



# **Development Act 1993**

*(Draft) Development Plan  
Amendment*

## **CITY OF VICTOR HARBOR**

### **RESIDENTIAL (HINDMARSH VALLEY)**

*Development Plan Amendment  
Report by Council*

*Statement of Intent*

*14<sup>th</sup> November, 2005*

# STATEMENT OF INTENT

## 1. Introduction

The City of Victor Harbor faces important choices about how the City should develop in the next 25 years. Population and development pressures which have been experienced over the last 25 years, and which are projected to further increase into the future, are changing the environment in which decisions have to be made. Accordingly, Council has resolved to undertake an *Urban Growth Management Strategy*, a detailed strategic plan that takes a long-term view to ensure that a structured and co-ordinated approach to development is in place, providing greater certainty for the community, service providers and the development industry.

Population, dwelling commencement and land pressures are however at a point where it is critical that immediate action be taken to increase residential land supply. The Joint Residential PAR (with the Alexandrina Council) was initiated in the year 2000, and is still awaiting authorisation. A review of recent population growth and dwelling commencement data indicates that the Joint Residential PAR potentially underestimated the land supply demands for the City of Victor Harbor, with Council records at the time underestimating historic and therefore potential future dwelling commencements. Accordingly the City of Victor Harbor proposes to undertake a further, site specific Residential PAR, in order to provide additional residential land supply, thereby:

- providing further housing and lifestyle choice;
- having some influence on land values and therefore affordability.

The site subject to this PAR is located at the approach of the Victor Harbor township, adjacent to the south-western corner of the intersection of Welch Road and Adelaide Road, extending to Fuller Road, Hindmarsh Valley (refer "Affected Area" two maps provided). The extension of Welch Road forms the Victor Harbor Ring Road, a recently constructed road providing a more direct route of access to the centre of Victor Harbor and Encounter Bay.

The land nominated is considered to be a strategically important site to the growth and development of the City of Victor Harbor, being located at the approach of the township.

All of the land subject to this PAR is within the designated Urban Boundary contained within the Draft Planning Strategy for the Outer Metropolitan Adelaide Region (dated April 2005).

In undertaking this PAR, the Council proposes to ensure that the policies contained in the draft Plan Amendment Report (PAR) will:

- implement the State Government's Planning Strategy applicable to the area;
- contain pertinent local policies based on appropriate studies; and
- provide a high degree of certainty for both proponents and the community.

In accordance with Section 25 of the Development Act 1993, this statement of Intent has been prepared as an agreement between the City of Victor Harbor and the Minister for Urban Development and Planning in order to:

- confirm important Planning Strategy policies that will be implemented through the PAR process;

- identify the region wide policies in the Development Plan that will not be changed unless otherwise agreed to by both parties;
- outline the policies of regional significance that will be implemented through the draft policies prepared in this PAR process;
- outline the nature of investigations and consultation that will be undertaken in drafting policies for consideration;
- outline the proposed timetable for the policy review and presentation of draft policies for consideration by the Minister; and
- confirm that the draft policies will be set out in accordance with the Guidelines prepared by Planning SA, except as mutually agreed.

## **2. Affected Area (subject to Investigation)**

The area affected and subject to review is bounded to its north by Welch Road, to the east by Adelaide Road, to the west by the Ring Road and to the south by Bashams/Fuller Road. The area affected is illustrated by two Maps in Appendix 1.

The proposed area to be investigated/re-zoned contains numerous contiguous allotments and has a total area of approximately 165 hectares. The land is presently located within the Future Residential Zone, Recreation Zone, General Farming Zone, Rural Living One Zone and the Recreation/Amusement (Hindmarsh River) Zone.

## **3. Issues**

### Previous Policy Development

Specific Plan Amendment Reports undertaken by the Council in recent years include:

- Tourist Accommodation (Whalers Inn) Zone PAR - 24 September 1998;
- Recreation/Amusement (Hindmarsh River) Zone PAR - 13 November 1998;
- Bacchus Road PAR - 13 July 2000;
- Heritage PAR (Interim) - 3 October 2002;
- Local Heritage Review PAR (Interim) - 13 November 2003
- Local Heritage Item (Interim) – September 2004

In addition to the above, a Joint Residential PAR has been initiated with the Alexandrina Council. This PAR will shortly be submitted to the Minister for authorisation. This PAR essentially introduces a comprehensive set of residential design provisions together with some rezoning of additional residential land.

### Strategic Framework

The 2002-2005 City of Victor Harbor Strategic Plan establishes a broad framework to address the broad range of issues presently facing Council. The 'Residential (Hindmarsh Valley)' PAR provides the means to amend the Development Plan and further assist in the delivery of the strategic aims concerning residential development and township growth.

The principal driver for policy review and refinement is the continued growth in housing and population in Victor Harbor. The continued demand continues to create issues and uncertainty, particularly in relation to:

- land supply;
- land prices;
- housing choice;
- housing affordability;
- maintenance of physical infrastructure;
- provision of social infrastructure;
- township character;
- environment protection.

Previous work has already been undertaken by Council in order to determine the general needs and preferences of the local community. A key task of this PAR will be to determine how best to guide future development in a manner to achieve the desired township approach to Victor Harbor.

The population growth projections indicate that the regional role of Victor Harbor will be further consolidated. At the same time there is a strong community desire to maintain the country town atmosphere of Victor Harbor.

In the context of the above, the following specific issues will be addressed in the draft Plan Amendment Report.

### **3.1 Physical Infrastructure Opportunities and Constraints**

Recent investigations (August 2003) undertaken by Kellog Brown and Root Pty Ltd (KBR) have assessed the opportunities and constraints for the provision of physical infrastructure to the north of the Victor Harbor township, in the area most likely to accommodate future township growth. The KBR investigations and further elaboration of this study will be used as a basis in the formulation of policy arising from the PAR.

### **3.2 Population and Housing Demands**

The existing and projected continuance of strong population and housing growth will require continued monitoring of land and housing supply in order to match housing demand. Further it will be important to efficiently plan and stage the rezoning of land at the periphery of the township, balancing environmental considerations together with the provision of service infrastructure.

To assist in this process, investigations will be undertaken to project the likely future housing demands based on a range of scenarios, taking into account:

- demographic trends, including a general ageing of the South Australian population;
- the 'seachange' phenomena which has seen attractive coastal locations increase in popularity as a place or permanent residence, in preference to simply as a holiday destination; and
- changing patterns in terms of household formation and housing preferences.

### **3.3 Environmental Considerations**

Generally an increase in population and housing will place more pressure on the environment. Environmental issues can be raised at a number of levels with stormwater and wastewater disposal / recycling a major issue in the Victor Harbor area. Development will therefore need to be directed to areas where

environmental issues can be best managed. The KBR report identifies a number of constraints, although further consultation with relevant government agencies will be required in order to further refine the constraints and assist in the formulation of appropriate policy direction.

### **3.4 Ring Road**

The recent construction and opening of the Ring Road as the second entry to the Victor Harbor township from Adelaide road has significant planning implications. Firstly, the road has created a second township entry, it is therefore considered important to ensure that appropriate policies are in place to guide and control the form and appearance of development adjacent to the road alignment, so the desired visual approach to the township is obtained.

### **3.5 Policy Outcome**

The investigations to be undertaken are representative of a traditional strategic planning exercise. A broad level of investigations will apply to a wide range of issues in order to develop a structure plan for incorporation into the Development Plan.

The major rezoning anticipated to emerge from this PAR will be confined to:

- the possible rezoning of additional land for residential purposes; and
- the possible rezoning of land adjacent to the Ring Road;
- land designated within the Victor Harbor Township boundary as defined in the draft *'Planning Strategy for the Outer Metropolitan Adelaide Region (April 2005)'*.

There will be policy amendment concerning other township issues such as centre/retail development, industrial/commercial development, recreation demands etc., providing scenarios as a result of potential re-zoning of land for residential purposes. Such policy amendment will be the responsibility of subsequent PAR's which in theory should build upon the Urban Growth Management Strategy being concurrently undertaken by Council.

This PAR will only consider implementing the potential re-zoning of land designated within the Victor Harbor Township boundary as defined in the draft *'Planning Strategy for the Outer Metropolitan Adelaide Region (April 2005)'*.

### **3.6 Urban Growth Management Strategy**

The City of Victor Harbor is also concurrently undertaking a comprehensive Urban Growth Management strategy (UGMS) to consider the future growth options for the City to the year 2030.

The Objective of the UGMS will be to undertake a holistic master plan/strategic review of Victor Harbor's future expansion, predominantly focusing on urban growth boundary potential. Initially this study intends to investigate the potential re-zoning and opportunities for urban expansion over the next 25 years. The Strategy will focus on investigating individual land parcel restrictions, priorities, directions, time-frames, trade-offs etc for Council to act upon and use as a strategic directions document. It will consider all economic, environmental & social aspects regarding demographics, infrastructure, population threshold levels, retail/industrial expansion, employment etc, all to be considered in achieving a sustainable community in the future for Victor Harbor.

The resultant outcomes extracted or concluded from the Council's UGMS will be useful in obtaining a clear understanding of the areas and issues involved in the

potential re-zoning of the affected land in the PAR and the subsequent final outcome.

## **4. Investigations**

The following investigations will be undertaken in the preparation of the draft Plan Amendment Report.

### **4.1 Policy Audit**

It is considered appropriate to undertake an audit of existing policies contained within the Development Plan as they relate to the above mentioned issues and key land uses.

This policy audit will be presented in a table form that will serve as a useful guide in identifying the extent to which existing policies provide a clear and concise direction to proponents, and where inconsistencies may exist or indeed conflicts.

Where appropriate, examples from other Council Development Plans will be referred to together with examples of best practice policy that may be contained within Planning Bulletins and from other sources including DPIIP.

### **4.2 Information & Literature Review**

A preliminary task will be the review of the following documents and investigate latest trends as they relate to the issues raised above.

- 2003 Section 30 Development Plan Review;
- Planning Strategy for Regional South Australia, January 2003;
- Council's Strategic Plan;
- Planning Bulletin;
- State Housing Plan;
- Prosperity through People – A Population Policy for South Australia; and
- Creating Opportunity – South Australia Strategic Plan;

### **4.3 Joint Public & Private Partnerships**

Investigate and implement best practice, joint Public & Private Partnerships (PPPs) in Social and Engineering Infrastructure Provision for a master planned community, meeting the expectations of the existing and future community.

### **4.4 Housing Affordability**

Investigate and implement contemporary, best practice principles to achieve housing affordability for a master planned community.

### **4.5 Socio-Economic Analysis**

An analysis of the Australian Bureau of Statistics Basic Community Profiles for Victor Harbor will be undertaken for the 1991, 1996 and 2001 Census so as to enable the identification of key trends and needs. An overview will be provided within the Statement of Investigations to the PAR together with commentary as such relates to identified development issues.

#### **4.6 Urban Design and Market Demand**

Investigations involving the eventual implementation of contemporary, best practice residential urban design, style, density, built form and layout for a master planned area, reflecting existing and future community needs and expectations.

#### **4.7 Socio-Economic Analysis**

Investigations will be undertaken to project the likely future housing demands, designs and densities based on a range of scenarios, taking into account:

- demographic trends, including a general ageing of the South Australian population;
- the 'seachange' phenomena which has seen attractive coastal locations increase in popularity as a place or permanent residence, in preference to simply as a holiday destination; and
- changing patterns in terms of household formation and housing preferences.

#### **4.8 Land Supply/Demand Analysis**

A market analysis will be undertaken in terms of residential land supply and demand.

#### **4.9 Environmental Analysis**

Areas of environmental significance and sensitivity within or immediately adjacent to the area affected will be identified so as to prepare policies that may guide development away from these areas into more appropriate locations. This will be undertaken in conjunction with the Department for Environment and Heritage having regard to existing data and information relating to biodiversity value and sensitivity and landscape amenity.

#### **4.10 Infrastructure Analysis**

In order to better understand the existing, planned and potential capacity of infrastructure services, inquiries will be made of the following providers:

- Water and Sewer – SA Water
- Electricity – ESTSA Utilities
- Telecommunications – Telstra
- Roads – Council and Transport SA
- Stormwater – Council

Inquiries will also be made into best practice associated with effluent treatment systems and the reuse of water for irrigation and other domestic purposes including secondary use within dwellings.

Investigations will also be undertaken into the ability to rely solely on collected water and the size tank required based on a range of roof surface areas.

## 5 Planning Strategy

The draft Plan Amendment Report will recognise and support the Planning Strategy and in particular will implement the following key strategies, which have been identified and prioritised under the main Strategy headings.

Further discussion and a substantive response to each strategy will be provided as part of the Statement of Investigations prepared in relation to the PAR, in particular the extent to which each recommended policy change within the Development Plan may further the achievement of the identified strategies.

### **ECONOMIC ACTIVITY**

#### **Key Industry Sectors**

- 2 *Align land use planning with regional economic development priorities for key industry sectors.*
  - a. *Provide for the location and land needs of key industry sectors by changing Development Plans to include performance-based policies based upon land capability assessment.*
  - b. *Introduce greater flexibility into rural zones to encourage the processing of local agricultural products, tourist accommodation and facilities and other forms of value adding through the use of performance-based policies.*

#### **Broadhectare Primary Industry**

- 4 *Prevent the loss of productive land, minimising encroachment by inappropriate uses and reduce the potential for conflict.*
  - a. *Recognise the rights of existing primary industries to conditions and practices necessary for efficient and sustainable business.*
  - b. *Retain productive land in primary production by encouraging consistent rating policies for primary production land, based upon rate concessions.*
  - c. *Examine the need and consequences of further fragmentation of land for agriculture, horticulture and value-adding activities before a change in policy that allows smaller allotments.*
  - d. *Prevent rural land fragmentation except in accordance with defined performance-based policies that allow for value-adding and new diversified rural industries.*
  - e. *Protect productive farming land from non-productive land uses, incompatible activities and other threats.*
  - f. *Ensure land use policy contains strong controls to prevent urban or semi-urban encroachment onto productive land where there is pressure for conflicting uses such as rural living.*
  - g. *Ensure land use regulation does not prevent sustainable expansion of both on-farm and off-farm returns from existing primary production enterprises.*
  - h. *Give priority to the expansion of existing primary production in land use planning.*
  - i. *Restrict the establishment of rural living areas on primary production land.*
  - j. *Ensure rural land close to settlements, good transport and markets is used productively.*
  - k. *Where necessary, provide separation distances between land uses incompatible with primary industry.*

## **ENVIRONMENT**

### **Ecologically Sustainable Development**

- 1 *Promote ecologically sustainable development principles and apply them in all aspects of development and revitalisation.*
  - a. *Plan for and coordinate the sustainable management of renewable natural resources and the efficient use of non-renewable resources.*
  - b. *Establish and maintain an environmental information base and report regularly on the state of the environment.*
  - c. *Minimise greenhouse emissions through reducing energy demand and maximise energy efficiency.*

### **Biodiversity**

- 3 *Conserve biodiversity and integrate with land use planning.*
  - a. *Ensure that land use planning is informed by relevant ecological data.*
  - b. *Protect and enhance reserves and areas of conservation significance through land use policies that recognise their conservation value and avoid inappropriate development adjoining these areas.*
  - c. *Reduce negative impacts on biodiversity through land use policies that discourage the further fragmentation of areas of native vegetation.*
  - d. *Support biodiversity conservation and management on public and private lands through incentives and new partnerships.*
  - e. *Encourage the use of local native species in all revegetation and landscaping programs.*
  - f. *Connect isolated habitats and vegetation within key biodiversity areas.*

### **Landscapes**

- 5 *Protect visually important areas from inappropriate development.*
  - a. *Preserve areas of high landscape and amenity value and areas forming an attractive background to urban areas, tourist developments and routes.*

### **Coastal, Marine and Estuarine Resources**

- 7 *Base land use planning and location decisions relating to development on coasts, rivers, streams and lakes on performance-based policies.*
  - a. *Consolidate coastal and river urban settlements, associated industries, rural living areas, tourist complexes, holiday houses and marinas in environmentally acceptable areas.*
  - b. *Site compact holiday house developments and tourist developments on coasts, rivers, streams and lakes in-line with environmental, performance-based policies including potential sea level rise.*
  - c. *Increase public access to natural waterfronts where appropriate and provide reasonable public access in new waterfront development.*
  - d. *Acquire land for public ownership and maintain access for all users.*
  - e. *Redesign, redevelop or relocate coastal and river living areas that do not satisfy environmental, health or public access standards.*
  - f. *Restrict development in areas where there is potential for damage to the coast or exposure to hazards such as flooding, sea level rise or coastal erosion.*

## **PEOPLE, TOWNS AND HOUSING**

- 1 *Ensure diverse and affordable housing to suit community needs and preferences.*
  - a. *Ensure that the supply of land and infrastructure meet seasonal as well as average annual demands for all types of housing.*
  - b. *Encourage greater housing diversity and ensure housing affordability for people on low incomes and older people.*
  - c. *Support a stable housing industry based on the private sector.*
  - d. *Ensure a comprehensive range of affordable housing alternatives.*
  - e. *Reduce the concentration of older public rental housing through redevelopment and integrate public and private housing in new and existing communities.*
  - f. *Record surplus and under-used Government serviced land and release for development.*
  - g. *Continue with South Australian Housing Trust redevelopment program in the regional areas and explore possibilities for further redevelopment activities.*
  - h. *Explore opportunities for joint ventures and partnerships with both private and community housing organisations in providing affordable housing.*
  - i. *Improve the quality and standard of government employee housing in regional areas.*
  - j. *Develop financial schemes to encourage and assist in home ownership.*
  
- 3 *Provide for adequate accommodation for the aged in regional townships by providing a comprehensive range of aged housing alternatives at affordable prices.*
  - a. *Provide acceptable sites for small-group aged housing projects integrated within the community and with ready access to transport and other community and human services.*
  - b. *Involve local councils, the community and human service providers in planning for aged housing to ensure necessary support services are available and accessible.*
  - c. *Facilitate joint developments between providers of housing, local councils and community groups to provide aged housing.*
  - d. *Develop specific public and community housing packages for aging and frail residents.*
  - e. *Link housing options with appropriate care and support services to ensure successful tenancies.*
  
- 4 *Develop higher residential densities close to services.*
  - a. *Select locations where relatively high standards of service and transport exist and where the potential for redevelopment is high.*
  - b. *Prepare a development strategy for each of the selected locations to maximise the use of public land and increase the density of housing and stage development as private land becomes available.*

### **Rural Living**

- 5 *Base the location of rural living areas on an assessment of the capability and productivity of land for agriculture and horticulture, the availability and capacity of infrastructure, access to community services and the impact on primary production.*
  - a. *Limit rural living to areas not required for primary production, commercial or township expansion.*

- b. *Prepare performance-based policies for rural living areas that limit both direct and indirect conflicts with primary production and have regard to the potential impact on surface and ground water systems.*
- 6 *Provide safe, secure and healthy living environments.*
- a. *Improve residential amenity and community sustainability through urban regeneration programs, particularly in areas of economic, social and environmental disadvantage.*
  - b. *Promote best practice in residential and town centre design by incorporating features that improve access, enhance safety and encourage physical activity.*
- 8 *Establish urban design guidelines that reflect community values.*
- a. *Encourage community participation in urban design to develop and revitalise living areas and regional town business centres.*
  - b. *Develop techniques for evaluating community opinion on matters of town character and design.*
  - c. *Prepare indicative design guidelines for strategic sites where pressures for development are likely.*
  - d. *Prepare urban design guidelines for crime prevention for existing and new urban areas.*
- 9 *Improve built environments through a focus on strategic urban design, in particular infrastructure links, open space, built form and scale, accessibility and environmental management.*

#### **Town Growth and Business Centres**

- 10 *When investigating the potential growth of towns and cities consider the effect of regional growth issues.*
- a. *Assess the overall demographic impact on regions when considering the provision of public facilities in major towns.*
  - b. *Ensure towns and settlements have adequate areas for growth.*
  - c. *Distribute land uses in towns and settlements in a way that avoids conflict between incompatible development.*
  - d. *Ensure physical and social infrastructure is provided to growing towns and cities according to a coordinated and planned program.*
  - e. *Assess household and property statistics, public housing stock quality and location to plan and better meet the changing housing and geographic needs and patterns of settlement in regional areas.*
- 11 *Establish environmentally responsible practices in urban development through joint ventures and other development activities.*
- a. *Introduce practices that promote ecological sustainability in new construction, infill and the refit of housing.*
  - b. *Promote land use policies that support energy and water conservation principles in the siting and design of new construction.*
  - c. *Reduce energy demand with good site design and by promoting building materials, which are energy efficient and low in embodied energy.*
- 13 *Integrate the planning and management of urban infrastructure in an efficient manner, to conveniently locate facilities and to create an attractive, safe, inclusive and enjoyable place to live.*

- a. *Encourage economic and efficient use and development of physical infrastructure and its provision to adequately meet existing and future needs of the community.*
- b. *Ensure new housing and other urban development is continuous with and forms compact extensions of existing built-up areas.*
- c. *Release areas for urban growth to maintain location choice and economic provision of services.*
- d. *Eliminate physical and social barriers to full participation in community activities and services.*

### **Community Services**

- 15 *Ensure services and facilities are fairly distributed and change with the population dynamics of different parts of South Australia.*
- a. *Monitor population and socio-demographic trends and prepare local area projections to guide government, community and industry in the provision of housing and services.*
  - b. *Match service provision to needs in major development areas, in areas where the structure of the population is undergoing change, and in areas of disadvantage.*
  - c. *Improve the planning and delivery of services for specific and vulnerable population groups.*
  - d. *Implement community development measures that provide a framework for integrated service delivery in accordance with local conditions and circumstances.*
- 16 *Provide access to high quality, responsive and timely services.*
- a. *Foster effective partnerships between public, private and community sectors in fied community needs and in developing services.*
  - b. *Encourage integrated service development focused on health promotion, early intervention and prevention.*
  - c. *Build on the capacity and strengths of existing communities, families and individuals in planning and developing services.*
  - d. *Provide support and advice to individuals and families to enable them to take greater responsibility for their own health and wellbeing.*
- 17 *Plan services and facilities to accommodate changing use over time and enhance accessibility through careful design and siting.*
- a. *Establish guidelines for facilities to accommodate co-located services.*
  - b. *Encourage the shared use of recreation, sporting and other community facilities.*

## **WATER RESOURCES**

### **EFFICIENT USE OF WATER**

#### **Industry and Town Water Use**

- 2 *Plan for the sustainable, economic and efficient use of water resources*
- a. *Ensure the most efficient and economic use of imported water supplies based on the principles of avoidance, reduction, reuse, recycle and appropriate disposal.*
  - b. *Conserve water through on-site detention and retention and the re-use of water resources including urban stormwater and treated sewage effluent.*
  - c. *Establish incentives for efficient water use, based on water use efficiency targets.*

- d. *Introduce water pricing strategies that reflect the true cost of water and encourage efficient water use.*
  - e. *Promote the use of aquifer storage and recovery schemes that do not adversely affect water dependent ecosystems.*
  - f. *Improve understanding and provide a clear message regarding the impacts of excessive water use.*
  - g. *Locate and group industries to optimally use existing infrastructure and available water resources, such as process-recovered water, waste and stormwater re-use.*
- 3 *Protect water resources while allowing sustainable economic development.*
- a. *Consider localised water use by rural, industrial, government and domestic users in land use planning.*

## **INFRASTRUCTURE WATER**

- 3 *Plan for water infrastructure.*
- a. *Reduce reliance on River Murray water for urban and domestic use.*
  - b. *Identify opportunities to use alternative water sources, including stormwater of suitable quality.*
  - c. *Reduce infrastructure unit costs by adopting innovative, multi-purpose designs for flood and stormwater management.*
  - d. *Investigate new technology capable of supplementing natural water supplies such as desalination.*
- 4 *Ensure water supply, sewage and stormwater drainage services of appropriate standards and costs are available to meet community needs.*
- a. *Base the expansion of towns on potential water availability and quality.*
  - b. *Encourage private investment in alternative water supply and harvesting.*
- 5 *Plan for and promote new industry where water exists or can be made available.*
- a. *Plan for and provide information on the water needs of existing and future value-adding enterprises in areas with limited water supplies.*
  - b. *Establish criteria for best practice use of water in various industries, including regional water use efficiency targets.*

## **ELECTRONIC INFORMATION AND COMMUNICATIONS**

- 6 *Document the broad needs of regions for communication and information technology initiatives.*
- 8 *Investigate and demonstrate electronic service opportunities to regional users.*
- 11 *Provide enhanced communications infrastructure to support cost effective provision of internet services to regional customers.*
- a. *Provide high performance internet connections capable of carrying large volumes without congestion to government organisations, corporations, educational institutions and internet service providers.*

*B Plan for cable laying, the development of overhead communications and alternate solutions including wireless.*

*12 Plan for and encourage growth of electronic service industry and back office functions to locate in regional areas.*

*a. Define and advance opportunities for services industry in each region and remove constraints to working from home.*

## **MOVING PEOPLE, GOODS AND SERVICES**

### **Road**

*19 Enable the safe and efficient movement of people and goods.*

*a. Ensure safe access to, and use of, the road system by the various modes of travel (including non-motorised and unprotected road users, riders, cyclists, pedestrians).*

*b. Minimises the incidence for accidents by:*

*□ implementing the overtaking lane strategy*

*□ undertaking regular road safety audits and develop a response program to implement safety improvements.*

*20 Progressively improve the environment surrounding the road transport system.*

*a. Reduce the intrusion and impacts of road transport (noise, dust, traffic volumes) on regional communities and improve the amenity of particularly sensitive areas, townships and regional areas affected by road transport.*

*b. Develop structure plans for key towns to integrate the transport system with regional development priorities and land use planning.*

## **INNER REGION PLANNING & DEVELOPMENT AREA: SOUTHERN FLEURIEU**

### **ECONOMIC STRATEGIES**

*2 Identify and protect priority areas for primary industry.*

*3 Prevent further fragmentation of primary production land.*

*4 Protect productive primary production land from urban encroachment.*

### **INFRASTRUCTURE STRATEGIES**

*14 Ensure infrastructure is coordinated with the sequencing of development.*

*18 Develop a road network that assists in the economic development of the area.*

*a. Improve the safety of the transport network in the area and to other areas.*

*b. Establish a freight transport system that supports local industry and facilities intrastate and interstate transport connections*

*c. Minimise conflicts between tourist, commuter and freight traffic.*

*19 Ensure a high standard of stormwater and wastewater management to minimize environmental impacts.*

## **ENVIRONMENTAL & RESOURCE STRATEGIES**

- 27 *Preserve the visual backdrop of the coastal hills face of towns at the south coast and include in the open space network.*
- 28 *Link parks, reserves, coast, watercourses and areas of significant vegetation through a regional open space network.*
- 29 *Promote public access to and enjoyment of the coast through the development of a network of walking trails linking natural features:*
- *between Newland Head to the Murray Mouth;*
  - *on unmade road reserves;*
  - *along the Hindmarsh and Inman Rivers.*
- 30 *Preserve public access along the length of the Heysen and Mawson Trails and other recreation trails and networks.*
- 31 *Provide opportunities for interpretation of local Aboriginal culture at key locations.*
- 32 *Identify, conserve and manage places of cultural and built heritage value.*

## **PEOPLE, TOWNS AND HOUSING STRATEGIES**

- 33 *Maintain discrete townships along the coast by preserving the township separations.*
- 34 *Preserve the unique historic character of the seaside towns as a focus for the community and visitors.*
- 36 *Support provision of regional recreation and sport facilities in Victor Harbor.*
- 37 *Ensure that social infrastructure, including health care services, are provided to cater for the increasing demands of a growing and aging population.*
- 38 *Increase housing choice and diversity to accommodate the changing needs of the community.*
- 39 *Encourage infill housing development within existing town boundaries.*

## **VICTOR HARBOR STRATEGIES**

- 40 *Develop Victor Harbor as the principal town centre for the area and facilitate a strong and diverse economic base that delivers a variety of good quality services and products to residents and the surrounding community.*
- 41 *Undertake sensitive urban infill prior to developing existing residential or future urban growth land.*
- 42 *Preserve the visual backdrop of the hills face of Victor Harbor.*
- 45 *Preserve the unique seaside character of Victor Harbor and enhance key tourism and recreational focal points including:*
- *Granite Island;*
  - *Rosetta Head;*
  - *Victor Harbor Soldiers Memorial Gardens and Warland Reserve; and*
  - *Encounter Bay Recreation Reserve.*

***In addition to the Planning Strategy the PAR will also have regard to the following key State Government Policy documents:***

- Prosperity through People – A Population Policy for South Australia – March 2004; and
- Creating Opportunity – South Australia Strategic Plan – March 2004.
- State Housing Plan – March 2005

## **6. Related Policies**

The draft Plan Amendment Report will address all related policies affecting the Development Plan, in particular that within Development Plans for adjoining areas.

- Alexandrina (DC) Development Plan; and
- Yankalilla (DC) Development Plan

## **7. Consultation**

Based on the range of issues to be addressed in the proposed draft Plan Amendment Report, statutory consultation with agencies and the public will be undertaken in accordance with the one-step concurrent consultation process as set out in Section 25 of the Development Act.

### **7.1 Agency Consultation**

The following Agencies will be consulted:

- **The Department for Transport, Energy and Infrastructure**  
Transport Services Division  
Transport Planning Division
- **Attorney-General's Department**
- **Department of Trade and Economic Development**
- **Treasury**
- **SA Tourism Commission**
- **Department for Environment and Heritage**  
Office of Sustainability  
Natural and Cultural Heritage  
(including Coast & Marine, Heritage, and Crown Lands)  
Science & Conservation  
Regional Conservation (including former National Parks & Wildlife Service)  
Environmental Information
- **Department of Human Services**
- **Environment Protection Authority**
- **Geographical Names Advisory Committee**
- **Department of Water Land and Biodiversity Conservation**  
Water Resources  
Sustainable Resources (Animal & Pest Plant Board, Pastoral Board, Land Management & Revegetation)  
Biodiversity Conservation (Native Vegetation)

- **Primary Industries & Resources SA**  
Planning SA
- **South Australian Housing Trust**
- **Family & Community Services**
- **Environmental Health Services**
- **Police Department**
- **Emergency Services Administrative Unit**  
State Emergency Service  
Country Fire Service
- **Land Management Corporation**
- **ETSA Corporation**
- **SA Water**
- **Australian & Torres Straight Islander Services**
- **Family and Youth Services**
- **Aboriginal Housing Authority**
- **Office for Local Government**

The draft PAR will also be referred to the following bodies for comment:

- **Conservation Council of South Australia**
- **Southern Farmers Federation**
- **Local Government Association**
- **Local Member of Parliament**

## 7.2 Public Consultation

The statutory Public Consultation on the draft Plan Amendment Report will be undertaken in accordance with Section 25 and the Associated Regulation 11.

## 7.3 Consultation Summary

The summary of agency and public consultation submissions and Council's response for the Section 25(6) process will be summarized in tabular form as set out in the Plan Amendment Report Guide.

## 8. PAR Funding

Council will receive external payment for the cost of this PAR from several parties who have an interest in land within the designated area of investigation. The following Table identifies those making a contribution and the relevant ID of their land (see Appendix 1).

<b>Party</b>	<b>ID</b>
Hickinbotham Group	19,24,22
L. Dickson	17
E. Dickson	18
B. McKenzie	23
Mirvac SA (Pty, Ltd)	25,26

In accordance with the Planning SA, *Guide to Preparing Plans* (December 2002), Council has prepared a Deed for the receipt of funds that delineates the obligations of signatories and ensures that the above parties are not in a position to directly influence the content and outcome of the PAR.

## 9. Planning Procedures

The professional advice and project management required during the preparation of this draft Plan Amendment Report, under Section 25(3) of the Development Act, will be provided by David Read, Principal Planner for the City of Victor Harbor and a successful consultancy. David satisfies the professional advice requirements of Section 101 of the *Development Act* and will be directly involved in the project management of the investigations, policy preparation, certification and assessment of consultation comment stages of the PAR process.

The City Manager for the City of Victor Harbor will ensure that the draft policies implement the Planning Strategy, that all procedures have been completed within the statutory requirements and draft policy and that the mapping is correct prior to issuing a certificate in accordance with Sections 25(6)(b) and 25(14)(b). If this is not the case, the Council will take responsibility for the draft PAR until the matter has been resolved.

## 10. Documentation Production

The draft Plan Amendment Report (including the structure and mapping format) will be prepared in accordance with the *Guide to Development Plan Amendments* issued by Planning SA and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the PAR, the draft PAR will contain a version number and date/time footer (e.g. *version 1- 28 July 2005 3.30pm*). The footer will be located on every page of the draft PAR including the proposed amendments (including mapping).

All illustrative mapping, including concept plans, figures, structure plans and zone and policy area maps will be prepared in Adobe Illustrator format. Council will obtain electronic copies of all the affected maps and/or figures from Planning SA prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

The draft Plan Amendment Report maps will be prepared to a high standard for consultation, in line with the general structure and drafting requirements prescribed in the *Technical User Guide for the production of Development Plan Mapping*. Council will provide an electronic copy of all mapping at the draft PAR consultation stage with all such maps containing a version letter and date/time footer (e.g. *version A-5 July 2005 2.30pm*).

Amendments to maps will be undertaken and provided on disc in Adobe Illustrator format to Planning SA following consultation with the Planning SA Implementation Branch.

## 11. Timetable

The following timetable for the preparation of the draft Plan Amendment Report has been set by the City of Victor Harbor after taking into account the staff and funding resources allocated to this policy review and the Council administrative arrangements established to facilitate discussion on the policy issues to be considered.

The timetable is based on the one-step concurrent Agency and public consultation process pursuant to Section 25(5) of the Development Act.

<b>Steps</b>	<b>Responsibility</b>	<b>Length of Time</b>	<b>Completion</b>
Draft Statement of Intent (SOI) to Minister. Minister and Council agreement on the final Statement of Intent	Planning SA and Council	4 weeks	26 Dec 2005
Brief done, consultant chosen	Council	8 weeks	20 Feb 2006
Investigations completed and draft PAR prepared seeking Council endorsement for consultation	Council	34 weeks	30 Oct 2006
Concurrent Agency and public consultation on draft PAR	Council	11 weeks	22 Jan 2007
Public Hearing - Submissions summarised and draft PAR amended in accordance with Council's assessment of submissions. Council submits package to Minister for approval.	Council	10 weeks	2 April 2007
Final Assessment and review of PAR. Report prepared for Minister	Planning SA	7 weeks	21 April 2007
Minister agreement to draft PAR and gazettal	Planning SA	4 weeks	18 June 2007
ERD Committee resolutions **	ERD Committee	8 weeks	13 August 2007

Table above Revised 01/06/06

\*\* Following Ministerial approval of the PAR, the PAR is forwarded to the ERD Committee of Parliament for their review.

It should be noted that should the PAR be required to be reviewed by the Development Policy Advisory Committee then the estimated time will extend by approximately 4 weeks.

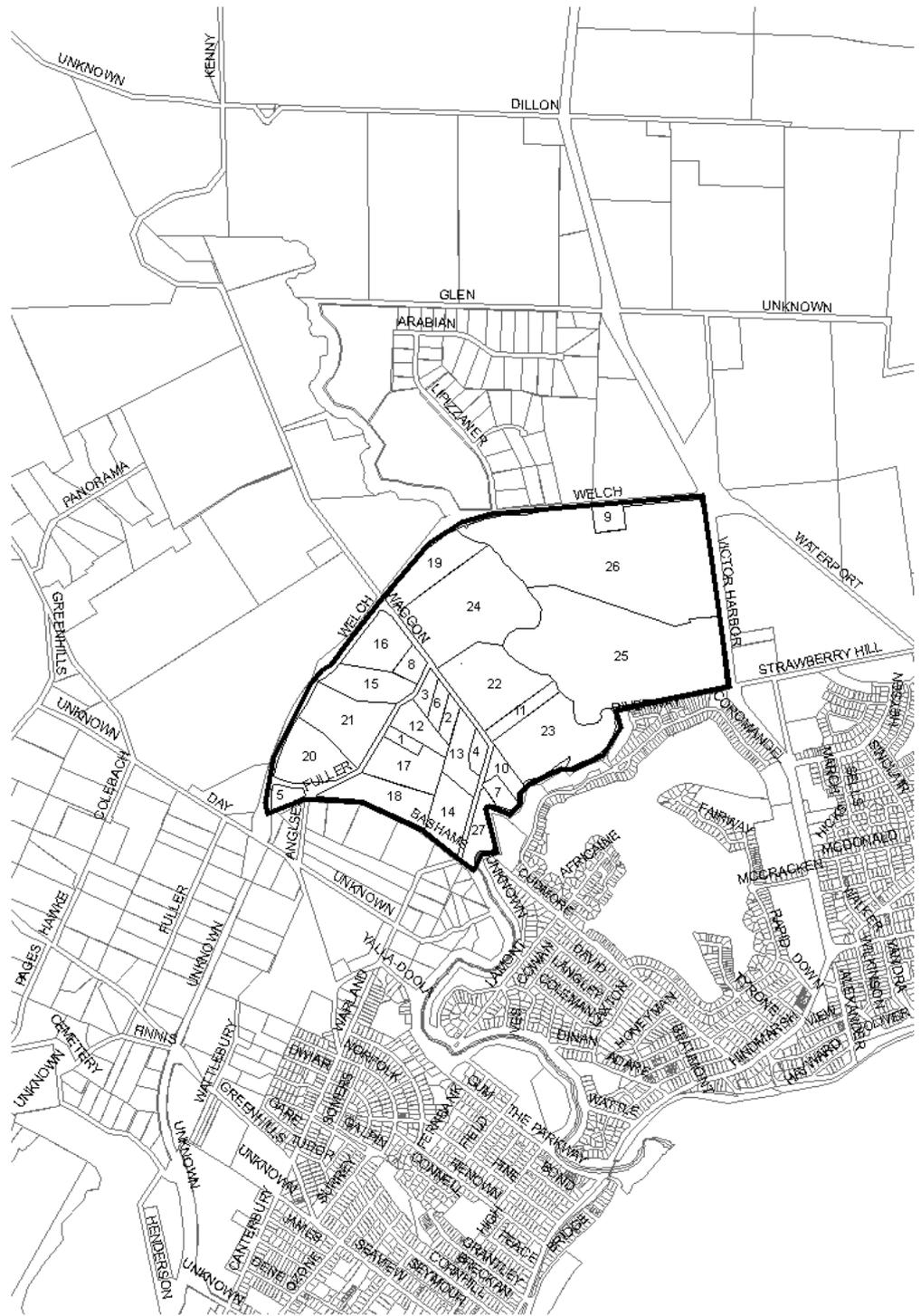
Pursuant to Section 25 (1) of the Development Act 1993 this Statement of Intent forms the agreed basis for the preparation of the proposed Plan Amendment.

.....  
**Graeme Maxwell**  
**City Manager**  
**City of Victor Harbor**

.....  
**Minister for Urban Development & Planning**  
**(or delegate)**

14 November 2005

# *Appendix 1*



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Note: id number is not lot number

