
Inclusion of the proposed Version 7 Primary Production Zone module and Natural Resources Module once developed by the Department for Planning, Transport and Infrastructure (DPTI), and to better promote cellar door sales, value added tourism and rural based enterprises.			
To protect productive agriculture and horticultural land for long term farming for future generations.			
Review of non-complying triggers for dwellings and land division, waste disposal exceptions, and introduce specific policy to better control future development at Leasingham.			
Other various miscellaneous actions as identified.			
Strategic sites <ul style="list-style-type: none"> Clare Aerodrome – future airport related development Bungaree Station - further strengthen the Development Plan in relation to provision for tourism related redevelopment Clare Valley Race Course and environs – horse industry related development 	2.2, 2.3, 6.3, 7-9, 10.4, 10.10		
To consider rezoning land associated with the identified Strategic Sites, unless detailed investigations or a site specific DPA is required (refer Priority DPA number 5).			
Design guidelines Introduce design guidelines relating to farm sheds, rural development and in proximity to the Riesling & Rattler Trail.	7-9, 10.1, 10.3, 10.8, 11		

<p>Environmental Rezone land as Conservation Zone:-</p> <ul style="list-style-type: none"> • Martindale Hall Conservation Park • Spring Gully Conservation Park <p>Other areas of conservation value include the Tothill Creek Range, Pinks Reserve (Clare) and Neagles Rock Reserve (Clare).</p> <p>Formal recognition of the relevant policies from the Northern and Yorke Natural Resources Management Plan as they apply to Clare & Gilbert Valleys Council area in the Development Plan.</p> <p>Other priorities:-</p> <ul style="list-style-type: none"> • Specific reference to Water Sensitive Urban Design (WSUD) initiatives of the Water Security Plan • On-ground solar panels and renewable energy <p>Wind farms² Recognising the landscape and amenity values of the Clare & Gilbert Valleys Council area that no further wind farm development be allowed. Alternatively, the buffer separation distances to dwellings not associated with the wind farm be increased to 5 kilometres and Wind Farms be designated as Category 3 development.</p> <p>Stockport observatory Make provision for potential relocation to assist protection of the asset into the future.</p> <p>Tables, Mapping and Concept Plans As identified in Section 11 and consequential changes.</p>	<p>5.4, 5.5, 6.2, 6.3, 8.1, 10.3, 10.8, 11</p> <p>6.3, 10.9</p> <p>5.4-5.5, 10.4</p> <p>8, 10, 11</p>		
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3. Clare township DPA (possibly including Riverton)

Scope	Reference (Section of report – Part B)	Priority	Timing
<p>To prepare a DPA as it affects the township of Clare (possibly Riverton, if not undertaken in the District Townships DPA).</p>			
<p>Desired character statements Embed goals and aspirations espoused in Council's vision in the Desired Character Statements for relevant zones.</p>	2.1-2.3, 10.1	Medium	2014/15
<p>Township of Clare Review identified urban growth options at Clare (and possibly Riverton, if not undertaken as part of District Townships DPA) and associated policy and mapping recommendations.</p>	4-9, 10.1, 10.6		
<p>Promotion of policy to support an aging population, for Affordable Housing and quality urban design outcomes – scope for integrated higher density housing within and around District Town Centre at Clare.</p>			
<p>Introduce urban design guidelines relating to development in urban areas with regard to landscape setting, impact on landform and development in proximity to the Riesling Trail, and for outdoor advertising.</p>	10-11		

² Note:- State-wide Wind Farm DPA was authorised 12 October, 2012, with various amendments – refer Section 6.3 and 10.9

Introduction of flood plain mapping and related policy.	5.2, 6.3, 7-9, 10.5, 11		
To undertake retail/economic analysis in association with Structure Plan to determine appropriate options for growth of District Town Centre and commercial and industry zones at Clare.	5.4, 5.5, 7, 9, 10.2, 10.4		
Review of urban design, density and infrastructure requirements for the Square Mile Road land in the Residential Zone (and related rating options under Local Government Act).	3.2, 6.3, 10.4, 11		
In addition to recommendation 4.3 below relating to the southern town entry Streetscape Plan for Clare, the Rural Living Zone for the southern town approach be reviewed in terms of land use mix and urban design guidelines.	2, 7, 9, 10.4		
Other various miscellaneous actions as identified.			
Strategic sites To consider rezoning land associated with the identified Strategic Sites, unless detailed investigations or a site specific DPA is required (refer Priority DPA number 5).	2.2, 2.3, 6.3, 10.10		
Tables, Mapping and Concept Plans As identified in Section 11 and consequential changes.	10, 11		

4. Local Heritage and Historic Conservation Zone DPA

Scope	Reference (Section of report – Part B)	Priority	Timing
To prepare a DPA in relation to reviewing the Local Heritage Places in the Development Plan, adding additional entries – and scope for protection of precincts with high heritage/conservation value with Historic Conservation Zones.			
To engage a heritage/conservation consultant to undertake a review of the Local Heritage listings and to prepare detailed analysis in accordance with the requirements of the Development Act for any proposed listings and identification of Historic Conservation Zones.	2.1-2.3, 5.4, 5.5, 8.1, 10.1, 10.3, 10.7, 11	Medium	2015/16
To engage with the State Heritage Branch in relation to an improved pre-application heritage advisory service in terms of the time and resources.	10.7	High	2013/14

5. Strategic sites DPA

Scope	Reference (Section of report – Part B)	Priority	Timing
To prepare a DPA in relation to strategic sites.			
The Strategic Directions report has highlighted a range of potential strategic sites and strategic development initiatives - depending on the scope and magnitude of such, these may need an option for consideration as individual DPA's, or as part of one of the above mentioned DPA's where relatively straight forward.	10.10, Structure Plans	Medium	2014/15; 2015/16

4.3. Other related strategic actions

Related actions/projects			
Scope Related projects/initiatives	Reference (Section of report – Part B)	Priority	Timing
<p>1. Economic and Investment Strategy and Marketing Plan</p> <p>In association with Regional Development Australia, that Council commissions an Economic, Investment and Marketing Strategy – to assist in the delivery of the key goals that are promoted through planning policy contained within the Development Plan and as identified by Dr Peter Ellyard.</p> <p>This will assist in underpinning the vision embedded into the above-mentioned DPAs.</p>	2, 4, 7-9, 10.4	Medium	2014/15
<p>2. Town entries Streetscape Improvement Plan for Clare</p> <p>Develop a long term ‘town entries’ streetscape improvement plan for Clare - seek grant funding, possibly through, for example PLEC and Open Space Development Fund.</p> <p>This is to be undertaken in addition to the recommendation in 4.2 above (Clare Township DPA) relating to land use and urban design outcomes for the southern approach.</p> <p>Consideration of public art at entries to other townships.</p>	2, 4, 7-9, 10.4	Medium	2014/15
<p>3. Clare District Town Centre and environs</p> <p>In association with Point 2 above, develop a long term Place Making Design Strategy for Clare District Town Centre, in association with Regional Development Australia and partners.</p>	2, 4, 7, 8, 10.4	Medium	2014/15
<p>4. Car Parking Contribution Policy, 2011</p> <p>Council’s Car Parking Contribution Policy was adopted in 2003 (reviewed in 2011).</p> <p>The Car Parking Contribution Policy needs to be reviewed relevant to the target areas and monetary contribution. The Development Plan also needs to reference the Policy.</p>	10.4, 11	High/Medium	2013/15

4.4. Compliance and enforcement

Compliance and enforcement			
Scope To better monitor compliance and to enforce development applications in accordance with approved terms and conditions.	Reference (Section of report – Part B)	Priority	Timing
Consider resourcing a development compliance officer – to monitor illegal development and also compliance with important terms and conditions of Development Plan Consents.	10.11	High	2013/14

4.5. Miscellaneous actions

Development Regulations

In addition, the Review has also identified areas where the Development Regulations need refinement, by Council informing the Minister accordingly, such as:-

- Need for a Winery definition (Schedule 1)
- On-ground solar photovoltaic panels to be an exempt form of development (Schedule 3)
- Issues relating to current exemptions for front fencing, where the Schedule 3 exemptions should have specific urban design parameters or such
- Schedule 8 referrals to CFS – to also include Land Division

Miscellaneous

Council should also have regard to the broad range of valuable feedback from the community and government agencies that relate to other business headings of Council.

Council should also monitor closely the success of recent state-wide initiatives and/or proposals relating to Character Preservation and Protection Districts, the Mt. Lofty Ranges World Heritage listing bid and the Parliamentary Select Committee on Sustainable Farming Practices.

4.6. The Development Plan Amendment process

To commence a future Development Plan Amendment, Council must seek approval from the Minister (through lodging of a Statement of Intent) on the agreed scope of the Amendment, and its purpose/alignment to the Planning Strategy, Strategic Management Plan and Strategic Directions Review.

A Development Plan Amendment is undertaken in accordance with Section 24 and 25 of the Development Act, as described in **Figure 4.1**.

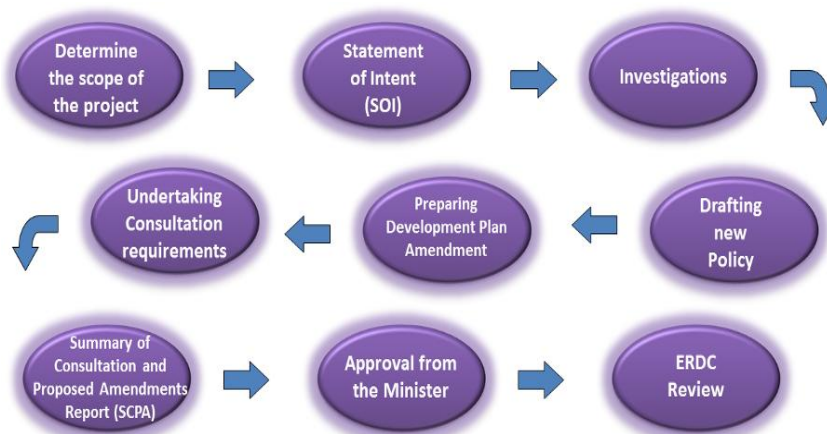


Figure 4.1 – Development Plan Amendment Process – Source DPTI

PART B

Consultation, investigations and discussion.

1. Strategic context

The Clare and Gilbert Valleys has a rich and proud history – a proud past and a prosperous future.

Key contextual information is outlined below.

1.1 Overview

Geographic/population

- Area of 1,840 square kilometres
- Population of 8,749 people (2011 Census)
- Opportunity for managed growth and investment
- 6,243 rateable assessments
- 209 kilometres of sealed roads and 1,615 kilometres of unsealed roads
- 7,364 electors in our Council Area

Key qualities

- Wineries – more than 40 cellar doors
- Local produce – gourmet food
- Quality restaurants
- Heritage – historic buildings
- Culture
- Rural experiences
- Antique and craft shops
- Network of bed and breakfast establishments

Heritage

- Significant heritage buildings and places
- Copper mining heritage

Environment and conservation

- Importance of water resources, rivers and flood management
- Protection of agricultural/horticultural areas
- Significance of ranges and natural features

Linkages

- Proximity to Adelaide and Flinders Ranges
- The Northern Expressway - greater access to the region and increase economic opportunity and population growth
- Wine trails and open space networks

1.2 About Clare and Gilbert Valleys

The Clare and Gilbert Valleys is well known for its high quality fine wines and productive agricultural lands, natural environment and interesting towns/villages creating a wonderful place to live, work and visit.

Clare received its name in 1846 from Edward Gleeson who settled in the area as a sheep farmer and named it after his native county in Ireland. Settlers from England, Wales, Austria and Poland moved in to the region, creating its rich heritage and assorted architectural styles. In 1845 copper was discovered in nearby Burra, hence a transport corridor was built to convey the ore to the Gulf of St Vincent. Around this passageway, towns sprang up: Mintaro, Watervale, Auburn and Leasingham, which all still stand today.

The Clare Valley, renowned for its Riesling has another landmark named after the wine: the Clare Valley Riesling Trail. The trail utilises a disused railway line for cycling and walking and incorporates many of the wineries and vineyards during its 24 kilometre path from Barinia to Auburn. The trail has been extended from Auburn through to Riverton and is called the Rattler Trail. Almost 30 wineries in this region are supported by the Clare Valley Visitor Information Centre which assists tourists in discovering the excellent services, food and wines of the area.



Figure 1.1 – extract The Advertiser 17 March 2012

With an array of accommodation, bed and breakfast, hotels, motels and camping facilities, tourists can be satisfied with the range available. The natural beauty of the Clare and Gilbert Valleys also attracts gifted artists to the region for inspiration.

Mintaro has world class slate deposits with an operating quarry and superbly maintained heritage buildings, many available as tourist accommodation.

Riverton is situated in the heart of the fertile Gilbert Valley. Farmers in the Gilbert Valley mainly produce cereal, legume and hay crops, sheep, cattle, pigs and poultry with recent diversification into small seed crops, vines, olives, and intensive animal keeping.

The residents of the Clare and Gilbert Valleys welcome visitors to the district and have worked together to enhance tourist numbers with careful management of their natural resources. Award winning wines from the region help attract international tourists as well as winemakers who wish to experience the wine producing qualities of this region.

1.3 Population and townships

The resident population of the Clare and Gilbert Valleys as of the 2011 Census was 8,749, and represented 0.528 percent of South Australia's population at that time.

Based on data from the 2011 Census, 86.7 percent of the district's residents were born in Australia - higher than the State level of 73.3 percent.

Population projections for the Clare and Gilbert Valleys region to 2027 (sourced from the Department of Planning, Transport and Infrastructure) is 9,585 people – an average annual increase of 0.51%. This is lower than the Planning Strategy target of 1.03% for regional South Australia.

Table 1.1 - 2011 Census - Clare and Gilbert Valleys

People	8,749
Male	4,340
Female	4,409
Medium age	43
Families	2,418
Average Children per family	2
All private dwellings	4,222
Average people per household	2.4
Medium weekly household income	\$945
Medium monthly mortgage repayments	\$1,200
Medium weekly rent	\$180
Average motor vehicle per dwellings	2

People

People	Clare and Gilbert Valleys (DC)	%	South Australia	%	Australia	%
Total	8,749	--	1,596,572	--	21,507,717	--
Male	4,340	49.6	787,218	49.3	10,634,013	49.4
Female	4,409	50.4	809,354	50.7	10,873,704	50.6
Aboriginal and Torres Strait Islander people	86	1.0	30,431	1.9	548,369	2.5

Summary - In the 2011 Census, there were 8,749 people in Clare and Gilbert Valleys (DC) of these 49.6% were male and 50.4% were female. Aboriginal and Torres Strait Islander people made up 1.0% of the population.

Age

Age	Clare and Gilbert Valleys (DC)	%	South Australia	%	Australia	%
<i>People</i>						
0-4 years	567	6.5	96,143	6.0	1,421,050	6.6
5-9 years	561	6.4	93,202	5.8	1,351,921	6.3
10-14 years	574	6.6	97,591	6.1	1,371,054	6.4
15-19 years	504	5.8	103,248	6.5	1,405,798	6.5
20-24 years	406	4.6	105,586	6.6	1,460,673	6.8
25-29 years	416	4.8	104,507	6.5	1,513,236	7.0
30-34 years	404	4.6	97,820	6.1	1,453,775	6.8
35-39 years	482	5.5	103,966	6.5	1,520,138	7.1
40-44 years	641	7.3	112,408	7.0	1,542,879	7.2
45-49 years	615	7.0	113,085	7.1	1,504,142	7.0
50-54 years	641	7.3	111,857	7.0	1,447,404	6.7
55-59 years	696	8.0	102,009	6.4	1,297,244	6.0
60-64 years	619	7.1	97,599	6.1	1,206,116	5.6
65-69 years	550	6.3	74,667	4.7	919,319	4.3
70-74 years	362	4.1	58,536	3.7	708,090	3.3
75-79 years	271	3.1	46,631	2.9	545,263	2.5
80-84 years	229	2.6	39,560	2.5	436,936	2.0
85 years and over	212	2.4	38,157	2.4	402,681	1.9

Median age 43 -- 39 -- 37 --
Summary - The median age of people in Clare and Gilbert Valleys (DC) was 43 years. Children aged 0 - 14 years made up 19.5% of the population and people aged 65 years and over made up 18.5% of the population.

Education³

Education	Clare and Gilbert Valleys (DC)	%	South Australia	%	Australia	%
Pre-school	112	4.9	20,581	4.5	332,844	5.1
Primary - Government	534	23.6	87,778	19.1	1,181,787	18.2
Primary - Catholic	204	9.0	26,164	5.7	359,062	5.5
Primary - Other Non Government	99	4.4	22,597	4.9	214,359	3.3
Secondary - Government	458	20.2	52,221	11.4	774,074	11.9
Secondary - Catholic	8	0.4	18,905	4.1	307,142	4.7
Secondary - Other Non Government	67	3.0	19,825	4.3	254,828	3.9
Technical or further education institution	165	7.3	34,842	7.6	473,606	7.3
University or tertiary institution	103	4.6	65,957	14.4	932,524	14.3
Other	46	2.0	11,101	2.4	161,660	2.5
Not Stated	467	20.6	98,694	21.5	1,511,694	23.2
Total	2,263	--	458,665	--	6,503,580	--

Summary - In Clare and Gilbert Valleys (DC) 25.9% of people were attending an educational institution. Of these, 36.9% were in primary school, 23.5% in secondary school and 11.9% in a tertiary or technical institution.

Country of birth

Country of birth	Clare and Gilbert Valleys (DC)	%	South Australia	%	Australia	%
Australia	7,590	86.7	1,170,788	73.3	15,017,847	69.8
<i>Other top responses</i>						
England	430	4.9	102,680	6.4	911,593	4.2
Scotland	49	0.6	13,904	0.9	133,432	0.6
New Zealand	40	0.5	12,849	0.8	483,398	2.2
Germany	36	0.4	11,408	0.7	108,002	0.5
Netherlands	32	0.4	7,280	0.5	76,046	0.4

Summary - In Clare and Gilbert Valleys (DC) 86.7% of people were born in Australia. The most common countries of birth were England 4.9%, Scotland 0.6%, New Zealand 0.5%, Germany 0.4% and Netherlands 0.4%.

³ Note – there may be variations based on exact school enrolments - this table is based on Census data

Family composition

<u>Family composition</u>	<u>Clare and Gilbert Valleys (DC)</u>		<u>South Australia</u>		<u>Australia</u>	
		%		%		%
Couple family without children	1,218	50.4	174,668	40.6	2,150,299	37.8
Couple family with children	923	38.2	178,436	41.5	2,534,397	44.6
One parent family	259	10.7	70,082	16.3	901,634	15.9
Other family	18	0.7	7,064	1.6	97,721	1.7

Summary - Of the families in Clare and Gilbert Valleys (DC) 38.2% were couple families with children, 50.4% were couple families without children and 10.7% were one parent families.

Dwelling type

<u>Dwelling type</u>	<u>Clare and Gilbert Valleys (DC)</u>		<u>South Australia</u>		<u>Australia</u>	
		%		%		%
Occupied private dwellings	3,398	83.2	619,037	88.1	7,760,322	89.3
Unoccupied private dwellings	688	16.8	83,777	11.9	934,471	10.7

Summary - In Clare and Gilbert Valleys (DC) 83.2% of private dwellings were occupied and 16.8% were unoccupied.

Dwelling structure

<u>Dwelling structure</u>	<u>Clare and Gilbert Valleys (DC)</u>		<u>South Australia</u>		<u>Australia</u>	
		%		%		%
<i>Occupied private dwellings</i>						
Separate house	3,217	94.6	494,471	79.9	5,864,573	75.6
Semi-detached, row or terrace house, townhouse etc	65	1.9	66,465	10.7	765,978	9.9
Flat, unit or apartment	81	2.4	54,968	8.9	1,056,236	13.6
Other dwelling	31	0.9	2,812	0.5	66,666	0.9

Summary - Of occupied private dwellings in Clare and Gilbert Valleys (DC) 94.6% were separate houses, 1.9% were semi-detached, row or terrace houses, townhouses etc, 2.4% were flats, units or apartments and 0.9% were other dwellings.

Dwelling tenure

<u>Tenure</u>	<u>Clare and Gilbert Valleys (DC)</u>		<u>South Australia</u>		<u>Australia</u>	
		%		%		%
<i>Occupied private dwellings</i>						
Owned outright	1,351	39.7	203,281	32.8	2,488,149	32.1
Owned with a mortgage	1,134	33.4	218,402	35.3	2,709,433	34.9
Rented	820	24.1	172,727	27.9	2,297,458	29.6
Other tenure type	23	0.7	8,937	1.4	70,070	0.9
Tenure type not stated	72	2.1	15,694	2.5	195,213	2.5

Summary - Of occupied private dwellings in Clare and Gilbert Valleys (DC) 39.7% were owned outright, 33.4% were owned with a mortgage and 24.1% were rented.

A more detailed analysis is provided in Section 10.2 relating to population growth.

The district is the home of many townships including:-

Clare

Edmund Burton Gleeson settled here in 1840 at a location initially known by a variety of names, including The Twins, Inchiquin and Gleeson's Village. In homage to his Irish home county, he named it Clare. The isolation from Adelaide meant self-sufficiency was essential, but the richness of the land soon attracted more settlers. Their subsequent success led the region to be known as the 'Garden of the North'.

Today, Clare with a population of 3,279 (2011 Census) is the regional centre and main service town for visitors and locals alike. It has retained its beauty where the surrounding hills lend it a special charm.

Riverton

Riverton owes its origin to James Masters who stepped ashore on Kangaroo Island before the proclamation of South Australia as a colony. He bought a section of the 'Hundred of Gilbert' in 1854 and had a portion of it laid out as a town. He called it Riverton owing to its location on the banks of the Gilbert.

This delightful town continues to thrive as the commercial centre of a rich farming district with the local community active in preserving many of its significant heritage buildings – and is the launching point for the Rattler Trail which follows the former rail corridor through Rhynie and Undalya to Auburn.

Saddleworth

The same James Masters of Riverton established a station headquarters and named his house Saddleworth Lodge, after his birthplace in Yorkshire, England. In 1853 he had a portion of his land laid out as a town.

Like many others in the region, Saddleworth enjoyed good times in the early days of the copper-mining boom. Today, it is a centre for agricultural machinery distribution and enjoys a traditional country-town atmosphere.

Auburn

Auburn was initially named Tateham's Waterhole in 1849 after the first settler, William of Tateham, who reputedly lived in a dugout (literally a hole in the ground) on the side of the River Wakefield. It was renamed after the Irish town of Auburn in 1856. The town flourished as a resting place for the 'bullockies' and muleteers', the men responsible for carting copper ore from the mines of Burra to the gulf at Port Wakefield.

Now known as the southern gateway to the Clare Valley wine region, the town retains much of its charm as well as its original stone buildings. Many of these have been converted into restaurants, antique shops, coffee shops and heritage-style accommodation. Auburn was the birthplace of the poet, CJ Dennis. It is the southern launch point of the Riesling Trail and the northern gateway to the Rattler Trail.

Sevenhill

The township was named by settlers who thought the landscape was similar to the countryside around Rome, the city famed for its seven hills. To the east is an especially scenic drive to Polish Hill River valley, a notable wine sub-region; historic displays are housed in the Polish Church Museum. To the west are the Skilly Hills, offering some of the region's most photogenic vistas, with steeply wooded slopes alongside fields under vine.

East of the township is the oldest vineyard and winery in Clare Valley – Sevenhill Cellars. One of Australia's most picturesque wineries, it was established in 1851 by Jesuits who fled religious persecution in Europe. The vineyards and winery continue under the Society of Jesus.

Penwortham

Penwortham was named after Penwortham Hall in England, the family estate of John Horrocks. Horrocks was the region's earliest settler and a dedicated explorer. His grave can be visited at the secluded St. Marks Church.

Watervale

Situated on the banks of Eyre Creek, the small town of Watervale was surveyed into town blocks in 1847. Today, it retains a number of heritage buildings including the well-preserved Stanley Grammar School, now operating as a bed and breakfast.

Watervale's place in the history of the Australian wine industry is significant. The first five acres of grapes for commercial use were planted by Francis Treloar in 1853. The town's many vines continue as a source of Australia's finest Rieslings.

[Leasingham](#)

Just to the south of Watervale is the pretty hamlet of Leasingham named after a parish in Lincolnshire, England. The soils here are rich alluvial deposits over limestone which sustains some of the region's richest viticultural lands.

[Mintaro](#)

Established in 1849, Mintaro has the village charm of the English Cotswolds or Dales. It is still very much an agricultural community, but the people of Mintaro have maintained their blue-stone and slate heritage and preserved the essence of rural village life. The town is a State Heritage Area.

Mintaro was a major staging point for the bullock drivers and muleteers who carted their copper ore to Port Wakefield on the Gulf of St. Vincent.

Nearby Martindale Hall was the opulent country seat of Edmund Bowman, the son of a wealthy pastoralist. He had it built in 1880, complete with a cricket pitch (which hosted the English XI), boating lake, race course and polo field. The Mortlock family purchased the property in 1892 and bequeathed the hall and parts of the land to Adelaide University in 1965. Martindale Hall is now owned by the State Government and the University has sold Martindale Farm.

Today, visitors to this State Conservation Park are given a fascinating insight into the lives of South Australia's landed gentry.

[Manoora](#)

Manoora is situated on land which was a sheep station of the same name. It dates back to 1850. The small town is a gateway to the heritage area of Mintaro and passes the mansion of Martindale Hall.

[Waterloo](#)

Waterloo was laid out in 1865 and named to mark the 50th anniversary of the famous battle. It is located to the west of the Tothill Range, the scenic uplands that are now crossed by the Heysen Trail. The town retains a working quarry and was the birthplace of the 'Mailman of the Outback', late Tom Kruse.

The Waterloo Wind Farm is located to the south of the township.

[Marrabel](#)

Marrabel is renowned for its rodeo history and bull ride events since 1935.

[Rhynie](#)

Rhynie, on the Main North Road, is home to an historic pub. In the days of 'early closing' liquor laws, those who had travelled at least 60 miles in a day were recognised as 'bona fide' travellers and could demand a drink from the publican. It still is!

[Tarlee](#)

Situated on the Barrier Highway and known as the southern gateway to the Gilbert Valley, Tarlee provides a link between the Barossa and Clare Valley wine regions and offers a pleasant stop for refreshments. The town's quarries provided the stone used in the foundations of many of Adelaide's grandest buildings.

[Stockport](#)

Stockport sits on a bend of the River Gilbert. It was laid out in 1856 on a section held originally by Samuel Stocks Jnr., and named after his birthplace – Stockport in England. It is presently home to a small community and the Stockport Observatory.

1.4 The economy

The principal contributors to the economy and employment in the district are:-

- Agriculture and horticulture and rural related industry
- Food and wine
- Tourism sector
- Retail and service sector
- Health and community service sector

In 2011, through the Clare Water Security Plan, an analysis of the nature of the economy showed the following top five contributors to value of output in the region were:-

- Wine (15.3 percent)
- Building and construction (9.0 percent)
- Grains (7.2 percent)
- Property and business services (7.1 percent)
- Finance and insurance (5.7 percent)

The research showed that whilst the Grape and Wine industry has experienced significant expansion in the region over the last twenty years, the industry at a national level is significantly affected by an oversupply of grapes and wine with resultant impacts on the wine industry in the Clare and Gilbert Valleys region in the short to medium term. Key factors for a positive future relate to access to water and water use efficiencies, the environment, the global economy and protection of the horticultural areas from competing land uses. It is anticipated that the estimated supply of wine grapes in the region will increase by 0.9 percent between the 2011 and 2015 vintages⁴. Beyond 2015, the growth is expected to remain relatively stable. The local wineries committed intake, however, was anticipated to decrease over that period, noting the national oversupply of grapes and wine.

As referred to in the Literature Review (Section 6), the South Australian Tourism Plan 2009-2014 sets a tourism target to 'increase visitor expenditure in South Australia's tourism industry from \$3.7 billion in 2002 to \$6.3 billion by 2014', equating to an annual growth rate in visitor expenditure of 7.7 percent. Over the period 2003 to 2010, real tourism expenditure in the Clare Valley tourism region declined by 1.4 percent per annum, and as detailed earlier the population growth in the Clare and Gilbert Valleys district is expected to be below Planning Strategy targets for regional South Australia.

The research also revealed that the level of population growth is likely to be accompanied by uneven rates of industry growth. There is likely to be higher growth in those industries with a comparative advantage, such as the Clare Valley tourism industry. Food, wine and art-related attractions together with its close proximity to metropolitan Adelaide should ensure that growth in tourism expenditure at least matches that of population growth.

⁴ Clare Water Security Plan, 2011 - Phylloxera and Grape Industry Board of South Australia (PGIBSA) in their 2010 South Australian Winegrape Utilisation and Pricing Survey.

2. The future – Council vision 2030

The Clare & Gilbert Valleys Council engaged leading Australian futurist Dr Peter Ellyard to assist with vision setting scenarios for the Clare and Gilbert Valleys to the Year 2030.

2.1 Dr Peter Ellyard

Dr Peter Ellyard is a futurist and strategist. He is a graduate of Sydney University (BSc.Agr) and of Cornell University (MS Ph.D) – and is Chairman of the Preferred Futures Institute and the Preferred Futures Group, which he founded in 1991. He also Chairs the Sustainable Prosperity Foundation.

He is a former Executive Director for the Australian Commission for the Future and has held CEO positions in a number of public sector organizations, including the SA Department of Environment and Planning.

He is a Visiting Professor at the Curtin University Business School and a Fellow of the Australian College of Educators, the Environment Institute of Australia and New Zealand, and the Australian Institute of Management. He is an elected Member of the International Union of Associations, based in Brussels – and is also a Director of Green Cross Australia.

He has been a Senior Adviser to the United Nations system for more than 30 years including to the 1992 Earth Summit where he was a senior advisor on both the climate change and the biodiversity conventions. At other times he has been a senior consultant to the United Nations.



2.2 A community we aspire to live in

Dr Peter Ellyard conducted a series of vision setting session with the Mayor, Elected Members and senior staff of the Council as part of the Review.

During these sessions an overarching 'preferred future' was established through 'vision setting' to 2030. The aim was to develop a vision as the cornerstone for enacting inspired futures, united aspirations and to help stimulate proactive economic growth – a future that acknowledges and celebrates the heritage and legacy of the past, and promotes and stimulates the aspects of the preferred future.



Figure 2.1 – Future setting workshops with Futurist Dr Peter Ellyard

The preferred future in 2030 was underpinned by key values that deliver prospects/ pathways:-

- 21st Century relevant
- Celebrates the heritage of the Clare and Gilbert Valleys
- Sustainable and manageable

During the vision setting stage of the project the following statements helped 'set the scene' for the proactive outcomes that Council sought to deliver through the Review:-

Dr Peter Ellyard, Futurist

'We cannot work to create a future that we don't first imagine'

'Do not follow where the path may lead – go instead where there is no path and leave a trail'

Mayor Aughey

'We want to gallop towards a glorious future. All of us need to live in the future. Inhabit the present and live in the future'

Chief Executive Officer, Roy Blight

'We need a Development Plan that is contemporary, aspirational and inspiring'

2.3 Preferred future 2030

The preferred future was developed on the basis that we are living in the Year 2030 – and we have delivered (or live) in a community that we have aspired.

The Year is 2030, and the Clare and Gilbert Valleys is characterised by the following eight (8) key themes:-

1. Updated industrial base of agriculture and tourism

- The area is a centre for climate change resilience - exported globally
- Energy use is 40% renewable in 2030 and 100% by 2050
- Soils are more fertile
- Organic waste is composted or pyrolysed – carbon credits
- There is a more diverse wine industry and increased production of 25%.

2. Tourism sector doubled

- The area has a more diverse tourism base
- The area is a centre for major events (with major event producer)
 - Food and wine, bicycle, horse, artisan, music, speakers that attract and speak to young people
 - Masters events for older people
 - Wellness events
- The number of bike trails in the district has doubled
- Tourists are motivated by:-
 - Appreciating nature
 - Appreciating culture and to find wellness
 - Experiencing convivial enjoyment

- New bike and horse trails with central event points
- Wellness retreats and practitioners.

3. Population growth

- Has grown by about 6,000 people to a total population of approximately 14,000 people
- Growth has been well planned and structured
- The growth/town boundaries of Leasingham and other small villages have been restricted
- Population has been attracted by a strong employment base, underpinned by:-
 - Educated and ambitious people
 - Creative cultural knowledge and activity
 - 21st Century economic base, with focus on:-
 - carbon farming
 - biochar production
 - composting and carbon trading
 - wellness
 - sustainable agricultural production
- A digitally based global economy with use of National Broadband Network.

4. A marvellous heritage

- That is based on retaining landscapes and built environments
- Celebrates its past heritage, but is made better via:-
 - All new development being heritage compatible
- There is a centre for Heritage Compatible and Sustainable Design and Innovation in the district, that:-
 - Attracts designers, architects and builders world wide
 - Has a renowned Clare and Gilbert Valleys style, by:-
 - combining the values of the past historic relevance and beauty with 21st Century needs and functionality
 - promoting a major positive impact on the urban fringe policy
- Gateways now provide a convivial welcome in cars, bicycles and horses.

5. Environmental design

- All development has promoted innovation to maximise solar access for winter warmth and shading for summer, via:-
 - Natural systems
 - Landscaping techniques and shade
 - Building techniques
- Where possible development has integrated with the many trails and retail areas.

6. Attraction of young people (and catering for older people)

- The area has a younger population than the rest of Australia
- The area has a 21st Century community index:-
 - To bring ambitious, creative and entrepreneurial people to the district
 - To grow the industrial base
 - That imports and exports knowledge via the National Broadband Network
 - That has promoted Young Leaders awards
 - That has introduced the Clare Artisans celebrations.

7. Attraction of younger school age children

- Schools have invited and enrolled students from around the world
- Young people have been attracted by the beauty and safety of the community
- The education industry has built a new school focussing on equestrian training
- The area is famous for equestrian events and competitions.

8. A place for conviviality and renewal

- The marketing plan titled, 'The home of Conviviality and Renewal' has delivered:-
 - People renewing themselves both personally and professionally
 - Work relationships and quality of the environment
- The area is a centre for healing, wellness, reflection and learning
- The area is a haven to attract investment and visitors, such as:-
 - The executive retreat at Martindale Hall linked to Universities
 - Mining and other industry groups who come to learn and be renewed
 - With a centre for Intercultural and Interreligious Harmony at Sevenhill
 - a world centre for conflict resolution, mediation and peace with a focus on all five major religions.

These themes should be built into the philosophies, aims and ambitions of future Development Plans – where up-to-date and forward thinking Development Plans are one of a range of tools that can assist towards planning for a preferred future.

Most importantly the inspirational session facilitated by Dr Peter Ellyard will assist Council with its whole of Council Business Planning and Life Planning and its value will not be limited to the Strategic Directions Review project.

A full copy of the vision for 2030 is contained in **Appendix A**.

3. Development Plan Amendments and Reforms

3.1 Section 30 Review, 2003

The Council undertook a Section 30 Review in 2003.

The Review made a series of recommendations under the headings of township/residential, town centre, mixed use/town approach and the environment.

Since the Review the Council (and the Minister) has undertaken considerable further investigations on a range of planning and related matters (as documented in the Literature Review in Section 6) and also undertaken a series of Development Plan Amendments, inclusive of the Better Development Plan and General DPA in 2007-2009.

The series of Development Plan Amendments shown in Sections 3.2-3.4 below demonstrate that the Clare and Gilbert Valleys Development Plan has been the subject of significant review over a ten year period with notable amendments relating to the Mintaro State Heritage Area, the Better Development Plan conversion and the Square Mile Road Clare DPA.

3.2 Recent Development Plan Amendments

The amendments to the Development Plan in recent years are summarised in **Table 3.1**.

Table 3.1 – Recent Development Plan Amendments

Date of consolidation	Description
10 January 2013	<ul style="list-style-type: none">Termination of the Statewide Wind Farms DPA (Ministerial) and its removal from the Clare and Gilbert Valleys Council Development Plan – 18 October 2012Statewide Wind Farms DPA (Ministerial) – 18 October 2012Section 29(2)(c) Amendment – 29 November 2012
9 February 2012	<ul style="list-style-type: none">Ministerial State-wide Wind Farms DPA (Interim) – 19 October 2011
17 February 2011	<ul style="list-style-type: none">Ministerial Bushfire (Miscellaneous Amendments) DPA – 9 December 2010 (Interim 10 December 2009)Ministerial State-wide Bulky Goods DPA – 13 January 2011 (Interim 1 June 2010)
23 September 2010	<ul style="list-style-type: none">Ministerial Square Mile Road Clare DPA (Ministerial) – 23 September 2010
25 February 2010	<ul style="list-style-type: none">Section 29(2)(b)(ii) Amendment – 25 February 2010
3 September 2009	<ul style="list-style-type: none">Better Development Plan (BDP) and General DPA – 3 September 2009
19 March 2009	<ul style="list-style-type: none">Mintaro DPA – 19 March 2009
21 June 2007	<ul style="list-style-type: none">Editorial Correction – Figures CGV/1 and CGV/2
1 March 2007	<ul style="list-style-type: none">Ministerial Bushfire Management (Part 2) PAR – 14 December 2007
16 October 2003	<ul style="list-style-type: none">Ministerial Wind Farms PAR – 24 July 2003Section 29(2)(b) and 29 (3)(a) Amendment – 16 October 2003
30 January 2003	<ul style="list-style-type: none">Ministerial Organic Waste Processing (Composting) PAR – 5 December 2002 (Interim 20 December 2001)
14 November 2002	<ul style="list-style-type: none">General PAR – 14 November 2002

4 October 2001	<ul style="list-style-type: none"> Ministerial Telecommunications Facilities State-wide Policy Framework PAR – 30 August 2001 (Interim 31 August 2000)
1 March 2001	<ul style="list-style-type: none"> Industry PAR – 8 February 2001 Heritage Conservation PAR – 1 March 2001
20 April 2000	<ul style="list-style-type: none"> Ministerial Section 27(5) Amendment – Waste Disposal (Landfill) PAR – 9 March 2000 Section 29(2)(b) Amendment – 20 April 2000
2 March 2000	<ul style="list-style-type: none"> Consolidation of Clare (DC), Saddleworth and Auburn (DC) and Riverton PAR – 2 March 2000

In relation to the Square Mile Road Clare DPA (Ministerial), 23 September 2010, the Council had requested that the Minister not authorise the DPA until required Infrastructure Agreements had been put in place relating to traffic, access/egress and stormwater management. Given that the Infrastructure Agreements were not put in place, the identified infrastructure requirements should now be embedded in future amendments to the Development Plan (further reinforced with concept/structure plans), so that when applications come forward for development of the land the Council has an opportunity of working with developers in advancing the needed infrastructure upgrades to roads and services.

3.3 Better Development Plan conversion

The Clare and Gilbert Valleys Development Plan was converted into the Better Development Plan format in 2009 (version 3) through its Better Development Plan and General DPA.

The Better Development Plan (BDP) Project, is an initiative of the State Government, and represents the first complete review of South Australian Development Plans since 1983. The BDP objective is to improve the State's planning and development system by establishing a new structure for Development Plans that is more uniform and concise through the use of the State Planning Policy Library.

Through the BDP Council has a Development Plan that suitably implements agreed policy at a cross-governmental level, with relevant local policies, as part of a key directive of the State Government Planning reforms.

Future amendments to the Development Plan are required to follow the same format and introduce the revised Modules (version 6) of the State Planning Policy Library, with local variations where appropriate.

3.4 Current Development Plan Amendments

More recent Development Plan Amendments that have not progressed to the Authorisation stage, are summarised in **Table 3.2**.

Table 3.2 – Unauthorised Development Plan Amendments

Recent DPA	About the DPA	Further action needed?
1. Clare Residential and Centre DPA 2006	<ul style="list-style-type: none"> Considered growth scenarios for town centre and residential areas in Clare – issues associated with town Community Wastewater Management System (CWMS) that had a lack of capacity at the time, but Council has since upgraded CWMS infrastructure at Clare, Riverton, Saddleworth, with further capacity for expansion as growth demands 	<ul style="list-style-type: none"> Given the three primary issues (that caused this DPA to be placed on-hold) outlined in Column 2 have now been resolved, it is timely for Council to reactivate a DPA that addresses Clare Township growth relating to residential land and the District Town

Recent DPA	About the DPA	Further action needed?
	<ul style="list-style-type: none"> The DPA did not proceed due to a number of factors, including the then upcoming review of the Planning Strategy for the Mid North, the then unknowns about the design capacity of the new town CWMS and uncertainty regarding the Square Mile Road residential development land. 	Centre.
2. South West Rural Living DPA 2011	<ul style="list-style-type: none"> The DPA was proposed by the landowner. Council had auspiced the DPA process through the retention of a consultant planner with costs being met by the developer As reported to Council on 19 March 2012, the Minister for Planning determined not to support public consultation approval for this Development Plan Amendment The Minister has cancelled the DPA – for possible further consideration post the Review. 	<ul style="list-style-type: none"> The Minister for Planning has determined not to support public consultation approval for this Development Plan Amendment. Council has invited the proponent to put forward a submission during the Review. As outlined in Section 10.4 it is considered that although this project is robust, that the location of the land is within the area identified by Council for long term protection within the landscape protection area that flanks and gives the town its unique characteristics.

3.5 Planning Reforms

In June 2008 the State Government announced wide ranging planning reforms – seeking to introduce a responsive and proactive planning and development system. The review included:-

- Faster assessments and approvals for residential development
 - New planning strategies, including the Mid North Region Plan, 2011
- Making system changes to better facilitate efficient, integrated delivery of sustainable, climate-resilient urban development
- Creating better governing arrangements to ensure delivery of initiatives in a coordinated way.

Further reforms were launched during 2011 and included:-

- Review of State Planning Policy Library
- Accelerated Priority DPAs, where a priority in Planning Strategy
 - Structure Plan guidelines
 - Statement of Intent templates
 - Guidelines for Statement of Investigations
- Regional liaison officers.

4. Interrelationship with Strategic Management Plan

4.1 Strategic Management Plan 2008-2012

Further to the visioning undertaken by Dr Peter Ellyard, as detailed in Section 2, it is important that Council is mindful of its obligations, priorities and interrelationship with its Strategic Management Plan 2008-2012.

The key objectives/aims are:-

Asset and Enterprise Management

- Research and identify current and future asset and enterprise needs
- Develop, implement, monitor and evaluate a sustainable Asset Management Plan
- Strengthen the performance of Council owned enterprises.

Environmental

- Develop an environmental sustainability policy
- Commit to a 10% reduction in Council's carbon footprint
- Implement sustainable water use principles for public infrastructure
- Implement effective and sustainable waste management systems
- Develop partnerships to promote environmental advisory services.

Community, Culture and Recreation

- Build community capacity and participation in community services, culture and recreation
- Increase the diversity, quality and coverage of arts, cultural, libraries, history, youth and aged care programs and facilities
- Identify and respond to current and future open space, sport, recreation and playground needs.

Leadership and Communication

- Provide progressive leadership with open and accountable governance
- Ensure effective communication, representation and advocacy
- Develop, attract and retain an appropriately skilled Council work force
- Provide sound planning and policy development for sustainable growth.

Finance

- Develop and implement sound financial policies and plans
- Ensure effective monitoring and reporting of Council's financial position
- Recruitment of external funding.

Economic development

- Develop initiatives to attract people to live, work, visit and invest in local business opportunities
- Encourage the expansion of State and Federal Government services at the local level.

In mid 2012 the Clare & Gilbert Valleys Council commenced a review of its Strategic Management Plan (under Section 122 of the Local Government Act) as a separate exercise to the Strategic Directions Report (under Section 30 of the Development Act), through the use of internal resources.

However, much of the consultation undertaken for the Strategic Directions Report will be relevant to the review of the Strategic Management Plan, especially relating to the 'futures' workshops facilitated by Dr Peter Ellyard.

A summary of the Strategic Management Plan (now called Community Plan) review consultation follows in Section 4.2.

4.2 Draft Community Plan 2012/2020

During 2012 the Council undertook a review of the Strategic Management Plan (Community Plan), inclusive of its obligations to ensure consistency with the Mid North Planning Strategy (refer Section 5), where the key findings from community consultation are summarised in **Figure 4.1**.



Figure 4.1 – 2012 Community Plan Review

5. The Planning Strategy – the Mid North Region Plan⁵

5.1 What is the Planning Strategy?

The Planning Strategy is a key strategic planning document produced by the State Government, and forms part of the State's strategic planning in accordance with the South Australian Strategic Plan.

5.2 The Mid North Region Plan

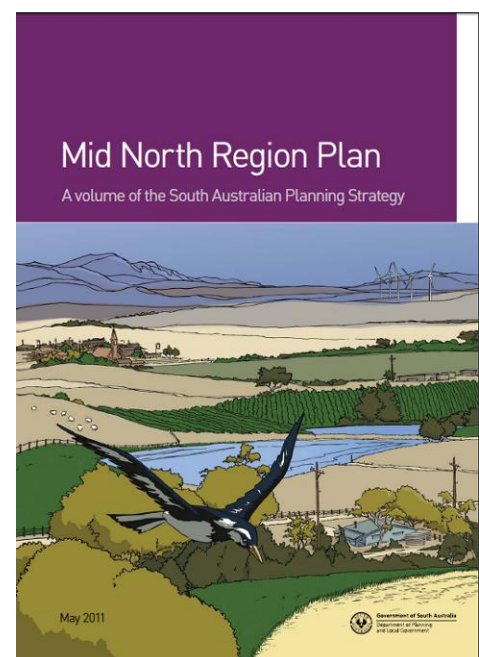
The Mid North Region Plan (the Plan) is a Volume of the State Planning Strategy and guides future land use and development in the region.

It was prepared by the SA Government, through the Department of Planning, Transport and Infrastructure, in collaboration with the regional stakeholders and local government – and was gazetted in May 2011, forming part of the SA Planning Strategy.

Pursuant to Section 30 of the Development Act, Council is required to ensure that its planning for the future of its district is consistent with, and has regard to, the Planning Strategy.

Through the Mid North Plan the government gives direction on land use and development for the period 2010–2036. The Plan sets how the government proposes to balance population and economic growth with the need to preserve the environment and protect the heritage, history and character of regional communities.

The Plan also outlines where people are likely to live and the projected make-up of the population so that state and local government agencies can plan for the provision of services and infrastructure, such as transport, health, schools, and aged care and community facilities – and provides guidance relating to Development Plan Amendments being consistent with the land-use policies and directions of the Mid North Plan.



5.3 Vision for the Mid North region

The Plan allows for communities to develop and grow, and encourages initiatives that help retain the special qualities of the region while fostering vibrant and distinctive towns that support a range of lifestyles. It supports activities that benefit the local and regional economy, provide local employment and attract people to the region. It recognises the region's variations in geographical features, economic strengths and community aspirations, and seeks to make the most of the different opportunities each presents.

The aims of the vision are to:-

- Manage the region's population, with a focus on Port Pirie, Clare, Burra, Crystal Brook, Jamestown, Peterborough and Booleroo Centre
- Increase industrial investment, focusing on the Port Pirie to Peterborough corridor
- Manage growth to protect natural and industry assets, especially to the south of Burra and Clare
- Strengthen towns
- Increase active, nature-based tourism, particularly in the Laura to Quorn corridor
- Retain built heritage and link it with tourism, particularly along the Clare and Burra to Hawker corridors

⁵ Subject to further review later in 2012/13 as part of a combined Yorke Peninsula/Mid North review (source – DPTI) – Council will need to monitor any alterations to the Planning Strategy.

- Enhance development of renewable energy
- Promote/expand the region's viticulture industry.

A graphical representation of the Integrated Vision for the region is illustrated in **Figure 5.1**.

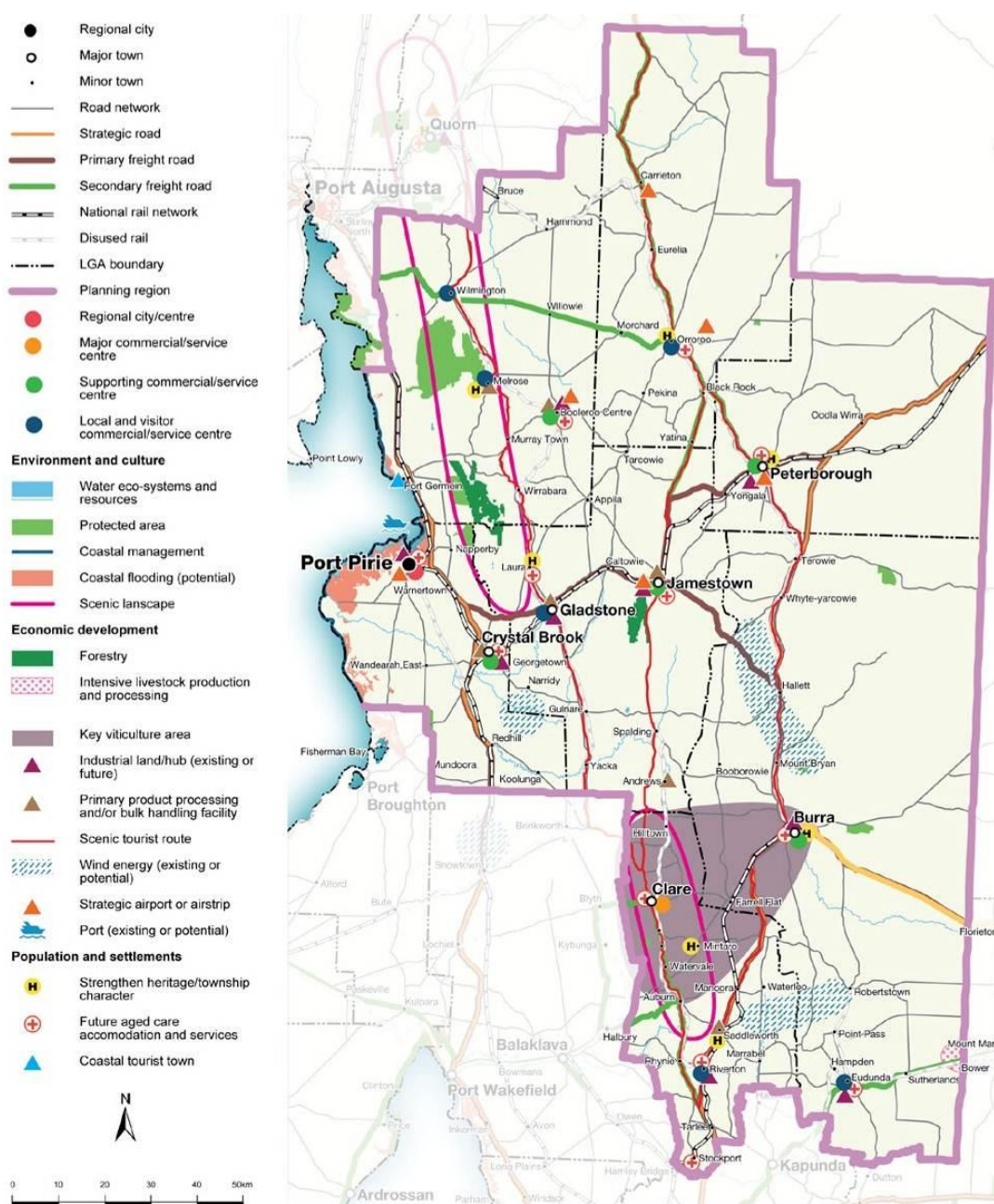


Figure 5.1 – Integrated Vision for the Mid North

The Plan sets out a series of principles and the policies that are required to realise the vision. These are set out under three themes:-

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

The key priorities are discussed in Section 5.4 – and a full summary relevant to the Clare and Gilbert Valleys is provided in **Appendix B**.

5.4 Key priorities

The key priorities that relate to Council are summarised in **Table 5.1-5.4**, below:-

Table 5.1 - Environment and Culture

Action	Response
<ul style="list-style-type: none"> Incorporate information from environmental studies (for example, on biodiversity, the effects of climate change and dry-land salinity) into the review and update of Development Plans, including the identification of areas of high biodiversity value. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Opportunity exists to improve the Development Plan to address climate change initiatives and conservation aspects as detailed in Section 10 and in the Section 6 literature review.
<ul style="list-style-type: none"> Maintain local heritage registers and identify heritage-listed sites in Development Plans. 	<ul style="list-style-type: none"> A local heritage register is already included in the Development Plan. Opportunity exists to expand the list relating to the southern districts, as detailed in Section 10.
<ul style="list-style-type: none"> Further improve understanding of the impacts of climate change on natural resources and habitats to inform future strategic planning for development and land use. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. As outlined above, please refer to Section 10 and the Section 6 literature review.
<ul style="list-style-type: none"> Incorporate the recommendations of the Port Pirie tenby10 project into local strategic planning and Development Plans. 	<ul style="list-style-type: none"> Not specific to Clare and Gilbert Valleys.
<ul style="list-style-type: none"> Investigate the sustainable limits of water use, and use this information to inform Development Plans. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Council has undertaken a range of recent investigations relating to water resources, as identified in the Section 6 literature review and as referred to in various recommendations contained in Section 10.
<ul style="list-style-type: none"> Develop a flood risk mitigation plan for Port Pirie, taking into account the impacts of climate change, such as rising sea levels and extreme rainfall and rainfall run-off events. 	<ul style="list-style-type: none"> Not relevant to Clare and Gilbert Valleys. However, the Clare and Gilbert Valleys has undertaken considerable work on flooding assessments as detailed in the Section 6 literature review and Section 10-11.

Table 5.2 – Economic Development

Action	Response
<ul style="list-style-type: none"> Reflect in local strategic planning and Development Plans—where relevant—the directions of The Flinders Ranges and Outback SA Region Integrated Strategic Tourism Plan 2008–2014 and the Clare Valley and Barossa Tourism Regions Integrated Strategic Tourism Plan (2005), which address positioning and branding, tourism infrastructure priorities, partnerships and development opportunities. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Further opportunity exists to incorporate additional strategic planning policy into the Development Plan in relation to the long term desired future, strategic projects and ventures – refer Section 2, Section 6 literature review and Section 10.
<ul style="list-style-type: none"> Further investigate opportunities to use the extensive former railway corridors for walking and cycling trails and reflect these in 	<ul style="list-style-type: none"> The Riesling and Rattler Trail should be recognised in the Development Plan mapping and include relevant policy to promote

Action	Response
Development Plans as required.	sympathetic development in its proximity – refer Section 10.
<ul style="list-style-type: none"> Strategically plan for the expansion of industrial land in towns along the corridor between Port Pirie and Peterborough. 	<ul style="list-style-type: none"> Not specific to Clare & Gilbert Valleys Council.
<ul style="list-style-type: none"> Reinforce through Development Plans that development must not compromise ongoing operations at the astronomical observatory at Stockport. 	<ul style="list-style-type: none"> This should be undertaken/reinforced through future Development Plan review, as identified in Section 10 and 11.
<ul style="list-style-type: none"> Identify and protect areas of primary production significance. 	<ul style="list-style-type: none"> The current Development Plan already places an emphasis on this aspect and is fundamental to the long term future of the district – this should be further reinforced via future Development Plan Amendments as recommended in Section 10 and 11.
<ul style="list-style-type: none"> Strengthen the economic potential of primary production land and foster sustainable practices. 	<ul style="list-style-type: none"> Similar to the above point, refer to Section 10 and 11 and also the vision establishment by Dr. Peter Ellyard in Section 2.

Table 5.3 – Population and Settlements

Action	Response
<ul style="list-style-type: none"> Undertake structure planning of the area between Clare, Burra, Stockport and Eudunda to manage growth while retaining town and landscape amenity. 	<ul style="list-style-type: none"> Initial Structure Plans have been developed in Section 10.
<ul style="list-style-type: none"> Undertake an audit of the housing needs of older people and the current supply to identify gaps in this market segment. 	<ul style="list-style-type: none"> For future consideration of Council, in terms of priority. Future Development Plans to continue to promote a wide range of housing, inclusive of aged care, retirement estates and for aging in place.
<ul style="list-style-type: none"> Identify the desired character of towns (and parts of towns) to guide the design of buildings and public places. 	<ul style="list-style-type: none"> The current Development Plan has addressed this – however, this should be strengthened to address the points raised in Section 10.
<ul style="list-style-type: none"> Strategically plan approaches to strengthening agribusiness centres in the southern and central parts of the Mid North, such as Jamestown, Crystal Brook and Eudunda. 	<ul style="list-style-type: none"> Although none of the identified centres relate to the Clare & Gilbert Valleys Council, the Development Plan allows for achievement of this goal at Clare, Riverton and Saddleworth and other townships.
<ul style="list-style-type: none"> Explore mechanisms to support retiree farm families to age in place or relocate to towns. 	<ul style="list-style-type: none"> Refer to above.

Table 5.4 – Infrastructure and Service Provision⁶

Policy	Response
Land (economic development)	
<ul style="list-style-type: none"> Expand intensive animal keeping and processing. Develop industrial estates at Port Pirie, Blyth and other regional centres to support the wine and agricultural industries. Develop accommodation and recreational facilities to cater for increased tourist demand. Continue investment in residential land regeneration at Risdon Grove (Port Pirie). 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. The Development Plan promotes the Animal Keeping Module and identification of this as an envisaged land use in the Primary Production Zone. Scope exists in townships and rural areas for tourist accommodation and range of strategic tourism related projects – refer Section 6 literature review and Section 10. Clare, Riverton and Saddleworth, rural towns and rural areas have scope for future ongoing investment/support related to the agricultural and horticultural industry.
Natural assets	
<ul style="list-style-type: none"> Develop and implement works to improve biodiversity and land and water management. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. As identified earlier, further scope exists to strengthen the Development Plan in relation to this heading – refer Section 6 literature review and Section 10 and 11.
Energy	
<ul style="list-style-type: none"> Increase the generation capacity of the Hallett Power Station and upgrade substations to improve the reliability of supply. Support the development of licensed wind-power generators. Identify the potential demand for gas to support economic development in Burra and Clare. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. The Development Plan includes Renewable Energy provisions and Ministerial Wind Farm provisions.
Water and wastewater	
<ul style="list-style-type: none"> Identify new sources of irrigation water for Clare and other centres. Identify off-peak storage opportunities, including aquifer storage and recovery techniques or the use of Baroota Reservoir. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Council has implemented a range of water and wastewater initiatives such as upgraded Community Wastewater Management System (CWMS) at Clare, Riverton and Saddleworth and water reuse initiatives – refer Section 6 literature review and Section 10 and 11.
Transport	
<ul style="list-style-type: none"> Develop a strategic needs analysis for a bypass at Clare, considering the needs of Blyth and Balaklava. 	<ul style="list-style-type: none"> Council's current priority is the upgrading of the Horrocks Highway and the Barrier Highway.

⁶ Priorities for the Mid North region identified in the Strategic Infrastructure Plan for South Australia, Regional Overview, 2005/06–2014/15

Policy	Response
Information and communication technology (ICT)	
<ul style="list-style-type: none"> Develop a business case that identifies and aggregates sufficient broadband demand to support expanded services in Port Pirie. Encourage towns to aggregate demand for broadband and develop a business case to support its installation (underway). 	<ul style="list-style-type: none"> The Clare and Gilbert Valleys will be serviced by the National Broadband Network.
Health	
<ul style="list-style-type: none"> Continue to upgrade health facilities to support the collocated delivery of primary health care services, including general practice, allied health, mental health and Aboriginal health programs. Redevelop the aged care facility at Port Pirie Hospital. Increase the use of telemedicine facilities. Provide more aged care and residential facilities and services to meet the increased number of retirees moving to the region. 	<ul style="list-style-type: none"> The Development Plan provides clear scope for such facilities. Council will continue to collaborate with service providers across the region and in association with the State Government. Aged care/retirees – as addressed earlier.
Justice and emergency services	
<ul style="list-style-type: none"> Develop the courthouse at Port Pirie. 	<ul style="list-style-type: none"> Regional arts and culture plans emerging at Clare and Auburn.
Arts, culture and heritage	
<ul style="list-style-type: none"> Upgrade the regional theatre at Port Pirie. 	<ul style="list-style-type: none"> Not relevant to Clare & Gilbert Valleys Council.
Education and training	
<ul style="list-style-type: none"> Rejuvenate local schools to support improved utilisation and integration of services. Undertake planned capital works at Booleroo Centre school and Peterborough preschool. Ensure that future infrastructure requirements of TAFE, including Information and Communications Technology (ICT), support the expected growth in the primary and allied industries. Expand the capacity of childcare facilities. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. The Development Plan also seeks to identify/protect land from a land use aspect through Recreation Zoning. In association with Regional Development Australia, consideration is being given to regional university and education needs – refer to Section 2 vision, Section 6 literature review, Section 8 Agency consultation and Section 10.
Housing	
<ul style="list-style-type: none"> Provide affordable housing for seasonal workers in the required areas. 	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. To ensure Development Plan provisions and non-complying triggers do not hinder such – refer Section 10 and 11.
Waste management	
<ul style="list-style-type: none"> Develop a regional waste management strategy including exploring the potential for a new central disposal site. 	<ul style="list-style-type: none"> The Clare & Gilbert Valleys Council has developed a regional transfer station at Clare and with regional waste disposal with the Wakefield Regional Council.

5.5 30 Year Plan for Greater Adelaide

Council has also had regard to the 30 Year Plan for Greater Adelaide, specifically in terms of growth impacts/opportunities relating to the Roseworthy expansion.

The 30 Year Plan for Greater Adelaide establishes a long term strategy, consistent with the State Strategic Plan, to promote and shape population and economic growth in South Australia, with a focus on the Adelaide Metropolitan area, Barossa region, Adelaide Hills region, Murray Bridge and Fleurieu region, with growth of 560,000 people, 258,000 homes and 282,000 jobs.

As identified in **Figure 5.2**, the 30 Year Plan for Greater Adelaide includes the Roseworthy, Gawler and Two Wells area as a key element of the economic and population growth scenarios, and proposes⁷:-

- 110,000 additional people over 30 years
- 46,400 additional dwellings over 30 years
- 38,500 additional jobs over 30 years

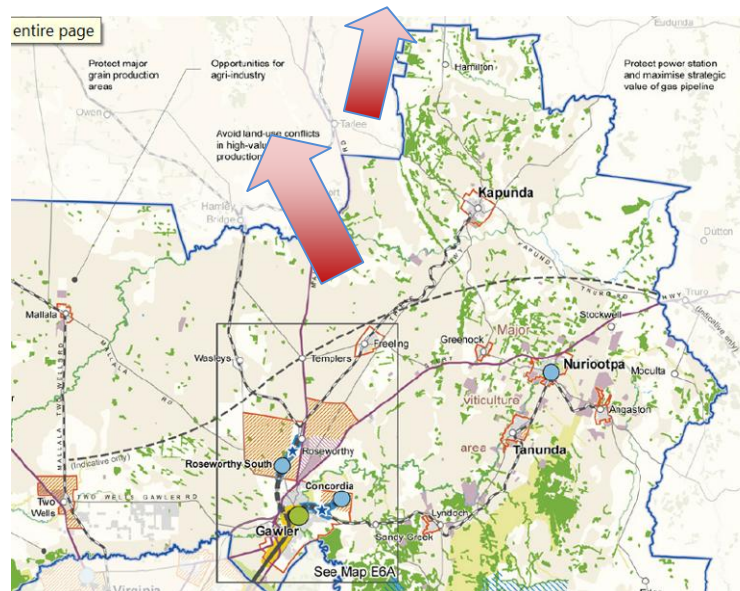


Figure 5.2 – major growth areas for northern Greater Adelaide

Long term impact to the southern areas of Clare and Gilbert Valleys district

⁷ Barossa Directions – The 30 Year Plan for Greater Adelaide

6. Other key strategic documents

The Review has also had regard to a variety of key documents, at a State, Regional and District level via a desktop review of existing research, strategies and plans.

A summary is outlined below.

6.1 State level

South Australia's Strategic Plan

A key focus of South Australia's Strategic Plan is to encourage strong economic growth without compromising the environment or quality of life. It sets a pathway to a stronger economy and a more prosperous, sustainable community.

The Planning Strategy

The Planning Strategy for regional South Australia presents current State Government policy for development throughout rural and regional areas.

The Planning Strategy identifies the following key areas for growth in regional South Australia:-

- Building and/or supporting sustainable communities
- Diversifying primary production into new areas to replace or complement existing activities
- Adding value by greater processing of produce within South Australia as opposed to exporting raw produce
- Facilitating sustainable tourism development to achieve economic, social and environmental benefits for the state
- Integrated and sustainable management of natural resources in a manner that maintains ecological processes.

Strategic Infrastructure Plan for SA

The Strategic Infrastructure Plan for SA has guided and coordinated the states approach to infrastructure provision since 2005. It provides an overarching state framework of the planning and delivery of infrastructure by all government and private sector infrastructure providers. Strategic priorities for the period between 2005-06 and 2014-15 are identified for 14 infrastructure sectors.

The key infrastructure areas relevant to the Clare & Gilbert Valleys Council has been encapsulated into the Region Plan, as summarised in Table 5.4 of Section 5.4.

State Natural Resources Management Plan

The State Natural Resources Management Plan is a statutory five-year plan required under the Natural Resources Management Act 2004.

The Plan has a 50 year vision prepared by the State Natural Resources Management Council to assess the state and condition of the natural resources of South Australia. The Plan sets the State Government's policy direction for an integrated approach to sustainable management of natural resources, including water allocation and management guidelines.

The South Australian Tourism Plan

The SA Tourism Plan sets a tourism target to increase visitor expenditure in South Australia's tourism industry from \$3.7 billion in 2002 to \$6.3 billion by 2014.

To reach the target of \$6.3 billion by 2014, an annual growth rate in visitor expenditure of 7.7 percent would be required.

[South Australia's Greenhouse Strategy](#)

South Australia's Greenhouse Strategy, 2007-2020, Tackling Climate Change, highlights the vulnerability of water resources. It includes strategies for incorporating climate change into the sustainable management of water resources and explores options for diversifying water supply and more robust management systems to cope with this change. The need to account for climate change impacts is also recognised in natural resources management and water allocation planning.

[Water for Good Strategy](#)

Water for Good is a South Australian Government plan aimed at securing sustainable water supplies for the State, in response to being a particularly dry state, the added pressures of climate change, a harsh drought, and a growing population. In particular, the plan aims to diversify water supplies to reduce reliance on the River Murray and other rain-dependent water sources. Actions involve a range of water-saving measures to reduce consumption, stormwater capture and re-use, irrigation practices, wastewater recycling and rainwater tank ownership.

[Water Sensitive Urban Design Guidelines, Planning SA](#)

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. WSUD provides for the sustainable use and re-use within developments of water from various sources, including rainwater, stormwater, groundwater, mains water and wastewater (including 'greywater' and 'blackwater'), while at the same time protecting environmental, recreational, cultural values.

[Local Government Association Climate Change Strategy](#)

The South Australian LGA's Climate Change Strategy, 2008-2012 sets out a strategic approach to climate change over the next five year period to help support the local government sector to deal collectively, logically, and confidently with climate change.

[SA Health Strategic Plan](#)

The SA Health Plan, 2008-2012 was developed by the State Government to lead and deliver a comprehensive and sustainable health system that aims to ensure healthier, longer and better lives for all South Australians. The key aims/goals include:-

- Strengthening primary health care
- Enhancing hospital care
- Reforming mental health care
- Improving the health of Aboriginal people.

The Plan promotes a commitment to a health system that produces positive health outcomes by focusing on health promotion, illness prevention and early intervention. The Plan helps enact South Australia's Strategic Plan and the overarching framework for SA Health activities, including:-

- Smoking – to reduce the percentage of young (15–29 year-olds) cigarette smokers by 10 percentage points between 2004 and 2014
- T2.2 Healthy weight – to increase the proportion of South Australians 18 and over with healthy weight by 10 percentage points by 2014
- T2.4 Healthy South Australians – to increase the healthy life expectancy of South Australians by 5% for males and 3% for females by 2014
- T2.5 Aboriginal healthy life expectancy – to lower the morbidity and mortality rates of Aboriginal South Australians
- T2.6 Chronic diseases – to increase, by five percentage points, the proportion of people living with a chronic disease whose self-assessed health status is good or better
- T2.7 Psychological wellbeing – to equal or lower than the Australian average for psychological distress by 2014
- T6.3 Early childhood and birth-weight – to reduce the proportion of low birth-weight babies.

Housing Plan for South Australia

The Housing Plan, 2005, has been developed by the State Government within a planning context and under the umbrella of South Australia's Strategic Plan.

The Housing Plan fulfils the Government's promise to implement a housing plan that meets the needs of South Australians and achieving the aims of South Australia's Strategic Plan. Relevant targets include:-

- To halve the number of 'rough sleepers' in South Australia by 2010
- To increase the number of community based accommodation options for people with disabilities
- To encourage the provision of affordable housing in the community
- To halve the number of South Australians experiencing housing stress within 10 years
- To reduce the gap between the outcomes for South Australia's Aboriginal population and those of the rest of South Australia's population
- To reduce our ecological footprint to reduce the impact of human settlements and activities within 10 years
- To maintain and develop viable regional population levels for sustainable communities
- To increase South Australia's population to two million by 2050.

For regional South Australia, the Plan seeks to promote working with developers to implement affordable housing programs, to identify and participate in community housing programs, and to improve the quality and design of government employee housing and to improve energy efficiency.

SA Parliament Select Committee – Sustainable Farming Practices Issues Paper

In September 2012, the SA Parliament Select Committee released an Issues Paper for comment, titled, 'Sustainable Farming Practices Issues Paper' – this was in recognition of the importance of the farm sector to the economic and social wellbeing of the South Australian community, and in particular, regional communities.

This Paper does not seek to provide answers but rather ask questions to facilitate a broad ranging, informed and healthy debate about the issues that need to be addressed to ensure there is a sustainable farm sector. The Paper provides a summary of the main issues that have been raised in written submissions to the Committee and from evidence provided by witnesses in the first round of hearings. These included:-

1. Land Use Planning – Right to Farm legislation; Planning Rules; encroachment of urban development into farming areas; incompatible farming practices; impact of mining; the roles and responsibilities of Government Agencies in managing land use
2. Food security – securing Australia's capacity to produce sufficient food to meet its own requirements and also maintain and grow established export markets
3. Natural Resource Management – effectiveness of policies in providing the basis for a clean, green food production industry that is sustainable
4. Technology and Science – sustainable agriculture; food security; compatibility of scientific practices with the concept of 'clean, green' production
5. Variability of Weather and Climate – planning for the effects of climate change
6. Business Models for Farming – corporate and industry structures; ensure the basis for a viable agricultural sector
7. Workforce Skills – attracting people to a career in farming; industries that support farming and skills shortages
8. Markets for Produce – long term, reliable and financially secure markets.

6.2 Regional level

Regional Development Australia (Yorke and Mid North) – Roadmap

Regional Development Australia developed a Regional Roadmap that details key economic, social, and environmental issues for the region.

The Regional Roadmap identifies six pillars of strength and support that importantly provide a framework to align regional strategies to and to focus efforts within the region:-

1. Economic enhancement and growth
2. Infrastructure for the future
3. Growing a vibrant community with a positive future
4. Environmental sustainability
5. People power: developing education, knowledge and skills
6. Regional cohesion

A summary of key information includes:-

- The population has been steadily increasing since 2001 and currently sits at just under 80,000 (77,259)
- Australian Bureau of Statistics (2009) projects the population to continue its slight upward trend through to 2021
- The bulk of the population is in the regional centre of:-
 - Port Pirie (13,206)
 - Kadina (4,026)
 - Moonta (3,350)
 - Clare (3,063)
 - Wallaroo (3,053)
- Towns such as Peterborough, Balaklava, Crystal Brook, Jamestown, Ardrossan and Maitland are other service hubs with populations between one and two thousand people - the bulk of the Region's population – some 26,076 people - is located outside of main service centres
- A further 3,233 are based rurally outside of any defined township
- Diversified industry base:-
 - Agriculture and horticulture
 - Forestry
 - Fishing
 - Manufacturing
 - Property investment
 - Health and community services
 - Wholesale and retail
 - Building and construction
 - Education
 - Property and business services
 - Tourism
 - Transport

Key focus areas have been established for the Clare and Gilbert Valleys, including:-

- To implement sustainable water use principles for public infrastructure
- To increase storm, waste and grey water harvesting and reuse opportunities
- To increase level of composting and green waste recycling
- To investigate options for development of Riverton Multifunction Centre and Clare Library upgrade
- Linking open space
- To implement and monitor the Valleys Lifestyle Centre business plan including support for new user groups, services and capital works
- Determination of current and potential economic drivers for the area
- To develop a population policy
- To increase visitor numbers and economic activity
- To attract Government services into the district

Regional Development Australia – Infrastructure Audit

The Audit provides a comprehensive assessment of infrastructure needs for the region and importantly supports regional bids for infrastructure investment and improvements.

The Audit has identified that access to up-to-date and consolidated information regarding regional infrastructure is incomplete and creates challenges in terms of evidencing and providing key infrastructure data to local, state and federal governments and industry generally.

The Audit focusses on physical infrastructure including transport (roads, rail, ports, and air), power and energy, water, sewerage and general waste management, as well as telecommunication. There is also some inclusion of social and community infrastructure including tourism, sport and recreation, health and education related infrastructure. The report provides an up-to-date capacity assessment of the region's infrastructure and identifies deficits and the required infrastructure improvements. It is complemented by a GIS resource of approximately 800 maps showing the social, environmental and economic attributes of Yorke and Mid North.

Four Case Studies focusing on specific areas of opportunity are also included in the Report:-

- Poultry and meat packaging expansion
- Intermodal facilities in the region
- Freight infrastructure & the potential to increase capacity and attract investment
- Functionality of existing ports within the region including last mile access.

[The Clare Valley and Barossa Tourism Regions Integrated Strategic Tourism Plan](#)

The Clare Valley and Barossa Tourism Regions Integrated Strategic Tourism Plan, 2005, was prepared to provide a strategic and innovative planning policy framework to help attract sustainable tourism investment to the regions.

This project identified the qualities of the physical and social environment that are valued by the local communities and those ecological assets that must be protected in order to sustain the 'natural capital' from which tourism derives its value. Drawing together consultation and environmental research, the project was able to match the types of tourism development needed to meet the needs of existing and emerging visitor markets to the most appropriate environments.

A key focus of the project was on developing target markets to attract people who are currently not visiting the regions. This enabled the identification of the core products that are used to focus and drive regional positioning and branding.

Implementation was recommended via adoption of the findings by the project partner organisations and other key stakeholders, through an Implementation Management Group.

[Regional Tourism PAR, Statement of Intent, Clare and Gilbert Valleys, 2006](#)

In January 2003, the State Government released the joint industry/Government 'South Australian Tourism Plan 2003-2008 – Inspiring Partnerships for Sustainable Tourism'. At the same time the SA Tourism Commission (SATC), the LGA and Planning SA jointly released the 'Sustainable Tourism in Regional South Australia Discussion Paper'.

These documents identified that South Australia's future tourism performance depended on improving the State's destination appeal. They also concluded that sustainable tourism would only occur within an innovative and responsive planning framework that was underpinned by conserving our natural and cultural resources.

The 'Clare Valley and Barossa Tourism Regions Integrated Strategic Tourism Plan' project was then initiated by the SA Tourism Commission and regional Councils. The project aimed to provide strategic and innovative planning policy framework to attract and facilitate sustainable tourism investment in the Clare Valley and Barossa tourism regions.

As a result, the Regional Tourism PAR, 2006, was to introduce a planning policy which reflected the findings of the 'Clare Valley and Barossa Tourism Regions Integrated Strategic Tourism Plan' in order to support the attraction of sustainable tourism investment to the region.

According to Council the PAR did not proceed as many of the aims were encapsulated into the 2009 Better Development Plan Conversion through the Tourism Development module and Primary Production Zone.

Northern and Yorke Natural Resources Management Plan

The Northern and Yorke Natural Resources Management Plan aims to guide the management of land, water, biodiversity, marine and coastal environments in the region. It adopts an integrated, landscape based approach which sets out a 50-year vision: "A prosperous sustainable region, rich in diverse natural resources that are valued by an informed and passionate community", and the following goals:-

- Prosperous communities and industries using and managing natural resources within ecologically sustainable limits
- Landscape-scale management that maintains healthy natural systems and is adaptive to climate change
- Integrated management of biological threats to minimise risks to natural systems, communities and industry
- Communities, governments and industries with the capability, commitment and connections to manage resources in an integrated way.

Water Allocation Plan for the Clare Valley Prescribed Water Resources Area

The Water Allocation Plan for the Clare Valley Prescribed Water Resources Area (Prescribed Area) is pursuant to section 76 of the Natural Resources Management Act 2004. The Act requires the Northern and Yorke Natural Resources Management Board to prepare a water allocation plan for the Clare Valley Prescribed Water Resources Area.

The Plan sets out the criteria by which decisions about the regulation and use of water are made, that ensure that water resources are managed sustainably for current and future users and water dependent ecosystems, including downstream users and downstream water dependent ecosystems.

The Plan sets out the principles for the allocation, use and transfer of water in the Prescribed Area and provides a framework for the issue of permits for the control of relevant water affecting activities.

Health Care Plan for Yorke and Lower North

The Health Care Plan for Yorke and Lower North prepared by Country Health SA has recognised there are a number of service priorities where there are gaps or issues with the existing level of services.

These included:-

- Waiting times for services – predominantly waiting for an appointment to see a GP or specialist
- Access to GPs, and to a lesser extent medical specialists
- Communication and information – access to information about services and being able to understand health information.
- Patient journey – transport and the associated costs.

Mid North Housing Study

The Mid North Housing Study, 2003, was commissioned by the Mid North Regional Development Board to identify and quantify accommodation shortages within the Mid North region and to recommend strategies to address the identified needs. Key findings of the study included:-

- A shortage of rental housing and homes to purchase
- Short supply of rental accommodation
- Shortage of accommodation for seasonal workers
- Issues relating to housing shortage include land availability, lack of building contractors, higher building costs than metropolitan areas, accessing finance and low rural wages
- The area has a high aging population
- Sufficient residential land is available in regional towns but is owned privately.

The report concluded that the township of Clare has experienced a 'dramatic rise in house and land prices and appears to be developing as a haven for persons from Adelaide seeking a lifestyle change in early retirement'. The report also concluded that planning policy in Clare township is hindering further residential development, which is exacerbated by the fact that much of the vacant land is held by private land owners unwilling to sell or develop.

The report continued that there is sufficient residentially zoned land and rural living zoned land within each town (in the Mid North) to meet the foreseeable housing needs.

Mid North Broadband Project

The Mid North project was developed by Regional Development Australia Yorke and Mid North, together with the Central Local Government Region of SA, the Clare & Gilbert Valleys Council and the Regional Council of Goyder.

The project was in response to the business and community need for high speed, high quality and reliable broadband services.

In partnership with Aussie Broadband the project has developed infrastructure capable of transmitting broadband services wirelessly from point to point across the Mid North. The wireless network coverage extends beyond townships to provide high quality services to people who previously had to rely on dial up and satellite services.

The wireless broadband services that Aussie Broadband now offer through the Mid North Broadband Project meet the Australian Broadband Guarantee, providing high quality broadband services at rates equivalent to those offered in metropolitan areas such as Adelaide.

6.3 District level

Annual Business Plan, Clare and Gilbert Valleys

The preparation and delivery of the 2012/2013 Annual Business Plan (and associated Budget) is in accordance with the requirements of the Local Government Act.

Key matters that influenced the priorities of the Annual Business Plan included:-

- Reconstruction program from the 2010 flooding and storm events and damage to roads
- Global economic uncertainty
- Oversupply of wine grapes and the difficult economic climate for wine sales placing downward pressure on the Clare Valley wine economy
- Impact of the Consumer Price Index and Enterprise Agreements

- The renewal/replacement of existing assets and construction of new assets in accordance with the Infrastructure and Asset Management Plan.

Key priorities of the Annual Business Plan that align with specific targets for the Yorke and Mid North Region Plan for 2012/13 include:-

- Ongoing implementation of the Infrastructure and Asset Management Plan
- Achieving financial sustainability through the Long Term Financial Plan
- Completion of the Strategic Directions Review of the Development Plan
- Continuous improvement to Council's organisation and service performance.

The key goals and strategies of the Strategic Management Plan have been summarised in Section 4.

Infrastructure and Asset Management Plan, Clare and Gilbert Valleys

Under Section 122 of the Local Government Act 1999, Councils must develop and adopt Infrastructure and Asset Management Plans covering a period of at least 10 years.

The Infrastructure and Asset Management Plan, 2010, aims to demonstrate responsive management of assets (and services provided from assets), compliance with regulatory requirements, and to communicate funding required to provide the required levels of service. It incorporates infrastructure assets such as stormwater, community wastewater, roads amongst others.

Council has adopted a series of Plans as required by the Act, incorporating the following key elements:-

- Building and structures
- Roads (sealed and unsealed)
- Footpaths and kerbing
- Bridges
- Traffic management
- Community wastewater and stormwater
- Lifecycle Management Plan
- Financial summary
- Plan Improvement and monitoring.

Long Term Financial Management Plan, Clare and Gilbert Valleys

All councils are required to adopt Long Term Financial Management Plans covering a period of at least 10 years⁸.

The Clare & Gilbert Valleys Council adopted their Long Term Financial Management Plan, incorporating their Infrastructure and Asset Management Plan, in February 2010, and sets seven indicators and targets which are used to measure financial sustainability.

Council has met these targets in recent years and delivered an operating surplus in 2010/2011.

Notable projects in recent years include expenditure on the Community Wastewater Management Schemes in Clare, Riverton and Saddleworth and commissioning of flood plain mapping for townships.

⁸ The Clare and Gilbert Valleys Plan covers a period of 20 years

Water Security Plan

The Water Security Plan, 2011, was undertaken by Regional Development Australia Yorke and Mid North in partnership with the Clare & Gilbert Valleys Council, the Northern and Yorke NRM Board, the Clare Wine Grape Growers Association, SA Water and the Department for Water.

The Clare Valley Water Security Plan is designed to water proof the region by diversifying the availability of water resources via assessing the future water requirements of the region; identifying future potential water sources, including those created through stormwater capture and wastewater treatment and reuse; and identifying the appropriate strategies to secure water fit for purpose over the next 20 years to 2030. Key recommendations included:-

Stormwater

- Develop and Implement Stormwater Management Plans for each township
- Investigate opportunities to capture and recycle stormwater in Clare, Auburn, Riverton and Saddleworth
- Establish and implement a Stormwater Infrastructure Management Plan for each township.

Wastewater

- Maintain and where required, expand CWMS wastewater reuse agreements to ensure full utilisation
- Reuse wastewater generated by the townships of Auburn, Sevenhill and Watervale
- All new large scale residential development to connect to CWMS (incorporate into Development Plan)
- All new large scale residential development to investigate the suitability of incorporating greywater recycling (incorporate into Development Plan)
- All industries collect, treat and recycle their wastewater within the region where suitable recycle options exist
- For each new wastewater recycle initiative, undertake detailed analysis of recycle consequences and develop and implement a management plan to mitigate against any risks

It is anticipated that within the next five years, all wastewater from residential allotments captured within the Council's Community Wastewater Management System (CWMS) will be recycled in the region. Expansion of residential and industrial developments in the region will result in a wastewater volume that should be viewed as an additional resource.

Wastewater from all wineries within the region is now being recycled for irrigation. It is anticipated that by 2030 all industries, including wineries, will have the facility to capture, treat and recycle all streams of wastewater.

Managed Aquifer Recharge (MAR)

- Investigate and assess Managed Aquifer Recharge for each township that exceeds a threshold stormwater capture volume within the region
- Assess potential for MAR in Auburn, Clare, Saddleworth and Riverton

Managing Water within the Clare Valley Prescribed Water Resources Area

- Adopt an adaptive management approach to managing the surface and groundwater resources
- Investigate the inclusion within the next Water Allocation Plan (WAP), the inclusion of free to flow areas within the Prescribed Area.
- Investigate the inclusion within next WAP, the installation of low flow bypass systems for dams
- Investigate the viability of targeting less than 10% evaporation losses from dams within the Prescribed Area.

- Manage all storage dams (including stock and domestic dams) within the Prescribed Area

Considered Developmental Planning

- Seek community and stakeholder input into current and future regional values and integrate within Council Development Plans ensuring development planning accounts for those values
- Incorporate Water Sensitive Urban Design principles into Council Development Plans and ensure all new residential developments comply with those principles

Grape and Wine Industry Initiatives

- Undertake a Grape and Wine Industry regional review on strategic direction for spatial extent of viticulture in the region
- Undertake a regional review on strategic directions for viticulture and wine industries with respect to water use and grape quality

Small scale desalination

- Consult extensively with the relevant community and stakeholder groups regarding proposed small scale desalination schemes
- Ensure any small scale desalination scheme satisfies the legislative requirements and does not diminish the social, economic and environmental values of the region

Shared Water Supply Infrastructure Network

- Review the water supply infrastructure network ownership arrangements, with a particular emphasis on cost of supply for the purpose of establishing a coordinated regional third party access agreement for all water supply infrastructure.

Inter-basin Transfers

- Undertake a detailed investigation of the social, economic and environmental consequences of each inter-basin transfer option. Where suitable, enter into a long term agreement for water to be supplied from that inter basin transfer option.

[A Catchment Plan for Clare](#)

In 2006, Australian Water Environments and Water Technology, with assistance from the South Australian and Federal Governments, prepared a series of flood inundation and flood hazard maps for the township of Clare, the Hutt River and its three tributaries being Creek 1, 2, 3. The mapping was undertaken for a 1:20, 1:50, 1:100 and maximum probable flooding event.

The study also outlined a series of recommendations relating to flood mitigation, stormwater management initiatives and land management.

It is recommended that the flood mapping be incorporated into the Development Plan with associated development policy.

[Riverton Stormwater Reuse Design, Engineering Concept Design Report](#)

In February 2012 a concept design was developed by Australian Water Environments for the redevelopment of Duck Pond Reserve, Riverton, to rejuvenate the reserve, provide an area which is frequented by people of the community and visitors and incorporated a stormwater harvesting component for the irrigation of the parklands.

The preferred option involved the deepening of pond 1 and pond 2 to create a volume of 23ML for storage and stormwater harvesting purposes. Two rock chute weirs would also be created. The first would divide pond 1 from pond 2, the second would replace the existing but damaged rock weir at the downstream end of pond 2.

Work associated with the project has been completed.

Statewide Wind Farms DPA

Approved by Deputy Premier and Minister for Planning Hon John Rau on Friday 12 October 2012

The approved DPA updates policy guiding wind farm developments by:

- designating wind farms a Category 2 development except where they include turbines within 2km of dwellings or towns and other zones that could be detrimentally affected (such as airfield zones).
- changing public notification, comment and appeal right triggers - the changes mean, a proposal to install a turbine within 2km of dwellings, tourist accommodation and zones that could be adversely affected such as airfield, residential, settlement and township zones will default to Category 3 and third parties will have notification, comment and appeal rights in respect of such proposals
- establishing visual impact management policies that should form part of wind farm developments including, most notably, at least 1km separation between dwellings and turbines and 2km separation between townships and turbines
- removing policy that explicitly envisages wind farms in valuable environmental and scenic areas including the Clare Valley, coast and State coastal waters, Conservation Zones, the Fleurieu Peninsula, the Flinders Ranges and the River Murray corridor
- introducing policy that discourages windfarms in the Barossa Valley and McLaren Vale
- adding policy that requires consideration of potential impacts of wind farms and ancillary development on low altitude aircraft movements associated with agriculture
- adding policy that requires consideration of potential consequences of wind turbine generator failure
- making it clear that wind farms and ancillary development (including wind monitoring masts) are envisaged in sparsely populated zones such as general farming, primary production and rural zones

The Government remains committed to providing ample opportunity for investment in wind energy in South Australia, while balancing the legitimate concerns of the community

Clare Town Centre Strategy

The Clare Town Centre Strategy, 2005, provided a five year plan for development proposals to help revitalise the Clare town centre. Key elements of the Plan included:-

- The redevelopment of Ennis Park into a civic square
- The beautification of Main North Road and Old North Road including landscaping and urban design
- Traffic management including establishment of roundabouts at each end of Main North Road, diversion of heavy traffic east/west along Farrell Flat Road and Pioneer Avenue and establishment of 40km per hour speed limit on Main North Road between the northern and southern bridges
- Identification of three key sites (southern end, western side and northern end) for large retail floor spaces within Clare township to assure that the town centre remains competitive
- Hutt River linear park
- Heavy vehicle diversion through Young Street, New Road to Farrell Flat Road
- Town entry enhancements.

A number of the initiatives have been implemented which has led to improvements within the Main North Road/District Town Centre precinct.

Clare Residential and Centre PAR

The Clare Residential and Centre Planning Study, 2006 (commissioned as part of this PAR) recommended a number of strategic directions and associated actions for residential and retail development in Clare.

The study recommended changes to planning policy to ensure that the town was able to respond to these requirements while at the same time retaining a desired character of built form, and considered:-

- Demographic trends - impact on future demand for residential and retail development
- Additional land is required to meet the future residential and retail needs
- Appropriate locations for residential and retail expansion
- Potential planning policy which responds to the above while protecting the character of Clare.

The Strategic Directions and Actions which formed the basis of the investigations for the PAR are shown below in **Figure 6.1**.

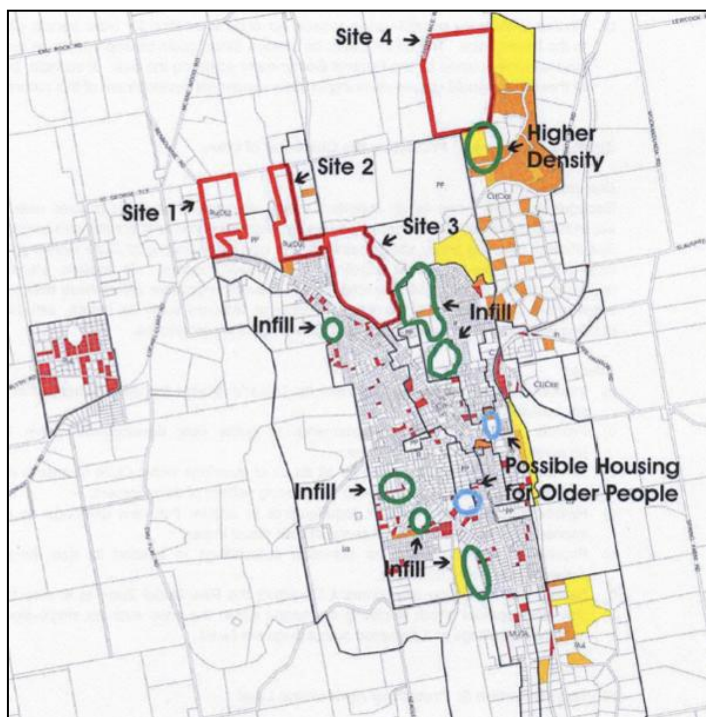


Figure 6.1 – Identified growth areas marked in Red, and infill in Green

A Statement of Intent was commissioned in 2006 to facilitate the investigations and DPA – the DPA did not proceed due to number of factors, including the then upcoming review of the Planning Strategy for the Mid North, the then unknowns about the design capacity of the new town Community Wastewater Management System and uncertainty regarding the Square Mile Road residential development land.

The Strategic Direction for 'Inchiquin'

In 2007, Council commissioned a report to consider development options for 'Inchiquin', located on the northern edge of the township of Clare.

A State Listed Heritage Place, Inchiquin is '... the earliest of Clare's larger houses and properties to have survived. The homestead is closely associated with Edward Burton Gleeson, the founder of Clare. It is one of the finest pastoral homesteads in the Lower North', State Heritage Register, South Australia.

The report recommended a range of design principles to guide the future development of the site, including a series of observations in relation to future strategic directions:-

- Minimal built form development and land modification within the 1 in 100 year flood plain
- The direct vehicular access points from Main North Road should remain limited in number
- Richardson Avenue, at the southern end of the site, provides a potential additional vehicular access point
- Development across the site should be carefully managed so as to not negatively impact upon the curtilage of the Inchiquin complex and, in particular:-
 - The most prominent views towards the Inchiquin complex from Main North Road
 - The land between the homestead and the Hutt River.

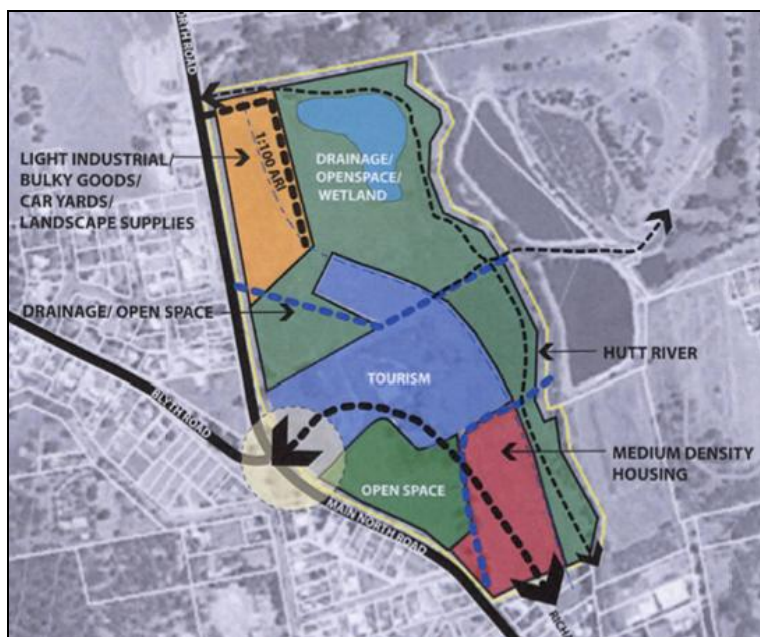


Figure 6.2 – Draft Structure Plan for Inchiquin

From the analysis undertaken the report considered that the greatest development potential exists:-

- At the northern end of the site adjacent to Main North Road
- At the southern end of the site between the existing driveway and the Hutt River
- In and around the historic Inchiquin complex.

A number of qualifications on the appropriateness of future development options for the site were outlined. The Council also sought further advice from its consultants URPS on 11 December 2008, in relation to potential residential development options within the area identified for housing on the Structure Plan relevant to EPA buffer distances from the waste water lagoons at that time.

The Council did not reach consensus on the findings of the report – and that future consideration should be given through a broader whole of Clare Residential and Centres DPA.

Mintaro DPA, Clare and Gilbert Valleys

The Mintaro DPA, 2009, acknowledged Mintaro for its significant role in the historical development of South Australia and, more importantly, as an excellent example of a 19th Century rural township.

Recognition of the town's unique historic character was formalised in 1982, when Mintaro became the first entire township in South Australia to be classified as a State Heritage Area.

The Clare & Gilbert Valleys Council, in partnership with the Heritage Branch, Planning SA, the Mid North Regional Development Board and the Mintaro Progress Association, developed a 'Policy and Strategic Directions Review' for the Township of Mintaro in 2005.

The project was initiated to find effective ways to build on the heritage values and qualities of the township, and facilitate investment in development that provided for economic vitality and social vibrancy needed for Mintaro's survival and growth. This PAR shared these aims and acted on a number of recommendations of the Policy and Strategic Directions Review.

The Plan Amendment Report proposed the following amendments:-

- Created desired character statements for each of the zones in Mintaro, with better definition of the 'open character' to be conserved
- Rationalised a number of the Policy Areas within the Residential Zone
- Increased the minimum lot size in some parts of the Residential Zone
- Expanded the Residential Zone on the western side of Mintaro
- Minimised repetition within the planning guidelines
- Expanded the design guidelines relating to new residential development.

Square Mile Road, Clare – Traffic Assessment

The developers commissioned a traffic assessment relating to the Square Mile Road DPA in 2009 – as outlined in Section 3.2. The report considered the traffic implications associated with proposed rezoning of the land for residential development – inclusive of a 100 dwelling retirement village and some further 240 residential allotments.

The report identified upgrades to the existing road network that would be required to service the development, including:-

- The priority of the road approaches to Square Mile Road and White Hut Road (south) should be changed with White Hut Road (north) traffic being required to give way
- A roundabout should be installed at the Farrell Flat Road/White Hut Road/York Road intersection to address the above priority issue
- A footpath be installed along one side of Square Mile Road
- Sealing of the unsealed portion of Square Mile Road, between Norman Drive and the new development access road
- Provision of a 1.5m wide paved footpath to connect with the Country Club
- Modifications to the Square Mile Road/White Hut Road and White Hut Road/Farrell Flat Road intersections.

It is Council's position that these infrastructure matters should have been the subject of an Infrastructure Agreement prior to the rezoning. The Council has continued to seek the commitment of the land owners to the Infrastructure Agreement.

Clare Local Area Strategic Bicycle Plan Review

The Local Area Strategic Bicycle Plan Review, 2007, was undertaken to ensure that the Council's Bicycle Plan, 1994, was updated to meet current cycling demands and changes to Australian Road Rules.

Specific aims related to identifying gaps in the cycling network, need for end trip facilities, cycling safety and awareness and to identify the unique qualities of Clare as a cycling destination and cycling friendly town.

A range of projects were identified such as the proposal for the Hutt River Trail to enhance cycling in the township of Clare and the enhancement of the Riesling Trail to link major recreational nodes.

Bungaree Station Redevelopment DPA

In 2008, Council prepared a Statement of Intent in relation to facilitating further development of the Bungaree Station, north of Clare.

Bungaree Station is a State Heritage Listed Homestead Complex comprising of significant heritage buildings. Many of the original buildings have been converted into tourist accommodation. The remainder of the site operates as a working farm.

The owners of Bungaree Station were considering the expansion of the facility and had a degree of uncertainty in relation to the Development Plan policy at the time. The redevelopment of the site sought to ensure the maintenance, interpretation and enhancement of the significant historic buildings as a key of its tourism appeal – to create quality accommodation for regional, interstate and international visitors, as well as providing increased employment opportunities for the local area.

At the time Council sought to amend the planning policies in the former Rural Zone to facilitate future redevelopment of the Bungaree Homestead Complex, as follows:-

- Introducing a Policy Area that recognises the ability for redevelopment of the Station
- Introducing relevant planning policy to guide the expansion/development of tourist related development
- Delete reference to non-complying clauses for 'Bed and Breakfast', 'Convention Centre' and 'Farm Stay' within the zone as it would relate to the new Policy Area.

The DPA did not progress at that time as the Better Development Plan Conversion, 2009, provided for small scale tourist development and met the requirements of Bungaree Station.

Protecting Rural Landscapes, Nuffield Australia Farming Scholars, by Helen Thomas, 2010

The Protecting Rural Landscapes Report, 2010, was commissioned in response to Australia losing much of its productive farm land to urban expansion and resultant impacts on the environment and eco-systems – and to see how this trend could be overcome.

The report considered a number of global examples relating to management of protection of rural lands. The findings concluded that strong planning laws (that are properly implemented), is the best way to prevent the fragmentation of prime farm land. The report outlined a number of planning principles such as:-

- A restriction on minimum lots sizes is not the answer to protecting farm land, rather the actual use of land for farming is more important
- Allowing small allotments for housing in farming areas is not appropriate
- The need for funding models to assist with land management and conservation

- Making cities more attractive to live in, thereby taking pressure off of people wishing to reside in urban/rural fringes
- Preservation of landscapes of significance
- Retirement planning for farmers leaving the land
- Ensuring farmers have representation in the debate about preserving our countryside
- Education about how farming helps to promote conservation of lands.

Second-hand Transportable Dwellings Policy

The Second-hand Transportable Dwellings Policy, 2011, was developed to help guide Council with the assessment of second-hand transportable dwellings. The Council seeks that the Policy be adapted and becomes part of the Development Plan. The Policy states:-

1. Prior to the transportable building being placed or moved within the Clare & Gilbert Valleys Council area the following must be provided:-
 - Structural Engineer's Dilapidation Report
 - Asbestos report by an authorised person
 - Details of conformation with the Building Code of Australia's housing provisions
 - Development Application Fees be paid to Council.
2. The building must be completed in accordance with Council's Development Approval and Conditions being granted, within six months of its relocation to the new site
3. Each transportable building shall be erected with a roof line having a minimum pitch of 15 degrees. Council will not permit a flat roof on the main building
4. Where wall and roof claddings have been constructed from asbestos cement sheets and where asbestos cement has been used as an insulation medium, Council requires that all derivatives of asbestos cement be removed from the building prior to its placement or transport within the Clare & Gilbert Valleys Council area. Under the Occupational Health & Safety Act, the reuse or recycling of asbestos cement building sheets is prohibited
5. Council will consider the re-siting of a transportable dwelling from the following viewpoints:-
 - The standard of existing development in the area
 - If the area is a new area, consider the future new development for the locality
 - Consider the work that would be necessary to place the building in a condition compatible with the surrounding or proposed surrounding development.
6. That the building must be completed to Council's satisfaction within six months of its location on the new site in accordance with the following timetable:-
 - Building to be established on permanent brick foundation and fender walls and piers within four (4) weeks of delivery to site
 - Building to be rejoined, if cut for transportation and made weatherproof within four (4) weeks of location on-site
 - Repairs to roofing, windows, doors, guttering, etc. to be completed within eight (8) weeks of site placement
 - Building to be fitted out internally, all plumbing and electrical work completed and connection made to sewer or septic tank as appropriate within twelve (12) weeks of commencement
 - All internal and external painting, paths, steps and all other work including landscaping, required to complete the project to be carried out within 26 weeks of delivery to site.
7. All transportable buildings shall be erected by a licensed builder or under an owner/builder permit. All building and development fees shall be paid on a total building value to be determined by Council. Detailed plans and specifications will be required to be submitted to Council prior to the building being relocated within the Clare & Gilbert Valleys Council area.

7. Community engagement

Council undertook a robust consultation program, seeking to deliver a positive engagement process for the Strategic Directions Review.

As detailed in Section 2, underpinning the Review, Council engaged leading futurist, Dr Peter Ellyard – facilitating two ‘future setting’ workshops with Council as an important element in establishing Council’s preferred future for its district and for engagement during the community consultation stage.

The consultation program included engagement with the community, via:-

- Elected Members and Key Staff Futuring Workshops
- Peak Bodies and Section 41 Committees Workshops
- Key Stakeholders Workshop
- Government agencies, regional bodies and service providers
- Information Sheet
- Response Sheet
- Website
- Media



The responses and discussions which took place during the consultation period contributed to the development of the Review. The discussions regarding the future of the Clare and Gilbert Valleys region with Dr Peter Ellyard contributed to broader discussion within the community regarding the preferred future for the region and for individuals, community groups, businesses and government working together to achieve these goals and assist Council with its business planning.

A detailed outline of the findings is contained in the Summary of Consultation Report (provided separately to Council). A summary is as follows:-

7.1 Consultation with Clare & Gilbert Valleys Council

Statewide Wind Farms DPA, 2012

Council submission of 13 December 2011

Council's preference is that there be no further windfarm development within the Council area on account of the landscape qualities and values. In the event of future proposals for windfarm development within the Council area, Council wishes to ensure wind farm development is undertaken appropriately and residents are not unreasonably impacted by any adverse effects.

- Landscape and visual impact
 - Opposes the assumption that wind farms will be an inherent part of the landscape. Council seeks particular regard to the strategic setting and landscape character of the Clare and Gilbert Valleys.
- Public notification and third party appeal rights
 - Council considers that all applications for windfarm development within the Council area should be considered as Category 3 forms of development. The public has an important role to play in making comment on projects of this type, and they should not be denied the opportunity to challenge a planning decision through the ERD Court
- Separation distances to dwellings/townships
 - Council seeks that wind turbines have a 5km setback from dwellings (not associated with the wind farm) and edge of townships, consistent with the Renewable SA Discussion Paper. The current separation distance has not been justified and the position of one and two kilometre buffers raises significant issues of fairness and equity.

Council has also received a detailed submission by Dr Andrew Lothian, Director, Scenic Solutions, on Wind Farm Development, that it seeks to have recognised through the Review.. Dr Lothian's speciality is in the assessment, measurement and mapping of landscape quality, and the assessment of the aesthetic component of the landscape.

Findings and recommendations

Rejects:-

- The assertion that visual amenity is protected if the turbines are 1 km or more from the dwelling; it ignores the community's right of access to landscape quality, and assumes 1 km is an adequate distance
- That wind farms be located in visually prominent locations which will result in the degradation of the State's resources of landscape quality
- The application of Category 2 status for most wind farms, thus denying the community the right to comment
- Designating councils as the planning authority for all wind farms.

The submission from Dr Lothian in the context of the Clare & Gilbert Valleys landscape values recommends:-

- A distance of 3 km from housing be adopted
- A distance of 3 km from living areas and townships be adopted
- The Principles of Development Control require turbine towers be of tubular construction and prohibit lattice construction
- Instead of white or off-white, that the tonal value of the landscape be used as the basis for colouring the structures as a means of lessening their visual impact
- Further work should be undertaken on the colour of turbines aimed at using hues to reduce their visual prominence and hence reduce their visual impact on the landscape
- The South Australian Government identify no-go areas for wind farms

7.2 Peak bodies and Section 41 Committees

Community sessions were held with Peak Bodies and Section 41 Committee representatives at Saddleworth and Clare.

Participants spent some time discussing how the Clare and Gilbert Valleys area was doing in 2012, which led into a discussion regarding Preferred Futures in 2030. Similar to the session run by Dr Peter Ellyard, participants used the present tense as if living in the Year 2030 to describe what surrounds them.

Participants also described what quality, facility or opportunity had been added to the Clare and Gilbert Valleys to encourage young people from the district to return to the area after travel and study, bringing with them other talented and ambitious people of their generation. Implications of these ideas for the Strategic Directions Review were also discussed. Participants were keen to participate in creating an optimistic future for the Clare & Gilbert Valleys Council area.

Key thoughts and suggestions included:-

Long Term Vision

- Establish a positive, enlightening and forward thinking vision, similar to those of Dr Peter Ellyard, for 2030.

Key themes

- Desire to maintain Clare as the main hub of the district and wider region
- General agreement to consider options for stronger population growth over 20 years
- Strong desire to keep townships distinct and separate, and maintain heritage character
- Need for effective transport and connections between the towns
- Maintaining the natural environment was a priority
- Preserving the agricultural and horticultural land
- Concerns with land division policies for Primary Production Zone
- Some specific suggestions for rezoning of Primary Production land to Residential

Key comments by township⁹

- Clare – maintain as key service centre for region – with up to 5-6,000 people
- Mintaro – allow population growth, on vacant allotments, maintaining heritage character
- Saddleworth – need to recognise and protect Winkler Park and other recreation and sport facilities in a Recreation Zone; also development options for commercial development to south of town
- Riverton – build on existing facilities and provide health services for older people; southern centre of council; managed, sensible growth
- Auburn – maintain heritage character whilst allowing for growth and employment
- Manoora – keep same size and keep school going
- Tarlee – potential to grow
- Leasingham – protect from future development
- Sevenhill/Penwortham/Watervale – retain small scale village character
- Waterloo – protect from further wind farm developments

Outcomes for non-township areas

- Preserve agricultural and horticultural land
- Opposition to wind farm development and concern regarding assessment processes, particularly public notification and lack of 3rd party appeal rights.

⁹ Noting - specific feedback not given by public on all towns.

7.3 Community meeting

Findings of the community meeting, attended by a range of key stakeholders and community members, included:-

Preferred futures

- Attractive rural area which is unspoilt by unchecked development
- Commerce and industry employing young people; strong and diverse employment base
- Education hub
- Thriving retail centre at Clare
- Auburn/Clare remains as a natural corridor with feature on horticulture and associated activities/tourism
- Visitors attracted to the area because of natural beauty and heritage
- A community that is safe to live in
- Comprehensive transport network linking the communities; rail
- Viable agriculture
- Viticulture education facility

What is Clare and Gilbert Valleys known for in 2030?

- Quality health and education
- Regional university
- Health delivery/health hub
- Art and culture
- Horticulture wine and food
- Research and development
- Famous for heritage/buildings/culture

Population

- No more than double
- Centred in Clare; need to consider how main street will need to adapt
- Suggested that Clare should develop to the east (less likely to west and limited opportunities to the north); suggested that main centre has potential to provide better facilities resulting from a larger population; don't want to spoil what is good about Clare
- Need certain population in smaller towns to support hotel, sporting teams, services, facilities, amenities, lifestyle

Other

- Preserve area by providing higher densities in townships and prevent urban sprawl
- Retain the vegetation of the hills through the valley
- Sites with slope of greater than 5-10 degrees are unviable as people don't buy them
- Mintaro – important to tourism attractions in area
- Agricultural land – issues are emerging re: climate change and rainfall patterns; agriculture is reliant on farmers remaining farmers; seek to protect agriculture/viticulture land for future generations; need to recognise that technology changes over time and some farmland may become more viable over time
- Wind farms have caused impacts on farmers at Waterloo; unsustainable way of agriculture; need to look at statistics re: size and number of wind farms
- Development Plan needs more teeth to control hoardings on properties
- Population growth has implications for increased demand for health services

7.4 Other community submissions

An information sheet and associated response sheet was promoted via the Council's website.

Response sheets received are summarised in **Table 7.1**.

Table 7.1 - Summary of Response Sheet Submissions

Question	Response
Clare & Gilbert Valleys Council (now)	
1. What do you value most about the overall Clare and Gilbert Valleys Area?	<ul style="list-style-type: none"> Natural beauty, vineyards, heritage, lovely village in rural setting. Chance to bring up family in country and also have employment opportunities. Schools, tourism areas and proximity to Adelaide are big benefits. The beauty, peace and ambience of the area; good services provided by council, great tourism area with an excellent visitor centre which also promotes community events. History and heritage, architecture, wine cellar doors, quaint and modern B&B experiences, unsophisticated and friendly.
2. Where is your local area and what do you value most about it?	<ul style="list-style-type: none"> Adelaide Sevenhill – close to Clare but in unique country environment Response is on behalf of an overall Clare Valley group
The future	
<p>Imagine that you are in Clare & Gilbert Valleys Council in the year 2030 and think about your preferred future.</p> <p>1. Write a few sentences describing Clare & Gilbert Valleys Council in the year 2030 and why it is a great place to work and live:</p>	<ul style="list-style-type: none"> Still a beautiful town with vibrant centre main shopping kept in town centre, commercial development also in centre, bicycle trail to vineyards through properties linking towns. Clare and Sevenhill almost joined together, linked by Riesling Trail and a public transport system operating between Auburn and Clare. Main Street with more cafes to cater for tourists providing employment. Summer day trips from Adelaide tourists. Gourmet weekend a major event. Good quality of B&B accommodation. New airport servicing mining families supporting businesses and new housing development. This is what we would like to see: "The beauty and general ambience has been sustained through careful ecological management. There are more artists (in all senses of the word) and a good regional facility in Clare to showcase their work. This facility incorporates a visual art and craft gallery and a theatre/concert space to present the performing arts of both local and visiting artists and companies to the community."
<p>Imagine that in 2030 the Clare and Gilbert Valleys is doing so well that its best and brightest young people decide to return to live here:</p> <p>2. Name a quality, facility or improvement made that has been added to the community to make this difference.</p>	<ul style="list-style-type: none"> Wine training centre, ecotourism. Clare airport gives a reason to live in region for the "fly-in, fly-out" opportunities. Olympic Dam expansion allows workers to have families locate in Clare but earn good income elsewhere. Affordable acreage is a major drawcard, as is good schools. Better traffic flow in Main Street – consider one-way using Old North Road Town bypass, more industry for Clare, Development of Hutt River area at rear of Main Street

Question	Response
<p>3. Name any obstacles/barriers or conceptual baggage that have been identified and removed to help make this happen</p>	<ul style="list-style-type: none"> • Work with vineyard owners and government to ensure sustainability. Approach universities – here and abroad to establish wine training centre. • Rezoning to create areas where families with higher than average incomes can invest in and call home. • The support of Council, together with that of arts funding bodies, has been paramount in achieving the above. There has been no negativity!
<p>4. What actions/initiatives should we be encouraging now to help achieve this preferred future?</p>	<ul style="list-style-type: none"> • Lobby government to ensure water at right price. Lobby Business SA and State Government re: education centre. • Allow these more affluent families a chance to secure a piece of land/house and make it easier for them to develop a home for life. • We should be working to develop the arts in the Clare Valley by bringing in more visiting artists and performers using existing facilities. We should be supporting local artists, galleries etc. which are already in place, always aiming towards a multi-functional arts centre for the region. • Offer incentives to suitable businesses to relocate to Clare. • Develop more industrial land close to Clare, identify and acquire land for light industry. • Encourage more tree planting, try to reduce carbon use to net zero, sustainable growth. • Restore/renovate Hutt River between bridges in Clare. • Improve streetscape of Clare, possibly offer incentives to businesses to sharpen image.
<p>5. How much population growth should the Clare & Gilbert Valleys Council have?</p> <p>a) about the same as now?</p> <p>b) double what it is now</p> <p>c) less than what it is now</p> <p>d) other (please specify)</p>	<ul style="list-style-type: none"> • Double what it is now • Increase by 20%
<p>6. Where would you prefer any population growth to occur?</p> <p>a) mostly in Clare</p> <p>b) mostly in the other townships (if so, which?)</p> <p>c) in a particular location (please specify where)?</p> <p>d) Other comments about population growth?</p>	<ul style="list-style-type: none"> • Mostly in Clare. Establish a growth boundary on all towns and review lot sizes to encourage better use of facilities. • Do not put new regional mall outside of town centre, it will tear the heart out of the town's existing operations. • A good spread around the area with Clare as the hub. • Mostly in the other townships. • Smaller townships surrounding Clare would benefit from increased population. Clare can only growth north or south and people moving to country want some space and peace and quiet. Opportunity to grow Sevenhill, but needs to happen in planned manner to make it an appealing and balanced town. Suggests development to the north and south of main part of town.
<p>7. If you have any other comments, ideas or suggestions, please provide them here or attach additional sheets:</p>	<ul style="list-style-type: none"> • Plan for commercial and retail parking in town centre for 50% to double population. Ensure rural/living is planned and allowed for as this is a vital part of bringing outsiders and farmers into the town. • Council should lobby State Government and push for these opportunities and use Strategic Directions Review to make recommendations on future changes to

Question	Response
	the Development Plan to help potential new families move to the region.

7.5 Individual submissions

A number of individual submissions were also received. These are summarised in **Table 7.2:-**

Table 7.2 – Individual submissions

Topic	Response
1. Suggests additional and well signed disabled parking in the streets of the district's main towns (Clare, Auburn, Riverton, Saddleworth), improvements to the Mill Place public toilets and consideration of the development of indoor community space, both for meetings and functions and perhaps a community house concept.	<ul style="list-style-type: none"> For Council consideration outside of Review.
<p>2(a) Council rates are high compared to services received.</p> <p>2(b) Main concern is with the Stage 2 of the Waterloo wind farm and major impacts. Would like Council to think about the community before any more wind farms are approved. Social and environmental impact studies need to be done over 10 years and not a few weeks, and by independent consultant.</p>	<ul style="list-style-type: none"> For Council consideration outside of Review. Refer Section 6 literature review and Section 10.9.
<p>3(a) Particularly interested in wind farm policy. Waterloo area wind farm has been a disaster, particularly in relation to social (divided community), environmentally (visual, decline in bird numbers), and noise levels (particularly at night).</p> <p>3(b) Sought that a policy of no wind farms in the Clare & Gilbert Valleys Council be introduced. Emphasises the need to look at locations well away from residences, the importance of protecting natural environments so that Future Generations can enjoy naturally untouched areas and sustain and promote community harmony.</p>	<ul style="list-style-type: none"> Refer Section 6 literature review and Section 10.9.
4. Rezoning of Allotment 11, DP 51976 Hundred of Clare, Penwortham. Currently zoned Primary Production. Suggested to rezone to Township Zone.	<ul style="list-style-type: none"> Would be for a minor town expansion, with little impact and allow for modest future development for a dwelling. However, through the Review, Council has been of the opinion that no adjustment of town boundaries should occur at Penwortham, Sevenhill or Watervale. For consideration as part of future DPA.
5. Potential for rezoning of all or portion of existing Lot 2 at Saddleworth that has frontage to both the Saddleworth-Marrabel Road and Crawford Road, currently zoned Primary Production. Proposed rezoning to Township Zone and also refers to a future Industry Zone aswell.	<ul style="list-style-type: none"> Supported in part for area approved for AW Vater's recent Development Approval. With regard to the balance of the land this should be further considered by Council in the medium term, as based in the discussion in Section 10.4 there is currently suitable land supply in Saddleworth.

Topic	Response
6. In relation to Allotment 58 on northern side of Auburn. Suitability for residential development, including development concept. Suggested rezoning from Primary Production to Residential. Services available.	<ul style="list-style-type: none"> Refer Section 10.4 and conceptual Structure Plan for Auburn. For consideration as part of future Townships DPA.
7. Would like to discuss allotments created after 1997 through boundary realignment.	<ul style="list-style-type: none"> Relates to Primary Production Zone enquiry.
8. Tourism is the lifeline for the community. Heritage and wineries are particularly important, and economic development follows. Has been involved in the hospitality industry all his life. Happy to be involved in any way.	<ul style="list-style-type: none"> General philosophies supported and encapsulated in Review.
9. Mintaro Rural Living Policy Area – seeking land on fringe of area (in Policy Area 9 Township Fringe) be brought into the Rural Living Area to recognise the existing nature of the allotments.	<ul style="list-style-type: none"> For consideration as part of a future DPA.
10. Town Approach Policy Area 5 – regarding the strict nature of the Land Division ‘non-complying’ trigger for land division less than 1.5 hectares – concerned about the impact on business and the need to support a mixed use nature in the zone.	<ul style="list-style-type: none"> Noted – refer Section 10.4.1.
11. To consider inclusion of land on the western periphery of Stockport in the Township Zone.	<ul style="list-style-type: none"> For consideration as part of a future DPA. Aside from this minor change it is Council's intent to restrict urban development to within the existing town boundary.

7.6 Interviews

Through the consultation stage a series of arranged interviews/meetings with key individuals were held. Feedback has been reflected through the Review, from:-

- Presiding Member, Development Assessment Panel
- State Heritage Advisor
- Local Heritage Advisory
- Council staff
- Regional Development Australia

The general business community were also given the opportunity of an interview. Interview times were made available on the days before and after each group of workshops. This was intended to make additional time available to discuss the project with anyone who had an interest. A summary of interview outcomes is provided in **Table 7.3**.

Table 7.3 – Individual meetings feedback

Feedback	Response
Meeting 1 <ul style="list-style-type: none"> Reasonably happy with Development Plan. Concerns with land division policies for Primary Production Zone. Issues relating to non-complying triggers for new dwellings on vacant lots. 	<ul style="list-style-type: none"> Refer to Section 10 and 11 regarding Primary Production Zone.
Meeting 2 <ul style="list-style-type: none"> Provides adult education services, currently located at 	<ul style="list-style-type: none"> Valuable information relating to social

Feedback	Response
<p>the Domain. Objective is to keep people mentally, physically and socially active.</p> <ul style="list-style-type: none"> • Will need own space for this service. • Provides an important service to an aging community. • Shared a check-list for essential features of age-friendly cities (World Health Organisation) 	<p>services for Council consideration.</p>
<p>Meeting 3</p> <ul style="list-style-type: none"> • Farming <ul style="list-style-type: none"> – wishes to see positive future for young farmers/people in general • Wind Farms <ul style="list-style-type: none"> – need stronger controls for wind farms, suggests 5-10km Category 3 notification – more awareness is needed – contracts should be open to scrutiny – studies should be provided in advance of approvals, not afterwards • Desired Future <ul style="list-style-type: none"> – need high speed internet access in rural areas (not just townships) – creating opportunities for small business, vibrant/busy/active/colourful future (experiences, music, bringing people together, create a brand, fantastic 'food market', fresh fruit and vegies, events) 	<ul style="list-style-type: none"> • Aligns with Council vision. • Refer Section 6 literature review and Section 10 for Council position. • Aligns with Council vision. • Aligns with Council vision.

7.7 Further consultation

Council also undertook consultation in accordance with Section 30 of the Development Act:-

- Council gave notice to the public of the review - advertisements in the local newspaper and website. Notices invited written submissions over a three month period for the public to respond
- Person who made a submission were given the opportunity to appear before the Council at the Public Hearing on 25 March, 2013
- The Strategic Directions Report has been submitted to the Minister for Planning

Please refer to **Appendix F** - summary of responses and related amendments that have been made to this Strategic Directions Report, as a result of Council resolution of 20 May 2013.

8. Consultation with state government and other bodies

As identified in the Department for Planning, Transport and Infrastructure Guidelines for Preparing Strategic Directions Report, 2011, whilst the Development Regulations 2008 does not identify the authorities and bodies that Councils must consult in connection with the preparation of a Review, Councils are encouraged to consult with State Government Agencies where they consider it to be appropriate and necessary.

As part of the Review the Council consulted with a range relevant Government Agencies, regional bodies and service providers.

A summary of the responses follows in **Table 8.1**¹⁰:-

8.1 State Agencies

Table 8.1 – State Agency submissions

Agency consulted	Summary of comments	Proposed Development Plan actions
1. Department of Planning, Transport and Infrastructure (Planning Division)	<p>Current Issues and Emerging Trends: The Mid-North Region Plan volume of the Planning Strategy for South Australia identifies:</p> <ul style="list-style-type: none"> o Key goals for the Mid North Region on pages 11 and 12 o Priorities for the Region on pages 52-54 o Priorities for Councils on pages 20,34 and 44 <p>A number of the priorities for Councils can be implemented through amendments to the Development Plan either for individual councils or through a regional approach.</p> <p>Recent Studies: DPTI is currently reviewing the SA Planning Policy Library (SAPPL) in 3 stages and State 3 review will be done over the next 12-18 months.</p> <p>Its focus will be on industry zones and those non-urban zones such as coastal, environmental and primary production zones. All councils will be consulted on the development of these policy modules. Council is encouraged to ensure the Development Plan is consistent with the SAPPL.</p> <p>The Strategic Infrastructure Plan for South Australia is being updated and likely to be released later this year.</p>	<p>Council has considered these in Section 5 and Appendix B.</p> <p>Agree – as identified in Section 5.</p> <p>Noted – this will be a great benefit to Council and will assist in the delivery of actions identified and discussed in Section 10 and 11 relating to industrial lands and protection of agricultural and horticultural lands.</p> <p>Noted.</p>
2. Department of Planning, Transport and Infrastructure (Traffic and Access Standards)	<p>Encourages Council to consider the Strategic and Freight Routes that pass through the Council area and utilise policies and zonings that reflect the role and function of the Strategic and Freight Routes as identified in the Regional Planning Strategy for the Mid North. This may include policies that restrict the number and frequency of access points along such routes and which seek to avoid the proliferation of advertising along arterial roads.</p> <p>Notes that a new private airfield has been established</p>	<p>The Development Plan through the Better Development Plan process and cross agency agreement, has recognised strategic routes – and with adoption of various policy modules such as Transportation and Access module.</p> <p>Agree – refer to Section 10</p>

¹⁰ Noting that not all agencies chose to make submission

Agency consulted	Summary of comments	Proposed Development Plan actions
	north of Clare by the Clare Valley Flying Group. The airfield should be protected from incompatible development in the areas surrounding it. Council should include the BDP module 'Building near Airfields' in its Development Plan.	and 11.
3. Department for Planning Transport and Infrastructure (Transport Services)	<p>Public transport services in Clare were recently tendered and Yorke Peninsula Coaches will commence operation of new contract on 1 June 2012.</p> <p>Services currently consist of a medical service between Clare Valley and Adelaide, and intertown and intratown services between/in Burra and Clare. Residents are also services by the Mid North Passenger service. Patronage figures have remained relatively steady over the past 12 months.</p>	Noted – no action required.
4. Environment Protection Authority	<p>A broad-ranging detailed response was provided. Key aspects of the response include:-</p> <ul style="list-style-type: none"> • Council should consider strategic growth areas and areas where growth boundaries should be contained. • Suggests that some policies in the Ministerial Barossa Valley and McLaren Vale Protection Districts DPA are worth considering, in particular the 'Character Preservation District Overlay' • Mid-North Region Plan – Principle 6 (Policy 6.1 and Policy 6.10), Principle 8 (Policy 8.4 and 8.6) Principle 10 (Policy 10.2 and 10.8) and Principle 11 (Policy 11.6). • A detailed list of documents and guidelines to be considered is included in response, related to interface between land uses, wind farms, site contamination, wastewater management, water quality and landfill management. • Future planning should seek to prevent any increase in land use conflict between sensitive uses (e.g. residential or rural living, and primary production) • Suggests that, as the State-wide Wind Farms DPA did not address the issue of interface between wind farms and sensitive land uses, that it may be appropriate for Council to consider the inclusion of such policies in its Development Plan in the future. • Suggests that Council should as part of its Strategic Plan Review, develop a strategy for identifying and recording on a suitable land use register whether potentially contaminated activities have occurred on land proposed for redevelopment or rezoning for sensitive uses. • Recommends that Council should consider how significant watercourses can be protected into the future, and updating flood mapping to ensure that future growth areas are not located on flood prone land. • EPA has a strong preference for common wastewater collection over onsite wastewater management systems. EPA recommends that Council focuses future residential growth into the towns such as Clare, Riverton and Saddleworth as their CWMS have had recent upgrades. Where growth is to be contemplated in other areas, 	<p>Agree – refer to Section 10.</p> <p>For Council consideration – refer Section 10.</p> <p>These have been considered in Section 5.</p> <p>Reference documents are generally utilised at stage of assessment or referred through EPA referral advice.</p> <p>Agree – refer to Section 10.</p> <p>Agree – refer to Section 6 literature review and Section 10.</p> <p>Noted – for consideration outside of the Development Plan – depending on results of any site history reporting. Refer Section 10.</p> <p>Agree – refer to Section 10 and 11.</p> <p>Agree – refer to Section 6 literature review and Section 10 and 11.</p>

Agency consulted	Summary of comments	Proposed Development Plan actions
	<p>minimum allotment sizes should be determined taking account of climate, topography, soil and hydrologic considerations and the need to prevent cumulative adverse impacts on surface and groundwater resources.</p>	
<p>5. Department of Environment and Natural Resources</p>	<p>Provides comments in relation to biodiversity conservation, native vegetation, protected areas, fire management, green infrastructure, heritage conservation, and water protection. Details of the response are in the letter, however key comments include:-</p> <ul style="list-style-type: none"> • There are numerous rare and threatened plant species in the Council area • The biggest threat to native vegetation and biodiversity is incremental development for viticulture, urbanisation and hobby farms and the associated pressure to remove scattered trees. • Native vegetation (including scattered trees which provide important habitat, shelter, visual amenity and shade) need to be considered at the earliest planning stages for zoning, infrastructure, road re-alignment and development and proposed residential and industrial growth to ensure it is protected as much as possible. • Two DEWNR reserves are in the Council area: Martindale Hall Conservation Park and Spring Gully Conservation Park. These are located in Primary Production Zone, but could be more appropriate for them to reside in a Conservation Zone. Suggests Council should consider rezoning these parks as part of a future DPA. Also suggests further provisions relating to development adjacent reserves, including: <ul style="list-style-type: none"> – Forestry plantations should not occur within 50 metres of a reserve – Any waste processing plant should be located at least 250 metres from a reserve. • DEWNR intends to begin developing a “Reserves of the Mid North Fire Management Plan” • DEWNR advocates the following for development adjacent DEWNR managed land: <ul style="list-style-type: none"> – Fuel-reduced zones between native vegetation (i.e. DEWNR reserve and DEWNR managed Crown Land) and any built assets need to be provided for and implemented on land associated with any new development – Fuel reduced zones that are a minimum of 40m wide (subject to a risk assessment – greater width may be required) with an additional two-way track (7m minimum width) to allow standard 34 fire appliances to pass between the zone and any development. – Recommends that CFS be consulted to ensure appropriate building standards and zone widths for fire risk minimisation. • Encourages “Green Infrastructure”, in line with “Green Infrastructure Project”, which seeks to facilitate a network of multifunctional green spaces that deliver measurable landscape and environmental values and benefits for South Australians. 	<p>Development Plan has benefit of Better Development Plan modules developed via cross-government agreement, inclusive of :-</p> <ul style="list-style-type: none"> • Design and appearance • Energy efficiency • Hazards • Industrial development • Interface between land uses • Mineral extraction • Natural resources • Orderly and sustainable development • Renewable energy facilities • Residential development • Waste <p>Agree with general conservation aspects and need to identify the stated Conservation Parks – refer Section 10 and 11.</p> <p>Noted.</p> <p>Noted – generally agree, however some aspects relate to land management outside of a Development Plan scope.</p> <p>CFS consultation requirements are mandated through the Development Regulations – other standards regulated through Building Code of Australia and Ministers Specification. Refer to issue identified by Council in Section 10-11.</p> <p>Agree – the Review through its vision and development stage pays strong regard to such. Refer Section 2.</p>

Agency consulted	Summary of comments	Proposed Development Plan actions
	<ul style="list-style-type: none"> • See also the “Sustainable Landscapes Project”. • Encourages Council to consider expanding its list of local heritage places and DEWNR would like to offer assistance by way of advice to Council in the preparation of another “Heritage DPA”. • DEWNR would like to see further detail included in the Development Plan to promote greater awareness and management of the water resources, in particular mapping, including the location of the Clare Valley Prescribed Water Resources Area, watercourses where permits pursuant to the NRM Act 2004 apply and locations of significant permanent pools. 	<p>For Council review – refer Section 10 and 11.</p> <p>Agree – refer Section 6 literature review and Section 10 and 11.</p>
6. Police Commissioner, SA Police	<p>Current Issues and Emerging Trends</p> <p>The Council area may be impacted by anticipated population growth in nearby Two Wells, Roseworthy and Concordia, with the potential for an increase in victim reported crime with an increase in the number of new residents attracted to cheaper housing and higher mobility of offenders travelling into the area from adjacent metropolitan locations to commit offences such as serious criminal trespass on business premises.</p> <p>There has been an increase in the number of fatal and serious injury crashes in the 2012 calendar year to date. These can be attributed to the significant amount of through traffic and increased number of major and special events. These events showcase the region but also require a significant level of planning by Police and other agencies.</p> <p>CCTV has had a positive impact on crime reduction in Clare.</p> <p>Key or Recent Studies that Council should have regard to:</p> <ul style="list-style-type: none"> • “Designing Out Crime: Design Solutions for Safer Neighbourhoods” as mentioned in policy 11.8 of the May 2011 Mid North Region Plan <p>SAPOL also identifies the following key issues:</p> <ul style="list-style-type: none"> • Crime Prevention Through Environmental Design principles • Accessing open space areas and transport hubs • Access and egress considerations of transport roadways and corridors • Characteristics of transport roadways and corridors that affect police car vehicular access: <ul style="list-style-type: none"> – Ability to cross roads, rail lines – Ability to change directions on roads – Ability to access residential and business communities – Road design – linear design – Ability of motor vehicles to pass stationary police vehicles without any interference • The provision of loading car parking spaces for commercial vehicles and emergency service vehicles in key locations (e.g. transport hubs, commercial and retail areas) will assist response times in emergency scenarios and ensure that 	<p>Noted – this information will help inform Council community services and urban design planning into the future.</p> <p>For Council, business, community and the SA Police to address cooperatively through event planning, awareness and education.</p> <p>Noted.</p> <p>The Development Plan has adopted the Crime Prevention module of the State Planning Policy Library.</p> <p>It is considered that the Development Plan has various policies to address these points but may need stronger focus at an assessment phase or through strengthening of the Crime Prevention modules and Transportation and Access module.</p> <p>Also recommend further and ongoing communication between Council and SAPOL on community infrastructure</p>

Agency consulted	Summary of comments	Proposed Development Plan actions
	<p>vehicles are located off the street where appropriate.</p> <ul style="list-style-type: none"> Narrow pedestrian-only walkways, limited off street vehicle access and congested parking areas will impact on response routes and times for police. 	projects at design stage.
7. Defence SA	No known issues or studies regarding the Strategic Directions Review.	None required
8. ElectraNet	<p>ElectraNet is currently in the process of obtaining planning approval for the construction of a new substation at Waterloo. This will have the capacity to support growth in the Council district.</p> <p>Recommends considering the role of major public infrastructure in the consideration of future amendments to the Development Plan i.e. sustainable and orderly and economic delivery of associated infrastructure should be anticipated and supported by Development Plan provisions.</p>	<p>To recognise this infrastructure on Constraints mapping.</p> <p>Agree – as above, such infrastructure should be clearly referenced in the Development Plan.</p>
9. Zero waste	Advised of no comment.	None required.
10. Department of Manufacturing, Innovation, Trade, Resources and Energy (office of CEO)	Not aware of any important issues or opportunities that would impact on the review.	None required.
11. Department for Manufacturing, Innovation, Trade, Resources and Energy (Resource Land Access Strategy, Resources and Energy Group)	<p><u>Location Information</u></p> <ul style="list-style-type: none"> Future DPAs and structure plans should include location information on current mining operations and mineral production tenements, as well as existing high pressure gas pipelines and associated facilities licensed under the Petroleum and Geothermal Energy Act 2000. <p><u>Minerals</u></p> <ul style="list-style-type: none"> Details of the existing mineral leases are provided The majority are for construction materials for local markets. Major producers are the Clare Quarry, Waterloo Quarry and Mintaro slate quarry. <p><u>Petroleum and Geothermal</u></p> <ul style="list-style-type: none"> Future Development Plan must acknowledge and map the Moomba to Adelaide Pipeline (Pipeline License 1 – licensed to Epic Energy) and its associated easements. The pipeline traverses the proposed area and is close to some areas earmarked for residential development. Rezoning within a certain radius of a high pressure gas pipeline requires engineering assessment to determine whether the pipeline design is adequate for the new land use, and if not, to determine what additional protection measures will be required. 	<p>For consideration of DPTI at any DPA stage – generally agree with regard to gas pipelines but not for mining tenements – to review as these are available through government sources – refer Section 11.</p> <p>Noted.</p> <p>Agree – refer Section 11.</p>

Agency consulted	Summary of comments	Proposed Plan actions	Development
12. ETSA	<p>Requests that Council and any prospective developer ensures that power is available before any land division takes place.</p> <p>Provided a list of ETSA utilities property interests within the Council area, including: Auburn Substation, Clare Substation, Marrabel Future Substation, Ngapala Radio Station, Waterloo Substation, Mintaro Substation (Gas Turbine Power Station).</p> <p>In relation to land upon which electricity distribution infrastructure is currently located, or is held as a future substation site, requests that consideration be given to:</p> <ul style="list-style-type: none"> Any alteration to zoning have regard for this current or proposed purposes Any development of land abutting or in the vicinity of such sites could be impacted by a range of requirements, including noise, security, setbacks, perceived health impacts, general appearance, general community resistance to existence of or construction of new substations and major overhead conductors <p>In relation to land used by depots and major complexes:</p> <ul style="list-style-type: none"> Would like to ensure it can continue to use the facilities for its intended purpose without impairment, including regard for need for unrestricted 24 hour 7 day a week heavy vehicle access. That if ETSA decides to divest the property, that the zoning does not act as a disincentive to prospective purchasers. <p>In relation to future load growth:</p> <ul style="list-style-type: none"> Any infill or greenfield development will require a corresponding upgrade of the electricity distribution network, which may require the setting aside of land for a new substation in, say, a residential area. 	<p>Agree – occurs at Development Assessment stage.</p> <p>Recommended for uploading into Council GIS spatial data system.</p> <p>To address at Development Plan Amendment stage, if required.</p> <p>Noted – this relates to ETSA seeking to ensure any rezoning of its land in the future does not affect its use or value.</p> <p>Noted.</p>	
13. SA Water	Advised of no comment.	None required – although further liaison recommended for future DPAs and Structure Plans.	
14. SeaGas	No comment - as the pipeline operated by SeaGas does not pass in the near vicinity of CGVC.	None required.	
15. Urban Renewal Authority	<p><u>Affordable housing</u></p> <p>It is noted that Council's Development Plan references affordable housing, however the 2008-2012 Strategic Plan makes no mention of affordable housing.</p> <p>Suggests useful documents include www.housing.sa.gov.au/lgdata , as well as the SA Strategic Plan and Planning Strategy Regional Plan. Also refers to report by Regional Development Australia Yorke and Mid North (August 2010) that prioritised affordable housing (p.176) for both rental and for purchase, and crisis/emergency housing and youth shelter.</p>	<p>Noted – for Council to consider as part of its Strategic Management Plan.</p> <p>The Development Plan has adopted relevant policy relating to Affordable Housing from the State Planning Policy Library.</p> <p>For further consideration by Council's community service department.</p>	

Agency consulted	Summary of comments	Proposed Development Plan actions
16. Department of Premier and Cabinet (Aboriginal Affairs and Reconciliation Division)	<ul style="list-style-type: none"> Strongly recommend instigating a referral process for an Aboriginal heritage site search for large ground disturbing activities or major projects. Central Archive has entries for Aboriginal sites in the Clare & Gilbert Valleys Council area. These are described on the provided table. 	<p>This is a matter for the Department of Premier and Cabinet to take up with the Minister for Planning with regard to seeking additional mandatory referrals under the Development Act.</p> <p>Obligations for developers exist and are regulated under the Aboriginal Heritage Act.</p>
17. Department for Education and Child Development	<p>DECS and Families SA have amalgamated. Current issues:</p> <ul style="list-style-type: none"> Special Education Resource Unit fund transport for students with disabilities who live up to 70 km from their special options location. Students who live further than this may have difficulties accessing transport. Post school options are largely limited to major town centres and transport may be an issue Special school options and availability in the area are limited A number of very small schools with enrolments continuing to decrease which can be an issue for students in terms of accessing a rich and broad curriculum There is a high turnover of leaders in small schools across the Yorke and Mid North region annually. Childcare facilities are full at Clare Valley Children's Centre so access to child care is becoming an issue. On the increase are low income and single parent families who are attracted to either the lifestyle, or the more affordable housing on offer in country locations. Unfortunately this initiative often results in families with not only young children but also with adolescent children having limited family support and at times experiencing social isolation which, for a small minority may result in DECD – Families SA involvement from the Port Pirie office through child protection notifications. DECD welcomes a collaborative approach to managing these challenges. 	<p>Noted – relates to targeting urban growth areas.</p> <p>Noted – relates to targeting urban growth areas.</p> <p>Addressed through need to retain vibrant and active smaller towns as identified in Council vision.</p> <p>Development opportunity that is provided for by the Development Plan.</p> <p>Noted. Council also welcomes opportunity to collaborate on these important issues and to see a full range of services provided to support the needs of the community.</p>

8.2 Regional Development Australia

The following key points were raised by the RDA through the consultation process.

Key issues/opportunities

- District has good quality health and social services
- Distance to city helps retain local workers
- Opportunity to better promote districts lifestyle benefits
- Concerns with Development Plan sometimes blocking good development outcomes

Growth

- Growth be focussed at Clare, Riverton and Saddleworth as key centres

- Opportunity for growth of Clare District Town Centre – office/consulting development in fringe residential areas and free up Town Centre for more intense development

Revitalisation

- Revitalisation of Clare Town Centre and Hutt River environment and linkages – retain core values
- Need to revitalise town entries at Clare
- Connection of open space and trails, Riesling Trail, wetlands, open space, recreation areas

Upcoming strategic projects

- Wind Farms – appropriate in correct locations; need to protect scenic landscapes
- Educational precinct, Clare – TAFE seeking to redevelop (Memorandum of Understanding with Flinders and University of SA, RDA and Council) for a 'Mid North Knowledge Hub'
- Clare town library – need for play time, reading and other services; limited scope at existing facility and with disability services and State Heritage requirements

Infrastructure

- Refer to Infrastructure Audit – as per Section 6 literature review
- Freight – various improvements to Mid North Road has assisted movements; further improvement needed and possible by-pass in collaboration with DPTI
- Flooding issues

Economic activity

- Protection and retention of agricultural/horticultural sector
- Expansion of chicken industry – in accordance with EPA guidelines in southern areas
- Protection of prime agricultural land
- Ongoing promotion and support of education and health services
- Retention and sustained growth of wineries and horticultural sector
- Tourism – promotion of product, marketing and boutique type tourism
- Housing – need for greater flexibility in housing choices and more respectful infill developments
- National Broadband Network – will increase capacity and scope for business

Key priorities

The key priority areas of the RDA are outlined in their six pillars:-

Pillar 1 - Economic Enhancement and Growth

- 1.1 Support existing industries and business to grow (including SME advice, exploring clustering opportunities and access major projects)
- 1.2 Diversify and grow industry base in the region (including value adding to existing agriculture, growing tourism and targeted industry sectors)
- 1.3 Create competitive climates for business attraction retention and expansion (appropriate land use, co-ordinate freight movement)
- 1.4 Foster innovation

Pillar 2 - Infrastructure for the Future

- 2.1 Transport (Roads, Rail, Port and Air)
- 2.2 Water (delivery and access)
- 2.3 Power (Energy and Gas)
- 2.4 Telecommunications (Broadband and Mobile Access)
- 2.5 Waste Management

Pillar 3 - Growing a strong healthy vibrant community

- 3.1 Art and Culture
- 3.2 Sport and Recreation
- 3.3 Health and Wellbeing
- 3.4 Safe communities
- 3.5 Preserving Aboriginal Culture
- 3.6 Access to Childcare and Affordable Housing

Pillar 4 - People Power: Developing Education, Knowledge and Skills

- 4.1 Levels of Education and Qualifications
- 4.2 Current provision and Co-ordination of Education and Training
- 4.3 Access to Further Education
- 4.4 Building, Retaining and Attracting Skilled Workers
- 4.5 Labour Force Participation

Pillar 5 - Environmental Sustainability

- 5.1 Protection of environmental assets
- 5.2 Sustainable development
- 5.3 Adaptation to Climate Change

Pillar 6 - Regional Cohesion

- 6.1 Building collaboration and co-ordination of community effort
- 6.2 Build collective leadership capacity

8.3 Central Local Government Region Inc

Central Local Government Region LGA submission

The Central Local Government Region Inc submission on the Statewide Wind Farms DPA was supported by Clare & Gilbert Valleys Council.

The Central Region engaged a Wind Farm Liaison Officer to work with Councils, community, industry and State Government to try and minimise the land use and community conflict in relation to wind farm development and to improve information and communication flow between these stakeholders.

The Central Local Government Region Inc seeks the Government to work with the key stakeholders and with the assistance of the Wind Farm Liaison Officer in order to develop a more robust, locally driven and practical policy.

Significant issues raised related to:-

- Impact on scenic landscapes and locations
- Impact on agricultural operations
- Impact on emergency management and bushfire risk
- Interaction with interstate and nation directions
- Need for opportunity to review ancillary policies and guidelines
- Population distribution and impacts
- Impact on biodiversity
- Residential buffers and public notification
- Local Government resourcing
- Loss of third party appeal rights
- Need for additional public consultation.

The submission, based on its detailed consideration, sought that the Clare and Gilbert Valleys be excluded from Wind Farm development due to the landscapes of international recognition.

8.4 Members of Parliament

The State and Federal Member of Parliament were invited to make comment on the Review – and will also be consulted on any future Development Plan Amendments.

9. Development case studies

Council has identified the following case studies that highlight particular areas of concern relating to the performance of the Development Plan.

9.1 ERD Court

As part of the Review the following ERD Court case studies were reviewed.

Table 9.1 – ERD Court

ERD Court case (application details)	Summary of comments	Proposed Development Plan actions
1. AW Vater and Co - Bulk Handling and Storage facility, Saddleworth	<p>Third party appeal on a development approved by Council at Lot 2 Marrabel Road, Saddleworth – bulk handling of grain, chemicals, merchandising and farm machinery.</p> <p>Council considered it was an appropriate development in the Primary Production Zone on the periphery of the township and adjacent to the Industry Zone and approved the development with conditions – it was subject to a third party appeal, and the decision of the Council was upheld on 24 August, 2012.</p>	To consider an extension of the adjacent Industry Zone to reflect the approved use.
2. Clare Motor Cycle Club development, Clare	Retrospective application to use land for motor cycle club development – also expanded in mid 2005 – since approved via ERD Court decision in December 2011.	To recognise the land use in the Primary Production Zone (Policy Area 2 Horticulture) and Landscape Protection Zone.

9.2 Development Applications

Further to the above, Council also sought that the following decisions be reviewed in terms of insight into possible Development Plan weaknesses or application processing issues.

Table 9.2 – Development Assessment case studies

Application	Summary of comments	Proposed Development Plan actions
1. Dwelling near St Marks Church, Penwortham	<p>A new transportable home was approved at Penwortham in an area with important vistas and heritage significance – why was this approved?</p> 	On review, it appears that the assessment system contained sufficient grounds in the Development Plan policy, backed up by referral advice by the State Heritage Branch that should have alerted council to a better planning decision.

Application	Summary of comments	Proposed Development Plan actions
2. Second hand transportable homes (Riverton and other towns)	Council holds significant concerns about the infiltration of such homes into the district – and the impact these homes have (visually) on the character of the Clare and Gilbert Valleys.	Council desires to have the policies contained in its Second-hand Transportable Dwellings Policy, 2011, adapted and placed within the Development Plan – refer Section 10.6.

9.3 Development Assessment Panel

In addition to the ERD Court Cases and Development Application case studies reviewed above, the Development Assessment Panel¹¹¹² raised a series of issues over the past few years relating to the performance of the Development Plan.

These were generally reviewed with the Presiding Member and Council planning staff, and are discussed as follows:-

9.3.1 General matters

The following general matters were identified by the Development Assessment Panel and planning staff.

Table 9.3 – General matters

Topic	Summary	Response/action
1. Proliferation of A-frame signs	<ul style="list-style-type: none"> 3rd party signage - scope for business for own identification, such as through Clare Valley Winemakers Association. 	<p>Need for guidelines in the Development Plan.</p> <p>Refer Local Government Act for management over Council land.</p> <p>Refer Section 11 for more details.</p>
2. Council Policy in the former Development Plan	<ul style="list-style-type: none"> Council Policy in the Development Plan: page 149 6(c) 	Addressed by Better Development Plan conversion.
3. Rural (horticulture)	<ul style="list-style-type: none"> What is the intention and scope of the zone, given many lots are of an uneconomical size for farming. Should it become a Rural Living zone? Need to address anomalies where large scale development (eg wineries) straddle two or more zones. Issues associated with 'non-complying trigger' for dwellings on lots created before 16 January 1996, and is this acting as an incentive for vines to be removed on small lots and inadvertently promoting conflict of land uses, impact on tourist vistas and interface issues, in horticultural areas. 	<p>Refer Section 10 and 11.</p> <p>Requires further review at DPA investigations stage.</p>

¹¹ Issues identified at a Strategic Directions Review Workshop - CEO & Planning & Building Staff on 18 November 2009. Updated in May 2012 with Planning Staff with recent information raised at DAP meetings.

¹² Meeting also held with Presiding Member – June 2012

Topic	Summary	Response/action
4. Land Divisions in Rural Areas	<ul style="list-style-type: none"> Development Plan needs to be stronger in retaining agricultural land for agricultural production and discourage land division and undersized allotments. Structures and dwellings need to be associated with agriculture. Connect development to use of land and size of allotment. Does not support division of productive rural land and impacts on primary production. 	<p>Agree – refer to Section 10.</p> <p>Agree – dwellings to be associated with envisaged land use.</p> <p>Agree – areas should be protected – refer Section 10 and 11.</p>
5. Winery Definition	<ul style="list-style-type: none"> Is a cellar door part of a winery development? If not the Development Plan should be amended to allow cellar door sales in association with a winery. Boutique Winery – should there be a maximum number? Should there be a definition for a Winery. 	<p>Yes – refer to relevant PDCs in Primary Production Zone and also Industrial Development Module, and Section 10 and 11.</p> <p>It is not considered appropriate for the Development Plan to regulate a maximum number – the site/projects must pass the Development Plan test.</p> <p>Agree – Regulations (Schedule 1) should be amended accordingly.</p>
6. Recreation Land Zoning	<ul style="list-style-type: none"> Ovals and Tennis Courts - does the zone provisions cover what facilities are needed? The waste management facility should be quarantined within xx distance. 	<p>The Recreation Zone contains policy at a high level – envisaged uses promote a range of facilities/services that Council may wish to develop.</p> <p>Separation distances as defined by Plan and EPA.</p>
7. Cycle/walking tracks	<ul style="list-style-type: none"> Shared use tracks – to consider a network to include all small villages - community/grants pay and need to seek government support. These should be referenced in Development Plan to assist in promoting their relevance and importance and would assist in seeking grants – and to reflect opportunities for appropriate Tourist Development. 	<p>For consideration by Council through its Asset and Infrastructure Management planning.</p> <p>Refer to Section 10 and 11 - trails should be recognised through Development Plan mapping and associated policy.</p>
8. Eco-tourism	<ul style="list-style-type: none"> Sustainable Tourism - need more tourism product - innovation - create interaction. Authentic quality experiences. 	<p>The Development Plan allows for such – it should be strengthened however, in line with visioning of Dr Peter Ellyard.</p> <p>Refer Section 2 and Recommendations in Section 10.</p>
9. Shed sizes in Rural Zones	<ul style="list-style-type: none"> Seeks that Council reviews Public Notification Categories for farm buildings - increased amount of enquiries for large sheds. 	<p>Should be 'complying'.</p> <p>Large sheds for farming purposes are appropriate – relevant design and siting provisions apply.</p>

Topic	Summary	Response/action
		Refer Section 10 and 11.
10. Hay Bale Stacks	<ul style="list-style-type: none"> Bushfire prevention - separation distances of sheds. 	<p>Hay stacks not 'development' under Development Act where associated with farming land use, but haysheds are.</p> <p>Building Rules issue relating to fire separation.</p>
11. Character Statements	<ul style="list-style-type: none"> These are a critical part of each zone and need to be revisited. The Desired Character Statements in the current Plan are a direct conversion from the previous Plan and may be out of date. 	Agree – these should encapsulate the visioning philosophies and statements of Dr Peter Ellyard – as inspirational statements.
12. Wind farms	<ul style="list-style-type: none"> What happens when no longer operating - give consideration to a bond for dismantling and reinstatement of sites. Issues with Ministerial DPA. 	Refer Section 6 literature review and Section 10.9.
13. Earthworks	<ul style="list-style-type: none"> Need guidance in Development Plan in relation to excessive cut and fill, minimise impact on land. 	Scope exists to insert simple and relevant visual guidelines to better reinforce existing Development Plan policy – various examples exist as outlined in Section 11.
14. Secondhand Transportable Dwellings	<ul style="list-style-type: none"> To include internal guiding policy in Development Plan. 	Agree – refer Section 6 literature review and Section 10.
15. Community Titles	<ul style="list-style-type: none"> Issues relating to size of dwelling on allotments, access, turning circles, garbage collection, common property. Should be tighter controls on Community Titles and seek Local Government or Planning Institute support to address issues that are created by Community Titles. 	<p>Development Plan cannot differentiate between types of allotments, that is Torrens vs Community Titles, as both are forms of 'land division'.</p> <p>However, the Plan can establish criteria relating to the types of dwellings (eg semi-detached, residential flat buildings etc) with corresponding policy relating to density and design – criteria to this affect already exists in the Development Plan and can be strengthened if required.</p> <p>Council also needs to be mindful that it does not establish policy that provides a dis-incentive to the market for the delivery of medium density housing and for an aging population.</p> <p>Refer Section 10 relating to Urban Design guidelines.</p>
16. Bushfire Prevention	<ul style="list-style-type: none"> To review policy in Development Plan regarding water supply in 	This is already regulated through the Better Development Plan

Topic	Summary	Response/action
	Development Plan.	<p>modules and on use by Council staff of applicable conditions relating the Ministers Bushfire Specifications/Guidelines.</p> <p>Also regulated through the Building Code of Australia.</p> <p>However, opportunity exists to promote a higher level of rainwater capture through WSUD provisions in the Development Plan.</p>
17. CWMS	<ul style="list-style-type: none"> To reflect Councils CWMS policy and costings in the Development Plan. To ensure that the separation distances for Wastewater Treatment Plants are consistent between the Development Plan and EPA guidelines. 	<p>Council proposes to have the current CWMS policy and associated connection charges referenced in the Development Plan.</p> <p>Agree – review Interface and Waste Modules – State issue re BDP and EPA.</p>
18. Solar panels	<ul style="list-style-type: none"> Ensure opportunity exists for on-ground facilities, not just rooftop. 	<p>Identify as an envisaged use, so that Development Plan promotes use of solar technology.</p> <p>Scope to broaden the exemptions in the Development Regulations to exempt ground-based solar photovoltaic panels and not just roof mounted panels.</p>
20. Rhynie Low Lying Land Policy	<ul style="list-style-type: none"> Issues with lower lying allotments being inundated. Needs flood study to assist in determining FFL of development and prevent obstruction of watercourse with structures such as fencing. 	<p>Flood study has been commissioned by Council – once completed the flood mapping and associated policy should be brought into the Development Plan.</p> <p>Refer Section 6 literature review and Section 10 and 11.</p>
21. Review of BDP Modules (eg. airport)	<ul style="list-style-type: none"> Approved airport north of Clare township – needs provision of policy in Development Plan. 	<p>Agree – the Development Plan should include the Airport modules at a Council-wide and Zone level from the State Planning Policy Library.</p> <p>Refer to Section 10 regarding strategic opportunities relating to Clare Aerodrome.</p>
22. Bakery	<ul style="list-style-type: none"> Is it more than a shop - different to a shop in a township zone. Would accommodate that use - need to be careful with definitions. 	<p>A shop is as defined by the Development Regulations – a bakery likely to also include an associated light industrial component.</p>
23. Wool classing business	<ul style="list-style-type: none"> Ensure policy exists to give scope for such in a Primary Production zone. 	<p>Would be aligned to primary production activity.</p>

9.3.2 Strategic matters

The following strategic matters were identified by the Development Assessment Panel and planning staff.

Table 9.4 – Strategic matters

Topic	Summary	Response/action
1. Clare South West DPA	<ul style="list-style-type: none"> To consider the future direction of this DPA. 	Refer Section 3.2 and 10.4.
2. Clare Square Mile Road DPA	<ul style="list-style-type: none"> Gazetted – issues regarding lack of infrastructure planning and suitability of density policy. 	Refer Section 3.2, 6, 10.4 and 11.4.
3. Clare (Residential and Centres DPA)	<ul style="list-style-type: none"> Site 1 (west of High School) - leave as deferred urban Site 2 (east of High School) - too close to the school Site 3 – Inchiquin – refer Master Plan 2007 Site 4 – now rezoned via Square Mile DPA In consideration of the vacant land for future infill development and the Clare Square Mile Road residential land is there a need for further expansion of the town boundary? 	Refer Section 6 and 10.4.

9.3.3 Townships

The following information in relation to townships were identified by the Development Assessment Panel and planning staff.

Table 9.5 – Townships

Topic	Summary	Response/action
1. Clare	<p>East Terrace Policy Area</p> <ul style="list-style-type: none"> Future opportunities in relation to sale of winery. <p>Strategic Directions for 'Inchiquin'.</p>	<p>Various scope in-line with Development Plan.</p> <p>Refer Section 6 literature review and Section 10.10.</p>
2. Riverton	<ul style="list-style-type: none"> It was considered there was enough residential land available for future expansion. To consider the extent of land zoned commercial (excluding Torrens Road). Minimum residential allotment size at Riverton 	Agree – Riverton has a surplus land supply – Refer Section 10.4 and conceptual Structure Plan.
3. Saddleworth	<ul style="list-style-type: none"> Consider suitability of rural living land adjacent industrial zonings. 	Refer Section 10.4 and conceptual Structure Plan.
4. Tarlee	<ul style="list-style-type: none"> Not much expansion has occurred in recent years and it is considered that there is enough undeveloped land to cater for any immediate expansion of the township. 	Agree.

Topic	Summary	Response/action
5. Armagh	<ul style="list-style-type: none"> Allotments are below that envisaged in zone. Need to acknowledge and move Rural Living Zone boundary to incorporate Hayward Heights. Need to get flooding information and look at character statement for Armagh and Rhyne. 	<p>Noted.</p> <p>Agree – to include this area in Rural Living Zone during next Development Plan amendment.</p> <p>Agree – now commissioned by Council.</p>
6. Marrabel	<ul style="list-style-type: none"> No expansion anticipated in the immediate to medium term. 	Agree.
7. Manoora	<ul style="list-style-type: none"> No expansion anticipated in the immediate to medium term. 	Agree.
8. Penwortham	<ul style="list-style-type: none"> Has potential still for subdivision - no need to look at additional expansion of settlement boundaries, but concerns re changing nature of town if all lots developed. 	Retain town boundary – to protect valuable open landscape character and rural hinterland.

9.4 Full Council

The Council, in association with its Development Assessment Panel, identified a range of other issues for consideration as part of the Review. These are outlined in **Table 9.6**.

Table 9.6 – Council identified issues

Issue	Response ¹³
1. To investigate the availability of industrial land within industrial zones as well as adjoining Council areas (August 2011).	Although the conceptual Structure Plans have considered this in broad terms, and with strategic opportunities identified at Clare, Riverton, Saddleworth, rural towns and rural based industry (plus future scope through the identified strategic projects), the scope of a Section 30 review does not include the economic modelling and industrial sector analysis required to undertake this project.
2. Shipping Containers to have a condition of time frame.	At Development Assessment stage. Please refer to Section 10.12.
3. To consider expansion of the Rural Living Zone for areas such as Armagh and Sevenhill to minimise the non-complying developments (April 2011).	<p>The southern portion of Armagh should be rezoned to Rural Living to recognise existing development – no other expansion of zone boundary recommended for Armagh – refer Section 10.4 regarding issues associated with frontage to Blyth Road.</p> <p>No further expansion of Sevenhill recommended – so as to retain village character and protect rural hinterland and hill-sides.</p>
4. To consider township boundaries at Stockport and Armagh (November 2010).	<p>Armagh – refer above.</p> <p>Stockport – no further expansion recommended based on available land, consultation feedback, flooding issues, lack of services and to protect the observatory.</p>

¹³ Responses based on understanding of issues, various research, feedback on issues through consultation and council engagement.

5. Farrell Flat Road future development proposal - intended time frame and consideration be given to Memorial Area (September 2011).	<p>Development Application for shopping centre and specialty shops considered and approved by the Development Assessment Panel in September 2011 – the developer is seeking a variation to the approval currently via the Development Assessment Panel.</p> <p>For consideration of Council regarding Memorial Area, outside of Section 30 process.</p>
6. To consider 'future vision' for the southern town approach on Main North Road, Clare (October 2009).	Refer to Section 10.4.
7. Panel Members sought a report on Mintaro Policy and allotment sizes (October 2009).	<p>Not completed in 2009.</p> <p>In consultation with Council, staff and Peak Bodies the main issue identified relates to the communities desire to be able to build on vacant lots in the Residential Policy Area 7, Precinct 3 and 4 – refer Section 10.4.</p>
8. Frontages for land divisions - in the Development Plan street frontages for an allotment should be 20m and lesser for a cul-de-sac, but it doesn't state a figure. (May 2009).	A minimum frontage for cul-de-sac heads should be 5 metres – thereby allowing for flexibility in design, whilst still allowing for ease of access, as such allotments are inherently of a wedge shape.
9. That Council enters into discussions with other Councils regarding Wind Farm developments to determine how to manage such, and approach State Government (May 2009).	Council has addressed this issue, on a cross-regional basis, via the Regional LGA and through its own submission on Ministerial DPA, 2011 – refer Section 6 literature review and Section 10.9.
10. That Council considers the zoning of the 'Hayward Heights' (Armagh) estate. (May 2009).	Refer to earlier point above.
11. That Council develops a clearer vision for the Bennys Hill area (March 2010).	For consideration as part of Council's Asset and Infrastructure Management Plan responsibilities – in terms of the Development Plan it should remain in the Rural Landscape Protection Zone.
12. Town Approach Policy Area 5 – consideration be given to whether the desired character continues to be the longer term strategic vision supported by Council; and that Council develops a design plan with implementation timelines and budget allocation to ensure that the desired character is initiated and developed (March 2010).	<p>The Policy Area presently promotes a 'mixed use' land use approach as discussed in Section 10.4.</p> <p>It is recommended that Council strengthens policy in terms of design principles and guidelines for future development.</p> <p>Most importantly, Council as a high priority should consider a long term streetscape and entry improvements program and seek assistance with funding sources, such as Open Space Development Fund, PLEC, RDA. Refer to Section 10.4.</p>
13. That a Discussion Paper be prepared by Council Staff to investigate policy relating to allotment creation dates listed under non-complying development for dwellings in the Rural (Horticulture) and Rural Zones (March 2009).	<p>Not undertaken in 2009.</p> <p>It is recommended, that to protect the rural areas from ongoing fragmentation of land for quasi rural living development that strict non-complying clauses remain for land division and future dwellings. However, scope should exist to excise business activity or more intensive development that needs a separate allotment based on land use – refer Section 10.3, 10.8 and 11.</p> <p>Further review of Primary Production Zone module being undertaken by DPTI.</p>

14. That the Current Zoning Pattern on Zone Map CGV/13 be reviewed to determine whether industrial zoning is appropriate to the future needs of Saddleworth and district (June 2011).	Through the consultation stages with Council and community it was considered that it was not good planning for the Rural Living Zone to be isolated between the Bulk Handling Zone and Industry Zone, and that scope exists to create one consolidated Industry Zone – refer Section 10.4.
15. Rural Living Zone, in the location of Warenda Road, Clare should be reviewed (June 2010).	This matter related to issues associated with access/egress to allotments in the event of a bushfire – refer Section 10 and 11.
16. To include in the Development Plan a policy in relation to Transportable Dwellings (June 2009).	Refer to Section 6 literature review and Section 10.6.
17. To consider the 700m ² minimum lot size in Riverton (Residential Zone) be changed to a variety of sizes, to allow more consolidated development in appropriate areas (June 2009).	With the new CWMS infrastructure it is appropriate to consider scope for lots in the vicinity of 600m ² , plus opportunity for medium density development. Scope also exists to alter the density factor for Policy Area 4 from the current 0.4 hectare to align with the central areas of the town to ensure more efficient use of land.
18. Non-Complying development areas to be addressed (June 2009).	Specifically identified issues referred to throughout Review – the non-complying clauses are predominately based on the State Policy Library for Better Development Plans.
19. To consider requirements for Hammer Head allotments including lengths for access roads (June 2009).	Suitable policy exists in the Land Division Module (PDC 6) which sets a minimum width of 5 metres and maximum length of 50 metres, plus other relevant clauses.
20. To consider the boundary of zoning between the Commercial and Residential Zone in the township of Clare (February 2010).	The Commercial Zone boundary should not encroach, in the future, further into the adjoining residential areas – suitable 'interface' policy exists in 'Interface between Land Uses' module in Development Plan and through statutory referrals to EPA.
21. To consider exploring the possibility of a master plan for the future development of the Clare Showgrounds (December 2011) .	For consideration by Council – outside of Section 30 Review. However, the Review has recognised both the Showgrounds and Caravan Park as strategic sites and with key linkages.
22. That Council raise to the Government possible change in exempt development to have frontage fences require a Development Approval to maintain the visual amenity of the locality (December 2011).	Council can (and should) make submission to the State Government on this issue should it wish to see a change in the Development Regulations that presently exempts a range of fencing from needing approval.
23. That Council puts together a long term plan for Clare's Commercial Centre and the infrastructure involved (December 2011).	Refer to Section 10.4. This is recommended as a key strategic initiative of the Section 30 Review for action by Council as a significant project.
24. That, zone boundary of the Sevenhill Township be assessed and reviewed (December 2011).	Refer to earlier points above.

10. Key issues and recommendations

Further to the range of issues and opportunities outlined in the Review, the following key themes are discussed in this Section.

Various recommendations have been developed as a result of consideration of these issues and opportunities.

10.1 A 'preferred' future

As outlined in various sections, the Review has been underpinned by Council establishing a positive and aspirational vision for the future.

10.1.1 2030 Vision

The vision acknowledges the challenges and issues of the past, and seeks to build on the unique and valued aspects that the Clare and Gilbert Valleys in renowned for.

The vision, in summary seeks to deliver:-

1. An updated industrial base of agriculture and tourism
2. Tourism growth
3. Population growth
4. A marvellous heritage
5. Environmental design outcomes
6. Attraction of young people
7. A place for conviviality and renewal



Figure 10.1 – Clare Valley Gourmet weekend



How McLaren Vale markets its region

Fundamental to the vision is to value and respect the natural and built heritage of the Clare and Gilbert Valleys – and to create and stimulate managed growth that provides for employment and investment attraction, where people and visitors can enjoy the wonderful features and characteristic of the Clare and Gilbert Valleys.

Growth should be managed and will be focused at the principal townships of Clare, Riverton and Saddleworth – that is respectful of the natural landscape qualities and character of the district.

Agricultural and horticultural lands will be protected for future generations for farming and allow opportunity for value added business and tourism related activity.

Education has been highlighted as a key for the future of the region – the Clare and Gilbert Valleys is currently well serviced by Primary Schools with Clare Primary, St Josephs Catholic School Clare, Vineyard Lutheran School Clare, Watervale Primary, Auburn Primary, Manoora Primary,

Saddleworth Primary, Tarlee Primary and Riverton Primary. Secondary education is provided at Clare High and Riverton High. Pre-schools are located at Clare Valley Children's Centre Clare, The Gums Childcare Centre Clare, Riverton Kindergarten and the Saddleworth Early Learning Centre. The schools are critical to the future of the smaller rural communities and provide valued social services.

As identified by Dr Peter Ellyard and also the Regional Development Australia, there is strong scope and real opportunity to deliver further quality education, inclusive of tertiary education, to the Clare and Gilbert Valleys, to provide a stimulating and aspirational future not only for local youth but for people from around the world.

Development should have a strong emphasis on design of places with a focus on people. There should be a promotion of public art, possibly through entry statements relating to the history of townships and their identity – and to work closely with local artists to establish points of interest and to promote visitors to stop and stay in district, rather than passing through.

Strategic and visionary development projects will be stimulated and promoted via local and regional bodies that are respectful of the vision espoused through this Review.

10.1.2 Alignment with Planning Strategy

This vision is fully aligned with the goals and aspirations of the Planning Strategy for the Mid North region, as outlined in detail in Section 5.

In line with the Planning Strategy economic development will play a key role in facilitating growth through providing employment opportunities. The district's economy is based on primary production, mainly horticulture including viticulture, cropping and associated processing, and livestock. Increasing the amount of value adding has the potential to also increase employment. Growth is likely to occur in existing primary production sectors, while opportunities in emerging industries should be supported.

Strong light industry, transport and services sectors support primary production and have the potential to also support other industries.

The region is well positioned to expand export production, employment opportunities, and tourism numbers, as well as lead the development of the sustainable energy industry in South Australia.

Primary production, health and social services, tourism-related industries (for example, retail, accommodation and food) and manufacturing are the region's largest employers. In recent years employment has grown in mining, construction, tourism and the services sector (for example, public administration, education, health care and social assistance). Economic development is underpinned by major freight transport networks and the close proximity in the south to the expanding industrial areas of northern metropolitan Adelaide, the Barossa Valley wine region, and livestock processing at Murray Bridge and Port Wakefield.

Service sectors associated with demographic change, particularly health and aged care, are also likely to grow. Education opportunities, especially at the tertiary level, are also vital to support and retain young people in the region and ensure a skilled workforce.

Tourism is another key economic driver in the region, and the natural and heritage assets offer potential for further growth. The region's tourism is centred on unspoilt natural landscapes, heritage and ecotourism.

10.1.3 Climate Change

As outlined in the Planning Strategy, it is predicted that the trend of reducing rainfall will continue, affecting the region's agricultural and horticultural activities, as well as the recharge of aquifers, and also may affect the tourism industry.

Council has adopted an Environmental Sustainability Policy that demonstrates its commitment to improvement in environmental performance. It also sets guiding principles for the setting of environmental objectives and targets. Council has been actively working towards reducing its Carbon Footprint by 10%. This is being achieved by:-

- Reducing waste through waste minimisation practices, and effective resource recovery practices
- Reducing waste being taken to landfill, through recycling systems and green waste disposal
- Working to improve the energy efficiency of buildings – commercial, industrial and residential
- Promoting sustainable water use and foster innovative options for supplies of water, including stormwater reuse and recycled water
- Business activities being undertaken in an ecologically sustainable manner.

Aligned with both the Planning Strategy and Council's Environmental Sustainability Policy, the Review recognises the need to make positive long-lasting changes to the region's water management - Council has already taken strong steps forward on this heading with WSUD principles incorporated into its Development Plan, the commissioning of new CWMS and water reuse schemes, the new Waste Resource and Recovery Station and the preparation of the Water Security Plan 2011.

Building design and innovation (for example, solar, wind and co-generation) will assist in making better use of energy supplies, although Council is very concerned about the need for far better long-term strategic analysis for the strategic location of wind farms throughout the State.

At a regional level the Clare & Gilbert Valleys Council is party to the Climate Change Sector Agreement - an 'in principle' commitment for the Central Local Government Region, Northern and Yorke Natural Resources Management Board, Regional Development Australia (Yorke and Mid North) and the Government of South Australia to work collaboratively on climate change and sustainability.

10.1.4 Desired Character Statements

As detailed earlier, Council seeks to establish a Development Plan that is creative and forward thinking – therefore the Desired Character Statements for relevant zones should reflect the goals and aspirations espoused in Council's vision.

10.2 Growth and structure planning

The Clare and Gilbert Valleys has experienced only modest growth in recent years.

In terms of managing the planning of the district into the future, and developing a Development Plan that fosters and manages growth, Council has spent considerable time and effort on first determining what future it desires – this was undertaken with the assistance of leading Australian futurist Dr Peter Ellyard and in consultation with the community, agencies and key stakeholders.

10.2.1 State and regional context

The State Planning Strategy believes that sustainable population growth is essential to maintain healthy communities and a labour force that can support the economy.

The SA Strategic Plan calls on Greater Adelaide to be the focus for growth, with regional South Australia to maintain an 18 percent share of the state's total population – meaning an additional 99,000 people living in regional areas, resulting in a regional population of 396,000 people by 2036. This equates to the regions requiring an average annual growth rate of 1.03 percent to achieve the share of the estimated population.

As outlined in **Table 10.1**, for the Yorke and Mid North region this equates to the population growing from 75,112 in 2008 to 100,092 in 2036 – a total growth of 24,980 or 925 people per year. 13,787 of these people would reside in the Mid North region inclusive of centres like Port Pirie, Clare, Riverton, Burra, Gladstone, Crystal Brook, Jamestown, Peterborough and Eudunda.

Table 10.1 – Yorke and Mid North population trends

Region	Population trends		SASP T5.9 Target—Maintain regional SA's share (18%) of state population ^a			
	ERP in 2008 ^b	Average annual growth rate 1996–2008 (%)	Share of 2008 regional population ^c (%)	Population target in 2036 ^d (based on 2008 share)	Population increase 2008–36 (persons)	Population growth 2008–36 (persons per year)
Eyre and Western	58,072	0.19	19.54	77,385	19,313	715
Murray and Mallee	70,125	0.23	23.60	93,446	23,321	864
Far North	28,460	–0.46	9.58	37,925	9465	351
Limestone Coast	65,402	0.35	22.01	87,152	21,750	806
Yorke and Mid North^e	75,112	0.15	25.28	100,092	24,980	925
Total	297,171	0.17	100.00	396,000	98,829	3660

Source:- extract from Planning Strategy

The target also seeks to arrest recent trends in SA's population as recently reported in the Advertiser in May 2012 (**Figure 10.2**), which highlighted that South Australia has the slowest growth rate of all the mainland States at 0.8 percent per annum, based on poor perceived job prospects (leading to people leaving the State for work), and low birth rates. The State's population has grown by 88,411 over the past 5 years to a total population in 2011 of 1,656,299 people.

**Figure 10.2 – The Advertiser Newspaper 23 May 2012**

10.2.2 Actual population growth

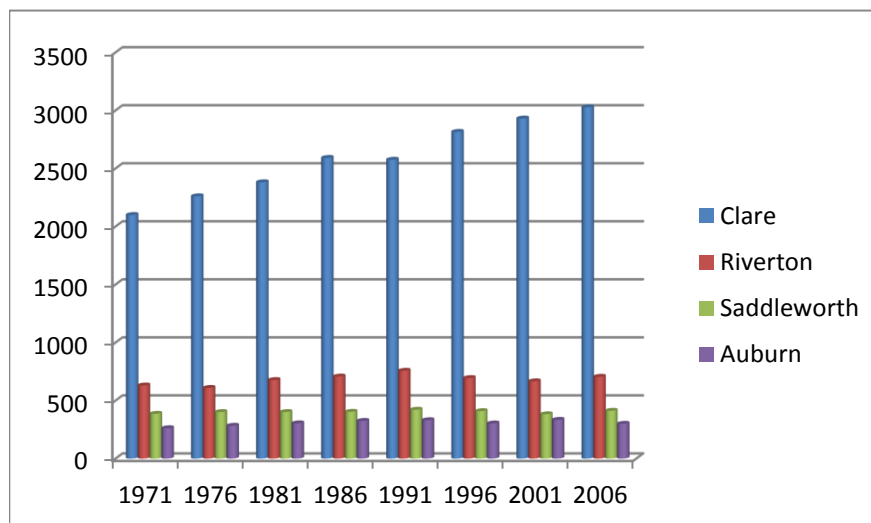
The current population of the Clare and Gilbert Valleys is 8,749 people as of the 2011 census, compared to 8,337 in 2006 and 8,381 in 2001 – equating to an average growth rate of approximately 0.42% per annum.

In terms of 'actual growth' during 1971 to 2006 the growth in the four principal towns within the Council area has been relatively modest, with the exception of Clare.

This is illustrated in **Table 10.2**.

Table 10.2 – Clare and Gilbert Valleys – population growth 1971-2006

Township	1971	1976	1981	1986	1991	1996	2001	2006	Ave annual % growth
Clare	2,099	2,260	2,381	2,591	2,575	2,815	2,930	3027	0.88%
Riverton	630	609	677	707	757	694	666	705	0.3%
Saddleshworth	386	401	401	403	421	409	382	412	0.18%
Auburn	262	283	304	325	331	303	334	300	0.36%



This trend is somewhat similar to other nearby Centres (with the exception of growth areas of Gawler, Tanunda, Nuriootpa and Kapunda; and various rural communities that have experienced a population decline), where **Table 10.3** describes the enumerated population¹⁴ (that is, population actually enumerated in that location on census night – not the same as the estimated resident population or the usual resident population) of all urban centres and localities with over 200 persons at the time of the relevant census for the census years of 1971-2006.

Table 10.3 – Adelaide and nearby centres¹⁵

Township	1971	1976	1981	1986	1991	1996	2001	2006	Ave annual % growth
Adelaide	809482	857196	882520	917000	957480	978100	1008455	1038811	0.63%
Gawler	6959	8596	9433	11354	13835	15484	16837	19765	1.85%
Tanunda	1939	2254	2621	2856	3087	3499	3865	4108	1.5%
Nuriootpa	2468	2808	2851	3209	3321	3486	3865	4362	1.24%
Kapunda	1261	1362	1340	1622	1979	2195	2303	2422	1.37%
Angaston	1813	1734	1753	1823	1819	1862	1933	1807	-0.01%
Kadina	2828	2849	2943	3263	3536	3589	3745	3881	0.78%
Balaklava	1114	1237	1306	1365	1439	1441	1522	1595	0.86%
Burra	1276	1201	1222	1187	1191	1008	1106	977	-0.87%
P/borough	3023	2760	2575	2239	2138	1855	1683	1675	-2.3%
Jamestown	1331	1325	1384	1372	1359	1430	1352	1374	0.09%
Crystal Brook	1181	1410	1240	1294	1282	1323	1259	1164	-0.04%

¹⁴ The urban centres and localities are not constant over time as they comprise the population enumerated in all contiguous census collectors districts that are classified as having urban characteristics at the time of the census.

¹⁵ Statistical division – ABS Census data

10.2.3 Population Projections

A range of population projections data is available for the Clare and Gilbert Valleys, through the Department for Planning, Transport and Infrastructure, and also through research of previous studies undertaken by Council.

[Department for Planning, Transport and Infrastructure¹⁶](#)

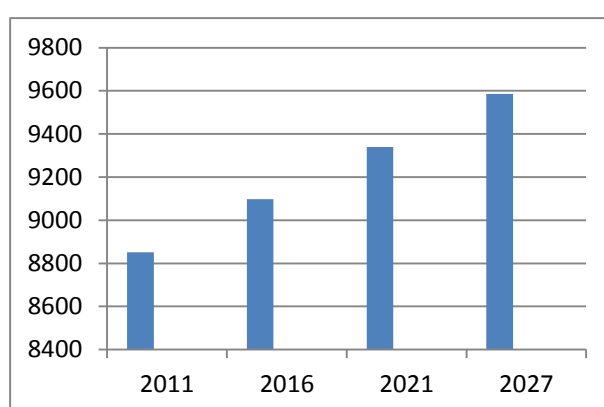
Population projections for the whole of Council area, sourced from the Population, Land and Housing Analysis Unit of the Department for Planning, Transport and Infrastructure forecasts a population increase of 2.6 to 2.7% per 5 year period (average of 0.51% per annum) to the year 2027, as shown in **Table 10.4**.

This is consistent with historical trends outlined earlier.

Table 10.4 – Population Projections – Clare and Gilbert Valleys¹⁷

Year	Population	% increase
2011	8851 (actual 8,749)	-
2016	9097	2.7% (246)
2021	9339	2.6% (242)
2027	9585	2.6% (246)

Note:- Average of 0.51% pa



[Recent studies](#)

Detailed population scenarios have been considered by Council in recent years, through the Clare Residential and Centre Planning Study Strategic Directions Report¹⁸, 2006, - and most recently by Australian Water Environments in the preparation of the Water Security Plan, 2011. This research gives greater insight into population forecast at a township level - in summary the findings were as follows.

Clare Residential and Centre Planning Study - Strategic Directions Report

Following a review of the investigations the study identified low to high growth scenarios¹⁹: The study concluded that the most likely growth rate would be somewhere in between the medium to high scenario.

The study further identified that the residential land supply within Clare was likely to be approximately 384 allotments – and would satisfy residential demand for a further 10 years. With this in mind, the study did not recommend any expansion of the town boundary in the short to medium term, and stated that any future review should include consideration of the development opportunities associated with the Inchiquin Homestead land and the Rural (Deferred Urban) Zone near the High School.

Demographic trends also suggested that the proportion of older people was likely to increase dramatically within Clare. This has significant implications for the provision of medical services and housing for older people including retirement villages and nursing homes. In order to address this trend, the study recommended that Council's planning controls be amended to encourage the

¹⁶ Dr. Ross Steele, Principal Demographer, DPTI. Population Projections for SA and Statistical Divisions

¹⁷ Department for Planning, Transport and Infrastructure

¹⁸ URPS with retail/economic analysis by A. Tuttle

¹⁹ Low growth, based on ABS projections which identify an annual population growth of 9 people; Medium growth, based on historic trends which identify an annual population growth of 63 people; and High growth, based on recent high dwelling approval rates which identify an annual population growth of 133 people

development of housing suitable for older people. Ideally, such housing would be close to services and facilities which also allows integration with the wider community.

Given the relatively modest projected population growth, it was unlikely that there would be significant demand for additional retail floor space in Clare. The area of the current District Centre Zone, therefore, was appropriate to cater for anticipated future retail development. However, planning controls within the centre could be improved through the introduction of more specific design guidelines, establishing a car park fund and providing better guidance for advertising signs.

Water Security Plan, 2011

This research was developed to assist Council in modelling outcomes relevant to water resources, stormwater run-off off, wastewater and stormwater management.

Population projections were derived from the Department of Planning and Local Government, with various inputs from the consultants at the time as population growth data was only available at a State level at that time.

The study noted that population projections are not forecasts, but are based on ABS Census of Population and Housing resident population estimates and trends in mortality, fertility and overseas and interstate migration for South Australia. A range of estimates are published, based on the assumed level of migration. The 'medium level of migration' series was utilised in the analysis.

The methodology used to compile the projections was not influenced by local factors such as land availability or zoning, that is, it was assumed that these factors would not be limiting on population growth.

The study found that population growth in the Clare and Gilbert Valleys region is expected to grow to a total population of 9,795 people by 2031 – an average around 0.6 per cent per annum over the 25 years 2006 to 2031 or 15.5 percent in total. This is somewhat higher than projected growth at the state level over this period (11.0 percent).

There is projected to be a notable decrease in the number of dependent children (-7.8 percent), a decline in the working age population (-5.9 percent) and a large proportional increase in the number of retirees (122.4 percent) in the region over the 25-year period, 2006 to 2031. Whilst the projected growth in the number of retirees at the state level over this period is also high (68.0 percent), the working age population is projected to increase (1.2 percent) and the number of dependent children is projected to decrease somewhat less (-1.1 percent) than at the regional level.

Table 10.5 shows the population growth for each township – this was projected based on the information contained above, and the strategic planning of the Clare & Gilbert Valleys Council. The 0.6 percent per annum population growth rate was applied to each township and then adjusted by review based on the projected Council's strategic view on growth potential and/or planning.

Table 10.5 - Township population projections to 2030

Town	2006 Population	2031 Population	Ave % growth
Tarlee	288	318	0.38%
Riverton	723	1000	1.1%
Rhynie	362	370	0.08%
Saddleworth	425	450	0.22%
Auburn	318	400	0.82%
Manoora	277	280	0.04%
Watervale	293	324	0.38%
Mintaro	223	246	0.37%
Sevenhill	418	450	0.28%
Clare	3063	5000	1.55%
Stockport	234	259	0.02%
Marrabel	209	231	0.38%

The population growth per township was considered important when determining wastewater availability for reuse and township footprints (particularly via impervious areas) with respect to stormwater capture and reuse.

The population projections largely reflect the Planning SA projections and recent trends with the exception of Clare, Riverton and Auburn which were expected to grow at stronger rate – with significant growth at Clare to approximately 5000 people by 2030. These projections have been used to determine the stormwater, wastewater and potable water yields/demands for the region to 2030.

Summary

The findings outlined above (as derived from recent studies) and also more recently from the Population, Land and Housing Analysis Unit of the Department for Planning, Transport and Infrastructure, 2012, highlights relatively consistent findings, being:-

- District growth – total population of up to 12,000 people by 2030 (based on stronger growth rates at Clare)
- Clare township – stronger growth with probable population of up to 5,000 by 2030
- Potential scope for stronger growth with available land at Riverton and other townships

10.2.4 Dwelling Approvals

Further to the above it is important that consideration be given to the number of dwellings approved in recent years.

The findings outlined in **Table 10.6** reaffirms that the majority of recent growth has occurred in Clare, and that growth in other townships has been very conservative. Of note, dwelling approvals across the district have dropped markedly since a peak of 93 approvals in 2008.

For the township of Clare, average annual dwelling approvals between 2002 to 2007 was 43 dwellings per year.

At an average of 2.4 persons per household (2011 census) based on dwelling approvals²⁰, the districts population should have grown by approximately 720 over that five year period between 2006 to 2011. However, the 2011 census data shows a growth of 412 people between 2006 and 2011 - where the difference in the two figures would relate to a proportion of replacement dwellings, dwellings being for smaller households and approved dwellings not yet built/occupied.

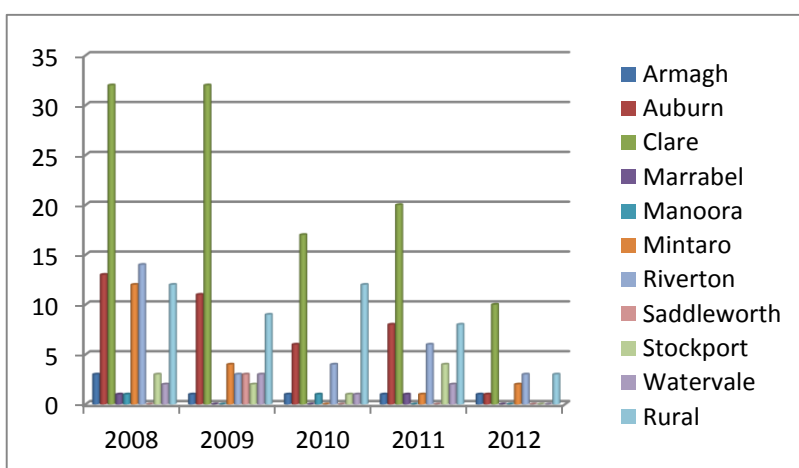
Table 10.6 – Dwelling approvals

Township	2008	2009	2010	2011	2012
Armagh	3	1	1	1	1
Auburn	13	11	6	8	1
Clare	32	32	17	20	10
Marrabel	1	0	0	1	0
Manoora	1	0	1	0	0
Mintaro	12	4	0	1	2
Riverton	14	3	4	6	3
Saddleworth	0	3	0	0	0
Stockport	3	2	1	4	0
Watervale	2	3	1	2	0
Rural	12	9	12	8	3
	93	68	43	51	20

Note: Rural includes Sevenhill, Penwortham, Rhynie, Leasingham

Note: 2012 applications are received not necessarily approved

²⁰ Based on average of 60 dwellings approved per year.



10.2.5 Desired growth

As part of the 'visioning' or 'preferred future setting' component of the Review, Dr Peter Ellyard assisted the Council with establishing a vision for its future – a preferred future for 2030.

This has been summarised in Section 2.

The Council as part of determining its preferred future discussed a population target/scenario that could readily be accommodated for its district – building on the important aspects of its district in terms of protecting its unique nature, characteristics and natural landscapes, whilst at the same time ensuring that any growth was promoted in an orderly and managed way.

It was considered that well managed and sustainable growth was desirable to achieve the vision established by Council – and to help realise a prosperous future for the district through job creation, investment attraction and delivery of improved services for residents and visitors, whilst at the same time protecting and enhancing the quality assets of the district. This is consistent with the Planning Strategy in terms of delivering a sustainable population growth that is essential to maintain healthy communities and a labour force that can support the economy.

The Council considered that population growth should primarily be channelled into Clare, Riverton and Saddleworth – by utilising the benefit of existing community infrastructure and appropriately zoned land – and that the remaining towns to retain their small scale village character, but still to allow for modest growth. The desired growth scenario for 2030 was set as follows:-

Table 10.7 - Potential population growth by township

Town	Low End(growth)	High End (growth)	Desired ²¹ (growth)
Clare	1500	3000	2000
Riverton	2000	4000	1000
Auburn	100	500	200
Saddleworth	100	500	200
Watervale	100	200	50
Rhynie	100	200	50
Manoora	10	20	15
Tarlee	50	100	50
Stockport	-	-	-
Mintaro	20	50	50
Marrabel	10	20	20
Sevenhill	50	100	30
Waterloo	-	-	-
Penwortham	-	-	-

Note – these figures relate to potential growth, not total population

²¹ Consistent with vision; growth investigation; consultation; 2011 Water Security Plan

The population data/analysis outlined in the earlier research is relatively consistent with the Vision of the Council, as developed through the 'preferred futures' visioning sessions with Dr Peter Ellyard and also through community consultation.

Conceptual Structure Plans²² have been developed for the district and the townships of Clare, Saddleworth, Riverton and Auburn (refer Section 10.2.6 and 10.4), inclusive of an analysis of land supply, against the 'preferred future' outlined above – this reveals that the growth targets are readily achievable in terms of available land that is suitably zoned or for future rezoning consideration. Riverton has an over-supply of land to 2030, which could allow for stronger growth scenarios.

10.2.6 Structure Planning

The Review has taken the opportunity/initiative to develop conceptual Structure Plans for the four main townships, being Clare, Riverton, Saddleworth and Auburn – these have been illustrated in Section 10.4.1, 10.4.2, 10.4.3 and 10.4.4.

What is a Structure Plan

The purpose and role of a Structure Plan is to provide an overarching planning framework for the management of future growth, changes within the spatial contexts and infrastructure requirement of a particular district. This helps to ensure Council is equipped to capitalise on growth opportunities by providing services in a coordinated and sustainable manner.

Community, social and infrastructure planning

A Structure Plan would highlight, based on analysis and consultation, the likely demand for industrial, commercial, retail and residential land for the foreseeable future, based on industry trends and population scenarios - and establish a blueprint for growth based on a realistic assessment of the existing infrastructure, environmental assets, future trends and the principles of good town planning.

A Structure Plan would provide a robust framework which can accommodate a range of future population growth scenario, and identify suitable locations to provide for this population growth as it eventuates. A Structure Plan would provide:-

- A review of existing State Government policies and the interaction this has with Council policy
- An assessment of the districts existing capacity (land, services and infrastructure)
- A strategic review of all major townships, identifying opportunities and constraints for future growth
- A high-level spatial representation of the amount and location of suitable land for development and redevelopment
- Identification of future demand for services (social, economic and environmental)
- Reflect the regions key features - economic base (agriculture, aquaculture, tourism etc), unique environments and strong community values.

Further to the discussion and recommendations outlined above, and consistent with the Planning Strategy, it is recommended that Council refines the Structure Plans for the district and key townships in association with future DPAs – this will ensure the growth strategies already identified are further investigated to underpin future growth.

It is also recommended that there is the need for the commissioning of an Economic Development, Investment Attraction and Marketing Plan to assist with the promotion of the growth and desired future strategies envisaged.

²² Noting that Structure Plans did not form part of the brief for the Strategic Directions Review, but have been developed in any event to assist Council.

10.3 Protection and promotion of district assets

The Council through the visioning and consultation phase of the Review, inclusive of feedback from the public and agencies, has clearly highlighted its desire to protect the key assets of the district.

The district's environmental and cultural assets are critical to the long term future – through the importance of planning that is conscious of the unique qualities of the Clare and Gilbert Valleys.

The long term protection of these assets is fundamental to the prosperous future espoused in the vision for the Clare and Gilbert Valleys – and articulated in the vision and preferred future established in Section 2 of this Review. This vision acknowledges the importance of the environment, water resources, ecosystems, conservation, built heritage and sense of identity and connection with places and people.

Consistent with the Planning Strategy the design, siting and management of development must prevent adverse impacts on environmental, cultural and built assets – and the natural landscapes of the Clare and Gilbert Valleys.

10.3.1 Urban design and landscape qualities

To assist with the management of development within an urban and rural context the Development Plan would benefit from urban design guidelines – to assist Council, development assessment planners, and most importantly help to educate the general public and development sector in better understanding the outcomes sought by the relevant policies.

The guidelines would complement and strengthen policy relating to built form, siting and layout, site design, outdoor advertising, earthworks, protection of landscapes, landscape design and conservation and environment sustainability design techniques.

Potentially such guidelines could be utilised by the development sector within demonstration buildings.

A series of urban design guideline examples from South Australia are contained in **Appendix C** – and would need to be adapted/modified relative to the Clare and Gilbert Valleys.

The Victorian Government also promotes the use of design guidelines as part of its planning scheme – as referenced in **Appendix C**.

10.3.2 Tourism

Tourism is a key economic driver in the district – centred around unspoilt natural landscapes, food and wine, trails, ecotourism, recreation and relaxation.

The quality of tourism hospitality within the Clare and Gilbert Valleys offers an unique experience that the public do not have access to elsewhere in Australia – and with opportunity for rural based 5 star tourism.

Given the unique nature of the Clare and Gilbert Valleys, through the visioning and consultation phase of the Review, Council has identified that there should be a more liberal opportunity for value added tourism that directly relates to food and wine production. Importantly, Council has adopted the State Planning Policy Library Modules for Tourism Development at a Council-wide and Primary Production Zone level, however these should be updated with the most recent version, Version 6. Furthermore, various recommendations throughout the review seek to further promote tourism aspects – for example cellar door sales as outlined in Section 11.

10.3.3 Agriculture and horticulture

Agriculture and horticulture underpins the district's economy – with a focus on horticulture, viticulture, cropping and grazing, and rural related industry.

Consistent with the Planning Strategy and the seventh Strategic Priority of the State Strategic Plan, the Council strongly acknowledges the long term goal of 'Premium Food and Wine from our Clean Environment'.

The ongoing protection of rural land is fundamental to the future of the Clare and Gilbert Valleys, and is aligned to the eight (8) objectives recently released by PIRSA in 2012, being:-

1. Primary Industry resources are protected to a level appropriate to their productive potential
2. Effective and equitable buffers to Primary Industry activities
3. Sustainable Primary Industry growth and diversification through value-added activities
4. Efficient and adequate access to infrastructure for Primary Industry growth
5. Efficient and adequate access to workforce for Primary Industry growth
6. A Primary Industry that is able to respond effectively to market changes and opportunities
7. A Primary Industry sector that is able to respond effectively to environmental risks and opportunities
8. Improved understanding of issues and policy considerations amongst stakeholders and decision makers in Primary Industry development.

10.3.4 Biodiversity and conservation

As raised through the consultation stage biodiversity was a key issue in terms of the measure of the health of an ecosystem – and the need to protect threatened species and ecological communities listed and protected under the State National Parks and Wildlife Act (1972) and the Commonwealth Environment Protection and Biodiversity Conservation Act (1999).

Primary reasons for the loss and decline in species includes:-

- Loss of habitat including the removal of dead trees (for fire wood) and moss rocks
- Habitat modification due to climate change
- Fragmentation of habitats
- Predation and competition with introduced species
- Conflict due to living in close proximity to humans.

In line with feedback from the Department for Environment and Natural Resources, Council is desirous of further engagement on the 'Green Infrastructure' initiative, and the 'Green Infrastructure Project', which seeks to facilitate a network of multifunctional green spaces that deliver measurable landscape and environmental values and benefits for South Australians.

10.3.5 Conservation Parks

Conservation Parks should be recognised through rezoning to a Conservation Zone – these include the Martindale Hall Conservation Park and the Spring Gully Conservation Park.

Other areas of conservation value have been identified by Council, being the Tothill Creek Range, Pinks Reserve (Clare) and Neagles Rock Reserve (Clare). These areas should be recognised with higher order conservation policy.

It is also recommended that biodiversity corridors be identified throughout the district, where they exhibit the following principles:-

- Areas of significant native vegetation
- Areas of high quality biodiversity value
- Areas of Heritage Agreements
- Areas of significant flora and fauna
- Undeveloped road reserves linking areas of high biodiversity.

10.3.6 Character Preservation (McLaren Vale) Bill 2011 and Character Preservation (Barossa Valley) Bill 2011.

The Barossa Valley and McLaren Vale Character Preservation Bills were introduced into Parliament in September 2011. The proposed legislation sought to recognise, protect and enhance the special character of the districts (whilst still allowing for appropriate development) and to prevent unacceptable development from occurring.

A summary of changes included:-

- Ability for the Minister to declare the DAC the relevant authority for any development application which may have a 'significant impact' on an area the subject of a character preservation law
- Obligation for all decisions made by Councils and other persons to be consistent with, and advance the purpose of the Character Preservation Acts
- The prohibition upon residential land divisions and residential development in certain areas
- DAC as the relevant authority for all land divisions in certain areas
- Restrictions upon the ability to interpret and apply Development Plan provisions where they are inconsistent with the Bills
- Potential for Regulations to be created to prohibit certain developments and activities
- A Development Plan Amendment to ensure the Development Plan helps enact the character preservation law.

The Barossa Valley and McLaren Vale Protection Districts Development Plan Amendment (DPA) that was introduced in September 2011 was replaced by the Barossa Valley and McLaren Vale Revised Protection Districts DPA on 29 March 2012 (interim control) – affecting the Adelaide Hills, Barossa, Light Regional and City of Onkaparinga Councils.

The DPA was revised in response to submissions received during consultation primarily relating to concerns about the overly restrictive limitations on development and reflected recent changes to related legislation to protect the character of the districts.

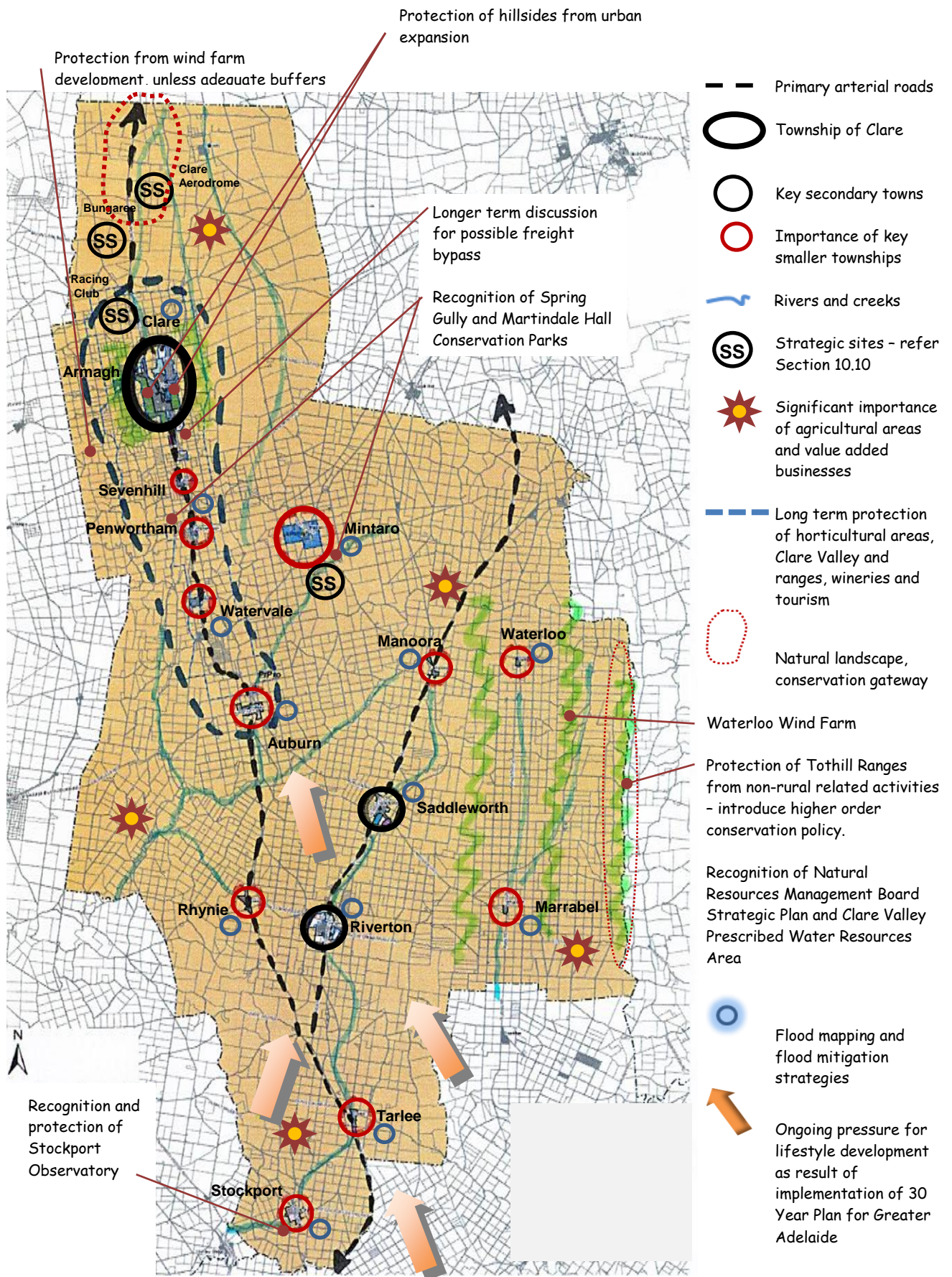
The purpose of the DPA was to reinforce the importance of two unique areas of South Australia, aimed at protecting the special character of the two districts from inappropriate development and urban sprawl. Specifically the DPA sought to:-

- Insert planning objectives for the two districts, in line with the long-term aims of the draft legislation
- Enable development that would be reasonably expected to occur in the districts' townships
- Enable housing on some existing allotments in certain areas outside townships, such as established rural living areas and settlements
- Enable development in the rural areas that supports primary production and tourism activities
- Prevent residential-style development in the rural areas, pending further strategic review and analysis.

The Clare & Gilbert Valleys Council seeks to monitor the final outcome of the Development Plan Amendments, and their implementation/success in achieving the desired objectives, before it forms an opinion as to whether a similar approach is warranted for the Clare and Gilbert Valleys.

10.3.7 District wide Structure Plan

The findings and discussion relating to the protection and promotion of the districts assets has been reflected on the district wide conceptual Structure Plan in **Figure 10.3**.



Conceptual plan - Figure 10.3

CLARE and GILBERT VALLEYS

10.4 Townships

This section is based on the detailed 'visioning', consultation and investigations undertaken as part of the Review for the townships in the Clare and Gilbert Valleys.

10.4.1 Clare

Based on the 'visioning', consultation and investigations undertaken as part of the Review for the township of Clare it was reaffirmed that Clare will (and should) be the principal growth centre within the district.

This is consistent with the Planning Strategy, Strategic Management Plan, the Development Plan and a range of other strategic studies. Planned growth should not compromise the 'core values' established by the Council and the community through the consultation stage, which included:-

- The continued protection of the landscape/conservation areas within the hillsides that 'flank' Clare on its western and eastern boundary
- To retain the open natural landscape and horticultural areas to the southern and northern approaches
- To retain a compact, yet vibrant and people orientated, central town centre core
- To provide for future strategic development opportunities on identified strategic sites – refer Section 10.10
- To foster high quality, managed and environmentally sustainable growth.

Growth options

Consistent with recent research outlined in Section 10.2 relating to population, Clare is likely to experience population growth in the order of 2,000 people over the next 20 years, possibly longer at current growth rates.

A population of 5,000 people aligns with the population that was determined through the 'vision' stage of the Review and is consistent with the Planning Strategy and recent research outlined.

Based on estimations of existing undeveloped land within current Residential and Deferred Urban Zones, coupled with the proposed additional expansion identified through the Review, Clare has the capacity to cater for approximately 3,000 additional people, taking the total population to over 6,000 people by 2030 – 2040, therefore meeting the abovementioned target, as shown in **Table 10.8**.

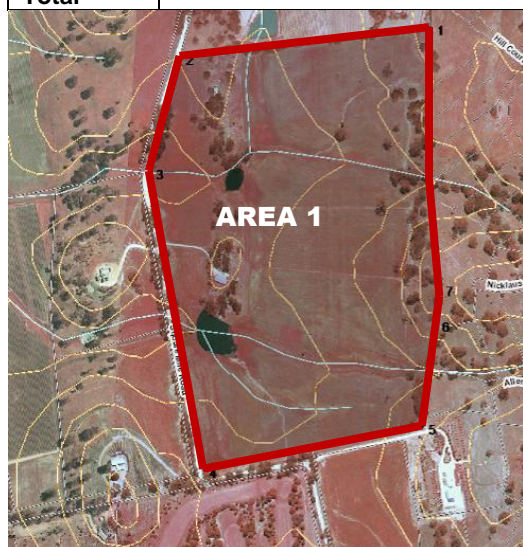
This target is based on Council's assessment of the State's population growth targets and the contribution that Clare & Gilbert Valleys Council can make. Whilst there are townships within the Council area that the Council does not envisage growth for an account of lack of services and infrastructure, Council does consider that Clare and Riverton do provide capacity for growth and that growth will strengthen the town centre performance and community capacity.

Council is also conscious of the plan for development within the Roseworthy / Gawler / Barossa precinct and the flow on impacts to regional centres such as Clare and Riverton from such a significant northern expansion of Adelaide.

For Clare in particular Council seeks through the Strategic Directions Review process and subsequent Development Plan Amendment process to establish a framework for the strategic release of land in an efficient and logical format. This hierarchy of land supply priority will have regard for the availability of suitable infrastructure and utilities, access to facilities and the orderly development of the township.

Table 10.8 – Clare Growth Areas

Township	Location	No. ha (approx)	Ave. Lot yield/ha ²³	Approx. no. lots ²⁴	Est. increase in population
Clare	1. Square Mile Road DPA	36	10/ha	360	864
	2. Clare north Deferred Urban	12	10/ha	120	288
	3. Clare north west (Deferred urban expansion)	32	10/ha	320	768
	4. Clare south infill	3	10/ha	30	72
	5. Stanley Place infill	4.5	10/ha	45	108
	6. Hartley Road, Clare (low density residential)	12	1/ha	12	28
	7. Phoenix Avenue infill	5.3	10/ha	53	127
	8. Clare east Rural Living expansion	125	0.6/ha	75	180
	9. Plus estimation for infill/medium density	-	-	200	480
Total		230 ha	-	1215 lots	2915



Area 1 – Clare Square Mile Road residential



Area 2 – Clare North Deferred Urban



Area 3 – Clare North West (D/Urban expansion)²⁵



Area 4 – Clare South infill

²³ Ratio inclusive of open space, roads and services – these are estimations only, so as to assist with gauging supply and variations will occur depending on final design, site constraints, topography and land use separation distances.

²⁴ At occupancy rate of 2.4 people per dwelling based on 2011 Census.

²⁵ Lot yield may be reduced as western area already fragmented for rural living, and established transport business



Area 5 – Stanley Place, Clare – infill



Area 6 – Hartley Road, (low density residential)



Area 7 – Phoenix Avenue



Area 8 – Clare east Rural Living²⁶

Based on statistics of approximately 30 dwelling approvals per year²⁷ the township of Clare has approximately 40 years land supply²⁸; and based on the population data contained in Section 10.2 (predicated growth of approximately 1,800 people (3279 in 2011 to 5,000 in 2030)) the township would have suitable land supply over the next 18 years.

Therefore, there is no need to consider substantial re-zoning of further urban land, over and above that identified in Table 10.8 at this point in time. However, over the next 5 years Council needs to give serious consideration to releasing existing Deferred Urban Zone land for future housing in order to provide the market place with a range of housing/land options, inclusive of the Square Mile Road development and infill housing options. Council will also need to monitor growth and land availability in the event of land not being released to the market or should the identified growth be slower or greater than predicted. Even with a stronger growth rate than identified sufficient scope exists for land availability in the medium term.

²⁶ Urban design aspects to account for creek lines, native vegetation, and location of winery effluent ponds.

²⁷ Average over last 10 years

²⁸ A land bank of 25-30 years is considered satisfactory for planning purposes, noting some land is Deferred Urban.



Figure 10.4 – Area 4 - looking northwards over the town of Clare – undeveloped land on southern town boundary

Any areas that might be proposed to be rezoned would need to be subject of a Development Plan Amendment process, inclusive of required investigations at that stage.

The area to the south west of the town (as shown in **Figure 10.5**) that was identified through the draft South West Rural Living DPA (refer Section 3) has not been included in the figures in Table 10.8, as it was not considered that the land met with the core values set by Council in terms of protecting the open natural landscaped flanks that form the unique quality setting that Clare is renowned for. Council will be able to review this position over the next 5 years.



Figure 10.5 – looking southwards over the northern part of land in the Clare South West Rural Living DPA

Although Council has specifically identified land to the east of the town as suitable for possible rural living development, it will need to review this position over the next 5 years when undertaking related Development Plan Amendments, to further determine the appropriateness of the land and address various site constraints/opportunities – the land is identified earlier as Area 8 in Table 10.8, as shown in the photograph below **Figure 10.6** and **10.7**.



Figure 10.6 – looking southwards from Hartley Road over the northern portion of the area



Figure 10.7 – looking to the north west from Spring Farm Road over the southern portion of the area

The identified growth areas have been highlighted in **Figure 10.14** – conceptual Structure Plan for Clare on page 109.

Services

Wastewater

The Clare Community Wastewater Management System (CWMS) has the ability to cater for growth into the future²⁹, as do other essential infrastructure services. The CWMS has capacity for an additional 25% expansion with further scope for additional treatment upgrades - and therefore for ongoing opportunity for wastewater reuse within the agricultural/horticultural sector.

Potable water

Through the Regional Development Infrastructure Audit, 2011, it was stated that the estimated physical capacity of the Morgan-Whyalla pipeline incorporates the capacity of the Clare Valley Water Supply Scheme. In 2004, SA Water constructed the Scheme in order to meet three main objectives:-

- Provide reticulated water to townships within the Clare Valley – Leasingham, Mintaro, Penwortham, Sevenhill and Watervale
- Transfer water from the Morgan-Whyalla pipeline to the Swan Reach-Paskeville pipeline
- Provide irrigation water for customers in the Clare Valley region.

²⁹ Clare & Gilbert Valleys Council

The capacity of the Scheme is 7 GL/a, of which 3.5 GL/a is available to irrigators. The remainder is available to supply township demand within the Clare Valley and to provide transfer flow into the Swan Reach-Paskeville pipeline system.

Through the Central Local Government Region of SA, a Regional Water Supply Investigation was undertaken in July 2005 by Tonkin Consulting, referred to as 'the Tonkin report'. This study identified that the primary water sources used within the region are:-

- SA Water Corporation Supply - either sourced from the River Murray or from local groundwater
- Rainwater for private use
- Groundwater.
- Effluent re-use
- Private Water Supply schemes
- Surface Water collection
- Stormwater collection and re-use.

As part of the Tonkin report, a review of the supply systems within the region revealed that some of the non SA Water systems were identified as being underutilised, in the case of treated effluent and stormwater re-use, or over utilised, in the case of the surface water and groundwater systems. The Tonkin report identified a whole of region approach is important in relation to the formulation and implementation of planning policies with particular respect to the harvesting and sustainable use of available water supplies.

SA Water has raised no issue in terms of water supply for Clare – noting that SA Water supplies water reticulation services to Clare, Auburn, Leasingham, Marrabel, Mintaro, Penwortham, Riverton, Rhynie, Saddleworth, Sevenhill, Stockport, Tarlee and Watervale. Further investigations will need to be undertaken with SA Water in relation to future zoning of additional urban lands.

Water sensitive design

The review has also clearly identified scope for stronger Water Sensitive Urban Design (WSUD) initiatives into the future to make development more self-sufficient as less reliant on water resources.

The Clare & Gilbert Valleys Council has recently completed stormwater management ponds along the Hutt River near the Clare Golf Club, and has also commissioned stormwater management plans for the townships in the district. The Development Plan promotes Water Sensitive Urban Design policy and as outlined in Section 6.3 and 10.8, Council seeks to better promote a range of environmental sustainability initiatives into the future.



Figure 10.8 – Clare wetlands, Hutt River

Power supply

As described in the Regional Development infrastructure Audit, 2011, the Mid North 132 kV sub-transmission system derives its supply from the Main Grid 275 kV system via 275/132 kV network transformers located at Para (near Elizabeth), Robertstown, Brinkworth and Bungama (near Port Pirie). The Mid North supply area includes major load centres at Angaston, Ardrossan, Brinkworth, Clare, Gladstone, Jamestown, Kadina, Nuriootpa, Port Pirie, Roseworthy, Saddleworth and Tanunda.

The Mid North 132 kV sub-transmission region has been developed progressively since 1952 and has subsequently been overlaid by the 275 kV Main Grid network as reinforcement became necessary. Due to this method of development, the Mid North 132 kV system now runs in parallel with the 275 kV Main Grid system that connects the major sources of generation at Port Augusta with the Adelaide metropolitan load centre. As a consequence of this, power flows in the Mid North are not only determined by the loads that must be supplied within the region but by flows on the Port Augusta to Adelaide connections. This 132 kV system has limited capacity to accommodate significant additional electrical demand or generation without augmentation, and consequently has the potential to act as an impediment to continued development in the Mid North region.

The Audit has highlights that capital works over the past few years (2009-2011) to upgrade substation capacity at Port Pirie, Port Vincent, Brinkworth and Clare have assisted in securing supply for the regions growing demand. Load transfer works at Auburn, Marrabel are planned for 2012; substation upgrades at Balaklava, Hamley Bridge in 2011 and Warooka in 2012, regulator upgrade are planned at Stansbury for 2011 and Port Broughton in 2012.

ETSA and ElectraNet have provided initial feedback on the Review – noting that ElectraNet is undertaking a new substation at Waterloo to support growth in the district and has also recently completed construction of a new high-voltage electricity substation in Clare. The new 132/33kV substation, represented an investment of over \$22 million to the regional transmission network, to provide increased power reliability and meet the increasing electricity demands of South Australia's Mid North, particularly the Clare township and surrounding communities. The new substation takes advantage of the existing high-voltage transmission lines already traversing the area by connecting into the 132kV supply and converting to a lower 33kV voltage for distribution by ETSA Utilities to homes and businesses.



Figure 10.9 – new ElectraNet facility north of Clare

Transport and access

Council's Infrastructure and Environment department considers that the primary, secondary and local road network can cater with the anticipated growth of the township in the medium term.

However, it has identified various areas that require future attention, such as, the need for roundabout/traffic control and intersection of Main North Road and Blyth Road; car parking supply and interconnectivity of the district town centre; traffic management associated with the Square

Mile Road development (traffic control at Farrell Flat Road/White Hut Road and other infrastructure described in the Traffic Assessment report of 2009 – refer Section 6). Specifically, as detailed in Section 3.2 relating to the Square Mile Road Development Plan Amendment authorised in 2010, Council is concerned about the lack of infrastructure planning and infrastructure agreements, primarily relating to traffic, access/egress and stormwater management. The Traffic Assessment identified upgrades that are required to the existing road network to service the Square Mile Road development, as summarised in Section 6. It is Council's position that these infrastructure matters should have been the subject of an Infrastructure Deed prior to the rezoning. Council should now explore other opportunities for funding of this infrastructure through the Local Government Act rating system for owners of land in the new area covered by the DPA.



Figure 10.10 – looking to the northwest from Dolan Road – over the land rezoned under the Square Mile Road DPA

The Regional Development Infrastructure Audit has identified the need for the development of an Integrated Regional Freight Movement Strategy/Plan as a crucial step for the Yorke and Mid North to identify the improvements needed to cater for increased product movement in the region.

District Town Centre

As depicted on the conceptual Structure Plan the District Town Centre has limited growth options.

Any expansion of the District Town Centre within the quality residential areas on the periphery of the Centre or in a linear fashion along the main town entry approaches should be resisted in favour of more dense and compact redevelopment within the central core area.

It is recommended that over the next 5 years Council undertakes a retail demand/supply analysis into pressures associated with the capacity of the District Town Centre to service the district and to also review, at that time, the impact of the proposed new supermarket and speciality shop development on Farrell Flat Road – approved by Council in September 2011.



Figure 10.11 – site of new supermarket complex – approved in September 2011.

As identified by Regional Development Australia, scope exists to consider use of residential property (dwellings) on the periphery of the District Town Centre and its approaches for consulting rooms/office – whereby the building stock would be retained, thereby conserving the high quality built form and heritage aspects that have contributed to the urban qualities of Clare. Any rezoning of such areas should be supported by Urban Design Guidelines that promotes the retention of dwellings and the associated design parameters for signage, car parking and landscaping themes.

Council has also raised concern with the suitability of fast food restaurants in the District Town Centre. It has noted the recent ERD Court decision which reversed the City of Charles Sturt's decision to approve a 24 hour McDonald's restaurant on Port Road – (Paczek & Anor v City of Charles Sturt & Anor (2012)). In essence the Court overturned the Council's approval primarily on the basis of traffic and amenity concerns and the sites proximity to an adjoining Residential Zone. The Court did acknowledge the impact that 'fast food' can have on our communities but did not find any relevant grounds that sought to regulate the location of fast-food outlets in proximity to schools in respect of health impacts in the assessment of the application.



Figure 10.12 – The Advertiser August 2012

Should Council seek to limit scope for similar 'fast food' developments in the Clare and Gilbert Valleys it will need to develop suitable guiding policy in relation to the control and management of restaurants and fast food outlets.

There is considerable scope for integrated and mixed use style housing within and around the periphery of the District Town Centre.

The current Development Plan promotes a range of site density standards, providing a variety of dwelling types and medium to high density housing options. Opportunity also exists for a Medium Density Policy Area around the periphery of the District Town Centre to provide scope for higher density living adjacent to activity centres, available infrastructure and transport nodes. This is consistent with the philosophy espoused in the State Planning Strategy.

In association with discussions with Regional Development Australia, it is recommended that a Revitalisation/Place Management project be commissioned to consider options for the growth and

management of the District Town Centre, inclusive better promotion of the District Town Centre, integration of trails and places for people to utilise.

Strategic Sites

As identified with Dr Peter Ellyard during the initial 'future setting' phase of the Review, a number of long term strategic initiatives were promoted – obviously these are only ideas at this stage that are aligned with the core values and preferred future, and other strategic business ideas will evolve over time.

With this in mind a number of sites have been identified on the conceptual Structure Plan that would be suitable for sensitively planned development – where development must pay strong regard to the core values espoused in this Review and with regard to creative design outcomes that are sensitive towards the site characteristics and constraints.

The Strategic Initiatives are outlined in more detail in Section 10.10.

Commercial land

The conceptual Structure Plan has highlighted opportunity for designation of additional commercial land on the periphery of the existing Industry Zone along Farrell Flat Road and Slaughterhouse Road – where the land has good access to existing services and road interconnectivity. The land forms a logical expansion within the existing zone in favour of establishing other isolated and fragmented areas within north or south approaches to Clare.

The Primary Production Zone also allows scope for industry of a rural-related nature.

It is recommended that any future retail supply/demand analysis (outlined above regarding the District Town Centre) also incorporates an analysis of commercial/industry land demand.

As outlined earlier, the Department of Planning, Transport and Infrastructure has advised Council of its intention to review the SA Planning Policy Library (SAPPL) over the next 12-18 months, and will include a review of industry and non-urban zones. All councils will be consulted on the development of these policy modules.

Town approaches

Attention should be given to the southern and northern approaches to Clare to limit further inappropriate development and develop strong 'gateway' markers to celebrate the entrance. An avenue of trees would promote a significant visual improvement with associated public art and entry statements that promote the unique qualities of Clare. There are many good examples across the State – some examples follow in **Figure 10.13**.

In addition to the above, a review is recommended of the types of land uses envisaged in the Rural Living Town Approach Policy Area 5 – potential exists to introduce a stand-alone zone that better reflects the mixed use nature with a stronger emphasis on higher order urban design themes and intelligent design outcomes for various forms of development, possibly through the use of urban design guidelines.

Figure 10.13 – Streetscape entry examples



Extract of portion of the Murray Bridge Town Centre vision, 2012



Extract of portion of the Prospect Road Master Plan, 2010

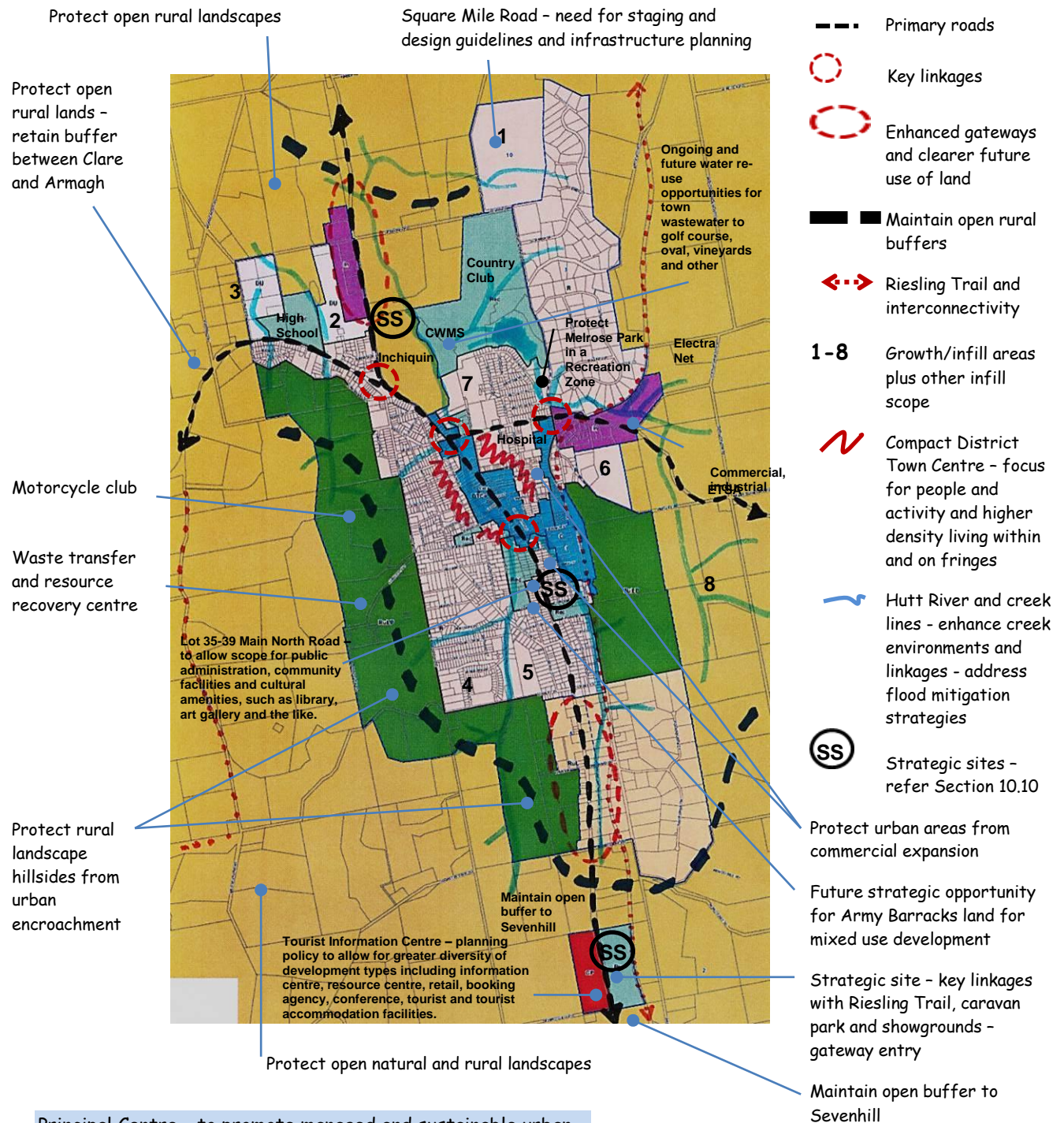


Mitcham Town Centre Study, 2005

Various submissions have also been made to Council during the Review in relation to the overly strict nature of the Land Division 'non-complying' trigger for the Rural Living Town Approach Policy Area 5, where any land division less than 1.5 hectares is 'non-complying'. The intent of this provision is to promote an open town approach that is not cluttered – however, where development has already occurred or been approved it would be worthy of Council consideration (when it next undertakes a Development Plan Amendment) to treat the division of land for existing development on a merit basis.

Structure Plan

The conceptual Structure Plan, in **Figure 10.14**, sets out the strategic direction for the township of Clare.



Principal Centre - to promote managed and sustainable urban growth for upto 5,000 people, with high quality retail, service sector, business, social, community and recreational facilities.

A Centre for excellence that is world renowned as a quality place to live, to do business and to be educated. Protection of the natural, built and cultural heritage.

Servicing a wider district that is also world renowned for its unique qualities, agricultural and horticultural produce, tourism, food and wine and events.

Conceptual plan
Figure 10.14

TOWNSHIP OF CLARE

10.4.2 Riverton

During the consultation phase of the Review, the following feedback/inputs were provided by the Riverton community:-

- To retain town character and size
- Allow for modest and well managed growth - currently 650, possibly a total population of 1,000 in 20 years
- New residents need to have an understanding of rural communities and agricultural uses
- Need to maintain/support agricultural area
- Want to retain country values, rather than city culture
- Maintain community services, school and hospital
- Consider options for Deferred Urban Zone

The town plan for Riverton already provides substantial long-term growth opportunities – in particular Riverton has considerable scope for in-fill housing development and has a number of large tracts of undeveloped and suitably zoned land for urban expansion. These are illustrated in **Figures 10.15 to 10.17**.

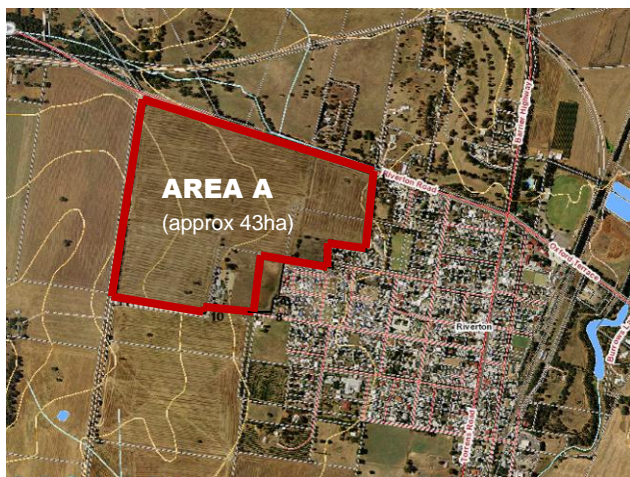


Figure 10.15 – Residential zone - north western periphery



Figure 10.16 – Residential land - eastern periphery



Figure 10.17 – Deferred Urban land - southern periphery

The areas identified in Figure 10.15-10.17 provide scope for:-

- **Scenario 1** - 180 lots, equating to 430 additional people³⁰, based on current land division zoning restrictions of 4,000m² for the Residential Zone Policy Area 4 (inclusive of Deferred Urban Zone at same rate)

³⁰ 2.4 people per lot – based on 2011 census data; lot yield having regard to roads, open space for each scenario and will vary depending on design, open space, drainage management etc

- **Scenario 2** – 780 lots, equating to 1,880 additional people³¹, if the land division policy was altered to 700m² (consistent with balance of township) thereby promoting more efficient use of the land (inclusive of Deferred Urban Zone at same rate)
- **Scenario 3** – 980 lots, equating to 2,350 additional people³², if the land division policy is altered to align with Clare (at 600m²) as Riverton now has the benefit of a Community Wastewater Management Scheme (inclusive of Deferred Urban Zone at same rate).

These calculations do not include the potential for significant infill development, possibly in the order of 50-100 sites or another 120-240 people.



Figure 10.18 – looking eastwards over Policy Area 4 (Residential Zone) on the periphery of Riverton

Based on Scenario 1 or 2 and having regard to recent dwelling approvals for Riverton (6 dwellings per year average over past 5 years) the township has scope for at least 32-100 years land supply. However, given the quality lifestyle offered at Riverton, coupled with its proximity to Adelaide, the quality services and infrastructure and recent low dwelling approval rates, the growth is likely to significantly increase in future years – Riverton is well placed to cater for growth without any further land needing to be rezoned.

Riverton is the next significant township north of Roseworthy. Council is conscious of the State Government's plan for the development of the Roseworthy / Gawler / Barossa precinct.

Like Clare, Riverton is likely to experience a spill over effect from this northern expansion of Adelaide both from the potential view of those with an interest in pursuing a rural lifestyle and as a base for business and individual's providing goods and services or seeking employment in the expanded Northern Adelaide environs.

Notwithstanding the above, Council should give consideration to the following issues/opportunities when undertaking a Development Plan Amendment:-

- The wish of the community to retain the rural character of the town and the quality of the services
- Scope for portion of Deferred Urban Zone to cater for future business/industry as a logical expansion of existing Industry Zone
- Riverton Policy Area 4 (Residential Zone) – to cater for higher densities in light of new town CWMS
- Scope for Riverton to be promoted as a demonstration example for urban development, possibly in collaboration with Renewal SA³³, with high level environmental sustainability values, inclusive of wastewater reuse, use of renewable energy sources, and urban

³¹ ibid

³² ibid

³³ Also to learn from excellent work at other Councils, such as City of Charles Sturt with a range of urban renewal projects which focus on urban design, sustainability, open spaces and people; and the Planning Institute of Australia in their Creating Places for People initiative – an Australian wide protocol for good urban design.

design/siting techniques – these should be brought into the Development Plan and be reinforced with suitable policy and concept plans

- Promotion of the Gilbert River Reserve, wetlands and Rattler Trail
- Constraints associated with flooding in proximity to creek lines
- Ongoing wastewater reuse opportunities from the town CWMS
- Electricity supply – in response to supply issues ETSA has installed a new transmission line in preparation for a new sub-station.

A summary of the findings of the Review for Riverton is illustrated in **Figure 10.19**.



10.4.3 Saddleworth

Similar to Riverton, the people of Saddleworth are proud of their community and the excellent variety of community facilities – although scope exists for growth, the community seeks to have the rural qualities of the township preserved.

During the consultation phase of the Review, the following feedback/inputs were provided by the Saddleworth community:-

- To retain town character and size
- Allow for modest and well managed growth - currently 400, possibly a total population of 600 in 20 years
- Need to maintain/support post office, school and community services
- To find a balance of progression without a rat-race
- Potential for consolidated commercial industry area at south of town

In terms of growth, Saddleworth has less scope for growth in comparison to Riverton. Inclusive of the area identified on the north western periphery of Saddleworth (for possible future rezoning), it has scope for up to approximately 50-100 new allotments (inclusive of infill development), equating to 120-240 additional people³⁴. The allotment yield could be greater, if Council were to alter the density criteria for Saddleworth on the basis that it now has the benefit of a town Community Wastewater Management Scheme.

The above scenario does not take account of the potential use of the Strategic Site identified on the conceptual Structure Plan, for housing development that might be integrated with a strategic development of the site into the future.

Based on a similar approach to Riverton, in terms of determining growth supply, Saddleworth with a very low dwelling approval rate over the past 5 years (only one approval over 5 years) has a long term supply of available land. Although, dissimilar to Riverton, Saddleworth does not have any broad acre 'greenfield' residential land available and apart from land identified on the Structure Plan only has urban infill development opportunities – this will mean that growth will be 'moderated' by the available release of land options for development. Council itself has identified a possible option for a small housing development along the entry to the town oval.

Similar to Riverton, given the quality lifestyle, the proximity to Adelaide, and the quality services provided at Saddleworth and in nearby townships, Saddleworth is well placed to increase its growth rate.

Council should give consideration to the following issues/opportunities when undertaking a Development Plan Amendment:-

- The wish of the community to retain the rural character of the town, quality services and to only allow for modest growth
- Potential to rezone a small parcel of land of the north western periphery of the township to Residential Zone
- To recognise Winkler Park and other key community assets in a Recreation Zone
- To recognise the land approved for the A.W. Vater & Co development on Marrabel Road in a suitable zone
- Consider merging the Bulk Handling Zone and Industry Zone into a consolidated zone with the rezoning of the existing Rural Living Zone – thereby avoiding future land use conflicts and providing greater scope for employment lands – refer **Figure 10.20** and **10.21**
- Consideration of rezoning land to the north of the school as a 'strategic site' – Deferred Urban, with an intention to provide scope for a variety of potential future uses such as community services, retirement living, housing, unknown strategic development – Refer **Figure 10.22**
- Constraints associated with flooding in proximity to creek lines
- Ongoing wastewater reuse opportunities from the town CWMS.

³⁴ 2.4 people per lot – based on 2011 census data



Figure 10.20 – land to east of Ashton Road in Industry Zone



Figure 10.21 – land to west of Ashton Road in Rural Living Zone



Figure 10.22 – potential future strategic site on northern edge of Saddleworth – abutting School and community facilities

A summary of the findings of the Review for Saddleworth is illustrated in **Figure 10.23**.

Protect open natural and rural landscapes

Infill and future urban lands

Key regional linkages



Strategic site - adjacent existing community facilities and town boundary - recognise as Deferred Urban for range of potential community, recreational and urban needs - also potential options for land to east of town oval

Retain and better utilise Town Centre and community facilities with focus on people, activity and reuse of old shops for mixed uses

Enhance creek environment and integration - address flood mitigation strategies

Infill development opportunities

Recognise AW Vater development site with suitable commercial/industry zone and buffers

Strategic future employment lands - consolidate into one commercial/industrial type zone with buffers - poor planning interface if the rural living zone was to be retained

Protect open natural and rural landscapes

Recognise and protect key community assets, such as Winkler Park in recreation zone

Retain rural town character and size with a total population of upto 600 people - scope for small scale well designed and sustainable growth. Retention of school and valued community services and facilities.

Revitalisation of town centre and scope for future employment.

Protection of recreational and open space assets and reuse of town wastewater. Scope for longer term growth options.

Conceptual plan
Figure 10.23

SADDLEWORTH

10.4.4 Auburn

In addition to the Council and community engagement, the following issues and opportunities for Auburn were also developed in consultation with Council's State and Local Heritage Advisors.

Similar to other townships the community of Auburn were very proud of their town – and specifically sought to ensure it retains its village and heritage character. During the consultation phase of the Review, the following feedback/inputs were provided by the Auburn community:-

- To retain village and heritage character
- Valued the sense of community and community values
- Allow for modest/managed growth - currently 300, possibly a total population of 500 in 20 years, within existing town boundary whilst retaining 'village character' through tasteful infill
- Concerns with aging building infrastructure
- Existing south-east rural living – limited potential for development
- Prefer future industry to not be located on gateway
- Infill opportunities within town – respectful development
- Recognise recreation area to south east
- Acknowledge original titling to north western part of town
- Scope for area to the north of North Terrace (in Primary Production Zone) be retained for rural or for small town expansion

In terms of growth, Auburn is not recommended as a 'growth' centre – although some growth will occur the focus of township growth is to be centred at Clare, Riverton and Saddleworth. Suitable infill opportunities exist at Auburn, coupled with existing and proposed rural living development land options, to cater for modest growth in line with that envisaged by Council and the community. Other aspects/recommended actions included:-

- To review policy relating to restricting use of zincalume roofs and roof and wall mounted air conditioning units³⁵. Opportunity exists to develop Urban Design Guidelines that could be embraced by the community, perhaps through the peak body/business community
- Auburn be designated as a larger Historic (Conservation) Policy Area to recognise its unique character – and seek to preserve such
- Open Space and Recreation
 - To recognise Rattler and Riesling trails in Development Plan and on relevant mapping
- To consider rezoning land on northern periphery of township for future housing – refer **Figure 10.24**
- To recognise the oval and caravan park in a Recreation Zone

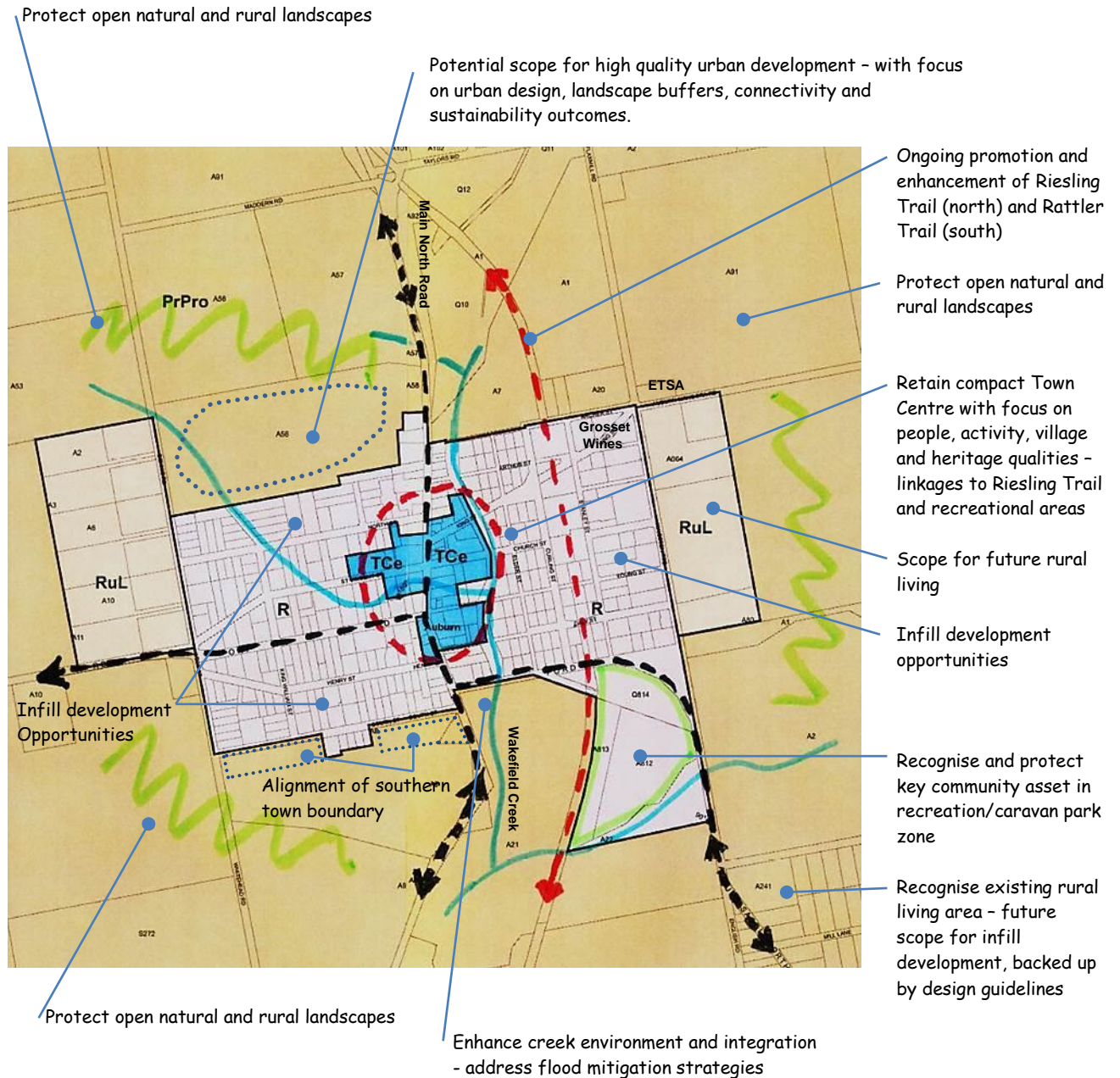


Figure 10.24 – land on northern periphery of Auburn

³⁵ Although the Development Act (because of relevant exemptions in the Development Regulations) may not be able to control such, in all cases.

It was also considered that the Desired Character Statement needs updating – and be more specific in terms of identifying key aspects, such as, pattern of development, building materials (and consistency of use of materials) and setbacks, scale and site coverage. And importantly to identify and protect the ‘village character’ of Auburn as identified in the community consultation.

A summary of the findings of the Review for Auburn is illustrated in **Figure 10.25**.



Retain village and heritage character with strong sense of community value - allow for modest and well managed infill development and growth for a township of upto 500 people.

Development that is respectful of the high quality residential areas, historic conservation, state and local heritage. Maintain and enhance the historic town centre, tourism services, attractive town entries and rural hinterland.

**Conceptual plan
Figure 10.25**

AUBURN

10.4.5 Mintaro

Mintaro is a declared State Heritage Area.

A comprehensive review of the Development Plan for Mintaro was undertaken by Council in 2007/2009 and was gazetted in 2009, and provides detailed policy guidance – refer literature review in Section 6.

In considering what future issues and opportunities that may be impacting on Mintaro this Review has had regard to:-

- Detailed findings/investigations undertaken in the Mintaro Development Plan Amendment, 2009
- Briefings with the State Heritage Advisor
- Briefings with the Local Heritage Advisor
- Community consultation and Peak Bodies working session
- Feedback from Council's planning staff and Members

Through the Council and community engagement, the community considered that town growth should not be curtailed and that modest and well planned growth for the town should occur to allow for population growth of approximately 50 people. Other feedback included:-

- Importance of the local post office, post office boxes and hotel
- Town planning policy is often too prescriptive
- The town needs modest and sustainable growth potential – to keep it vibrant as a community – it needs some growth
- It can be too hard for families to obtain development approvals
- What is in the Plan is fine, but its interpretation could be improved
- To achieve vision of moderate to sustainable growth need to be able to build on vacant blocks – heritage respectful development
- Older people need smaller sized properties - they will be forced to leave their communities
- To protect the urban fringes.

In summary, it was considered that the Development Plan for Mintaro is performing well and has recently put in-place robust, detailed and thorough policy objectives and principles to manage development within the State Heritage Area – as part of any Development Application process all applications are referred to the State Heritage Branch for formal referral advice under the Development Regulations.

However, a series of matters were raised through the consultation and are discussed in more detail, as follows:-

Pre-application advice

- The communities strong desire to obtain a more accessible pre-application advisory service through the State Heritage Branch
- The desire of the State Heritage Advisor to have more scope/time through the Department for Environment and Natural Resources, to provide the above service
- The consensus that better urban design and planning outcomes will be achieved at Mintaro where the applicant has the benefit of a detailed pre-application service

Design Guidelines

- General confusion raised by various parties in-relation to how relevant policies should be interpreted
- With this point in mind, the existing Conservation and Construction Guidelines should be reviewed and updated – and consideration be given to the 're-inclusion' of the more detailed guidelines that applied through the Mintaro DPA (19 March 2009), but for some reason were modified with large volumes of the 'conservation guidelines' deleted through the Better

Development Plan Conversion that was authorised six months later in September 2009. Council staff and the State Heritage Advisor consider that these were incorrectly excluded from the Development Plan through the Better Development Plan Conversion.

A full copy of the Conservation and Construction Guidelines, relative to the Mintaro DPA, 2009, is provided in **Appendix D**.

Residential (Mintaro) Policy Area 7 (Precinct 3 and 4)

- There is general confusion and concern over the restriction on future dwellings³⁶ in Policy Area 7 Residential (Mintaro), in Precinct 3 and 4
- Although dwellings are not 'non-complying' in Precinct 3 and 4 of Policy Area 7, the Desired Character Statement seeks to promote large residential allotments with a scattered spacing of buildings so as to preserve the open character and preserve views
- Precinct 3 and 4 requires a minimum allotment size for a detached dwelling of at least 1.0 hectare – the former Development Plan (pre the Mintaro DPA) stated 0.4 hectare
- Although the State Heritage Advisor has supported applications for dwellings in Precinct 3 and 4 in the past (where the open character is preserved) it was advised that there is no guarantee that future development of vacant lots would be supported, if the open character is compromised
- To address this matter Council seeks that the Development Plan be reviewed to provide better policy guidance for future dwellings (rather than the current qualitative adhoc approach) via the following options:-
 - Amend the Desired Character Statement to promote open character, but acknowledging scope for a random development pattern and variety of design solutions in terms of scale and siting
 - Amend the 1.0 hectare restriction back to 0.4 hectare backed up with appropriate policy guidance
 - Introduce urban design guidelines that put in place detailed site design considerations for appropriate development on vacant sites

Flooding

- Flood prone areas should be defined in the Development Plan – this will also assist in better siting and design outcomes identified above

Concept Plan

- That the Concept Plan Map CGV/1 for the Western Residential Area is too specific/rigid and should be reviewed to promote alternative urban design outcomes.

Council also acknowledges that it should proceed with caution with regard to any proposed changes to the Development Plan as it affects Mintaro – on the basis of the thorough investigations and research that was undertaken to underpin the recent amendments. Council also acknowledges that the Development Plan should be subject to review – and relevant 'fine-tuning' where appropriate.

10.4.6 Leasingham

Council's Strategic Management Plan refers to Leasingham as a Hamlet – 'pretty Hamlet of Leasingham named after a parish in Lincolnshire, England. The soils here are rich alluvial deposits over limestone which sustains some of the region's richest viticultural lands. It has given its name to one of Clare Valley's most prominent wineries'.

The Council holds concern about the future of Leasingham in terms of the impact on ongoing/long term development of undeveloped allotments for urban purposes – and the resultant impact this would have on the unique qualities of the historic rural settlement, adjacent viticultural, wine making, cellar door retailing and agricultural pursuits.

³⁶ Affects approximately 20 vacant land holdings

More specifically:-

- Leasingham is not recognised as a designated township in the Development Plan – it is a ‘paper town’ with its many vacant/undeveloped lots – and it was not intended by the Development Plan to be developed as a township
- Leasingham is located (or zoned) in a Primary Production Zone (Policy Area 2 – horticulture) as identified in the Development Plan – **Figure 10.26**
- The zone (or Policy Area 2 - horticulture) does not identify a ‘dwelling’ as an envisaged form of development - PDC 6 and 8 of the Primary Production Zone contemplates dwellings, where a dwelling is associated with a primary production or tourist related activity
- PDC 16 requires a 50m setback from any site boundary to establish visual buffers
- A dwelling is a ‘non-complying’ form of development in Policy Area 2 except:-
for a detached dwelling that will not result in more than one dwelling on the allotment and where either of the following applies:
(a) the allotment existed prior to 1 January 1996
(b) on an allotment of at least 16 hectares
- The Council has recently approved a number of dwellings at Leasingham on the basis that they have not fallen within the ‘non-complying’ category, although they were not associated with a primary production or tourism related activity and could not establish deep setbacks due to the inherent limitations of the allotment sizes

The current spatial development pattern of Leasingham is depicted in **Figure 10.27**.

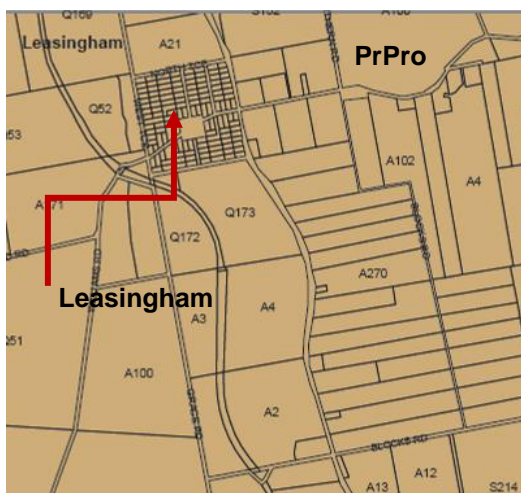


Figure 10.26 – Primary Production Zone



Figure 10.27 – open nature of settlement

Council holds significant concern that Leasingham could be fully developed for housing into the future and therefore erode its unique development pattern, rich open natural landscapes and history. Council considers that such development would be at odds with the intent of the Development Plan.



Figure 10.28 – Leasingham – view from Main North Road towards recent dwelling developments – cellar door sales outlet on left of photograph

To address this matter, Council may seek to strengthen the ‘intent’ of the Development Plan – in that the Primary Production Zone (Policy Area 2 - horticulture) is intended to cater primarily for horticultural and related activities, in a manner that preserves and enhances the attractive appearance of the zone (and as viewed from scenic routes) and has strong regard for environmental sustainable outcomes.

An ERD Court appeal (that was resolved through compromise) in 2010 relating to an application to divide land at Leasingham (in order to realign boundaries to provide access arrangements to land locked allotments) is a case in point in terms of the ongoing demand for development in the unique quality setting.

10.4.7 Other towns and settlements

Sevenhill, Penwortham and Watervale

The Review, through consultation, has clearly re-affirmed Council's position that development within the ‘chain of villages’ should be restricted and that there be no future expansion of the Township Zone boundaries.

These townships will benefit from the development of urban design guidelines that promote development (within the existing town boundary) that is sympathetic to the open rural nature of the villages, the creek lines, the adjacent hillsides, the built and natural heritage and the blend of characteristics that created the unique and historic character.

Identification of land subject to flooding is required.



Figure 10.29 – Sevenhill – need to protect open creek environment and rural hinterland



Figure 10.30 – Open rural landscape nature of the townships

Armagh

The Review has identified the need for better Development Plan policies relating to the siting of development along Hayward Street that also fronts Blyth Road. In particular the issue relates to the inappropriateness of development facing their backs to Blyth Road, and the resultant visual impact of sheds and ancillary buildings close to the road frontage.

There is opportunity for deeper setbacks, landscaping provision and better site design.



Figure 10.31 – Armagh – view from Blyth Road looking to the south east - highlighting the 'backyards' fronting the main road and causing visual intrusion

Development at Armagh should be restricted in light of the site constraints, principally in relation to flooding.

Manoora

- Community wishes to retain a small town - in 20 years would like to see same size as now
- Strong need to have sufficient population to sustain the school
- Impact of flooding.

Waterloo

- Recognition of quarry
- Wind farms have caused impacts on the community at Waterloo.

Marrabel

- Retain as small scale rural township – key linkages and community facilities
- Small scale development opportunities within town boundary.

Rhynie

- Impact of flooding - need to consolidate work undertaken in previous years by Joseph Dames Engineers and Planners and also Steed and Pohl in relation to surveying and flood plain analysis
- Infill development opportunities
- Need for defined footpaths for public safety along Main North Road and links to Riesling Trail
- Project creek environment from fencing

Tarlee

- Limited growth options – community not keen to see town grow
- Many commuters live in town

- The town has small scale growth options
- Flooding issues
- Undeveloped industry land

Stockport

- Flooding issues
- Scope for growth within town boundary
- Need to protect Observatory as identified in Planning Strategy
- Minor adjustment to town boundaries to recognise adjacent small allotments suitable for residential development.



Figure 10.32 – Stockport Observatory

10.4.8 Affordable housing

The Development Plan has adopted the State Planning Policy Library as it relates to Affordable Housing.

Outside of the Development Plan Amendment process, Council can play an important role in the provision of affordable housing – by working with Housing SA to encourage and promote the application of affordable housing strategies. However, Council must be mindful of its core business obligations and budget constraints.

As referred to by the Department for Families and Community Services, examples of what Councils can do to support Affordable Housing include:-

- Increase housing choice to support the diverse, changing needs of the community
- Encourage the provision of affordable and high need housing in well integrated communities
- Reduce the loss of affordable housing in areas of growth or change
- Facilitate the provision of quality specialised homelessness and supported accommodation options
- Raise community awareness about local housing issues and facilitate action
- Raise community awareness on the benefits of including affordable housing in your local community
- Support State targets to deliver minimum 15% affordable housing, especially in growth areas.

10.4.9 Potential site contamination - EPA requirements

Further to the feedback from the EPA as part of the consultation phase of this Review and in accordance with Planning Practice Circular 20, where Council is considering the rezoning of land as part of a Development Plan Amendment Report it will be required to undertake a preliminary investigation (site history report) by an experienced site contamination consultant in accordance with the National Environmental Protection Measure 1999.

This will assist in determining whether or not a potentially contaminating land use has occurred on the land and if further assessment would be necessary. Should the investigations highlight site contamination, Council will then need to include suitable policies into the Development Plan. A developer may be required to produce an EPA accredited site contamination audit at the Development Application stage.

10.5 Flood events

There are five main river systems in the Clare and Gilbert Valleys region, the Light, Gilbert, Hutt, Hill and Wakefield. The Gilbert and Light Rivers merge at Hamley Bridge to the south to form the Light River. The Hutt River and Hill River systems form part of the Broughton River Catchment and flow into the Broughton River at Spalding to the north. The Wakefield is flanked by the catchments of the Broughton River to the north and the Light River to the south. The Broughton River flows into Spencer Gulf. The Wakefield River and Light River flow into the Gulf St Vincent. The average annual rainfall varies significantly across the Clare and Gilbert Valleys region. For most of the catchment the rainfall is less than 500 mm/a. This increases to 660 mm/a in the high rainfall, relatively high elevated areas in and around Watervale through to Sevenhill.

The Clare and Gilbert Valleys district has been the subject of various flood events – the most recent serious event in December 2010 caused widespread damage throughout the district with Stockport, Tarlee, Riverton and Rhynie areas worst affected.

The region has a steady winter rainfall pattern, albeit with intense thunderstorms common during the summer months – and has led to serious flooding issues.

10.5.1 Flood prone areas

Current Development Plan policy requires development within a 1 in 100 year Annual Return Interval (ARI) to be avoided in order to mitigate flood hazard.

However, the Development Plan contains no indication of where the 1 in 100 ARI is located, except for Stockport.

Over the years a range of 1 in 100 ARI mapping has been undertaken for Council, as identified in Section 6. Further, the Council has recently commissioned Australian Water Environments to undertake mapping for Riverton, Saddleworth, Manoora, Mintaro, Rhynie, Tarlee and Stockport.

The Development Plan should incorporate all available 1 in 100 ARI mapping into the Development Plan as constraints mapping. Additional Principles of Development Control should also be incorporated into the Hazards module and relevant zones to address the issue of development already within identified 1 in 100 ARI.

It is recommended that Council review the work completed by the Adelaide Hills Council, Flood Management DPA 2008, which drew upon earlier mapping and assessment of the Onkaparinga Catchment jointly funded by the Adelaide Hills Council and District Council of Mount Barker.

10.5.2 Recent actions

The December 2010 storm events caused significant damage to private property, public assets (such as roads, bridges) and infrastructure - estimated damage bill exceeding \$10 million.

In addition to Council funds and insurance, the Local Government Disaster Fund (administered through the State Government) has provided ongoing support to Council.

The Council has been successful in recent times in sourcing funding in the order of \$330,000 via Council and the State Stormwater Management Authority to undertake flood mapping for all towns that were subject to serious flooding events, being Riverton, Saddleworth, Manoora, Mintaro, Rhynie, Tarlee and Stockport.

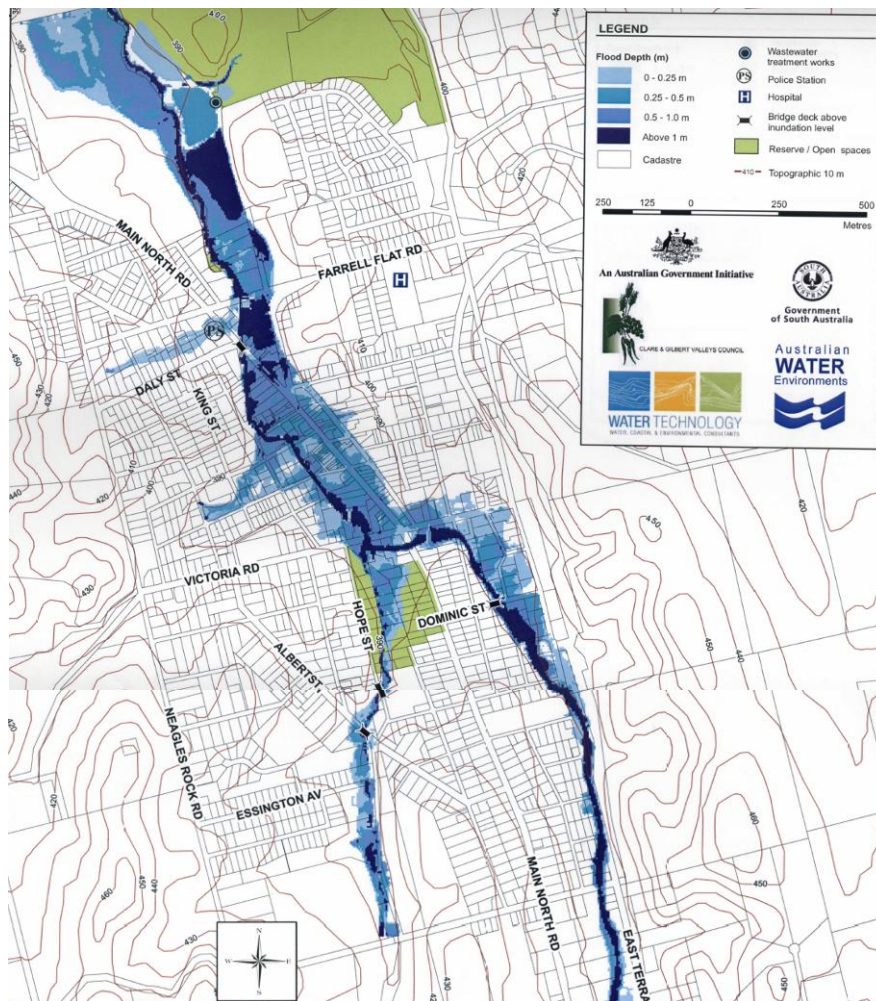


Figure 10.33 – extract of flood plain mapping – A Catchment Plan for Clare, 2006

10.6 Second hand transportable homes

As detailed in the literature review in Section 6, Council has adopted an Internal Guiding Policy in relation to how to assess second hand transportable homes.

Whilst Council acknowledges the Development Plan should not limit the types of housing stock available to the community from a social economic aspect, it seeks that the Second Hand Transportable Homes policy be adapted and included into the Residential Development Module of the Development Plan to ensure higher order design and visual amenity outcomes are achieved – the policy would not preclude this type of development, but seeks to provide guidance as to the conditions/terms that apply. With reference to the Guiding Policy outlined in Section 6, the policy would cover:-

- Timing for compliance
- Requirement for roof line having a minimum pitch of 15 degrees
- That all derivatives of asbestos cement be removed from the building prior to its placement or transport to the site³⁷
- Criteria for where such development will be permitted:-
 - The standard of existing development in the area
 - Upgrading that would be necessary to place the building in a condition compatible with the surrounding or proposed surrounding development
 - Where undertaken by a licensed builder or under an owner/builder permit

³⁷ Under the Occupational Health & Safety Act, the reuse or recycling of asbestos cement building sheets is prohibited

10.7 Heritage³⁸

With reference to Section 2 of the Review, it is strongly recommended that the Development Plan embraces the 'visioning' and 'preferred future' established by Council in the sessions with Dr Peter Ellyard – specifically through long term Desired Character Statements for the district as a whole and identified townships.

The key themes relate to:-

- Development being 'heritage relevant' and 'heritage respectful'
- Development being respectful of historic buildings and their curtilage
- Protection of the key qualities of the Clare and Gilbert Valleys relating to the agricultural/horticultural sector, open space/trails, conservation and scenic landscapes, the unique scenic qualities of the valleys and 'chain of villages'

To assist with consideration of heritage matters relating to the Review the Council held a working session on June 19, 2012, with the:-

- State Heritage Advisor
- Local Heritage Advisor
- Planning staff
- Consultants assisting with the Review

Key discussion and recommended actions are outlined under the following headings.

10.7.1 Structure of the Development Plan

The Development Plan is structured in the Better Development Plan format – it has strong regard to heritage and conservation aspects throughout the Plan, where key areas include:-

- Heritage Places module
- Historic (Conservation) Policy Area module – as it affects parts of Auburn
- State Heritage Area (Mintaro) and related Policy Areas and Precincts
- Table CGV/4 – Mintaro Conservation and Construction Guidelines
- Table CGV/5 – Local Heritage Places and related mapping
- Table CGV/6 – State Heritage Places and related mapping

10.7.2 Local Heritage

Local Heritage listings are identified in Table CGV/5 – there are 44 entries.

These entries were identified through the 1990 survey undertaken by the former Department for Environment and Planning. However, the entries only related to the former Clare Council district – opportunity exists for a review of Local Heritage as it affects the current listings, but also to identify listed items for inclusion for the southern district of the Council, through Local Heritage DPA.

It is understood that Council in 2009 (through Cr. Helen Perry) sought to allocate funds to catalogue existing Local Heritage references and to assist in the identification of additional Local Heritage nominations.

Table CGV/5 also needs to be amended to improve on the description of the identified place, as outlined in column two.

³⁸ 1. Department of Environment and Planning (1983), 'Heritage Survey of the Lower North – District Council of Clare (part)', 2. Winnifred N Johnson (1988) 'Cottages and Cameos of Clare', 3. Department of Environment and Planning (1990), 'Survey of the Heritage of Eight Lower North Towns' (prepared for the State Heritage Branch of Department of Environment and Planning by Historical Consultants Pty Ltd and Hames Sharley Australia), 4. South Australian Department of Environment and Planning (1983), 'South Australian State Heritage Preservation Plan Regional Heritage Survey Series: Region 8', prepared by John Dallwitz and Susan Marsden of Heritage Investigations, assisted by Penny Baker, Pam Carlton and Paul Stark.

10.7.3 State Heritage

State Heritage listings are identified in Table CGV/6 – there are 94 entries.

As detailed earlier, the township of Mintaro is a State Heritage Area – for clarity reference should be made in Table CGV/6 to the Mintaro State Heritage Area.

The listings in Table CGV/6 are comprehensive – there is a role for Council and the community, should the need arise or current opportunity exists, to nominate further entries to the State Heritage Register – the last major review was undertaken in 1983 through the South Australian Department of Environment and Planning.

10.7.4 Contributory places

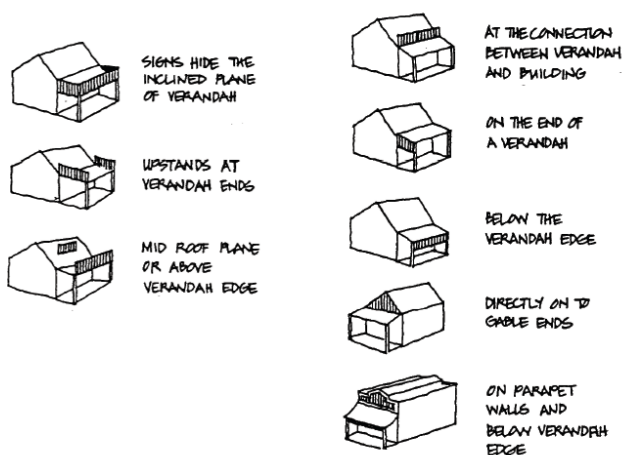
The Development Plan also recognises various Contributory Places on relevant mapping, but these are not reflected or reinforced with relevant identification in a Table or related policy – opportunity may exist for elevation of current listing to Local Heritage items.

10.7.5 Development Plan policy

General observations included:-

- To introduce Version 6 of SA Planning Policy Library into Development Plan – Heritage Places module
- Outdoor advertising for heritage buildings – to introduce better urban design guidelines into Table CGV/2
 - Good examples include the Mount Barker and City of Onkaparinga Development Plans
 - Existing graphics are difficult to interpret eg, which illustrations are meant to be ‘good’ with ✓ or ‘bad’ with x.

Component / Aspect / Issue	Guidelines for development
1.1 Advertising and signage on historic and older buildings	Development guidelines: Advertising displays should be fixed to frieze panels and parapets designed for the purpose or in the following positions on buildings.



- Consideration be given to identification of other Historic (Conservation) Policy Areas, such as Leasingham, Penwortham and Sevenhill – subject to relevant investigations as part of a heritage review/heritage DPA.

10.7.6 Procedural

A number of important matters were identified as follows:-

- To improve communication, and resultant service to customers/Council, between the State Heritage Branch and the Department for Environment and Natural Resources (DENR).

- The concerns regarding impact on State Heritage Branch government funding/budget allocations on service provision
- The benefits derived to the development and heritage/design outcomes from a service that provides 'pre-application' advice.

The recent State Government budget has reduced funds to the Heritage Advisory Service. This has resulted in a number of changes to the services provided, which will impact on referral timeframes and limit the timeliness and extent of 'pre-lodgement' Development Application advice to applicants and Council.

10.7.7 General matters

Historic (Conservation) Policy Area

The placement of the Historic (Conservation) Policy Area within the general section of the Development Plan creates confusion. From a practical or 'users' perspective it would be better placed within the zone that it relates to, being the Town Centre Zone at Auburn.

Clare town entry

To continue to allow for mixed use development provided it is 'heritage respectful' and adds value to the visual qualities of the town entry through use of design and landscaping techniques.

To consider urban streetscape improvement program in association with PLEC – to establish high quality visual entry to southern approach to Clare.

Urban Design Guidelines

To introduce urban design guidelines for the whole of the Council area to address rural/agricultural buildings (for example location/siting), historic areas, residential streetscapes and outdoor advertising.

10.8 Rural areas

A range of issues and opportunities have been identified through the consultation stage, inclusive of matters raised by Council, its Development Assessment Panel and staff. These relate to:-

10.8.1 Right to farm

The Council, and through the consultation stage, has strongly identified the ongoing need to protect the future prosperity of its agricultural and horticultural areas and the 'right to farm' principles.

Council also acknowledged issues facing the region that are affecting a number of economic, infrastructure and development factors that will influence the future, including:-

- The current economic environment
- Impact of the drought on the environment and on agricultural
- Climate change.

Council wishes to continue to promote the traditional agricultural and horticultural activities, whilst at the same time promoting a range of allied rural based enterprises and value added industrial investment opportunities. This could include, but not be limited to, encourage and manage alternative agricultural development, such as glasshouses, greenhouses, fruit and vegetables, floriculture and environmentally sustainable outcomes and allied agricultural activities, such as aquaculture.

It is recommended that Council further addresses the identification and protection of prime agricultural land for future farming generations, and to prevent the intrusion of urban expansion and quasi rural living development in the prime agricultural areas. This philosophy will also lead to the

protection of the landscape qualities of the Clare and Gilbert Valleys and promote environmental sustainability outcomes.

10.8.2 Value added industry, tourism and emerging opportunities

Throughout the consultation stage and visioning stage of the Review, a key theme emerged relating to the need for redefined and a more proactive scope to promote and encourage value-added rural based business and diversification.

This would reinforce existing Development Plan policy in the Industrial Development module that promotes value adding rural related industry, home industry, wineries and mineral water processing.

It is also recommended that the Development Plan contains specific reference to projects emanating from the Water Security Plan, 2011, for example policy that promotes and fosters the re-use of waste water from the CWMS and urban stormwater harvesting facilities (from a land use perspective) - noting that separate business decisions would need to be made by Council in relation to accessing and using the water.

10.8.3 Environmental buffers

There is a threat associated with the spread of the towns and the use of agricultural land for housing and industrial areas – the impacts on the agricultural (inclusive of horticulture) enterprise and also impacts on urban development.

It is therefore critical that the agricultural areas continue to be acknowledged and protected through planning policy – and to prevent land division and ad-hoc rural residential development around urban areas and settlements which compromise the commercial primary production activities.

Various research notes the conflict between rural residential landholders or urban landholders and neighbouring rural horticultural or agricultural producers is becoming more common – where issues relate to chemical sprays (real or perceived spray drift), machinery noise (including night harvesting, pumps, bird scarers), dust from cultivating land; odours including organic fertilisers; pollution of water resources through stormwater disposal; stray dog attacks, spread of pest plants brought in by residential development, or visual amenity of a development.



Figure 10.34 – Northern Argus 30 May 2012

It is recommended that a more intensive use of land needs to avoid establishing a conflict situation, and that land uses which are deemed to be conflicting can be separated by a specified distance or a buffer area. Buffers are generally more effective if they are vegetated. Reports such as the recommended minimum separation distances for rural activities from residential areas and zones and public buildings as outlined in Rust PPK Pty Ltd (1997) and the more recent EPA Separation Guidelines, 2007.

Relevant Principles of Development Control should be included into the Development Plan in relation to the siting of dwellings in relation to horticultural use of land, based on adopted references and EPA vegetated buffer/separation distances – such as, seeking to establish a policy

for a vegetated buffer of 40 metres, and overall buffer of 60 metres³⁹. The use of buffers should be encouraged in areas adjacent to native vegetation, along watercourses and in areas susceptible to erosion.

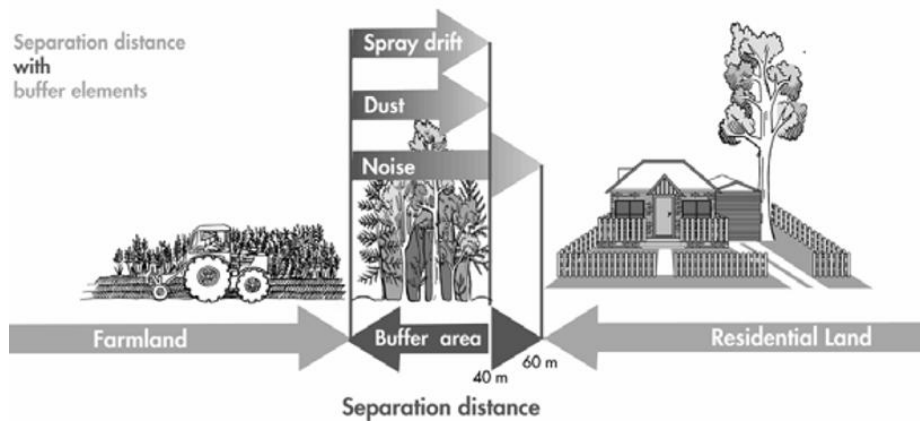


Figure 10.35 – Buffer separation. Department of Natural Resources and Water, Queensland, 2006

The Better Development Conversion also contains policy relating to interface issues, in the 'Interface between Land Uses' module, as does other relevant modules, for example the 'Animal Keeping' module for Intensive Animal Keeping, and the 'Waste' module for waste management facilities.

10.8.4 Water Sensitive Urban Design (WSUD) provisions and water resources

Water Sensitive Urban Design (WSUD)

The Clare and Gilbert Valleys Development Plan has introduced a range of environmental sustainability principles, via adoption of the State Planning Policy Library Modules, version 3, in 2009:-

- Design and appearance
- Energy efficiency
- Hazards
- Industrial development
- Interface between land uses
- Mineral extraction
- Natural resources
- Orderly and sustainable development
- Renewable energy facilities
- Residential development
- Waste

The policy content of these Modules has regard to the SA Government's Water for Good and WSUD strategies.

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. WSUD provides for the sustainable use and re-use within developments of water from various sources, including rainwater, stormwater, groundwater, mains water and waste water (including 'greywater' and 'blackwater'), while at the same time protecting environmental, recreational, cultural values.

³⁹ Sources – 1. Riverland Futures Taskforce project; 2. Various EPA referral advice on DPAs; 3. Assessment of Development Applications by Rural Chemicals program Guideline, PIRSA, draft 2010; 4. Department of Natural Resources and Water, Queensland, 2006

Water for Good is a South Australian Government plan aimed at securing sustainable water supplies for the State, in response to being a particularly dry state, the added pressures of climate change, a harsh drought, and a growing population. In particular, the plan aims to diversify water supplies to reduce reliance on the River Murray and other rain-dependent water sources. Actions involve a range of water saving measures to reduce consumption, stormwater capture and re-use, irrigation practices, waste water recycling and rainwater tank ownership.

The WSUD project informed preparation by DPTI of model planning policy for inclusion in the State Planning Policy Library and subsequently in council area Development Plans. This will promote consistency in assessing new development proposals against clear WSUD policies.

It is recommended that the Development Plan, when next amended, incorporates the most recent update of the State Planning Policy Library policies that support WSUD principles and techniques.

Water resources

It line with advice from DENR it is recommended the Development Plan promotes greater awareness and management of the water resources, in particular mapping, including the location of the Clare Valley Prescribed Water Resources Area and where permits pursuant to the Natural Resources Management Act 2004 apply.

Recommended Development Plan policies include:-

- Policy implications of climate change as it relates to sustainable management of water and land use issues
- Guidance on the relationship between water allocation plan and Development Plan policies, including reference to water allocation plans
- Policy to address the management of watercourses and ecosystems within a development context
- Prioritise policies and Desired Character Statements – to better understand the context of related policies
- To specifically reference in the Development Plan the Northern and Yorke Natural Resources Management Plan, pursuant to Section 29 (1)(b) of the Development Act and Regulation 14 of the Development Regulations⁴⁰. This initiative ensures that when external references are updated that the Development Plan does not need to be amended, as the Development Plan simply refers to the document itself.

Community Wastewater Management Systems (CWMS)

The Council has initiated a number of opportunities to capture and reuse water for 'fit for purpose' uses, including treated wastewater.

Council has in recent years upgraded Community Wastewater Management Systems (CWMS) at Clare, Riverton and Saddleworth - and will provide for ongoing security of supply of irrigation water for Council assets. The sale of recycled water also provides Council a commercial benefit that offsets the cost to operate the schemes.

A total of 2,477 connections to the schemes accounts for wastewater inflows of around 230ML/a of which, it is understood, is all currently reused. Approximately 4,200 people are connected to a CWMS and the remaining householders have septic tank systems with on-site drainage. The upgrades have resolved a number of environmental issues in the management of waste water and provided excellent outcomes for reuse of treated 'B' Class water – and having a major positive impact on the reduced draw on water resources from SA Water, the River Murray and groundwater resources.

In Clare, the Town Oval, the Clare Golf Club and a third party vineyard operation benefit from the supply of approximately 180ML per annum for irrigation purposes. In Riverton, the Town Oval and

⁴⁰ Regulation 14 of the Development Regulations, 14 (i) an NRM Plan (or a part of any such plan) prepared under Chapter 4 of the Natural Resources Management Act 2004.

the Riverton High School Agricultural Unit will utilise 60ML per annum for irrigation purposes. At Saddleworth, the Town Oval and the Showgrounds Park will have access to 20ML per annum for irrigation.

10.8.5 Land division and dwellings

The Council, whilst seeking to prevent quasi rural living development in the agricultural areas, clearly sees a need to promote the ability for more than one dwelling in relation to legitimate farm and tourism related reasons, such as for a farm hand, manager's residence, short term workers accommodation and tourism accommodation.

Council has also identified the need to support farmers wishing to 'age in place', by allowing a retired farming family to remain on their land and provide support to multi-generational involvement in farming. This however, should not give rise to the division of land.

Other policy outcomes that have been identified include:-

- 'Merit' Principles of Development Control to promote and control the development in the above identified categories – with corresponding non-complying exemptions for more than one dwelling
- The prevention or inability to sub-divide off an additional dwelling, so as to prevent future fragmentation of the land
- Review relevance of the date relating to land division non-complying trigger for excision of a dwelling
- The need for tighter controls to prevent further examples of fragmentation of valuable agricultural lands, noting the market pressure for rural living development in the Horticulture Policy Area 2
- Review of the land division policy for the areas outside of Horticulture Policy Area 2 in the Primary Production Zone - noting that many Development Plans across the state now promote a stronger position in terms of preventing the division of dry-land farming land, when compared to the 40 hectare policy of the Clare and Gilbert Valleys Development Plan

10.8.6 Climate resilient/adaptive responses

Overview

The issue of climate change is a complex and challenging heading, one for which is looming as a major issue for Development Assessment. Areas of important/relevance include:-

- Sea level rise and Hazard Risk Minimisation (Coastal areas)
- River bank slumping
- Flood control and assessment
- Bushfire protection
- Environmental Sustainable Design principles
 - Water
 - Energy
 - Recycling
 - Waste management
 - Bio-fuels
- Responsive planning and building techniques
- Education

An urban design, planning policy and education response is required in relation to these issues, including:-

Urban Design response

- Renewable energy provisions
 - Generally qualitative
 - opportunity for innovation through Development Plan Policy, eg solar, wind, biofuels
 - Water reuse (stormwater & wastewater)
 - application of Development Plan policy
 - opportunity for innovation through Development Plan Policy
- Building design techniques
- Bushfire planning
- Drought response

Planning Policy

- Major opportunities to introduce more up-to-date policy – needs to be quantitative and measurable
- Opportunity to promote renewable energy and environmental sustainable development outcomes – but needs to be credible, readily understood and readily adaptable for on-site benefits
- Opportunity for increased use of Building Code of Australia for mandatory outcomes

Community/developer awareness

- Promote policy that is readily understood and achievable
- Determine methods to educate and inform the public – to help activate policy outcome

Water re-use and renewable energy

The State Strategic Plan and the 30 Year Plan for Greater Adelaide includes a target of a 60% reduction of greenhouse gas emissions by 2050. The latter also includes a target that all new dwellings are connected to alternative water sources which supply at least 15% of their internal needs.

South Australia's Greenhouse Strategy, Tackling Climate Change, highlights the vulnerability of water resources. It includes strategies for incorporating climate change into the sustainable management of water resources and explores options for diversifying water supply and more robust management systems to cope with this change. The need to account for climate change impacts is also recognised in natural resources management and water allocation planning.

Significant scope exists for the Development Plan to be strengthened in relation to helping to reduce greenhouse gas emissions, through development that:-

- Captures and uses rainwater
- Generates/off sets power use with renewable energy.

Rather than relying on general qualitative standards that currently exist in the Development Plan, the Development Plan could contain renewable energy and water capture standards for different categories of development based upon 'known use' data. Investigations have been undertaken within South Australia by leading Consulting Engineers with Rainwater Capture and Energy Generation tables developed – should this be investigated further through a future Development Plan Amendment.

Recent programs

Carbon tax in Australia

The Local Government Association of SA is working directly with the Australian Local Government Association in assessing and responding to the development of a carbon tax framework, including the proposed transitional arrangements to an Emissions Trading Scheme.

South Australia's Greenhouse Strategy 2007-2020

South Australia's Greenhouse Strategy, Tackling Climate Change, highlights the vulnerability of water resources. It includes strategies for incorporating climate change into the sustainable

management of water resources and explores options for diversifying water supply and more robust management systems to cope with this change. The need to account for climate change impacts is also recognised in natural resources management and water allocation planning.

Local Government Association Climate Change Strategy 2008-2012

The Local Government Association of SA Climate Change Strategy sets out a strategic approach to climate change over the next five year period to help support the local government sector to deal collectively, logically, and confidently with climate change - the DPA seeks to address relevant headings.

Local Government Association Mutual Liability Scheme - Climate Change Risk Management and Adaptation Program

The Local Government Association Mutual Liability Scheme aims to address the operational risk issues arising from climate change scenarios and associated potential impacts across councils' operations. The Scheme is developing a Climate Change Risk Management and Adaptation Program to deliver a consistent industry approach for Councils to follow.

The Climate Change Sector Agreement

The Climate Change Sector Agreement is an 'in principle' commitment for the Central Local Government Region, Northern and Yorke Natural Resources Management Board, Regional Development Australia Yorke and Mid North and the Government of South Australia to work collaboratively on climate change and sustainability.

Australian Government initiatives⁴¹

The Australian Government has provided assistance to many Councils through the Local Adaptation Pathways Program. The program has helped Councils to identify and prioritise the risks climate change poses to their operations and responsibilities, develop strategies for managing those risks, build resilience within communities and identify knowledge gaps.

The Australian Government is also helping Local Governments and communities to make smarter energy decisions through initiatives under the Clean Energy Future plan. The Community Energy Efficiency Program will provide \$200 million in grants to local Councils and non-profit community organisations to assist with improving the energy efficiency of local amenities like libraries, sports grounds, community centres and more.

In addition, low income households, which are most vulnerable to increases in energy prices will benefit from the \$100 million Low Income Energy Efficiency Program - the program will trial innovative approaches to improve energy efficiency in low income households. The program is open to consortia of local Councils, state and territory governments, welfare organisations, energy retailers and others.

Some Local Governments may be liable to pay a carbon price for their methane emissions from landfill but they can reduce their carbon price liability – or in some cases avoid liability – by reducing emissions below the liability threshold. Many of the activities that reduce emissions from landfill can generate revenue and may be eligible for Government incentives through schemes such as the Renewable Energy Target and the Carbon Farming Initiative.

A range of programs, research and relevant material is contained in **Appendix E**.

10.8.7 Carbon farming

As outlined by Dr Peter Ellyard, significant scope exists into the future for carbon farming and emerging agricultural ventures.

⁴¹LGA of SA - Australian Government's partnerships - www.climatechange.gov.au.

The Carbon Farming Initiative Legislation was passed by Federal Parliament in August 2011 establishing a regulated carbon offsets market in Australia. Farmers, Local Government authorities and other landholders will now be able to establish and access international and domestic carbon markets.



Figure 10.36 – extract from Northern Argus 23 May 2012

Dr Ellyard spoke to Council in specific detail about opportunities for pyrolysis, where pyrolysis is a thermochemical decomposition of organic material at elevated temperatures without the participation of oxygen. It involves the simultaneous change of chemical composition and physical phase, and is irreversible. The word is coined from the Greek-derived elements pyro 'fire' and lysis 'separating'.

Pyrolysis is a case of thermolysis, and is most commonly used for organic materials, being, therefore, one of the processes involved in charring. The pyrolysis of wood, which starts at 200–300 °C (390–570 °F), occurs for example in fires where solid fuels are burning or when vegetation comes into contact with lava in volcanic eruptions. In general, pyrolysis of organic substances produces gas and liquid products and leaves a solid residue richer in carbon content, char. Extreme pyrolysis, which leaves mostly carbon as the residue, is called carbonization.

The process is used heavily in the chemical industry, for example, to produce charcoal, activated carbon, methanol, and other chemicals from wood, to convert ethylene dichloride into vinyl chloride to make PVC, to produce coke from coal, to convert biomass into syngas and biochar, to turn waste into safely disposable substances, and for transforming medium-weight hydrocarbons from oil into lighter ones like gasoline.

10.8.8 New legislative and policy initiatives

Character Preservation and Protection Districts DPA

As outlined in Section 10.3 above the State Government has introduced a Character Preservation Bill and related DPA as it affects the Barossa Valley and McLaren Vale – aimed at protecting the unique character of those areas and to prevent urban sprawl.

The Council should monitor the success of the Bill and related DPA, in terms of future scope and opportunity for the Clare and Gilbert Valleys.

United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage listing

A number of Adelaide Hills Councils are involved with a the feasibility study (Adelaide Hills Council, The Barossa Council, District Council of Mount Barker and the City of Onkaparinga) relating to the potential bid to seek World Heritage listing of the Mount Lofty Ranges working agrarian landscape – and to identify relevant factors affecting such a listing.

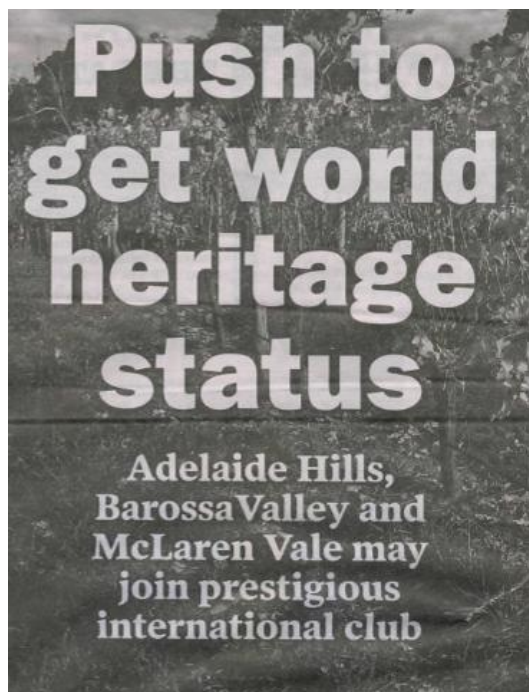


Figure 10.37 – 2 June 2012 Advertiser

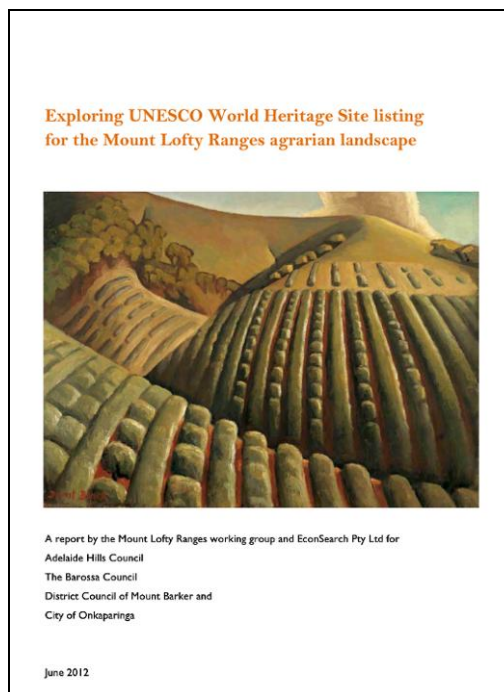


Figure 10.38 – Feasibility Study, June, 2012

A Working Group of the Councils has been established to review such.

The idea to explore the feasibility of mounting a bid for UNESCO World Heritage listing of Adelaide's agricultural hinterland was sparked through a collaboration between South Australian researchers and the Thinker-in-Residence program, which in 2009 focused on the Food and Wine Value Chain. Professor Randy Stringer, a University of Adelaide agricultural economist with extensive experience at the United Nations Food and Agriculture Organisation, advanced a proposal, which was then championed by Professor Mike Young, a member of the Wentworth group of Concerned Scientists.

A key motivation for the UNESCO bid proposal is to strengthen existing policies and to provide policy guidance for improving development strategies for the highly productive agricultural landscapes surrounding Adelaide. Further, it will provide significant branding opportunities for the region and put it on the world stage, thus increasing farm viability and tourism potential. Many of the region's stakeholders are already exploring mechanisms to assist in preserving and enhancing these landscapes and their food, wine and tourism economies into the future. The bid's potential strategic alignment was assessed relative to key state and federal government policies and priorities currently influencing the Adelaide and Mount Lofty Ranges region.

The initiative would encourage land use policy to reflect the World Heritage Listing, inclusive of policy relating to environmental management, biodiversity conservation and climate change adaptation – the initiative is aligned to the State's Character Preservation legislation outlined earlier. The authors consider that the initiative is also aligned to the values of the State Planning Strategy and SA Tourism Plan.

Similar to the Character Preservation legislation, the Clare and Gilbert Valleys should monitor this project, and should consider an approach to join the cross-council Working Group.

Primary Production Zone – State review of Primary Production Zone module

As outlined in Section 8 the State Government is also proposing to introduce a new version of the Primary Production Zone (State Planning Policy Library) - it has advised Council of its intention to review the SA Planning Policy Library over the next 12-18 months, and will include a review of industry and non-urban zones, inclusive of the Primary Production Zone. All councils will be consulted on the development of these policy modules.

It is also understood that the State Government will review the Natural Resources module of the Planning Policy Library.

Sustainable Farming Practices Issues Paper

As outlined in Section 6, the SA Parliament Select Committee released an Issues Paper in September 2012, titled, 'Sustainable Farming Practices Issues Paper'.

Council should monitor the outcome of the Select Committee findings and impacts relating to planning policy and the State Planning Policy Library.

Northern and Yorke Natural Resources Management Plan

Pursuant to Section 29 (1)(b) of the Development Act and Regulation 14 of the Development Regulations, there is provision to link relevant external documents to the Development Plan, thereby avoiding the need to insert large volumes of policy.

Regulation 14 specifically makes reference to:-

- 14 (i) an NRM plan (or a part of any such plan) prepared under Chapter 4 of the Natural Resources Management Act 2004.

Council should seek to explore this opportunity when it next reviews its Development Plan.

10.9 Wind farms

Council has adopted a firm position in relation to wind farms – in response to the State-wide Wind Farm Development Plan Amendment which came into effect on 12 October 2014⁴².

Council's position is outlined in detail in Section 7, and in summary:-

- Opposes wind farms in the Clare and Gilbert Valleys due to the quality of the unique landscapes and biodiversity conservation
- Seeks that suitable areas across the state be specifically targeted based on detailed site assessment
- Alternatively that the separation distances to housing be substantially increased to ensure better management of noise and other impacts – and that the public be notified via Category 3 notification processes.



Figure 10.39 – The Advertiser 7 June 2012

⁴² Variations primarily related to excluding Horticulture Policy Area 2, a 2km dwelling separation to defined urban areas, and Category 2 clause for separation distance of at least 2km now including dwellings not associated with the wind farm



Figure 10.40 – Snowtown wind farm



Figure 10.41 – Waterloo (Stage 1) wind farm

10.10 Strategic opportunities

As identified during the community engagement phase of the project, a number of strategic opportunities have been identified for future consideration as part of Development Plan Amendments.

Specifically, Dr Peter Ellyard sought that the future not be restricted by a Development Plan or planning tools that are out-of-date or impose barriers to good quality development.



Figure 10.42 – Promotion of future prospects

The strategic opportunities have been highlighted on the conceptual Structure Plan, in Section 10.3 – 10.4 for future consideration and investigation, and include:-

10.10.1 Horse racing/equine precinct

To the north of Clare is located the Clare Valley Racing Club.

As shown on the Structure Plan, Council has identified the Clare Valley Racing Club and environs as a Strategic Site.

Council has identified the opportunity to recognise, protect and promote the Racing Club through a Recreation Zone or similar – with policy that protects the existing land use and gives scope for value added development.

In addition, land surrounding the Racing Club has been identified for a possible future training school, horse related activities primarily for the agistment of horses, stabling, dressage and breeding with associated residential/rural living development that is either directly related to the Racing Club or the horse riding sector generally.

A Precinct or Policy Area would be established in the vicinity of the Racing Club that envisages the type of development outlined above, with relevant principles and design criteria for merit based assessments. Further analysis would need to be undertaken in terms of the specific site design, intensity, location, services and infrastructure. However at this preliminary stage the locality of the Clare Valley Racing Club and environs appears well suited to the opportunity given the nature of the existing use; good access to main road linkages; alignment with the Planning Strategy in terms of employment and tourism development outcomes; the availability of land; and the opportunity for high order urban and environmental design outcomes.

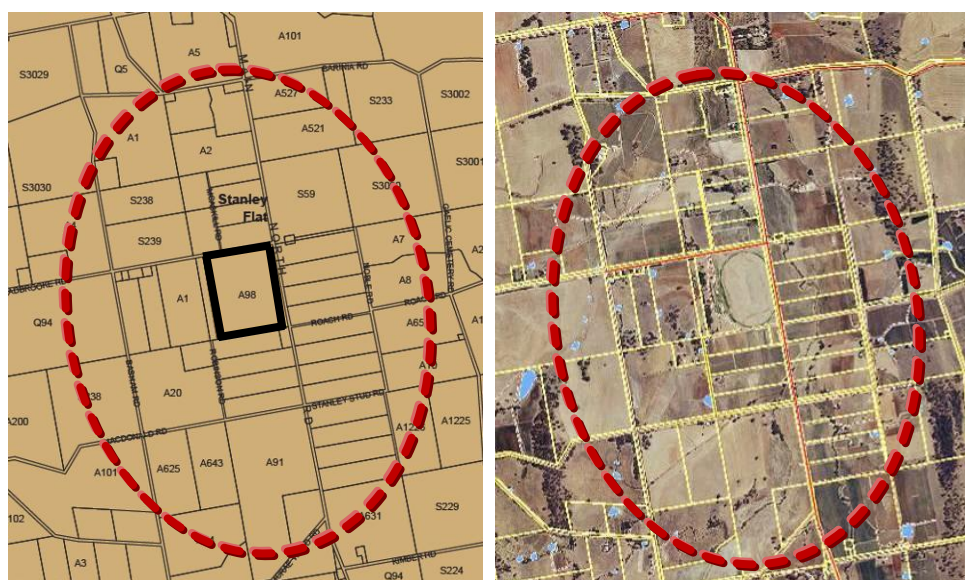


Figure 10.43 – General study area



Figure 10.44 – Clare Valley Racing Club, Main North Road

The development should promote movement of horses on trails that are dedicated paths linking within the precinct and to the race course and training facilities available in the adjacent racecourse.

A structure plan should be developed and investigations undertaken with regard to the suitability of the precinct area, servicing requirements, urban design guidelines promoting environmental sustainability initiatives, environmental and interface considerations and identification/protection of higher valued agricultural land. The precinct should incorporate suitable interface areas to adjoining horticultural activities and other non-rural living activity.

10.10.2 Clare Aerodrome

The Clare Aerodrome (Clare Valley Flying Group) is located approximately 10 kilometres north of Clare on the Main North Road. The airfield was designated in World War II as a possible airforce airfield.

The Council has identified the need and opportunity for short-term living accommodation for pilots and users of the facility, in a similar vein to airparks in the USA – in order to provide improved services in recognition of the needs of the mining sector and regional business generally.

The Clare Aerodrome could be recognised in the Development Plan in a similar way to how the Alexandrina Council in considering new Development Plan policy relating to the Goolwa Airport, through the Goolwa Airport DPA⁴³. This DPA proposes to include the whole of the existing Goolwa Airport within a new zone, the Airport Zone, and is intended to guide the development of associated commercial activity including hangars, storage buildings and workshops for the fabrication of aircraft. It also seeks to provide a unique lifestyle opportunity for enthusiasts and persons affiliated with the aviation industry with a residential 'Airpark' for dwellings and hangars on large allotments. The Goolwa Airport DPA notes in the investigations that airparks are now a commonly accepted form of development, the first having been established over 40 years ago in North America, with 478 Airpark communities in the United States (by contrast there are only 429 commercial airports in the US), and that Airparks have also been established in most other Australian States. These Residential Airparks (ie house-hangar combinations) have proven also to be more community-orientated and to have less environmental impact than has often occurred at other non-residential based airfields where more intensive airfield activities, such as flying schools, have developed.

A range of accommodation scenarios should be considered as part of a future Development Plan Amendment, inclusive of options for accommodation associated with airplane hangers – this should be incorporated into an Airfield Zone. The Building Near Airfields Module should also be brought into the Development Plan, so as to protect the asset from incompatible development surrounding it, as recommended by the Department for Transport and Infrastructure in their submission on the Review.

The Regional Development Australia Infrastructure Audit has also identified the Clare Aerodrome – regarding construction of a terminal and sealed runway.

10.10.3 Bungaree Station

As detailed in the Literature Review in Section 6 Council seeks to support future redevelopment options at the Bungaree Station, north west of Clare.

The Development Plan should allow scope for the expansion of the facility to create quality accommodation for regional, interstate and international visitors, as well as providing increased employment opportunities for the local area.

⁴³ At post consultation stage

10.10.4 Inchiquin Homestead

Although the Review does not (and had not sought to through its terms) provide detailed analysis of future options for the Inchiquin homestead, it has been recognised by the Review as a site of significant importance to the Clare and Gilbert Valleys, and as a 'strategic site'.

The Council undertook the preparation of a draft Strategic Direction Report for Inchiquin in 2007 – however, the findings were not adopted (refer Section 6.3).

It is recommended that in recognising (or reinforcing) the land as a 'strategic site', that any future zoning/policy change affecting the land first be subject to a robust and independent Structure Plan – a plan that incorporates flexibility to consider the unique components of the land relating to heritage, location, public amenity, creek lines, use of assets and use of land.

Such a plan should demonstrate best practice design outcomes, a blend of land uses and demonstration of built environmental philosophies.

10.10.5 Visual, performing arts and cultural centre

In line with the vision outlined in Section 2, the development of a visual, performing arts and cultural centre is a medium/long term ambition for the district.

The Town Hall precinct at Clare has been identified as a focal point for such a development. Alternatively, such a development should be located within the District Town Centre Zone generally, Town Centre Zone, Recreation Zone, Primary Production Zone or on one of the identified 'strategic sites'. Although no specific details are available relating to the initiative at this time, the Council seeks to ensure the Development Plan is not a barrier to realising this ambition in the future.

10.10.6 Ongoing expansion and development of wastewater and water reuse schemes

As identified earlier, opportunity exists for Council and other stakeholders to look for innovative ways of re-using wastewater through ongoing re-use of wastewater through Council CWMS (as townships expand) and other high water utilisation businesses.

The Development Plan should not be a barrier to wastewater treatment and re-use plants in relation to 'non-complying' triggers in the Primary Production Zone, as addressed in Section 11.

10.10.7 Knowledge hub – community development

As identified through the community consultation and vision phase of the Review, Council sees the Clare and Gilbert Valleys being a centre for regional based tertiary education.

Opportunities such as the Knowledge Hub being promoted through Regional Development Australia, the Clare and Gilbert Valleys and SA Universities should be acknowledged and envisaged by the Development Plan at the Clare TAFE site and generally through the district, within such zones as the District Town Centre Zone, Town Centre, Primary Production, Recreation Zones and on 'strategic sites'.

Council has identified Lot 35-39 Main North Road, Clare, adjacent to the main access to the Clare Oval for future opportunity for public administration, community facilities and cultural amenities - such as library, art gallery and the like. The existing Recreation and Residential Zone should be altered to a more appropriate zone with a solid policy base for an office/library/cultural/community complex.

Council has also identified the need to review planning policy as it affects the existing Tourist Information Centre, located on the southern edge of Clare Caravan Park – the existing Caravan Park and Tourist Park zone does not specifically encourage this type of facility, and future managers or owners of the facility may see this as an investment and business constraint. The subject area relating to the Tourist Information Centre should be rezoned to a more appropriate

zone to allow for greater diversity of development types including information centre, resource centre, retail, booking agency, conference, tourist and tourist accommodation facilities.

10.11 Compliance

Although not directly related to strategic and policy matters associated with the Review, the Development Act (Part 11) places a strong emphasis on the role of Council on statutory and 'compliance' matters.

Compliance is relevant in terms of Council ensuring that good development outcomes are delivered 'on the ground' and that developments put in place compliant projects and meet all relevant conditions.

This places demands on Council resources and budget – where issues to be considered relate to:-

- Enacting Council's Building Inspection Policy (inclusive of new Truss legislation)
- Complaint based compliance
- Compliance with plans and conditions of approval
- Risk management and public safety
- Role of District Court and ERD Court
- Costs (and time) of litigation
- Duty of care
- Public expectations

10.12 Miscellaneous

10.12.1 Shipping containers

There has been an increase in the number of shipping containers being brought into the district and is causing issues associated with visual amenity – also confusion as to what control exists under the Development Act 1993 and of the requirement to seek Development Approval.

With reference to the Alexandrina Council, it has determined that the placement of a shipping container on land does constitute 'development' as defined in the Development Act and that a Development Application should be submitted to Council for approval.

Development Approval for a shipping container would be assessed upon:-

- The provisions of the Development Plan Zone in which the property is situated
- The positioning on the site
- The intended use of the container
- The visual impact of the container within its locality

The Development Plan needs to contain specific policy in relation to the appropriateness, design and siting of such structures.

11. Other Development Plan observations

In addition to the issues/recommendations outlined in Section 10, the following issues relating to the general Council-wide Modules, Zone provisions, Tables and Mapping in the Development Plan have been identified.

11.1 Council-wide Modules

11.1.1 Building near Airports module

To include the Building near Airfields Module from the State Planning Policy Library into the Development Plan, relating to the Clare Aerodrome.

Therefore seeking to recognise the asset and to ensure compatibility of development in the near vicinity of the aerodrome – refer also to Section 10.10.

11.1.2 Hazards

Emergency access/egress

The Council has identified an issue relating to emergency access/egress for fire fighting and emergency evacuation – it has raised concern with regard to prior Land Division decisions in the rural living areas and issues associated with cul-de-sac development.

The current Development Plan now has the benefit of the State Planning Policy Library modules that better addresses this issue relating to emergency and fire access at the assessment stage, such as PDC 13 and 14 of Hazards module:-

- 13 Where land division does occur it should be designed to:
 - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 14 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
 - (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

Notwithstanding the above, it is recommended that there be a change to the statutory referrals of Land Division applications under Schedule 8 of the Development Regulations, whereby Land Division applications in Bushfire Protection Areas should be referred to the CFS for assessment. Currently, Schedule 8 referrals only relate to dwellings, tourist accommodation and other habitable buildings.

Flooding

In relation to flooding, areas identified as subject to flooding should be brought into the Development Plan, via the Clare flood mapping analysis (refer Section 6 and 10.5) and the recently commissioned township flood study for other townships.

11.1.3 Heritage Places module

That the Historic (Conservation) Policy Area for the township Auburn be re-located within the relevant zone, being the Town Centre Zone.

11.1.4 Interface between Land Uses module

To introduce more specific policy into the Development Plan relating to buffer separation to horticultural development as identified and discussed in Section 10.8.

11.1.5 Infrastructure module

Council's Community Wastewater Management Infrastructure policy should be reflected in this module, to recognise connection and argumentation costs.

11.1.6 Open Space and Recreation module

The Heysen and Riesling Trails are recognised in Objective 6 of the Open Space and Recreation Module.

However, there is little guiding policy that specifically relates to these trails and no reference has been given to the Rattler Trail. Opportunity exists to create more specific policy in order to promote orderly development in proximity to the trails, so as to preserve the open natural landscapes. This should include simple design guidelines for development in proximity to trails as recommended/discussed in Section 10.

The unique qualities of the trail and the natural landscapes are illustrated in **Figure 11.1**.



Figure 11.1 – good example of the positioning of buildings with deep setbacks and retention of vegetation



Figure 11.2 – views from historic Sevenhill cemetery



Figure 11.3 – Quarry Road bridge crossing

The Council has identified an opportunity for an outdoor theatre on land adjacent the Riesling Trail at the Sevenhill rail siding – this and other potential opportunities along the trail would add to the visitor experience and attraction to the Clare and Gilbert Valleys, and aligns with Council's vision. The Development Plan should recognise such opportunities through the Desired Character Statements and related policy, so that the Development Plan does not potentially become a barrier to such initiatives in the future.



Figure 11.4 – Identified opportunity for outdoor theatre at former Sevenhill rail siding

11.1.7 Outdoor Advertising Module

As identified earlier the Council has consistently had issues with the placement of 'A Frame' advertising within the district. In many cases these do not require Development Approval because of the exemptions afforded by the Development Regulations (Schedule 3) or as governed by the Local Government Act where located on Council land or road verges - this often becomes a resource issue for Council to police and monitor.

Notwithstanding the above, Council should consider reviewing its Corporate Sign Policy, perhaps in a similar way in which the City of Salisbury has done - promoting a mechanism to manage signage for industrial parks, shopping centres and the like, where the users pay a five year fee to have their names on these signs, and the funds generated pays for the capital cost and maintenance of the signs. Importantly, the signs do away with individual signage, and introduce a strong corporate look.

The City of Port Adelaide/Enfield has developed a Corporate Signage Styles Guide, 2010 – this is an excellent product that ensures the Council has design/illustrated guidelines for all of its corporate signs, such as banners, street signs, tourism and educational signs, logos and corporate image.

The Clare and Gilbert Valleys could benefit from a corporate branding of signage that would help promote and market the regional brand and identify and lead to improved signage.

11.1.8 Sloping Land module

The Development Plan lacks quantitative guidelines relating to building on sloping sites – opportunity exists to introduce specific guidelines backed by illustrations. The following examples⁴⁴ in **Figure 11.5** are worthy of consideration and adaptation.

When such visual guidelines are developed, they should include concepts and principles that relate to the promotion of spilt level designs, innovative and responsive site design techniques, maximum extent of cut and fill, and rehabilitation and landscaping measures.

⁴⁴ Adelaide Hills Development Plan, and Kangaroo Island Rural Living DPA – also similar to those relating to Mintaro in Conservation and Construction Guidelines

- 17 Buildings should be sited have minimal a impact upon adjacent development due to overshadowing, overlooking or visual intrusion in accordance with Diagram R1b.

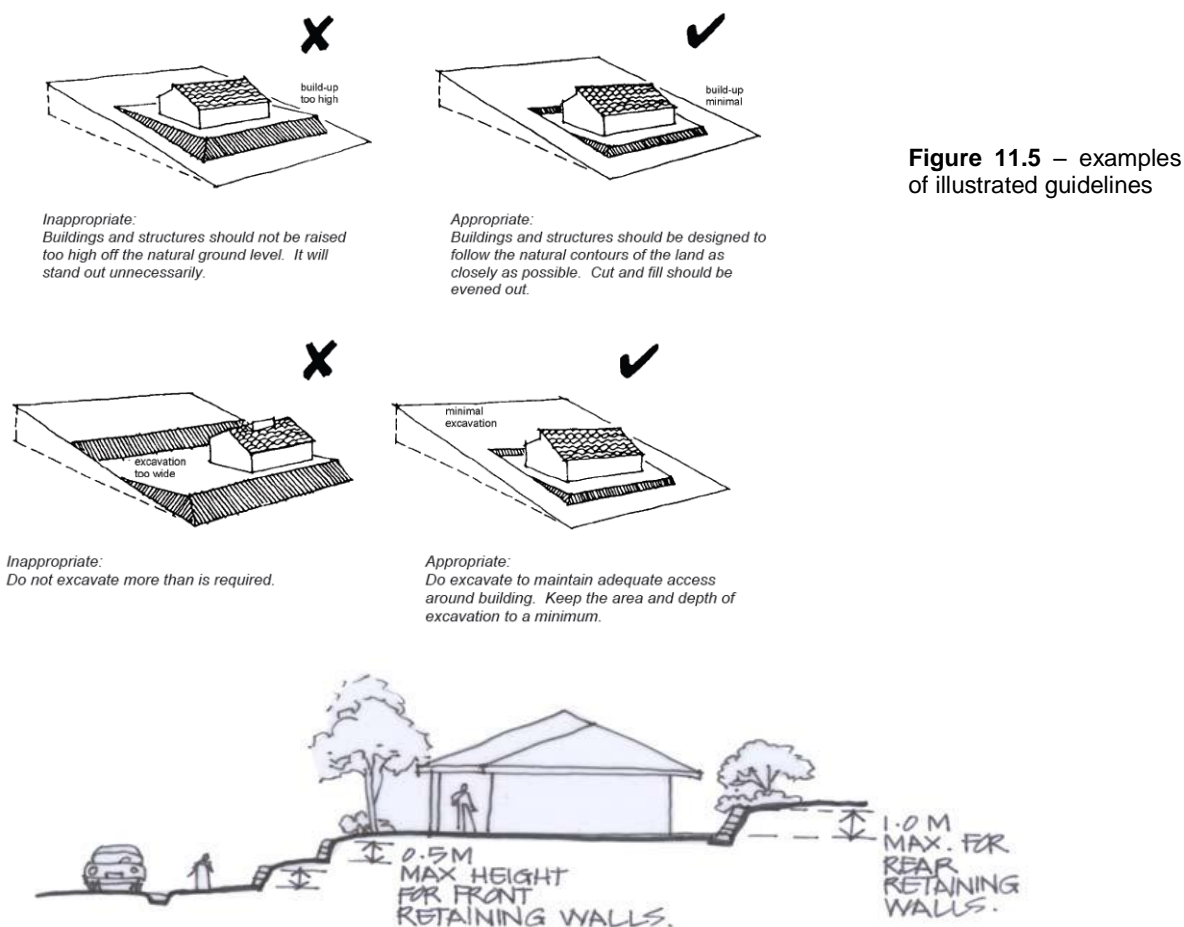


Figure 11.5 – examples of illustrated guidelines

11.1.9 Transportation and Access module

Council adopted a Car Parking Fund Contribution Policy in 2003 (reviewed in 2011) as it applies to designated areas of the 1. District Town Centre and Commercial zones in Clare, 2. Town Centre Zone in Auburn, Saddleworth and Riverton. A contribution is based on \$3,500 per car space required under the Development Plan provisions, offered as an alternative or part alternative to the Development Plan provisions where these cannot realistically be met.

As recommended in Section 15, the Policy needs to be reviewed relevant to the target area and current relevance of the monetary contribution. The Development Plan also needs to reference the Policy in the Transport and Access Module to ensure Development Officers and the general public are aware of its existence and operation.

As background, a Car Parking Fund can be legally established under Section 50A of the Development Act to provide scope for Council to consider the approval of development applications that may be deficient on car parking numbers, on the basis of payment of a car parking contribution rate by the developer. This can then be invested by Council into prescribed/relevant infrastructure, over time. Only a Council can administer, collect, manage, report on and use the money paid into the Fund.

Under Section 50A(8) of the Act, Fund proceeds can be used for:-

- Providing new car parking facilities in the designated area(s)
- Maintaining, operating, or improving existing car parking facilities within the designated area(s)

- Establishing, maintaining or improving transport facilities outside the designated area, provided that this can be seen to reduce the demand for car parking facilities within the designated area. This may include:-
 - The provision of bike parking facilities
 - The provision of public transport facilities
 - The extension of a community bus service

11.2 Zone provisions

In addition to the Council-wide policy outlined above, the following issues relating to the zone provisions should be considered by Council when it undertakes future Development Plan Amendments. These include:-

11.2.1 Airfield Zone

The Development Plan should include an Airfield Zone for the Clare Aerodrome – with specific policy to allow for strategic development opportunities relating to accommodation for users of the facility, as identified in Section 10.10.

11.2.2 Caravan and Tourist Park Zone

The zone presently affects the Clare Caravan Park and the Riverton Caravan Park.

There are three other Caravan Parks in the Council area, for which Council should give consideration to the use of this Module in the future, where appropriate. These include the Stockport Caravan Park, Leasingham Cabin and Caravan Park, Saddleworth and the Auburn Recreation Ground/Caravan Park (but a future Recreation Zone that recognises the mixed use nature at Auburn, with a caravan park, recreation ground, horse arena, bowling club etc is preferable).

11.2.3 District Town Centre Zone

As identified and discussed in Section 10.4, significant scope exists for the introduction of urban design guidelines for the Clare District Town Centre.

It is recommended that Council, in association with Regional Development Australia, undertakes a District Centre Revitalisation/Place Management project, inclusive of identification and better integration of trails, linkages, outdoor dining areas, integrated car parking and rejuvenation of the Hutt River environs and linkages. Promoting a vibrant precinct for 'people'.

The findings should be replicated into the Development Plan, where relevant.

11.2.4 Primary Production Zone

Land division

The Primary Production Zone (outside of Policy Area 2) requires that '*Land Division should only occur where all allotments resulting from the division are at least 40 hectares*'; otherwise the application is a non-complying form of development – other criteria applies for the excision of dwellings in certain cases.

However, Principle of Development Control 14 of the Primary Production Zone states that '*boundary realignments should only occur where the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment*' – this causes confusion in interpretation, in that where a land division complies with provisions in PDC 14 (for example, the minor realignment of 2 existing lots that are both already less than 40 hectares) it would still be non-complying development.

In discussion with the Land Division unit of the Department for Planning, Transport and Infrastructure it is considered that any allotment created in the Primary Production Zone (outside of

Policy Area 2) that is less than 40 hectares in area is non-complying development regardless of PDC 14 and excluding exception (b).

To clarify this point it is recommended that the non-complying exemption for Land Division under Procedural Matters heading of the Primary Production Zone be amended to exclude 'boundary realignments' so that they can be considered as 'merit' applications.

The same rationale should apply in relation to land within the Horticulture Policy Area 2 relating to the 16 hectare provision.

However, scope should exist to excise a business activity or a more intensive development that needs a separate allotment, based on land use.

Dwellings

There is a need to ensure that short term workers accommodation (via the Short Term Workers Accommodation module) is better reflected in the Primary Production Zone by listing such as an 'envisaged use' in Principle of Development Control 1, and also via exemptions in the 'non-complying' clauses.

Similar to the above, Principle of Development Control 1 and 8 (and related 'non-complying' exemptions) should be amended to provide scope for more than one dwelling on an allotment where it relates to a dwelling for a farm hand, managers residence or ageing in place for retired farmers.

Shops or group of shops – cellar door sales

Prior to the Better Development Plan conversion in 2009, the former Rural (Horticulture) Zone and also the Rural Zone gave greater flexibility for shops and group of shops in the 'non-complying' exceptions.

The pre-Better Development Plan 'non-complying' trigger stated a 'gross leasable area of greater than 450 square metres' - that is the exception related to shops or group of shops of 450 square metres or less.

The current exception in the Primary Production Zone states:-

Non-complying	Exception
Shop or group of shops	Except where both of the following are achieved: (a) ancillary to and in association with primary production or tourism development (b) the gross leasable area is less than 80 square metres .

In response to the position of Council to promote greater ability for rural related commercial development, such as cafes, cellar door sales and restaurants, the Council seeks to have the former policy reinstated, where the activity relates to a rural/agricultural activity.

This should be replicated in the Industrial Development module.

Farm sheds

The Development Plan promotes wide ranging policy relating to Water for Good initiatives. However, there is opportunity to strengthen policy relating to the capture and reuse of rain water from large farm buildings for reuse within communities (similar to the excellent initiative at Manoora) or for on-farm use.

Although Council seeks to promote large farm sheds for farming purposes, for example hay sheds, machinery sheds, wool sheds and the like, the scale of sheds should be relative to the size and use of the land and be sited in appropriate locations.

The Primary Production Zone and Waste Module should be strengthened accordingly.

Stockport Observatory

Although Council wishes to protect the asset of the Stockport Observatory in its current location in the township of Stockport, it also seeks to ensure that the Development Plan provides scope for a possible future re-location of the Stockport Observatory (SA Astronomical Society) to a rural location, away from light interference, should it ever be required. The Primary Production Zone policy and envisaged uses should reflect this aspiration.

Waste reception, storage, treatment or disposal

Waste reception, storage, treatment or disposal has been listed as a form of 'non-complying' development with Horticulture Policy Area 2.

Whilst Council agrees with this position for a Waste Land fill operation, there should be scope for waste transfer/recycling centres and small scale packaged and site specific wastewater management systems (such as a town Wastewater Treatment Plant, wastewater storage lagoon, or winery waste) that should not be adversely affected by the current 'non-complying' clause – activities such as these should be 'excluded' from the 'non-complying' clause.

11.2.5 Recreation Zone

This zone should be extended to include key community and recreational facilities as identified throughout the Review.

11.2.6 Residential Zone

Site densities and affordable housing

The site densities relating to Riverton and Saddleworth should be reviewed as a result of the new Community Wastewater Management Systems – this should be amended to 600m² to align with Clare and give scope for infill development opportunities.

As identified in the Review the density criteria for Riverton Policy Area 4 should no longer be at 0.4 hectare, as it will lead to inefficient use of the land – it should align with the density criteria for the balance of the township.

The Development Plan should adopt additional State Planning Policy Library policy relating to Affordable Housing to give scope for higher density housing for affordable housing development.

The Council seeks to introduce a minimum allotment frontage/exemption for land fronting a cul-de-sac in Principle of Development Control 11 – recommending 5 metres, with flexibility, depending on site constraints.

Clare Square Mile Road Policy Area 10

Further to issues raised by Council relating to lack of infrastructure planning in Section 3.2 and 6, it wishes to introduce a refined Concept Plan Map CGV/3 that better reflects the staged release of urban land at Clare and also with regard to promoting a better transition/interface between the open/low density areas to the north of the township and the higher density areas within the Square Mile Road Policy Area.

It is considered that the Policy Area should benefit from site specific density and design criteria to address these points – whilst a minimum lot size/range has not been recommended Council considers that the overarching zone provisions that allows a density criteria as high as 350m² for medium density does not pay suitable attention to the site location, topography, interface and infrastructure demands.

11.2.7 Township Zone

To reinforce policy relating to avoiding solid fencing on land within the flood plain of creek lines – fencing should be of an open rural post and wire nature. This will also help to preserve the open character and appearance of the townships.

This is especially important, as the various exemptions for various types of open fencing (as prescribed in Schedule 3 of the Development Regulations – Acts and Activities which are not development) will no longer continue to apply to land within various townships, when it is rezoned or identified within a Flood Plain delineated by the Development Plan. As identified in Section 3 and 10.5, the Development Plan will need to be supplemented with relevant policy in relation to development (and all forms of fencing) in a flood plain so that these aspects can be assessed.

11.3 Tables

11.3.1 Table CGV/1 – Building Setbacks from Road Boundaries

The setback for development in rural locations should be amended to 20 metres or possibly 50 metres, and not 8 metres as currently exists for ‘All other roads’.

11.3.2 Table CGV/2 – Design Guidelines for Advertising Signs

Although the guidelines are useful, they appear to be dated and should be reviewed and strengthened.

Refer Section 10 and 11.1.7.

11.3.3 Table CGV/4 – Mintaro Conservation and Construction Guidelines

As identified in Section 10, through consultation with the State Heritage Advisor, the Mintaro DPA 2009 version of the Conservation and Construction Guidelines should be reinstated into the Development Plan.

A full copy of the former version is contained in **Appendix D**.

11.3.4 Table CGV/5 and 6 - Local and State Heritage Places

As identified in Section 10, there is future opportunity to review the Local Heritage listings for the district, and principally to identify properties within the southern districts of the Council area.

In addition, the State Heritage Places table should note/reinforce that the township of Mintaro is a State Heritage listed township.

The contributory items on relevant mapping should be included in the Development Plan in a Table.

11.4 Mapping and Concept Plans

The Development Plan has the benefit of good quality mapping delivered through the Better Development Plan conversion in 2009, with assistance of the Department for Planning, Transport and Infrastructure. Therefore, no significant issues relate to the mapping.

Minor areas to be addressed include:-

11.4.1 Maps

The mapping should be amended, through relevant Development Amendments Reports, to address the findings of the Review. In summary the mapping should recognise:-

- The Heysen, Riesling and Rattler Trails
- Current and commissioned flood mapping
- Existing high pressure gas pipelines and associated facilities licensed under the Petroleum and Geothermal Energy Act 2000
- The Moomba to Adelaide Pipeline (Pipeline License 1 – licensed to Epic Energy) and its associated easements
- ElectraNet infrastructure
- Clare Valley Prescribed Water Resources Area
- Any identified areas for rezoning

11.4.2 Concept Plan Map CGV/3 – Square Mile Road

As discussed in Section 3.2 and 10.4.1, Council seeks to refine Concept Plan Map CGV/3 to better reflect infrastructure needs and the staged release of urban land at Clare - also having regard to promoting a better transition/interface between the open/low density areas to the north of the township and the higher density areas within the Square Mile Road Policy Area.

11.4.3 Riverton west

As identified in Section 10.4.2 the large undeveloped residentially zoned area to the west of Riverton offers an opportunity for demonstration of urban development with high level environmental sustainability values – a Concept Plan should be developed to promote and stimulate this outcome.

Appendix A

Vision to 2030 – Dr Peter Ellyard

To: The Councillors and Staff of the Clare and Gilbert Valleys District Council.
From: Peter Ellyard
Date: June 2012

You already have a report that provides an excellent summary of the work we did together and of the ideas that were discussed. You also have a slide show that outlines many of the key concepts that drive my work that might be useful to guide to your own future work.

In this short report I want to make a few general comments and then provide you with a short preferred future vision based on both our work together and with some additional – and hopefully complementary - suggestions of my own.

The futurist in each of us is two people - the:-

- Prophet – the manager in each of us - who seeks to predict the future by seeking to understand and respond to trends, and the
- Visionary the leader in each of us- who imagines what could be and sets out to realise it on the ground.

It is very important that both of these two aspects of the futurist in each of us are used to provide insights and understanding to guide our shaping of the future. A good balance between these is needed: too much prophecy and not enough vision, or vice versa, will not achieve the same level of success. Prophecy seldom is successful alone because it is basically a fatalistic and reactive preoccupation and is often based on perceptions about cause and effect that are wrong. Vision can sometimes succeed alone because we all have vested interest in it and we seek to be proactive in realizing our vision. But we also should embed any vision in a realistic understanding of our current situation and of the long-term trends unfolding around us.

If the right balance between prophecy and vision is used, the Clare and Gilbert Valleys could become anything the council and people of the CGVs collectively aspire to achieve and then commit themselves to realizing.

If there is to be such a successful collaboration between the council and people of the CGV to work together to shape the future there should be:-

- A shared vision expressed as a narrative in simple sentences that unites aspirations, and which promises both hope and win/win outcomes. This vision also should simultaneously build on and celebrate the old and the CGV's heritage, and create and add the new and the 21st century relevant. A short draft vision that might inform your own vision is provided as a part of this report.
- A strategy for its realization expressed as a narrative in simple terms so that it is widely understood and supported. As I suggested in my workshop this can be written as a future history - based on backcasting from (say) the year 2030, and utilizing the past tense. In this future history actions, actors, times of action, reasons for action and modes of action can all be expressed as a narrative and these can become the basis of a strategic action plan (SAP) to realize the vision. This is requires creating a who, what, when, where, why and how narrative.

There will always be limitations to resources but this is not a reason for limiting one's aspirations. Too often a lack of resources is used as an excuse for envisioning mediocre outcomes or explaining failure. People usually only play the blame game if there is perceived failure or win/loss. Fearful, angry and purposeless people play the blame game. Hopeful, calm and purposeful people do not. Aspirations should be set so that they have considerable stretch in them. Easy to achieve aspirations are usually not worth making. The optimum vision should embrace both stretch and realizability. And no idea should be regarded as too crazy: today's ratbag is tomorrow's prophet.

So here is a Draft Vision for the Clare & Gilbert Valleys Council in the Year 2030. You will recognize that many ideas were discussed in our workshop.

So what has the CGVs achieved by 2030?

1. It now has updated its traditional industrial base of broad acre farming, wine growing and production, and tourism by consciously making them 21st century relevant. The CGV has set out to make its wine and agriculture and pastoral industries both climate change resilient and sustainable. The rainfall is less and weather events more unpredictable and extreme than in 2012 but these industries are flourishing – and operating mostly on solar/renewable energy – the energy base of CGV is now is 40% renewable and expects to be 100% by the year 2050 . It is now producing zero net waste, and realizing zero net harm to surrounding environments. The CGV soils are now all much higher in organic matter and therefore more fertile and water retentive than they were. A CGV wide program ensures that all organic wastes produced in the region are composted or pyrolysed centrally and returned to the CGV farms, vineyards and parks. This earns carbon credits and the whole program is profitable, through a still increasing a price on carbon. Individual landholders are supplementing their income from selling carbon trading permits based on carbon sequestered in mallee tree plantations. The mallee tree branches are pyrolysed and turned into biochar for subsequent sequestering in soil, and some is used in log fires in key places to improve conviviality. The wine industry is more resilient because of the addition of biochar and compost to soils and through the use of more arid tolerant rootstocks. The CGV is now a centre for climate change resilient agriculture, pastoral industry and wine production, and now exports its expertise and related products and services to the world. The CGV got to the future first and built up its expertise ahead of others. Climate change resilience and abatement is now a global export industry and Australia is punching above its weight in these. Our wine industry is also more diverse. The number of vineyards has increased by 25% since 2012 and now produces many different wines including its still famous Riesling.
2. The tourism sector has doubled in size since 2012 and tourists are more diverse than they used to be. We have consciously created a number of major annual events that bring many people to the CGV- all kinds of events, and an average on one per month. Many are bicycle and horse related, but we also have artisan related events and a marvellous music festival that brings many tertiary students to the region for music and conviviality, and we combine music with thought provoking speakers who talk about issues that concern young people. This audience lives in a tent city at the festival site. Our wineries are major participants in all our events. We were sick of Adelaide grabbing all these arts related events for themselves, so we decided to create our own festival culture. We also have a series of events for grey tourists – including a Masters bicycle marathon. Our bike trails have doubled since 2012 including both for families and grey tourists. There are many bicycle events through the year that brings bicycle tourists to the CGV. The Council now has a relationship with a major event producer. This event producer has assisted us to become an event Mecca. To promote tourism we have designed and built separate road systems, bicycle trails and horse tracks that keep cars, bicycles and horses separate, but these all converge at a number of special places where events occur and conviviality between different groups flourishes. Tourists are motivated by three aspirations: to appreciate nature, to appreciate culture and to find wellness, and they want convivial enjoyment while they are fulfilling these aspirations. In the CGV we provide all of these often at a single site. We now have a group of wellness practitioners and among the events we have in the CGV are retreats that provide wellness through mindfulness and meditation, yoga, tai chi chuan and qigong. Most amazing of all we have the Clare Tai Kwon Do event when people from all over Australia and from overseas come to the CGV for a week in autumn to learn from the masters. We combine these with passive wellness centres based on massage, saunas, healing waters and many other kinds of pampering. All in all we have further developed the already established association of wine with conviviality to broaden this concept of conviviality into a broader economic base based on conviviality and fruitful, healthy and sustainable living.
3. We made some important decisions about our population. We wanted to have more people live here, but not just any people. Overall we thought it would be good to add about 6000 people which we will achieve by 2040. We thought very carefully where they should live, and not just add people in proportion to past trends. In some places such as Leasingham we have even slightly shrunk the population by abolishing allotments from the Leasingham plan. We wanted young educated ambitious people to live here and we needed to provide them with the

reasons to want to live here. This means we needed to have a 21st century relevant economic base, and we now have people involved in carbon farming, biochar production, composting and carbon trading, wellness, and sustainable wine production. As well we have many cultural creative people and knowledge workers who are using their creativity and knowledge to create all kinds of products and services for the global digital economy. As we now have a superb NBN everywhere in the CGV we can connect with, and trade ideas, products and services with, the rest of the world.

4. The CGV has a marvellous heritage. Both our landscapes and our built environment are precious to us. We not only wanted to keep and celebrate what we had but to make it even better, and also universalize our heritage culture throughout through the CGV. We have achieved this and now all the new homes, facilities, commercial areas, and infrastructure built since 2014 are heritage compatible. As buildings are replaced this heritage compatibility is built into what replaces them. Since we introduced these requirements we have seen significant change. There is a Centre for Heritage Compatible and Sustainable Design and Innovation that attracts designers, builders and architects to it. Some of its work is based on the work of US architect Christopher Alexander and we have evolved what is becoming known as the Clare and Gilbert Valleys style. It combines the best of the old in terms of old historic relevance and beauty with the best of the new in terms of 21st century relevance and functionality. Nowhere has the change been more dramatic than to the fringes of our communities and towns. Our urban fringes policy, since it was introduced in 2015, has made a big difference. As cars and bicycles enter into each of our communities travellers are pleased by their beauty and heritage compatibility of our gateways. This was once either very ordinary or even ugly. We now provide a convivial welcome to those who enter our towns and communities our towns in cars, or on bicycles or horses.
5. All our communities use designs and innovations that maximise solar access and warmth in winter and shade and coolness in summer. These include natural systems such deciduous and non deciduous trees, retractable and movable covers and awnings, and trellises covered with deciduous vines. These cover many pedestrian trails and social and shopping precincts.
6. Although we cater well for older people by providing a focus for grey tourism, we have also consciously sought to ensure that we stay consciously younger than the rest of Australia. Our index for creating successful 21st century communities is that we be able to both attract and retain highly motivated and ambitious young people. We have a program designed to bring young ambitious, creative and entrepreneurial people to live in the CGV. The arrival of the NBN enabled us to connect with the rest of the world. So young and old entrepreneurs can both import knowledge, creativity and ideas from the outside world, and export their knowledge and expertise to others. Naturally we wanted to ensure that our existing industrial base grew the next generation of leaders. We therefore established the CGV young leaders awards, to identify and honour the best of the emerging generation of talent and leadership such as in viticulture and oenology. One of our major events is the Clare Artisans celebration.
7. We also brought younger school age people here. We have consciously built schools that invite students from other places, including other countries. The young come because we have beautiful and safe place for the young to live and learn here. We built our first school as a private school that attracted young people who were aspiring equestrians. They study for the International Baccalaureate (IB) so they can go anywhere to university afterwards while developing their equestrian skills as well. The CGV is now a famous place for equestrian events and competitions.
8. We have beautiful place and we recognize that this is a marvellous place for conviviality and renewal. We now market the CGV as 'The Home of Conviviality and Renewal'. Conviviality is about enjoyment together and we seek to assist people to renew themselves both personally and professionally, their personal and work relationships, and the environment and our enjoyment of it. So the CGV is a centre for healing, wellness, reflection, and learning as well as conviviality. The emotional mood we have promoted is now attracting people to invest and live here. These include those who have or want to develop businesses that are based on renewal, healing, reflection, learning and convivial enjoyment. Australia itself is a relative

haven in global terms and in the CGV we are a haven within a haven. These are the qualities we evoke and now these are used to bring visitors and investment to the CGV.

9. One example of this approach is that we have created an executive retreat in the CGV based on Martindale Hall. This is associated with the business school at Adelaide University. Here young leaders, including those who are part of SA's now booming mining industry based on the Gawler Craton , come to be renewed , to learn, and further develop their professional capabilities.
10. Another example is that we have developed a Centre for Intercultural and interreligious Harmony at Sevenhill. This is adjacent to the Jesuit Centre of Ignation Spirituality. Therefore we built a significant world centre for conflict resolution, mediation and peace building there which opened in 2025. At the centre is a pentagonal building where each face is a focus for the five major religions: Christianity, Buddhism, Islam, Hinduism and Judaism. All the seating is designed to face in any one of five directions.

Appendix B

Mid North Region Plan responses

Table 1 - Environment and Culture	
Policy	Response
Principle 1 - Recognise, protect and restore the region's environmental assets	
1.1 Protect the quality and function of water ecosystems by preventing the adverse impacts of land use and development such as the overuse of resources, erosion, land degradation and pollution.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • To be reinforced through future Developments Plan Amendments. • Protection of rural areas for future farming generations. • Recognition of water catchments and Clare Valley Prescribed Water Resources Area. • Identification of areas subject to inundation in Development Plan.
1.2 Apply water-sensitive urban design principles (see Box 1) and appropriate buffers to ensure development does not affect natural watercourses and drainage patterns.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Strengthen Development Plan through future amendments as identified in the Section 6 literature review and Section 10 and 11.
1.3 Encourage water harvesting initiatives where ecologically appropriate.	<ul style="list-style-type: none"> • Refer above. • Various initiatives already implemented by Council – refer Section 6 literature review and Section 10.
1.4 Pursue water-use efficiency through the built form at both house and town level by using water-sensitive urban design techniques.	<ul style="list-style-type: none"> • Refer above.
1.5 Protect coastal, marine and estuarine areas of conservation, landscape and environmental significance.	<ul style="list-style-type: none"> • Not relevant – no coastal areas
1.6 Protect coastal features and biodiversity by establishing coastal zones.	<ul style="list-style-type: none"> • Not relevant – no coastal areas
1.7 Integrate into Development Plans coastal management requirements.	<ul style="list-style-type: none"> • Not relevant – no coastal areas
1.8 Improve development certainty and transparency by introducing a clear hierarchy of environmental areas to be protected, and incorporate the protection of these areas into Development Plans. The three categories in the hierarchy, which will be managed through Structure Plans and Development Plans, are: <ul style="list-style-type: none"> - areas of high environmental significance - areas of environmental significance - areas designated for human use 	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Further strengthening of the Development Plan identified in Section 10.
1.9 Recognise areas of high biodiversity value, and locate and design development to prevent the loss, degradation and fragmentation of native vegetation, and any loss of species and ecological communities.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Refer above.

Table 1 - Environment and Culture

Policy	Response
<p>1.10 Provide for environmental connections to link areas of high biodiversity value and create buffers as a means of managing the interface with conservation areas.</p>	<ul style="list-style-type: none"> • To identify Conservation Parks, areas of conservation value and key trail networks in Development Plan. • Council to continue to support/promote Riesling Trail and Rattler Trail.
<p>1.11 Avoid any adverse impact on biodiversity, where possible. If such impact is unavoidable, it should be minimised and offset.</p> <p>A comprehensive offset scheme, based on existing offset provisions and drawing on models such as biobanking, will be developed to provide for a net gain to biodiversity through flexible offsets. Offsets could be made across regions or by funding designated rehabilitation programs.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • To consider in partnership with State Government.
<p>1.12 Acknowledge, protect and manage areas of significant landscape and amenity value, including landscapes that form attractive backgrounds and entrances to towns and tourist developments.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Through future Development Plan amendments and town/works and services programs.
<p>1.13 Avoid development in areas with significant landscapes that can be viewed from tourist routes, walking trails, the beach and the sea, unless the development requires such a location (for example, a development of state significance), in which case the scale, height, design and siting of buildings must:</p> <ul style="list-style-type: none"> - protect views to, from and along the ocean and scenic coastal areas - minimise the alteration of natural landforms - be visually compatible with the character of surrounding areas - restore and enhance visual quality in degraded areas, where feasible. 	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Reinforcement of the scenic qualities of the Clare and Gilbert Valleys, Tothill and Waterloo Ranges – and recognise areas of high conservation value as outlined in Section 10.3.5. • Recognition of significant trails within Development Plan and Development Constraint Mapping, such as the Riesling Trail and Rattler Trail. • Consideration of future urban design guidelines.
<p>1.14 Avoid adverse impacts of development on landscapes through site selection and design that reduces the height or bulk of structures. (Note that landscape screening to mitigate the visual impacts of development is not a substitute for re-siting or re-design).</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement.
<p>Principle 2 - Protect people, property and the environment from exposure to hazards</p>	
<p>2.1 Design and plan development to prevent the creation of hazards and to avoid naturally occurring hazards.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Identification of flood prone areas.
<p>2.2 Decrease the risk of loss of life and property from extreme bushfires by creating buffers around new growth areas that are adjacent to native bushland.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • In consultation with CFS on release of any future growth areas.

Table 1 - Environment and Culture

Policy	Response
<p>2.3 Develop other policies to minimise the impact of extreme bushfires in line with the findings of the 2009 Victorian Bushfires Royal Commission.</p>	<ul style="list-style-type: none"> • Through existing Hazards module. • Through upcoming State-wide Bushfire Protection DPA. • Through Building Code of Australia.
<p>2.4 Develop partnerships and agreements between state and local government (particularly with emergency services agencies) to address identified risks and hazards and protect the health and wellbeing of the community.</p>	<ul style="list-style-type: none"> • As above.
<p>2.5 Integrate policies, standards and actions on adaptation to climate change, disaster risk reduction and hazard avoidance into Strategic Management Plans, Development Plan policies and development assessment processes using best practice models to:</p> <ul style="list-style-type: none"> - reduce the social, environmental and economic impacts arising from extreme events - achieve more consistent and rigorous decision making for long-term land-use planning aimed at reducing emergency and hazard risks - enhance protection of critical infrastructure - develop building standards and urban design approaches that create resilient environments for the future - reduce risks and protect natural areas and biodiversity - protect human health and the environment where contamination has occurred - adopt appropriate processes and methods when remediating contaminated land and ensure its suitability for the proposed zoning - address risk, hazard and emergency management for new and existing urban areas. 	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Council is party to Disaster and Emergency Management Plan, in association with other emergency service providers. • Through Strategic Management Plan and Asset and Infrastructure Management Plan. • Protection of conservation and biodiversity areas from inappropriate development, through Development Plan provisions. • Address EPA site history reporting requirements prior to rezoning of additional urban lands.
<p>2.6 Protect people, property and the environment from exposure to hazards (including coastal flooding, erosion, dune drift and acid sulfate soils) by designing and planning for development in accordance with the following principles:</p> <ul style="list-style-type: none"> - protection - establishing works to protect existing development or facilitate major development (including stormwater discharge management to accommodate higher tide levels) - adaptation - designing buildings and infrastructure to minimise risk in the long term - avoidance - avoiding permanent development in and adjacent to areas at unacceptable risk from hazards. 	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Mapping of flood prone areas in Development Plan with associated flood mitigation and protection policy. • Not relevant – no coastal areas.

Table 1 - Environment and Culture

Policy	Response
2.7 Identify and rehabilitate areas and sites where land is contaminated as part of development processes.	<ul style="list-style-type: none"> Addressed through Hazards module – at Development Assessment stage.
2.8 Ensure new development is appropriately sited to minimise the risk to people and property from landfill gas emissions. Continue to monitor emissions from landfill sites to ensure development is not placed at unnecessary risk.	<ul style="list-style-type: none"> Via Landfill environmental audits if land in proximity is proposed to be rezoned. In association with EPA, through Landfill closure plans.
Principle 3 - Identify and protect places of heritage and cultural significance, and desired town character	
3.1 Protect and conserve places of heritage and cultural value, including national, state and local registered sites.	<ul style="list-style-type: none"> Achieved by existing State and Local Heritage listings identified in Development Plan. Scope for additional future Local Heritage listings.
3.2 Identify the desired character for towns and parts of towns, and ensure that the design of buildings and public places, such as streetscapes and entrances, supports the desired character.	<ul style="list-style-type: none"> Achieved through existing Development Plan. To be reviewed and strengthened via future Development Plan reviews – refer Section 6 literature review and Section 10.
3.3 Identify and protect sites that have Aboriginal cultural significance and seek guidance from Aboriginal people and the Aboriginal Affairs and Reconciliation Division in relation to native title and ILUA requirements.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Achieved at Development Assessment stage and through owners obligations under Aboriginal Heritage Act.
Principle 4 - Create the conditions for the region to adapt and become resilient to the impacts of climate change	
4.1 Promote carbon sequestration and greenhouse gas mitigation through land-use management practices (for example, reintroducing vegetation and restoring habitat), taking into account climate and soil suitability and species characteristics.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Opportunity for Development Plan to be strengthened in future in relation to this heading – refer Section 6 literature review and Section 10. Role for range of State, regional and local bodies – and at land owner level.
4.2 Provide buffer areas of sufficient width to separate development from the foreshore and coastal features and to accommodate long-term physical coastal processes.	<ul style="list-style-type: none"> Note relevant – no coastal areas.
4.3 Provide the opportunity for town- and settlement-level energy efficiency through the promotion of alternative energy supplies (for example, embedded generation).	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. State-wide Wind Farm DPA Renewable Energy provisions in Development Plan.
4.4 Provide for the development of alternative and innovative energy generation (for example, wind, solar, marine, biomass and geothermal technologies) and water supply	<ul style="list-style-type: none"> Refer above. Opportunity for strengthening of Development Plan as identified in Section 10.

Table 1 - Environment and Culture	
Policy	Response
facilities, as well as guidance on environmental assessment requirements.	
4.5 Support the incorporation of sustainable energy and water supply, conservation and efficiencies in the design of residential, commercial and industrial developments and subdivisions (for example, stormwater re-use, wind and solar technologies, green buffers, WSUD, building orientation to maximise solar access and shaded areas).	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Development Plan contains State Government Planning Policy Library provisions promoted through the Better Development Plan. • Scope for strengthening of Building Code of Australia. • Scope for introduction of Urban Design Guidelines.
4.6 Set building standards and design guidelines to create more thermally and energy efficient buildings.	<ul style="list-style-type: none"> • As above.
4.7 Plan for effective wastewater disposal through mains sewers and community wastewater management systems (CWMS), and maximise re-use opportunities.	<ul style="list-style-type: none"> • Council has recently provided for new (or upgraded) CWMS at Clare, Riverton and Saddleworth – with re-use schemes.

Table 2 – Economic Development	
Policy	Response
Principle 5 - Protect and build on the region's strategic infrastructure	
5.1 Encourage industry clusters (mining, primary production and aquaculture value-adding processing and storage activities) in strategic locations (such as freight transport nodes) to maximise transport efficiencies and support industry development.	<ul style="list-style-type: none"> • Recognises bulk handling and grain processing at Saddleworth • Protect and enhance wineries of the Clare Valley • Management of freight as a secondary freight route to Clare • Wind farm opportunities only in strategic locations.
5.2 Establish appropriate buffers to protect existing strategic infrastructure and sites, and corridors identified as potential infrastructure locations from encroachment that may compromise their operation or potential.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Refer submissions of ElectraNet, ETSA and SA Water in Section 8.
5.3 Support mining activities by providing for processing and storage activities on mining tenements.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement.
5.4 Reinforce and protect the role of airports, aerodromes and airstrips to support economic and social development and the Royal Flying Doctor Service, and ensure surrounding land uses are compatible with their operation.	<ul style="list-style-type: none"> • Recognise Clare Aerodrome in Development Plan and opportunity for airport services development and pilot accommodation. Refer Section 10 and 11.
5.5 Identify land suitable for waste management and resource recovery facilities to optimise opportunities for reuse and recycling of waste while maximising economic efficiencies, and protect this land from	<ul style="list-style-type: none"> • Recognise Clare waste transfer station in the Development Plan.

Table 2 – Economic Development	
Policy	Response
encroachment by sensitive land uses such as housing.	
5.6 Designate and protect road and rail corridors, including strategic freight corridors as identified on maps C1 and D2, through planning policy in Development Plans.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Update and refine Development Plan. • Also to include trails and linkages.
5.7 Identify land suitable to accommodate renewable energy development, such as wind farms.	<ul style="list-style-type: none"> • Ministerial Wind Farm DPA should be based on identifying target areas with suitable buffers on State-wide basis, and not with current 'blanket' policy approach.
Principle 6 - Retain and strengthen the economic potential of primary production land	
6.1 Prevent loss of productive agricultural land and potential conflict with incompatible land uses.	<ul style="list-style-type: none"> • Continue to focus urban development in towns, unless directly related to primary industry • Continue to prevent fragmentation of agricultural land • Seek to introduce stronger buffer and interface policies to manage interfaces with residential areas and other sensitive activities through the use of buffers • Through future Rural Areas DPA seek to designate areas of primary production significance (in particular, high value agricultural land).
6.2 Support new sustainable horticultural development primarily between Clare and Burra and Laura and Murray Town (as identified on Map D2), where good quality water is available, and ensure compatible land uses in this area.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Reinforce through future Development Plan reviews. • Refer above.
6.3 Remove unnecessary regulatory barriers to the adjustment of primary production activities. Development Plans should be flexible enough to allow property holders to change agricultural practices or commodity type, particularly where the change would enable increased productivity or better environmental outcomes.	<ul style="list-style-type: none"> • Scope exists under current regulatory framework where farming practices can evolve without need for 'development approval' where no change in use occurs as a farming activity.
6.4 Encourage the development of small-scale, value-adding activity that complements primary production in the local area and large-scale, value-adding activity outside areas of primary production significance (see Box 5).	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Ensure non-complying triggers are not a barrier to promoting development. • Refer Section 10 relating to cellar door sales.
6.5 Maximise opportunities for value-adding of plant waste, for example, biofuel plant collocation with livestock enterprises.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Strengthen Development Plan via future Development Plan Amendments.
6.6 Rehabilitate unproductive and degraded primary production land through revegetating with native species, increasing the vitality and	<ul style="list-style-type: none"> • State, regional, local level and land care groups – primary producers.

Table 2 – Economic Development	
Policy	Response
integrity of remnant stands of native vegetation, and introducing perennial pastures.	
6.7 Collocate 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, infrastructure and rural amenity issues.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Scope exists within identified zones – and potential within rural locations for value added industry.
6.8 Focus the expansion of intensive animal keeping where the use of existing and planned infrastructure (for example, water, energy and waste facilities) can be maximised.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Addressed through Animal Keeping Module
6.9 Maximise opportunities for processing animal waste and establishing other 'downstream' activities.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement.
6.10 Plan for intensive livestock production, including dairy, to meet biosecurity, environmental and public health requirements in accordance with PIRSA, Environment Protection Authority (EPA) and NRM guidelines, including maintaining buffers adjacent to residential areas.	<ul style="list-style-type: none"> • State and regional authorities.
6.11 Establish and maintain buffers around mines and mineral resources to prevent encroachment by housing and other development that may affect the viability of the mine.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Through Interface between Land Uses module policy. • Through EPA land use separation distances policy.
6.12 Support the development of wind farms in appropriate locations, including the collocation of wind farms and existing agricultural land.	<ul style="list-style-type: none"> • Addressed earlier – refer Section 10.
Principle 7 - Reinforce the region as a preferred tourism destination	
7.1 Protect, enhance and promote the assets that attract tourists and are of value to the community, including: <ul style="list-style-type: none"> - open space, hiking and cycling trails and scenic tourist drives - natural landscapes, protected areas and parks and reserves - heritage, culture and the built character of towns, including town approaches - caravan parks and campsites, including those that provide effluent and rubbish facilities for large recreational vehicles. 	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Addressed through relevant Development Plan policy at Zone level and also through Tourism Development module. • Continue to prevent barriers in Development Plan • Recognise trails and strategic tourism opportunities in Development Plan. • Via Strategic Management Plan • Cross-regional associations.
7.2 Reinforce the desired tourism roles of towns and locations in the Mid North, including (relevant to CGV): <ul style="list-style-type: none"> - Clare, Auburn, Watervale, Mintaro, Seven 	<ul style="list-style-type: none"> • Development Plan. • Tourism Plans and strategies. • Strategic Management Plan. • SA Tourism Commission and regional bodies.

Table 2 – Economic Development

Policy	Response
Hills, Penwortham and Farrell Flat and their surrounding landscapes as the centre of the Clare Valley tourist experience, focused on good food and fine wine, culture and heritage	<ul style="list-style-type: none"> • Regional Development Australia. • Regional branding and promotions. • Regional events.
7.3 Facilitate tourist accommodation that is designed for sustainability and linked to the natural landscape and character of towns, including the upgrading of existing caravan parks and camping facilities to contemporary standards.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Asset and Infrastructure Management Plans • Regional tourism strategies • Opportunity to strengthen the Development Plan to recognise strategic projects (refer Section 10). • Urban design guidelines.
7.4 Facilitate tourism-related developments such as restaurants, specialist retail and accommodation that complement the character of towns and the natural landscape, and add value to existing economic activities.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Via future Development Plan reviews
Principle 8 - Provide and protect serviced and well-sited industrial land to meet projected demand	
8.1 Provide a supply of well-sited and serviced industrial land in Port Pirie (in accordance with the Port Pirie Structure Plan), Crystal Brook, Gladstone, Jamestown, Peterborough, Booleroo Centre, Burra, Riverton and Eudunda, and encourage clustering of related industries.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Scope exists for such at Clare, Riverton and Saddleworth and also for rural based industry in rural areas. • More limited scope in other townships.
8.2 Foster the central western freight corridor centres of Port Pirie, Crystal Brook, Gladstone, Jamestown and Peterborough as the region's industrial focus.	<ul style="list-style-type: none"> • To work with State and regional bodies in terms of opportunities and issues associated with freight in the Clare and Gilbert Valleys – and need for consideration of freight by-pass for Clare township.
8.3 Ensure an adequate supply of appropriately located industrial land to provide opportunities for small-scale and local industries in towns.	<ul style="list-style-type: none"> • Refer 8.1. • For future consideration as part of refined Structure Planning.
8.4 Site and locate industrial land to ensure: <ul style="list-style-type: none"> - management of interfaces with residential areas and other sensitive uses, and protection from encroachment - provision for future expansion - accordance with Environment Protection Agency policies, codes of practice and guidelines - proximity to an efficient road freight network that minimises the impacts of freight movements on neighbouring areas - access to required energy and water. 	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Investigate scope for industrial growth at Clare, Riverton and Saddleworth in association with Structure Planning. • Continue to provide scope for rural related and value added industry in rural areas. • Refer EPA land use separation guidelines. • Interface between Land Uses module. • In association with State and regional authorities.
8.5 Provide for the development of well-sited and appropriately scaled value-adding activities (for example, processing and storage) that complement local agriculture, including horticulture, livestock and dairying;	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Through future Development Plan amendments. • In association with Regional Development Australia

Table 2 – Economic Development

Policy	Response
fishing and aquaculture; and mining. Value-adding clusters and medium- to large-scale value-adding activities should be located in industrial or commercial estates where possible.	and State, regional bodies.
8.6 Retain and support industrial and commercial operations (for example, by providing appropriate buffers to minimise conflicts) and manage the impacts of external influences, such as noise, vibration and native vegetation disturbance.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Addressed through Interface between Land Uses module. • EPA land use separation guidelines.
8.7 Support the growth of 'green' technologies by setting aside employment lands and ensuring flexibility in zoning to allow new industries to establish.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Scope to consider strategic projects and other opportunities as identified in Section 10. • Refer 8.3 and 8.4 above.
8.8 Provide for the establishment in appropriate locations of facilities to support new markets and products for recycled materials and animal waste.	<ul style="list-style-type: none"> • Refer 8.4 above and opportunities for value added rural related business in rural areas.
Principle 9 - Ensure commercial development is well sited and designed to support the role and function of towns	
9.1 Reinforce the primary commercial and service roles of Port Pirie as the focus of major retail, commercial, administrative, education, health, justice and recreational developments in the region (in accordance with the Port Pirie Structure Plan).	<ul style="list-style-type: none"> • Not relevant to Clare and Gilbert Valleys.
9.2 Reinforce the major commercial and service roles of Clare as the focus of secondary retail, commercial, administrative, education, health and recreational developments in the region.	<ul style="list-style-type: none"> • Achieved through Development Plan. • Recognised by Planning Strategy. • Reinforce in Structure Plan and Town Plans.
9.3 Reinforce the supporting commercial and service roles of Burra, Crystal Brook, Jamestown, Peterborough and Booleroo Centre.	<ul style="list-style-type: none"> • Not relevant to Clare and Gilbert Valleys.
9.4 Strengthen the local and visitor service and retail roles of Eudunda, Melrose, Orroroo, Gladstone and Wilmington.	<ul style="list-style-type: none"> • Not relevant to Clare and Gilbert Valleys.
9.5 Locate commercial uses in town centres or existing commercial zones, which should be expanded where necessary to support activity commensurate with the town role.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Through existing Development Plan.
9.6 Commercial areas proposed outside town centres must demonstrate that they: <ul style="list-style-type: none"> - will avoid adverse incremental or cumulative impacts on existing town centres 	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Development Assessment stage, through use of appropriate existing policy.

Table 2 – Economic Development	
Policy	Response
<ul style="list-style-type: none"> - are clustered rather than linear development and do not adversely affect the efficiency and safety of arterial roads - are convenient and equitable to access, including by walking - are supportive of the desired future character of the town - are not using land of strategic importance to industry. 	
9.7 Proposals for major commercial areas in towns other than those identified in 9.1–9.4 must demonstrate that they support and complement the commercial functions of these towns, including incrementally or cumulatively in the long term.	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Development Assessment stage, through use of appropriate existing policy.
9.8 Support an efficient road network by preventing linear or ribbon development along major roads.	<ul style="list-style-type: none"> • Through application of suitable Development Plan policy. • Prevention of ribbon development between Clare and Sevenhill and ‘chain of villages’.

Table 3 – Population and Settlements	
Policy	Response
Principle 10 - Strategically plan and manage town growth	
10.1 Focus growth and development in existing towns and settlements based on their roles and functions, as described in Principle 10 and shown on Map D3.	<ul style="list-style-type: none"> • Careful attention to be given to growth options for Clare township through the Structure Plan and findings of this Review. • Longer term growth can be catered for within existing boundaries of other towns. • No expansion of urban boundaries proposed for ‘chain of villages’ to ensure their village character is preserved.
10.2 Expansion of towns should: <ul style="list-style-type: none"> - ensure new areas are continuous with and form compact extensions of existing built-up areas - prevent linear development along the coast and arterial roads - not encroach on areas of importance to economic development - not encroach on environmentally sensitive areas - support the cost-effective provision of infrastructure and services (for example, health and education), avoiding unnecessary expansion or duplication of existing regional infrastructure and services - promote strong links between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space - promote development on vacant land, surplus government land and infill sites, and renewal of existing developed areas 	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • To maintain open natural landscape areas between Clare and Sevenhill, and between the boundaries of the ‘chain of villages’ along Main North Road. • Protection of agricultural and horticultural areas from urban encroachment – refer Section 10. • Identification and protection of employment lands, recreational areas and strategic sites – refer Section 10. • Strengthening of Desired Character Statements in Development Plans based on ‘desired future’ and vision for areas – refer Section 2 and 10. • Town entry enhancement for southern and northern approaches at Clare. Refer Section 10. • Through Structure Plans. Refer Section 10.

Table 3 – Population and Settlements

Policy	Response
<p>(where it does not compromise town character or heritage), before developing broadacre or greenfield sites</p> <ul style="list-style-type: none"> - locate land for rural living in towns in such a way that opportunities for future town expansion are retained - retain a functional and visual separation between towns. 	
<p>10.3 Ensure that development in areas remote from infrastructure are self-sufficient in energy, water supplies and wastewater management.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Appropriate Development Plan policy applies.
<p>10.4 Build on the cultural and heritage tourist focus of Saddleworth, Mintaro, Burra, Laura, Peterborough, Melrose and Orroroo by strengthening their heritage and town character.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Recognised by relevant State and Local Heritage listings, Mintaro State Heritage Area. • Relevant Development Plan Policy. • Future strengthening of Development Plan, Urban Design Guidelines and adopted policy.
<p>10.5 Manage waste in accordance with the Zero Waste SA hierarchy of waste management practices (from the most preferred to least preferred: avoid, reduce, reuse, recycle, recover, treat, dispose) by ensuring that settlements and developments have appropriate space, facilities, access and construction methods.</p>	<ul style="list-style-type: none"> • Complete landfill closures for Clare and Rhynie sites, plus commencement of Clare Transfer Station operations. • In association with EPA and Zero Waste SA.
<p>10.6 Restrict ad hoc construction of isolated rural dwellings and subdivision of rural lands through the planned expansion of towns, density increases within town boundaries, appropriate intensification of existing rural living zones, and designation of new rural living zones outside areas of primary production significance.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement.
<p>10.7 Prevent the expansion and intensification of existing, or creation of new, rural living zones in areas of primary production significance.</p>	<ul style="list-style-type: none"> • Through application of Development Plan policy. • Future Rural Living areas to be based on structure plans and future Development Plan amendments, in suitable areas associated with existing townships.
<p>10.8 Manage the interface between primary production activities and urban areas and towns through appropriate separation buffers such as screening vegetation and alignment of allotment boundaries.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Through Interface between Land Uses module. • EPA land use separation guidelines.
<p>Principle 11 - Design towns to provide safe, healthy, accessible and appealing environments</p>	
<p>11.1 Reinforce those elements (natural and built) that contribute to the unique character and identity of towns, including landscapes, building design, streetscape design and built heritage.</p>	<ul style="list-style-type: none"> • Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Structure Plans • Desired future and vision established in Section 2.

Table 3 – Population and Settlements	
Policy	Response
	<ul style="list-style-type: none"> Reinforce through future amendments to Desired Character Statements.
11.2 Establish and retain distinct and attractive entrances to towns.	<ul style="list-style-type: none"> Refer 10.2 above.
11.3 Retain town centres as the focus of retail, commercial, recreation, entertainment, community and civic activities in accordance with the role and function of the town.	<ul style="list-style-type: none"> Achievement through Development Plan zoning, tourism/business associations and infrastructure provisions.
11.4 Locate health, community and education facilities and services where the community will have equitable access.	<ul style="list-style-type: none"> State, local and regional bodies.
11.5 Provide strong links between coastal town centres and the coast, and between other town centres and key sites of tourism interest.	<ul style="list-style-type: none"> Mid North Region Plan and Yorke Peninsula Region Plan. State, local and regional bodies.
11.6 Manage interfaces between residential and industrial areas and town centres to avoid potential conflicts.	<ul style="list-style-type: none"> Refer 10.2 above.
11.7 Encourage active lifestyles by providing: <ul style="list-style-type: none"> a range of open spaces and sport and recreation facilities in towns and throughout the region walking and cycling facilities in towns, giving consideration to the different needs of people in the community. 	<ul style="list-style-type: none"> Development Plan zoning. State, regional and local bodies. Council Strategic Management Plan and open space/recreation plans. Office for Recreation and Sport Sporting bodies and associations.
11.8 Develop safer towns by incorporating the principles set out in <i>Designing Out Crime: Design Solutions for Safer Neighbourhoods</i> , using Crime Prevention Through Design (CPTED) principles and consulting with South Australia Police.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Future Development Plan reviews.
11.9 Design all developments in sympathy with cultural and landscape features and minimise their visual and physical intrusiveness.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Opportunity for Urban Design Guidelines.
11.10 Apply WSUD principles in all new developments and public open spaces, and encourage their application in existing developments.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Opportunity for strengthening of Development Plan as identified in Section 6 literature review and Section 10.
Principle 12 - Provide land for a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors	
12.1 Ensure a 15-year zoned supply of land for residential development in towns/centres identified for growth (refer Principle 10 and Map D3).	<ul style="list-style-type: none"> Scope exists for at least 20 year growth horizon in main towns of Clare, Riverton, Saddleworth and Auburn.
12.2 Ensure that towns that are appropriately	<ul style="list-style-type: none"> Development Plan has benefit of Better

Table 3 – Population and Settlements	
Policy	Response
serviced have a range of housing types and densities to enable people to stay in their community as their housing needs change and to cater for the region's changing demographics.	<ul style="list-style-type: none"> Development Plan modules developed via cross-government agreement. Suitable policy exists, inclusive of promotion of Affordable Housing policy.
12.3 Provide opportunities for higher density housing near the centre of towns identified for growth, in particular Port Pirie (in accordance with the Port Pirie Structure Plan), Clare, Burra, Crystal Brook, Jamestown, Peterborough and Booleroo Centre.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Scope exists in main towns of Clare, Riverton and Saddleworth to promote such.
12.4 Provide a range of accommodation for older people and people with a disability, and focus high-level care accommodation in towns with health services.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Scope exists through Development Plan policy – Refer 12.3 above. Scope for future strengthening of Development Plan.
12.5 Ensure that land is made available for public and social housing in towns with a service role.	<ul style="list-style-type: none"> Scope exists in undeveloped areas depending on need/demand.
12.6 Encourage the provision of rental housing and accommodation for temporary workers in locations where there is high demand from professionals, tradespeople and labourers employed in various local industries.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Ensure Development Plan provides scope through application of Short Term Workers Accommodation module, and recognition as envisaged land use at Zone level and via non-complying exemptions.
12.7 Provide for 15 per cent affordable housing, including a 5 per cent component for high needs housing, in all new housing developments, in accordance with the <i>Housing Plan for South Australia</i> (2005).	<ul style="list-style-type: none"> Refer 12.2. As per Residential Zone module.
12.8 Actively involve Aboriginal people and newly arrived overseas migrants in planning for housing supply to ensure their needs are met.	<ul style="list-style-type: none"> Via actively encouraging engagement with Strategic Management Plans and Development Planning.
12.9 Retain caravan parks and support the use of some parks for affordable rental housing, particularly for temporary accommodation.	<ul style="list-style-type: none"> Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. Through use of State Planning Policy Library.

Table 3 – Infrastructure and Service Provision	
Priorities for the Mid North region identified in the Strategic Infrastructure Plan for South Australia, Regional Overview, 2005-06–2014-15	
Policy	Response
Further potential demands identified through the Mid North Region Plan process	

Table 3 – Infrastructure and Service Provision**Priorities for the Mid North region identified in the Strategic Infrastructure Plan for South Australia, Regional Overview, 2005-06–2014-15**

Policy	Response
<ul style="list-style-type: none">• Improve the quantity and quality of water supply to towns in the region's north.	<ul style="list-style-type: none">• SA Water and regional bodies.
<ul style="list-style-type: none">• Improve east–west access between communities and for freight vehicles during harvest, and manage potential conflicts between cars and large freight vehicles.	<ul style="list-style-type: none">• State, regional and local bodies.
<ul style="list-style-type: none">• Ensure that roads support increased numbers of visitor vehicles in major tourist areas.	<ul style="list-style-type: none">• State, regional and local bodies.
<ul style="list-style-type: none">• Ensure that health services in the Southern Flinders Ranges have the capacity to cater for increased tourism.	<ul style="list-style-type: none">• State, regional and local bodies.
<ul style="list-style-type: none">• Manage the increase in freight movements along the Bower– Boundary Road, a direct north– south freight route linking the Murray and Mallee region with the Mid North region.	<ul style="list-style-type: none">• A strategic route promoted at a State and regional Council and Regional Development Australia level.
<ul style="list-style-type: none">• Meet the growing industry demand to increase the capacity of gas supply to Port Pirie.	<ul style="list-style-type: none">• Not relevant to Clare and Gilbert Valleys.
<ul style="list-style-type: none">• Manage the pressures to upgrade aerodromes and air services.	<ul style="list-style-type: none">• Strategic opportunity to recognise the Clare Aerodrome in the Development Plan and scope for related strategic development initiatives – refer Section 10 and 11.
<ul style="list-style-type: none">• Develop practical solutions to meet the potential increase in demand for public transport services, particularly for access to education and training facilities and health services locally, regionally, and in Adelaide.	<ul style="list-style-type: none">• State, regional and local bodies.

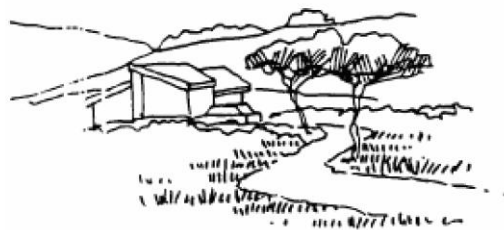
Appendix C

Urban design guidelines - examples

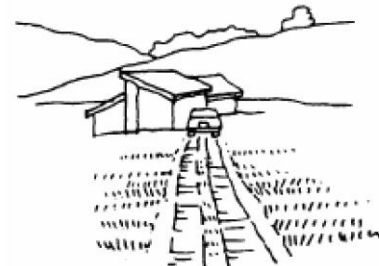
The Barossa Council



- 8 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.

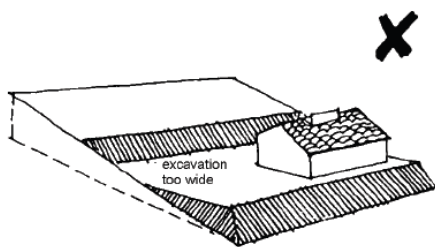


DESIRABLE

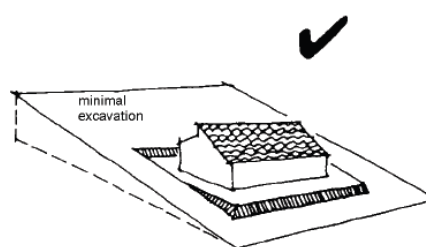


UNDESIRABLE

Adelaide Hills Council



*Inappropriate:
Do not excavate more than is required.*



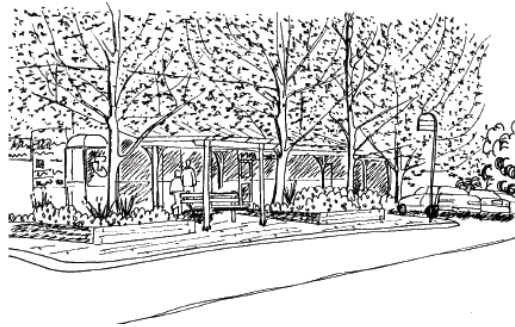
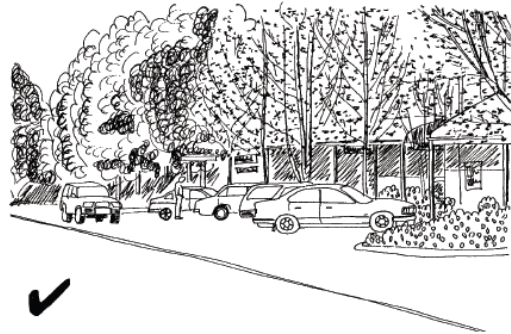
*Appropriate:
Do excavate to maintain adequate access around building. Keep the area and depth of excavation to a minimum.*

Adelaide Hills Council (cont)

Appearance of Land and Buildings

New development should:

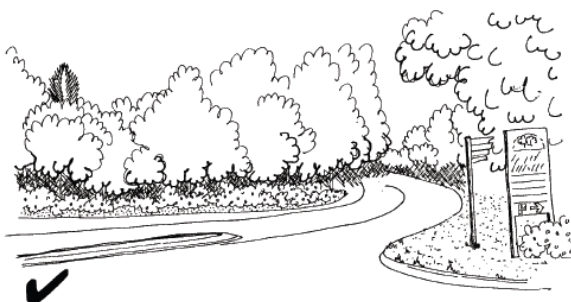
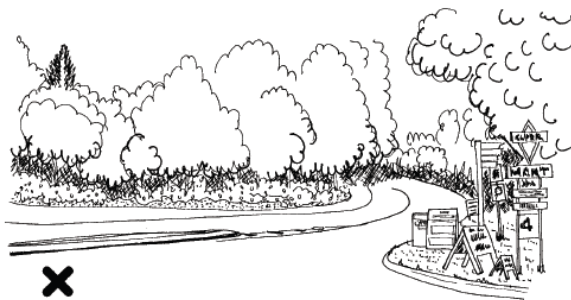
- (a) provide verandahs, preferably supported by colonnades over pedestrian walkways;
- (b) incorporate display windows at street level;
- (c) retain the traditional character of existing buildings.



Advertising and Signage

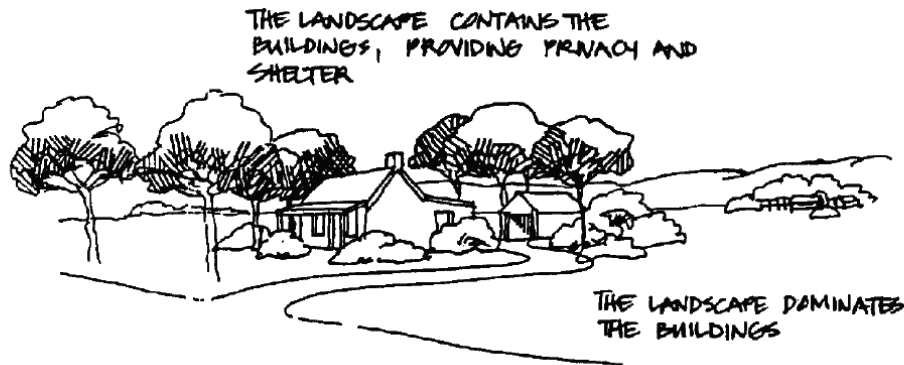
2.1 Outdoor advertising designed and located to:

- (a) complement and improve the character and amenity of the area within which it is located;
- (b) maintain equity of exposure for every business premises;
- (c) be concise and efficient in communicating with the public to avoid proliferation of confusing and cluttered information or number of advertisements; and
- (d) minimize third party advertising.



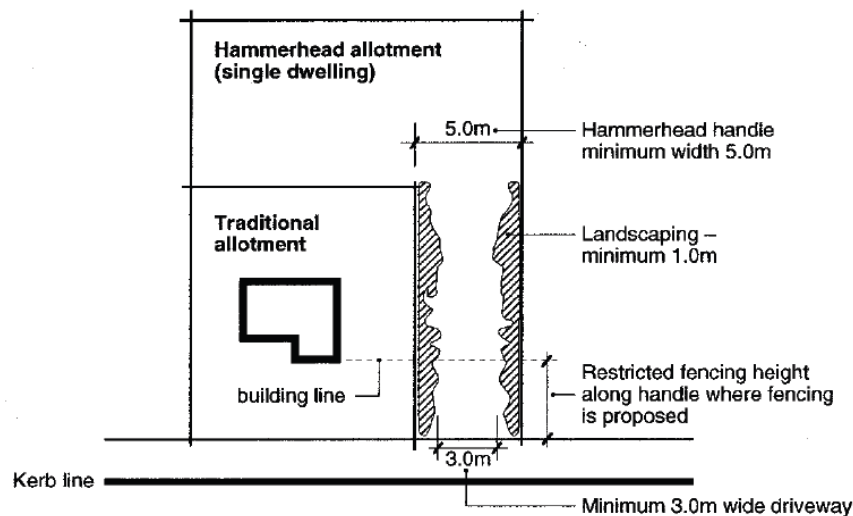
Light Regional Council

- 24 Buildings should be sited in a manner which minimises the requirement to remove native vegetation and should be sited and designed to blend with the surrounding landscape character by locating in a setting where landscape features such as trees, vegetation and landforms provide an enclosing space or setting as generally illustrated in Figure 24.1.



Onkaparinga Council

- 6 Allotments in the form of a battleaxe configuration should:
- provide access to the public road, via a driveway of minimum 3 metres width for the entire length of a 5 metre wide "handle" if serving one dwelling; illustrated as follows:

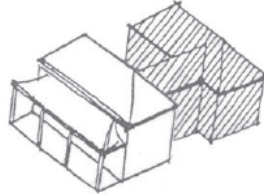


Hammerhead site design for single dwelling development (SINGLE access)

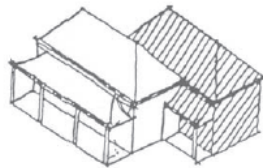
Burnside Council

(Guidelines for alterations and additions to Local Heritage Places and Contributory Places)

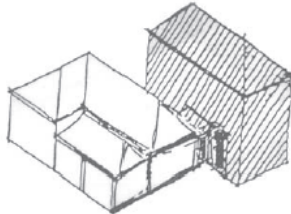
- (a) Simple cottage with verandah – extension repeats form



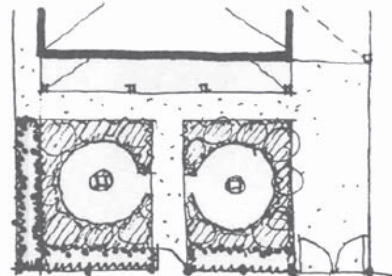
- (b) Extension repeats cottage form and verandah element



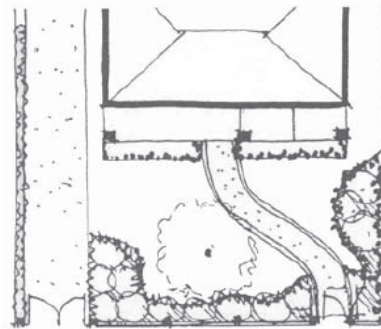
- (c) Simple cottage with side wing – two storey extension repeats form and does not visually dominate the original cottage when viewed from the street.



5.0 GARDENS

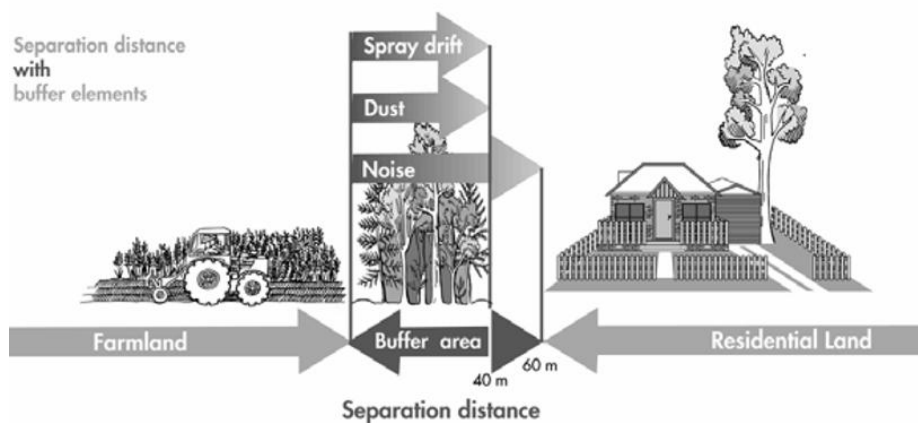


Typical Victorian garden layout



Typical 1920s garden layout

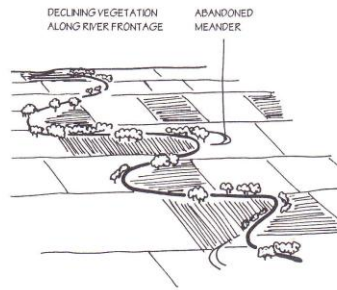
Department of Natural Resources and Water, Queensland



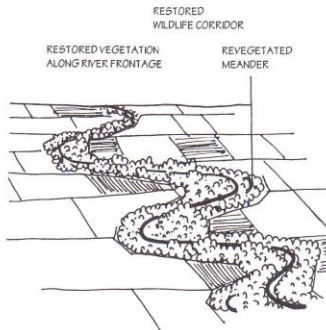
Mt Lofty Ranges Sustainable Rural and Environmental – Discussion Paper

22. Remnant vegetation should be preserved and revegetation should occur where possible, to restore wildlife corridors and river habitats.

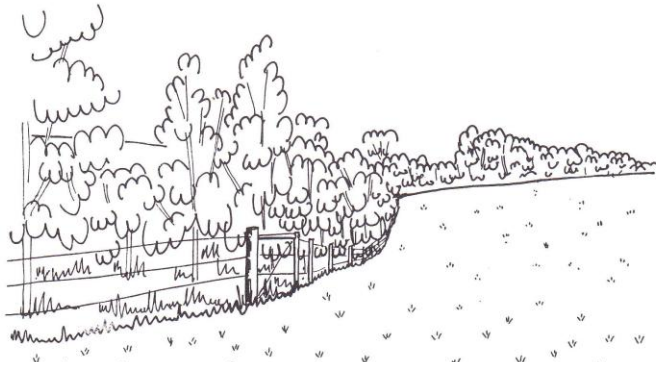
EXISTING



PREFERRED

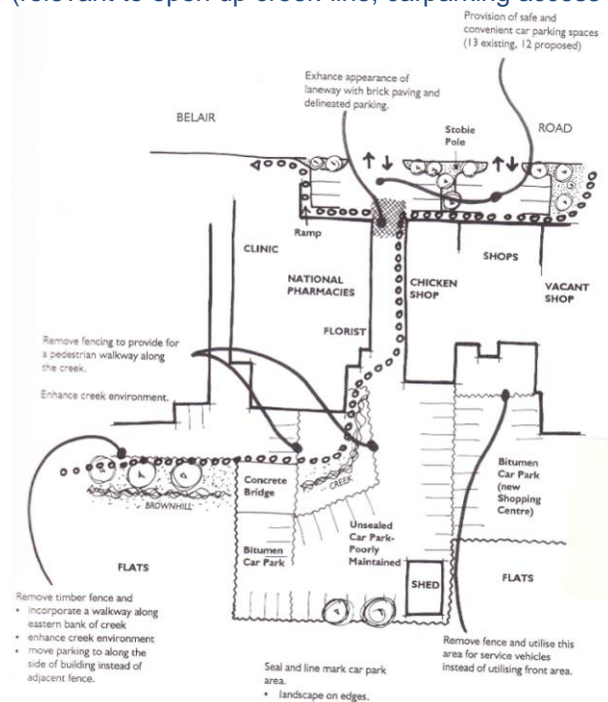


23. Windbreaks should be planted in association with any rural development.

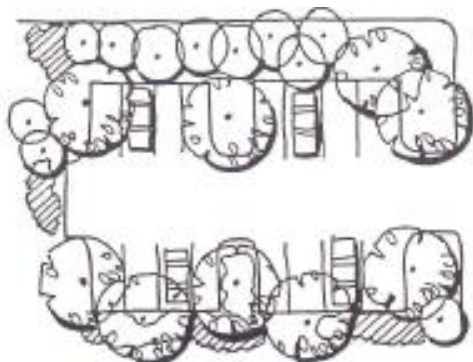


Mitcham Centre Strategy

(relevant to open up creek-line, carparking access and walking trails)

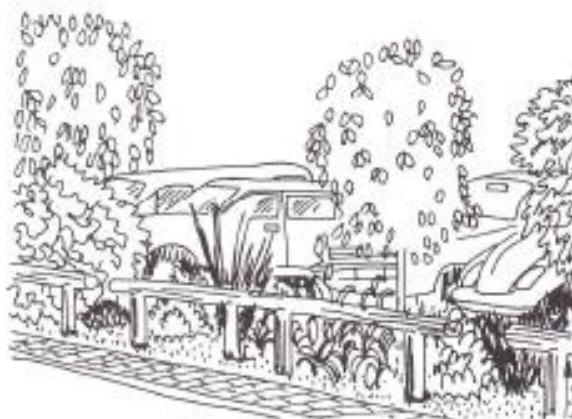


Mitcham Centre Strategy (cont) (relevant to carparking areas)



Adequate on-site car parking spaces should be provided for new development or where there is an intensification in land use

- Trees, shrubs and ground covers should be used to:-
 - provide shade
 - screen cars from view adjacent to property boundaries
 - partially screen cars from view to public roads
 - improve amenity and to delineate pedestrian pathways



- Mitcham Shopping Centre car park (north, adjacent to Princes Road) to be enhanced with feature tree planting and landscape beds at key locations.

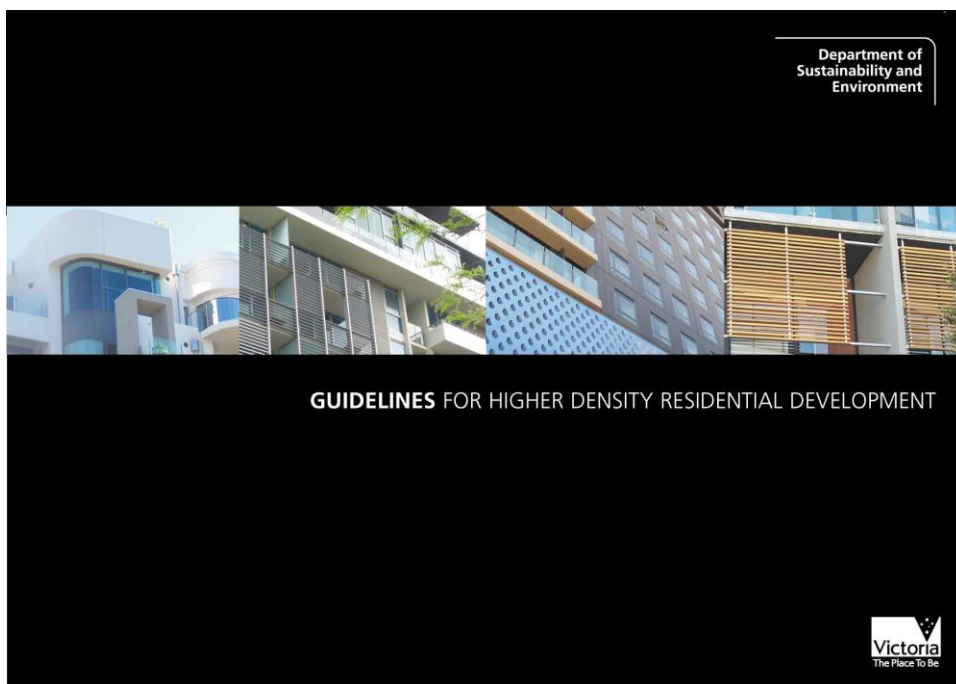
Suggested Landscape Plantation Guidelines

Victorian Government

The Victorian Department for Planning and Community Development has developed a series of guidelines to help promote higher standards for a range of developments, such as:-

- Activity Centre Design Guidelines
- Higher Density Residential Development
- Safer Design Guidelines
- Interim Design Guidelines for Large Format Retail Premises

Whilst these may be directed to developments of a larger scale than Clare and Gilbert Valleys, it helps provide some useful examples.



Appendix D

Mintaro Conservation and Construction Guidelines (Mintaro DPA, 2009)

Provided under separate cover

Appendix E

Climate change references

SA Strategic Plan

The SA Strategic Plan seeks to achieve strong economic growth without compromising the environment or quality of life of South Australians.

The Strategic Plan contains a series of targets and objectives, the majority of which seek implementation by 2014, across the following six interrelated objectives:-

- Growing Prosperity
- Improving Wellbeing
- Attaining Sustainability
- Fostering Creativity
- Building Communities
- Expanding Opportunity

A key pillar to the Strategic Plan is the future of the environment.

SA Planning Strategy

The Planning Strategy for SA (inclusive of the 30 Year Plan for Greater Adelaide and Regional Plans) presents current State Government policy for development throughout the State – inclusive of Climate Change strategies.

Premier's Climate Change Council

The Premier has established a Climate Change Council.

The primary function of the Climate Change Council is to provide independent advice to the Premier about matters related to the reduction of greenhouse gas emissions and adopting to climate change. The Council also takes a leading role in consulting with business, the environment/conservation sector and the wider community on climate change issues.

Renewables SA

Key elements of the charter of Renewables SA include attracting renewable energy investment to our State and providing strategic advice to the Government on renewable energy policy issues.

Climate Change and Greenhouse Emission Reduction Act, 2007

Further to the above the State has established the Climate Change and Greenhouse Emissions Reduction Act 2007 – the first Australian State to legislate for reduced greenhouse emissions.

The Act seeks to:

- Reduce greenhouse gas emissions within the state by at least 60% to an amount that is equal to or less than 40% of 1990 levels by 31 December 2050 as part of a national and international response to climate change
- Increase the proportion of renewable electricity generated so it comprises at least 20% of electricity generated in the state by 31 December 2014, and
- Increase the proportion of renewable electricity consumed so that it comprises at least 20% of electricity consumed in the state by 31 December 2014

The legislation also commits the State government to work with business and the community to develop and put in place strategies to reduce greenhouse emissions and adapt to climate change.

Resulting initiatives include the climate change sector agreements and the Climate Change Adaptation Framework for SA.

South Australia's Greenhouse Strategy 2007-2020

South Australia's Greenhouse Strategy, Tackling Climate Change, is SA's long term response to addressing climate change – it outlines a case for 'action' under the following strategies:-

- The need to reduce greenhouse gas emissions
- The need to adapt to climate change
- The need to innovate

The Strategy contains an action plan that guides the activities of government in implementing it.

LGA Climate Change Strategy 2008-2012

The LGA's Strategy, in association with the State/LGA Climate Change Sector Agreement, outlines a range of projects and actions to assist in delivering more climate change resistant councils and communities.

LGA Mutual Liability Scheme Climate Adaptation Program

The LGAMLS Climate Adaptation Program (CAP) stands as the first coordinated assessment of climate change risks of a government sector in Australia. The Program aims to give South Australian Councils a framework to translate climate impacts into identified risks to their business operations, whilst developing realistic adaptation measures over short and long-term planning horizons.

Program background

Adopting climate change as one of Local Government's highest priority activities, the LGA's State Executive Committee developed a comprehensive Climate Change Strategy (CCS) in 2008. The CCS was an important inclusion in the joint Climate Change Sector Agreement between the South Australia State Government and Local Government, which commenced on 4 June 2008. Among other measures, the Sector Agreement 2008 outlined the proposed Climate Change Risk Management Assessments and Adaptation Program, (now referred to as the Climate Adaptation Program (CAP)).

With a focus on the delivery of consistent industry outcomes and a 'whole of sector' approach, significant funding was provided by the LGA through its Mutual Liability Scheme (the LGAMLS) to implement the Program over a two-year period from mid-2008.

Stage one of the Program committed to completing 25 programs within 18 months from the commencement of the Sector Agreement. This target was exceeded, with the LGAMLS partnering with 29 South Australian Councils (approximately 50 percent of metropolitan and rural Councils).

Program methodology and design

The Program was designed in recognition of the need for a flexible approach that would meet individual Council operations and requirements.

The following nationally recognised guidance documents were used as a basis for the CAP's development:

- Climate Change Impacts and Risk Management, A Guide for Business and Government, Australian Greenhouse Office, 2006
- Australian Standard AS/NZS 4360, ISO 31000 Risk Management
- Climate Change Variables for South Australia identified in the Climate Change in Australia, Technical Report 2007

In addition, expert interpretation was provided by the:

- Bureau of Meteorology, South Australian Regional Office, Climate Section
- Wallmans Lawyers

Risk management Framework

The Australian Standard: Risk Management, AS/NZS 4360:2004 (now AS/NZS ISO 31000) was selected as the preferred framework for providing guidance on applying the principles of risk assessment and management in decision-making.

As well as allowing Councils to integrate their CAP planning into their mainstream strategic plan, a framework based on the Standard allows for the uncertainties inherent in climate change, enabling new climate change information to be incorporated as it becomes available.

Risk analysis

Risks were broadly assessed against the level of impact they would have on a community, in terms of the ability of that Council to continue its public administration and governance functions. This ability is expressed in terms of the CAP's success criteria. The criteria relate directly to the Local Government Act 1999 and can best be described as long-term objectives that underpin Council operations:

- Maintain public safety
- Protect and enhance the local economy
- Protect existing community structures and the lifestyle enjoyed by the people of the region
- Sustain and enhance the physical and natural environment
- Ensure sound public administration and governance

The CAP makes the assumption that the climate change variables will occur. The analysis of each risk takes into account all existing or current controls and treatment methods that may impact on the risk. Risks were assessed by:

1. Rating the level of impact a risk event would have on a community (in a range from 'insignificant' to 'catastrophic')
2. Exploring the consequences those impacts would have on a community's resilience (as expressed by the success criteria)
3. Rating the likelihood of a risk event occurring (in a range from 'rare' to 'almost certain')
4. Assigning risk management priorities

This has enabled Councils to undertake individual assessments and for the LGAMLS and LGA to develop 'climate adaptation' profiles. South Australia is the only state to develop a sound sector-wide risk profile, based on the Australian Government's climate adaptation criteria.

Local Government Association of South Australia

Climate Change

The LGA actions on climate change are guided by two key strategic documents: the LGA Climate Change Strategy and the State and Local Government Climate Change Sector Agreement.

Risks to Council Work

A cornerstone project for the LGA has been the LGA Mutual Liability Scheme Climate Adaptation Project (CAP), as detailed earlier.

In August 2010, the LGA successfully applied for \$340,000 in funding from the Australian Government (National Climate Change Adaptation Research Facility) to undertake the development of a 'climate change overlay' for asset management.

The key objectives of this project (due for completion mid 2012) are to:

- Identify key Council assets vulnerable to climate change;
- Determine likely impacts of climate change on Council assets;
- Model financial risks to these assets, including a full life-cycle economic analysis of options for Councils to reduce risks;
- Develop the necessary modifications to existing asset management and financial sustainability tools so that Councils can assess different scenarios; and
- Guide service level standards through professional associations such as the Institute of Public Works and Engineering Australia.

Coastal Risks

To further support Councils prepare for the likely impacts of climate change and address key recommendations from the LGA Mutual Liability Scheme Climate Adaptation Program, the LGA applied for funding from the Department of Climate Change and Energy Efficiency under the \$3.2 million Coastal Adaptation Decision Pathways Program (CADP). On 17 June 2011, the LGA was advised that the application was successful and was awarded \$300,000.

The key outcome of the LGA CADP project will be delivery of a pilot decision making tool that includes the evaluation of climate change policy options based on real data and a financial model. The pilot framework will be designed to support informed policy development and decision making by coastal planners and asset managers to address coastal climate change risk and impacts. As a result of this work coastal planners will be better placed to assess the implications of various climate change adaptation policy options and identify the optimal point for investment in adaptation strategies.

The project involves partnerships with the University of SA, Coast Protection Board of SA, Department of Premier and Cabinet Climate Change and Sustainability Division and numerous other stakeholders.

The LGA CADP project will be run concurrently with the \$740,000 LGA National Climate Change Adaptation Research Facility project which aims to provide Councils with a tool to assess the likely impacts of climate change on assets and infrastructure and integrate this information into existing Council asset and financial management frameworks.

Vulnerable Communities

The State Government's Adaptation Framework identifies the need for integrated vulnerability assessments to look at regional issues beyond Council activities. The LGA has taken the initiative to establish, with State support and CSIRO (Commonwealth Scientific and Industrial Research Organisation) input, a standard approach to regional assessments.

The project is designed to assist regions to assess impacts for natural resources; the regional economy; social capital; human capital; and the built environment by bringing together key stakeholders including Natural Resources Management (NRM) boards and Regional Development Australia (RDA) boards, with regional Local Government associations. The aim is a Regional Adaptation Plan incorporating an assessment of the challenges and the region's capacity to respond.

Renewable Energy

The LGA Renewable Energy Pilot Program (REPP) was launched on 28 May 2010 with six metropolitan and one regional Council after detailed consideration and legal advice. ZEN Home Energy Systems was engaged to deliver the program. The LGA REPP was initially designed to run for 12 months, finishing in May 2011 when due to its success, the State Executive

Committee endorsed it for another 12 months. Since the launch of the LGA program, 27 additional Councils have become involved, bringing the total number to 34.

To assist Councils, the LGA has developed draft guidelines for a Council Climate Change Strategy bringing together all relevant elements.

The guidelines are designed to assist staff to develop a strategy allowing Council Members to understand the climate change 'environment' in which they are operating, to consider the options available, and to understand the resource implications of each option.

The guidelines are due for completion in mid 2011.

Water Sensitive Urban Design Guidelines, Planning SA and Water for Good

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. WSUD provides for the sustainable use and re-use within developments of water from various sources, including rainwater, stormwater, groundwater, mains water and waste water (including 'greywater' and 'blackwater'), while at the same time protecting environmental, recreational, cultural values.

Water for Good is a South Australian Government plan aimed at securing sustainable water supplies for the State, in response to being a particularly dry state, the added pressures of climate change, a harsh drought, and a growing population. In particular, the plan aims to diversify water supplies to reduce reliance on the River Murray and other rain-dependent water sources. Actions involve a range of water saving measures to reduce consumption, stormwater capture and re-use, irrigation practices, waste water recycling and rainwater tank ownership.

The WSUD project informed preparation by DPTI of model planning policy for inclusion in the State Planning Policy Library and subsequently in council area Development Plans. This will promote consistency in assessing new development proposals against clear WSUD policies.

The most recent update of the State Planning Policy Library contains policies that support WSUD principles and techniques. The policies are contained in the Natural Resources Module of the Better Development Plan Library.

National Greenhouse and Energy Reporting Act, 2007

As part of a growing global effort to curb greenhouse gas emissions (GHG), governments, corporations and Councils are exploring ways to reduce emissions on both a voluntary basis and within a regulated environment. As a result of the National Greenhouse & Energy Reporting Act, there is a national framework for emission measurement based on international best practice for emissions reporting.

This operational level course is for staff who will be responsible for developing, maintaining and utilising an emissions inventory for Local Government. It will workshop risks and opportunities and how to develop ongoing emissions measurement and management processes, incorporating where possible existing environmental and financial management systems. Participants will develop an understanding of how to develop audit boundaries and Council-wide emission inventories.

National Clean Energy Legislation, 2011

On 28 July 2011, the Treasurer, Hon Wayne Swan MP and the Minister for Climate Change and Energy Efficiency, Hon Greg Combet MP released the draft Clean Energy Legislative package for public comment. The release of this legislative package follows the Government's July announcement of its Clean Energy Future policy.

The Australian Local Government Association (with input of State LGA's) submission focused on two key themes: the broad economic impact of the Clean Energy Future package on

Councils; and Local Government's concern and proposed alternative methods for the treatment of waste under the package.

To assess the likely impact of the Clean Energy Future package on Council business, the LGA is working with the Australian Local Government Association to undertake a national modelling project. This project will analyse Council emissions profiles and general activities against the Commonwealth and industry projects for cost increases in fuel, electricity, waste management, construction materials and other purchased goods/services. The outcome of this work will be guidance for Councils on the likely cost increases to include in their long term financial planning processes.

National Carbon Farming Initiative, 2011

The Carbon Farming Initiative Legislation was passed by Federal Parliament in August 2011 establishing a regulated carbon offsets market in Australia. Farmers, Local Government authorities and other landholders will now be able to establish and access international and domestic carbon markets.

The Australian Sustainable Built Environment Council

The Australian Sustainable Built Environment Council is currently developing a policy framework for climate change adaptation in the built environment. The framework will inform a multi-pronged strategy of advocacy, promotion, communication and education about the practical measures that can be taken to ensure the built environment is more resilient to the impacts of climate change.

To help shape the framework development the Australian Sustainable Built Environment Council is seeking input from a range of professionals within the built environment sector, about how they are dealing with climate change adaptation in their day-to-day work.

State-wide (SA) Wind Farm Development Plan Amendment

The DPA is in response to the State's commitment to promote renewable energy. The SA Government places primary importance on meeting its target to have 33% of electricity generated from renewable sources by 2020.

The changes proposed are designed to underpin the role of Councils in wind farm development assessment in recognition and support of the key role Councils play in the assessment and development of the State's wind power industry. Updating the policy framework for the assessment of wind farm facilities will provide certainty and clarity to the community, industry and investors.

More than \$2 billion has been invested into wind farms in South Australia providing 1,150 megawatts of capacity. To date 534 wind turbines have been installed representing around 54% of Australia's total wind power generating capacity.

In 2010/2011, wind comprised 21.7% of electricity generated within South Australia – three years ahead of the SA Strategic Plan target of 20% of electricity generated by renewable sources by 2014 and nine years ahead of the national target.

Appendix F

Submissions/public hearing

Appendix F - Clare & Gilbert Valleys Council – Strategic Directions Report – Summary of Public Submissions and results of Public Hearing on 25 March, 2013.

Recommended changes resolved by Council 20 May 2013.

No.	Author	Summary of submission	Assessment of Submission	Recommend changes for final Report
1.	Richard Wood Warwick Coster	<p>Urges Council to support the Clare South West Rural Living DPA in the Strategic Directions Report.</p> <p>Submission is based on significant research and investigations undertaken over 5 years, inclusive of preparation of Developer Funded DPA and Infrastructure Deed.</p> <p>Please refer to submission contained in the Agenda papers of Special Council Meeting held 25 March 2013.</p> <p>Mr Wood spoke in support of the submission at the Public Hearing held on 25 March 2013.</p>	<p>The submission is based on previous work for the Developer Funded Development Plan Amendment (DPA) to the 'pre-public consultation' phase of that process – the submission considers that because of this work the DPA should be included in the Strategic Directions Report.</p> <p>The Minister by letter dated 10 February 2012 advised he did not support the DPA for the purpose of public consultation on the basis of:</p> <ol style="list-style-type: none"> 1. not fully aligning with the Mid North Region Plan in terms of Structure Planning or strategic investigations; 2. rezoning would not form a compact extension of the town and would result in linear expansion; and 3. the rezoning will lead to loss of agricultural land and increase potential for bushfire risk. <p>Based on general feedback from the recent Council workshop, arguably the project does not "misalign" with the above issues raised by the Minister. Therefore should Council desire to include the project in the Strategic Directions Report it would be on the basis that the proponent has already investigated the issues raised and that the subject land is not highly visible along the southern town approach.</p> <p>The Minister withdrew the DPA – for possible</p>	<p>Council resolved on 20 May 2013 to not alter the draft Strategic Directions Report.</p>

			<p>further consideration post the Strategic Directions Review.</p> <p>Council's position throughout the Strategic Directions Review process was to reconsider the matter on a strategic basis. Based on the Council, community, agency consultation phase and Dr Ellyard's 'desired futures' visioning on the Review (and detailed discussions and considerations by Council throughout the process), Council established 'core values' for future development at Clare and clear direction in terms of protecting the open natural landscape flanks from urban development. After careful consideration Council considered that the project did not align with these values.</p> <p>Whilst Council has the ability to alter the Strategic Directions Report, it would alter the policy direction the Council sought through the process. Redrafting of the Strategic Directions Report would be required as a result of a change in terms of visioning, discussion, calculations, graphics and recommendations throughout various chapters.</p> <p>Any change would require acceptance of the Minister, noting the Department for Planning in Submission 10 (point 8) already questions Council's growth position as excessive.</p>	
2.	Aileen Pelly, Renmark	<p>Submission relates to King Street, Mintaro.</p> <p>Concern relating to the Mintaro DPA, 2009 and land at King Street, Mintaro. No specific details provided.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	<p>Noted.</p> <p>Although the submission was not specific, the Strategic Directions Report has already highlighted scope for a review of policy as it affects Mintaro as summarised in submissions below.</p>	No change.

3.	Saddleworth Peak body	<p>Referred to minutes at meeting of 4 December 2012.</p> <p>General meeting notes and observations.</p> <p>Specific comments relating to strategic findings of Strategic Direction Report included:-</p> <ul style="list-style-type: none"> ▪ Buffer zone between AW Vater and residents ▪ Page 21 – amend reference regarding ‘..... is a rail head for grain production’. <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	<p>Noted – and Council appreciated the Workshop Session held with the community through the process.</p>	<p>Delete reference to ‘rail head for, grain production’ on page 21 at Saddleworth.</p> <p>Include reference in Figure 10.23 Saddleworth Conceptual Plan, for buffer between AW Vater and residential area.</p>
4.	Mintaro Progress Association	<p>Expressed its appreciation to the Council on its vision.</p> <p>Found the document easy to read and enabled a good understanding.</p> <p>Considers it essential for the continued development of Mintaro as a dynamic community.</p> <p>Specific comments relating to the Development Plan included:-</p> <ul style="list-style-type: none"> ▪ Residential lots in Precincts 3 and 4 should be reduced to 0.4ha or smaller ▪ Development in the Residential Zone on the western side of Mintaro should not go ahead until most of the residential lots within the town are developed ▪ Lots 376-379 be zoned Rural Living (8) instead of Rural Fringe ▪ Need to expand the use of design guidelines in relation to built development, benching of sites and stormwater management. <p>Also raised at public hearing the need for better wastewater management. Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	<p>The Strategic Directions Report has recommended consideration of a DPA to consider the matters associated with Residential (Policy Area 7) Precinct 3 and 4 and to review the Conservation Guidelines.</p> <p>Council is not contemplating further rezoning of land to rural living.</p>	<p>No change.</p>

5.	Regional Development Australia	<p>Comments on the Community Plan, not the Strategic Directions Report, relating to opportunities for education; health and government services; encouraging retail growth within vibrant townships; support for industry diversification; and scope for a digital hub.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	The Council consulted and liaised with the RDA through the process, and the comments provided have been reflected in the Strategic Directions Report.	No change.
6.	MasterPlan for Petrie McCabe, Auburn	<p>Submission supports the request for rezoning of land (Lot 58 Main North Road, Auburn) for residential purposes.</p> <p>Supports the findings of the Strategic Directions Report.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p> <p>Graham Burns, MasterPlan, spoke to the submission at the Public Hearing held on 25 March 2013.</p>	This submission was also made during the initial consultation phase and has been supported by Council.	No change.
7.	P and G Lamkin, Kadina	<p>Agrees and supports Council's position in relation to the recommended realignment of the southern boundary of Auburn as shown in Figure 10.25.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p> <p>Mr Lamkin spoke to the submission at the Public Hearing held on 25 March 2013.</p>	Noted.	No change.
8.	Vince Daly, Mintaro	<p>Supports, and pleased with the content of the Strategic Directions Report.</p> <p>Provides positive incentives for the future development of the region.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	Noted.	No change.

9.	J and L Brady, Mintaro	<p>Concerned with current restrictions on block sizes at 1 ha at Mintaro.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	<p>Noted.</p> <p>The Strategic Directions Report has recommended consideration of a DPA to consider the matters associated with Residential (Policy Area 7) Precinct 3 and 4 and to review the Conservation Guidelines.</p>	No change.
10.	Planning Division (Dept. of Planning, Transport and Infrastructure)	<ol style="list-style-type: none"> 1. Remove content of page 51 & 52 relating to Council's policy position on Wind Farm. 2. Does not support any changes to the State-wide Wind Farm DPA. 3. Council is required to adopt SA Planning Policy Library modules in future DPA 4. Department reserves judgement in relation to recommendations on Square Mile Road and Residential (Mintaro) Policy Area. 5. Townships DPA recommendations – more emphasis required on increasing residential densities and dwelling mix – infill development should be promoted ahead of extending town boundaries. 6. Supports Council's approach in recognising the NRM Plan in the Development Plan, but reserves judgement until detail of exact policy emerges vs the SA Planning Policy Library. 	<ol style="list-style-type: none"> 1. Disagree, as this is summarising Council's submission on the Wind Farm DPA and it should be respected – throughout the Strategic Direction Report Council has acknowledged the Ministerial Wind Farm DPA, the Planning Strategy goals and the aim of the State's position. 2. Noted. 3. Noted – agree. 4. Noted. 5. Agreed, noted. <p>However, only modest alteration to town boundaries are proposed via a Township DPA, based on the initial Structure Planning.</p> <ol style="list-style-type: none"> 6. Noted - agree. 	<ol style="list-style-type: none"> 1. No change, as this presents Council's policy position on Wind Farms – also refer submission 12, 14 and submission 19. 2. As above. 3. No change sought. 4. No change, and asks that department reserves judgement to a SOI stage. 5. No change – encapsulate comments at an SOI stage. 6. No change sought – further consideration at SOI stage.

		<p>7. The department is reviewing the parameters for Heritage DPAs – liaise with department prior to commencing a review.</p> <p>8. Growth to 2030 – the projection exceed the departments projections, and feels Council's vision is excessive and should be reduced.</p>	<p>7. Noted – agree.</p> <p>8. Noted - disagree</p> <p>The Strategic Directions Report does clearly refer to the Department's population projections and also to the Planning Strategy.</p> <p>The discussion in the Strategic Directions Report regarding Council's position on growth is based on the detailed visioning undertaken with Dr. Peter Ellyard and Council's desired future – this desired future will not compromise the cores values of the district (or the Planning Strategy) that are strongly encapsulated in the Review.</p> <p>Although the departments growth projections are conservatively based, the Council has not recommended any major 'new rezoning' releases. Council, through a thorough and robust process, has simply reflected that scope exists for stronger economic growth within existing defined township boundaries (supported by related research) with only modest rezoning of new land that is subject of further investigations at a DPA stage.</p>	<p>7. No change required.</p> <p>8. No change.</p>
		<p>9. Notes the significant over-supply of land at Riverton, Saddleworth and Auburn.</p> <p>Council should consider 'down – zoning' these areas and promoting in-fill and protection of town character.</p>	<p>9. Noted</p> <p>A significant oversupply of land at Saddleworth and Auburn is not correct.</p> <p>Riverton has a considerable amount of underdeveloped (zoned) land – the Review acknowledges this and seeks to retain this land so as to promote longer term growth options – and growth that is well managed and respectful to town values described the Review.</p>	<p>9. No change.</p>

		<p>10. Strategic function of smaller towns and relationship to each other could be further elaborated.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	<p>The Review also promotes the 'staged' release of land at Riverton and scope for high quality urban design and demonstration ESD projects.</p> <p>10. Noted.</p> <p>Council considers that the Review has gone to quite considerable lengths to articulate its strategic position in relation to the smaller towns – this has also been undertaken via Council's Community Plan (S122 Local Government Act), as referenced.</p> <p>In essence, no significant changes to the Development Plan have been recommended for the smaller towns.</p> <p><u>General Council Comment</u></p> <p>Council has appreciated the input and liaison of the Planning Division over this 12 month review, and liaison with various staff – and acknowledges that the department has generally shown excellent support for the findings of the Strategic Directions Report.</p> <p>Council respects, acknowledges and appreciates the comments made, but asks that the department be mindful of the thorough Review process and that Council has placed a strong emphasis on managed growth and its long term aim to protect and enhance the key landscape and environmental strengths of its district.</p>	<p>10. No change.</p>
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11.	Mount Horrocks Historical Society	<p>Various detailed comments relating to historical events and historical data.</p> <p>Most of the comments relate to 'historical context' outlined in Part 2 Section 1; the State's Integrated Vision (Figure 5.1) illustration; and the Council's Community Plan.</p> <p>Various other comments relate to feedback given to Council by the Peak Body workshops.</p>	<p>Whilst these comments have been well received and thoroughly researched, Council has relied on published literature.</p> <p>The Review has also quoted feedback from the general community, and such feedback is an accurate record of these meetings.</p> <p>The comments and information provided will be very valuable when Council undertakes the recommended priority DPAs and Local Heritage and Conservation Zone DPA.</p> <p>The comments are also extremely valuable in terms of Council considering future review and refinement of its history publications.</p>	No change.
12.	Renewables SA	<p>Raises concerns with regard to Council's policy position on seeking stronger controls over Wind Farms.</p> <p>Outlines detailed information relating to the SA Government's position on promoting renewable energy and managing impacts.</p>	<p>Noted.</p> <p>Council does not dispute the benefits of renewable energy.</p> <p>Council acknowledges the policy position of the SA Government.</p> <p>Council simply holds a different policy view and serious concerns relating to impact of wind farms on the unique landscape qualities of the Clare and Gilbert Valleys and seeks stronger controls relating the buffer separation, siting and design – and broader Category 3 public notification.</p> <p>Council should be entitled to retain its opinion in the Review – the Minister should not seek to have Council's opinion deleted from the Review – the Minister can simply choose to acknowledge and respect Council's policy position, and will ultimately have control over any amendments to the Development Plan.</p>	No change.

13.	Sandy Hansen	<p>Submission relates to seeking Council's support for the Clare South West Rural Living DPA.</p> <p>Provides detailed background information relating to support for the DPA, based on relevant research and investigations previously considered by Council and relevant agencies.</p> <p>The submission considers that the DPA would not compromise Councils 'core values' outlined in the Strategic Directions report as the land is located to the west of the ridgeline and cannot be viewed from the main entry to Clare, has been the subject of detailed investigations and as the land is not a viable farming holding.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	Refer submission no. 1.	Refer submission no. 1.
14.	Clean Energy Council	<p>Recognises the importance of wind farm developments in terms of generation of renewable energy, investment and job creation.</p> <p>Detailed information relating to how wind farms be appropriately developed in term of managing visual impact, agricultural operations, environmental aspects, biodiversity, emergency management, siting and design.</p> <p>Similar supporting information to submission 12 by Renewables SA in terms of supporting renewable energy developments.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	Refer submission 12.	Refer submission 12.
15.	Glen Acres Pty Ltd, Riverton	<p>Submission relates to land currently zoned Commercial and Deferred Urban to the south of the township of Riverton.</p> <p>Considers the Commercial Zoning is inappropriate and in the 19 years since rezoning it has had no market interest except for residential development.</p>	<p>The Strategic Directions Report has already highlighted the need to consider the future options in relation to the Deferred Urban Zone in Figure 10.19 and related recommendations.</p> <p>Depending on the findings of a future DPA, potential may exist to consider parts of the</p>	<p>To add notation to Figure 10.19 (Concept Plan – Riverton) to include scope for consideration of future zoning of Commercial Zone in association with future consideration of Deferred</p>

		<p>Requests that the land between Horner and Davis Street be rezoned to predominately Residential (possibly with portion of Torrens Road frontage for commercial purposes), and/or rezoning in-line with submission dated 17 November 2009 for the entire land to be for residential except for portion of the south eastern corner for commercial purposes (better aligned adjacent to the Industry Zone). This would also allow further consideration of drainage reserve requirements.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	<p>Deferred Urban Zone for commercial purposes in lieu of land within the existing Commercial Zone.</p>	<p>Urban Zone.</p> <p>Notation to also refer to provision for future stormwater drainage (and vesting of existing services) design within the existing Deferred Urban Zone.</p>
16.	Andrew Aworth, Mintaro	<p>Seeks that Council considers rezoning Lots 376-379 from Rural Fringe (PA 9) to Rural Living (PA 8).</p> <p>This submission was also made during the initial consultation period on the Strategic Directions Review.</p> <p>Also refer submission 4 and 17.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	<p>The recommendations of the Strategic Directions report have sought to focus on two main issues at Mintaro:-</p> <ul style="list-style-type: none"> ▪ Need to review policy provisions relating to lot size and dwellings in the Residential (Mintaro) Policy Area 7 (Precinct 3 and 4) ▪ Need for reinstatement of the 2009 Conservation Guidelines <p>The recommendations had not sought to consider further zoning alterations, or to consider additional Rural Living land on the fringes of Mintaro.</p> <p>Although no change is recommended to the Report, this matter could be the subject of further consideration at a time of a future DPA.</p>	No change.
17.	John Hawke, Mintaro	<p>Commends Council on the Strategic Directions Report and Community Plan.</p> <p>Considered both were very readable and comprehensive.</p> <p>The submission related to:-</p> <ul style="list-style-type: none"> ▪ Historical commentary ▪ Need to review zoning as it affects Policy Area 9 and 	<p>General agreement with comments and observations, which have been encapsulated in the current Strategic Directions Report and for further review in a future DPA.</p> <p>Refer comments on submission 4 and 16.</p>	No change.

		<p>also Precinct 3 and 4 Lot size (to 0.4ha)</p> <ul style="list-style-type: none"> General observations, population, demographics, aging population and related data in support of the Mintaro Progress Association submission outlined in submission no. 4. <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p> <p>John Hawke spoke to the submission at the Public Hearing held on 25 March 2013.</p>		
18.	Des Menz, Benbournie	<p>Commends Council on engaging Dr. Peter Ellyard and agrees with Council's vision.</p> <p>Compliments Council on the comprehensive nature of the Report and its readability.</p> <p>The submission sought the following:-</p> <ul style="list-style-type: none"> Expand the 'Ellyard vision' to include a separate theme of Education 'Environmental Design' be renamed 'Sustainable Built Form' Include a new theme of 'Sustainable land systems' to reflect current government reports relating to the agricultural sector Consider and reference the Climate Change Adaptation Framework for SA and to address the importance of Climate Change issues Consider appropriate planning mechanisms that allows for rapid switching to alternative land uses in farming areas if/where land is abandoned as a result of climate change That planning does not become too prescriptive, but is adaptive and flexible. <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	<p>Noted – comments are generally in support of the Strategic Directions Report.</p> <p>Although Council does not disagree with the comments relating to Dr. Ellyard's work, the Strategic Directions Review has accurately described the vision as developed through the process.</p> <p>The Strategic Directions Report has already referenced and considered the Climate Change Adaptation Framework for SA and Climate Change issues. This was also addressed by Dr. Ellyard and the identified need for scope for alternative and value added farming and tourism related activity.</p>	No change.

19.	Energy Australia	<p>Detailed submission outlining the benefits and need for wind farms as a form of renewable energy.</p> <p>Considers Council's position to seek stronger controls over wind farms is contrary to its own objective of 40% renewable energy by 2030 and 100% by 2050.</p> <p>Detailed information in support of the economic, renewable energy, employment benefits of wind farms – and the balancing of environmental, design and siting responsibilities.</p> <p>Please refer to submission contained in the Agenda papers of 25 March 2013.</p>	Refer submission 10, 12, 14 and 19.	No change.
20.	Clare & Gilbert Valleys	<p>Submission relates to:-</p> <ul style="list-style-type: none"> Site 1 – Lot 35-39 Main North Road, Clare, adjacent to the main access to the Clare Oval – Council seeks to allow potential for public administration, community facilities and cultural amenities over this land, such as library, art gallery and the like. The existing Recreation and Residential Zone should be altered to a more appropriate zone with a solid policy base for an office/library/cultural/community complex. Site 2 – the site of the existing Tourist Information Centre on southern edge of Clare Caravan Park – the existing Caravan Park and Tourist Park zone does not specifically encourage this type of facility, and future managers or owners of the facility may see this as an investment and business constraint. The subject area relating to the Tourist Information Centre should be rezoned to a more appropriate zone to allow for greater diversity of development types including information centre, resource centre, retail, booking agency, conference, tourist and tourist accommodation facilities. <p>The Development Plan policy is too restrictive to allow Council to achieve its future development goals for the land identified.</p>	Agree.	Identify both sites with related annotations on Figure 10.14 Clare Concept Plan and in related parts of the report.

		Council has identified that the Community Zone Module (tailored with suitable policy and with deletion of related non-complying triggers) of the SA Planning Policy Library, or other options, could be considered as a good starting point.		
21.	Clare & Gilbert Valleys Council	<p>Part A Section 4.1 should better acknowledge the work already undertaken on Structure Planning, as follows:-</p> <p>To 'refine' the Structure Plans as part of future priority DPAs. In association with the recommended priority DPAs, that the DPAs be underpinned by Structure Plans relating to identified Growth Areas, and the existing Structure Plans be 'refined' where required.</p> <p>As highlighted in the foot note in Part A Section 4.2 priority DPAs it is considered that it may be too ambitious for Council to undertake the recommended DPAs with the three (3) identified DPAs, being:-</p> <ul style="list-style-type: none"> ▪ Townships DPA ▪ Rural and Environmental DPA ▪ Local Heritage & Historic Conservation Zone DPA <p>Whilst no change to identified issues/scope is recommended, it is considered that Part A Section 4.2 Priority DPA's be amended to include five (5) DPA's, and that these be staggered over 3 years to manage budget and workflow, being:-</p> <ul style="list-style-type: none"> ▪ District townships DPA (including Mintaro Policy Area 7 Precinct 3 & 4) (High 2013/14) ▪ Rural and Environmental DPA (Medium 2014/15) ▪ Clare township DPA (possibly including Riverton) (Medium; 2014/15) ▪ Local Heritage and Historic Conservation DPA (Medium; 2015/16) ▪ Strategic sites DPA (depending on the scope and magnitude of such, these may need an option for consideration as individual DPA's, or as part of one of the above mentioned DPA's where relatively straight 	Agree.	Amend Part A Section 4.1 and 4.2 Priority DPA's accordingly.

		forward (medium; 2014/15; 2015/16)		
		This has been discussed and agreed with the Chief Executive Officer.		