

21 November 2019

Mr Robert Kleeman
Planning and Land Use Services
Department of Planning, Transport and Infrastructure
GPO Box 1815
ADELAIDE SA 5001

Dear Mr Kleeman

**Re: Southern Launch – Whalers Way Orbital Launch Complex
Major Development Application**

This correspondence has been prepared on behalf of SouthernLaunch.Space Pty Ltd trading as Southern Launch and referred to hereinafter in this document throughout as 'Southern Launch', as a development application submission pursuant to the declaration of the proposed development as a major project pursuant to Section 46(6)(d) of the *Development Act, 1993* ('the Act') made by Minister for Planning, The Hon Stephen Knoll MP on 22 August 2019.

Subsequent to the project being declared a major project, Southern Launch and their consultant team have continued to develop the proposal such that it can be more fully defined and proceed through the assessment process. This work is ongoing at the present time and includes the identification and engagement of technical advisors to assist in the design and assessment processes associated with the project.

The State Government has also established the 'Southern Launch Taskforce' comprising members from different government departments and agencies to advise on the proposed development.

The development proposal is on land located at the southern tip of the Eyre Peninsula in the area named Sleaford and commonly known as 'Whalers Way', specifically contained with the land below the -34.923-degree line of latitude identified in Certificate of Title Volume 5993 Folio 374.

A copy of the Certificate of Title Register Search for the subject allotment is **attached**.

As evidenced by the Minister's declaration, the proposed development raises potential issues of significant environmental, social and economic importance.



This correspondence sets out the proposal and its potential impacts in order to provide the basis for the Department of Planning Transport and Infrastructure ('DPTI') to refer the application to the State Planning Commission ('the Commission') for the setting of the level of assessment required and the formal assessment guidelines against which the assessment will occur.

In seeking the project to be declared as a major project Southern Launch considered the ways in which to proceed and progress the investigations and the approvals required for the development, and concluded that:

- the specific and unique nature of the of land use and activities incorporated in the scheme, its complexity and state wide significance, and the extent to which the current Development Plan does not incorporate any specific planning policy associated with proposals of such a nature, all suggest a development of significance;
- the current area is zoned as Coastal Conservation and is not compatible, in a policy sense, with the proposed aerospace/rocket launch facility;
- the only State-wide planning policy for Aerospace facilities is contained within the State Strategic Setting module and Remote Areas Zone of the Land Not Within a Council Area, Eyre, Far North, Riverland and Whyalla Development Plan;
- no commercial site or facilities like this has ever previously been built and operated in South Australia;
- the site and facilities will need to be secure and handle National Security classified information, equipment and processes;
- the site and facilities will need to be secure and handle *Missile Technology Control Regime* (MTCR) and *International Treaty in Arms Regulations* (ITAR) information, equipment and processes;
- the construction and operation of both traditional and non-traditional rocket launch facilities will have strong environmental considerations;
- large sections of Whalers Way are currently under a Native Vegetation Heritage Agreement, which may require amendment in order to facilitate the proposal;
- the site and facilities will need to be designed to handle and store quantities of rocket propellants, which are explosive by nature or have other environmental considerations;
- the construction of the Complex has the potential to disturb the native fauna and flora on the site; and
- construction and operation of rocket launch facilities at Whalers Way may generate varying degrees of reaction from the local community, at a State level, and across Australia more broadly.



In accordance with Section 46(6), the following details are included within this correspondence for the purpose of lodging a formal development application for the proposed Major Development:

- a description of the development;
- the rationale for the proposed development;
- a description of the locality and summary of the contextual setting where the development is to be situated including a legal description of the boundary of the area to be declared and the tenure/ownership of the land;
- an outline of preliminary consultation;
- an outline of preliminary investigations;
- a description of the expected environmental, social or economic effects of the development;
- a statement on how those effects could be managed;
- a statement assessing consistency with any relevant Development Plan and the Planning Strategy; and
- information concerning the application and operation of the *Environment Protection Act 1993* with respect to the development.

PROPOSAL CONCEPT PLANS

To assist DPTI and the SPC in its initial consideration of the proposal, a set of concept plans have been developed to graphically define the proposal.

This correspondence should be read in conjunction with the following **attached** plans, prepared by MasterPlan and Greenway Architects:

- | | | |
|---------------------------|----------------|--------------------|
| • Location Plan | HM 51284 L2-3C | November 2019; |
| • Locality Plan | HM 51284 L3-3C | November 2019; |
| • Site Plan | HM 51284 S1-3C | November 2019; |
| • Site Concept Plan | HM 51284 S2-3C | November 2019; |
| • Launch Module 1 Concept | 19058 SD07 | November 2019; and |
| • Launch Module 2 Concept | 19058 SD08 | November 2019. |



SOUTHERN LAUNCH PROPOSAL DESCRIPTION: S 46(6)(D)(I)

Southern Launch is proposing to construct the Whalers Way Orbital Launch Complex on land located at the southern tip of the Eyre Peninsula. A more detailed description of the project is contained in the attached 'Operations Overview'.

The proposal comprises a total of up to six (6) separate launch pads and associated facilities be constructed on the Whalers Way site.

All of the potential sites will be specifically identified during the Major Project detailed investigations process. Construction of additional sites are proposed to be incremental and supported or otherwise by an ongoing process of environmental assessment of the impact of rocket launch on the native fauna and flora, both at specific sites and cumulatively.

The launch sites will be primarily located in the vicinity of the southern coastline of the leased area and may also be located in the northern extents of the leased area subject to a more extensive review of the site selection criteria, including buffer distances, exclusion zones, native vegetation, topography and geotechnical constraints. The area within the Certificate of Title located to the north of the leased area will form a natural buffer from any unwanted/inadvertent public entry to the site. Due to safety, national security, international obligations and liability considerations, it is proposed that each launch pad will have its own assembly facility and firing bunker. These will be appropriately spaced based on the current State and Federal explosives and WHS safety requirements.

The site could also host engine test facilities used to qualify designs prior to incorporating engines into a flight capable vehicle. Such a site would be suitably located on the site such as to minimise impact.

The current development proposal for the Launch Complex is anticipated to be undertaken in five phases across up to four of the six potential sites between 2019 and 2024.

- Phase 1 A permanent launch pad and permanent launch support infrastructure.
- Phase 2 A second permanent launch pad and permanent launch support infrastructure.
- Phase 3 A permanent range operations centre, and permanent visitors centre.
- Phase 4 A permanent engine test stand and test support infrastructure.
- Phase 5 A third launch pad and permanent launch support infrastructure.

Southern Launch is also investigating the establishment of non-traditional launch facilities, the construction of which would be located at one of the launch sites identified on the **attached** Site Concept Plan.



The components of the proposed development are comprised of:

- change of use of land to introduce an additional use of an aerospace facility in the form of a launch site;
- construction of buildings and infrastructure, including but not limited to:
 - Assembly Buildings (temporary and permanent);
 - Range Control Facilities;
 - Diesel and / or Hydrogen Fuel Cell Powered Generators;
 - Helicopter Pad(s)
 - Solar Arrays;
 - Water Tanks;
 - Water Capture and Treatment Systems;
 - Launch Pads;
 - Lightning Rods;
 - Anemometer Towers;
 - Engine test stands;
 - Propellant (Liquid, Hybrid and Solid) Storage;
 - Secure Block Houses;
 - Blast Walls;
 - Bunding (for Blast Wave Deflection);
 - Installation of Fibre Optic and Satellite Communication Systems;
 - Installation of High Voltage Power Lines;
- construction of internal access roads;
- land division in the form of a lease extending beyond five (5) years;
- visitor viewing area facilities;
- temporary infrastructure associated with development and construction, including but not limited to:
 - temporary concrete batching plant;
 - temporary site and construction offices and facilities;
 - temporary laydown areas; and
 - temporary access tracks.

The **attached** Site Concept Plan identifies six potential launch facility sites following initial site investigations having regard to key site selection criteria, including buffer distances, exclusion zones, extent of native vegetation, accessibility and topography.



The primary access to the site is from Right Whale Road, where gated access to the private road known as Whalers Way Road follows the coastline passing each of the six potential launch sites. The primary access is identified on the **attached** Site Concept Plan.

Secondary emergency access roads will be established providing alternate access back to Fishery Bay Road.

The specific details, design and configuration of the launch facilities are currently commercially in confidence and accordingly cannot be included within the application documentation at this time. While the specific details of the development of the launch facilities are continuing to be developed and cannot be provided at this time, schematic renders of these facilities are shown in the **attached** Traditional Launch Site Plan and Non-Traditional Launch Site Plan.

It is intended to maintain coastal access within the site along the eastern coastline to the south eastern lookout point and memorial with establishment of improved visitor facilities.

PROPOSED DEVELOPMENT RATIONALE

Southern Launch seek to establish infrastructure that will support the launch of domestic and international launch vehicles providing the safest and most cost-effective orbital launch site in the world servicing the growing demand for Polar and Sun Synchronous Orbit satellite insertion.

Southern Launch currently have a number of interested customers who will be ready to launch from the proposed facility in late 2020.

Whalers Way has been identified as the preferred location of the launch complex through an extensive review of potential locations across Australia based on the Location Selection Criteria document in Table 1 below.

TABLE 1: Location Selection Criteria

CRITERIA	DESCRIPTION
Latitude	Be between -30 and -40 degrees latitude
Coastal	Be on the coast with unhindered open ocean due South
Weather	Be able to support year-round rocket launches with no regular extremes of temperature
Environment	Not be within the vicinity of endangered marine or terrestrial environments
Population	All human population needs to be a safe distance away from the proposed facility



CRITERIA	DESCRIPTION
Workforce	An educated workforce needs to be within 1hr drive of the facility to help support operations
Air Traffic Controllers	Have very little commercial air traffic in the vicinity so that rocket launches can occur frequently
Shipping Lanes	Have very little commercial shipping in the vicinity so that rocket launches can occur frequently
Large Harbour	In the close vicinity of a commercial harbour to facilitate delivery of rocket hardware and propellants via ship
Large Airport	In the close vicinity of a commercial airport to facilitate air delivery of delicate satellites
Existing Roads	Have suitable roads to the area and preferably through the area
Mainland	Be connected to the Australian mainland to simplify transport
Location Security	Be a peninsula or similar that enables the construction of only one physical boundary (fence) to protect people
Land Size	The available land must be greater than 500Ha to facilitate at least 2 launch pads
Critical National Infrastructure	Not have any critical national infrastructure (oil rigs, etc. within the proposed launch area)
Launch Trajectories	Support launches from 60 degrees wrt the equator out to 180 degrees

The estimated minimum project capital cost for the proposed first transportable launch pad under Phase 1 is AUD\$2,610,000, with an additional AUD\$1,640,000 for salaries, consulting and other costs. The construction of each subsequent permanent traditional launch pad and supporting infrastructure is estimated to cost approximately AUD\$13,000,000.

Construction of all four Phases using traditional launch infrastructure is estimated to cost approximately AUD\$43,250,000 between 2019 and 2024.



DESCRIPTION OF THE SUBJECT SITE

The subject site is located at the southern tip of the Eyre Peninsula in the area named Sleaford and is commonly known as "Whalers Way". The subject site is located approximately 25 kilometres south-west of Port Lincoln and comprises a portion of the allotment identified in the Certificate of Title detailed in Table 2 below.

TABLE 2: Property Identification

ALLOTMENT #	PLAN #	HUNDRED	VOLUME	FOLIO
101	71437	Sleaford	5993	374

The extent of the subject site is detailed on the **attached** Site Plan.

The subject allotment has an area of approximately 2,640 hectares and is accessed via Right Whale Road with the site of the proposed orbital launch complex contained within approximately 1,200 hectares of the allotment, located below the -34.923 degree line of latitude being the subject of the agreed lease between Southern Launch and the land owner.

The site has access from Right Whale Road at the north eastern corner of the land. Access to the site from Port Lincoln follows Proper Bay Road, Fishery Bay Road to Right Whale Road before entering the site and private road known as Whalers Way Road.



The green area on the map above is the Cape Willes radio station and is excluded from the leased area.

It should also be noted that the site does not include the adjacent Crown Land Allotment 102 - CR 5993/375 or Coastal Reserve.



Any proposed launch site will be a sufficient distance away from the cliff edge to ensure it is outside any wind recirculation zones that might endanger rocket launch events. This recirculation zone typically occurs within the boundaries of the Crown Land.

The registered proprietor of the land is Theakstone Property Pty Ltd.

Southern Launch have entered into a Commercial Access License (The License) with Theakstone Property Pty Ltd for specified purposes associated with the Southern Launch proposal.

Rocket launches are a potentially dangerous activity with standard exclusion zones covering a substantial area. The size of the lease was chosen as Southern Launch puts safety to people and property as its first priority. The extent of the lease was negotiated with the landowner who agreed with South Launch's assessment of ensuring safety to the public being the number one priority.

The License affords Southern Launch a Lease Option over the land and has been secured by a Caveat over the land specifically dealing number 13086855 listed on the Certificate of Title under the Schedule of Dealings.

The land is also subject to a Heritage Agreement pursuant to the *South Australian Heritage Act, 1978* of Portion, registered as dealing number 6456268 listed on the Certificate of Title for the purposes of a Native Vegetation Heritage Agreement HA 148. Under the above agreement the land (being the land subject to the agreement as depicted on the 'Plan for Heritage Agreement') is dedicated to the conservation of native vegetation and native fauna.

In its current condition, the subject site is predominantly an undeveloped vegetated coastal area, which is punctuated by access roadways, open areas including car parking and picnic/camping areas together with supporting infrastructure such as tables, bins, signage and fencing. Around the majority of the site the coastal interface is in the form of cliffs of varying heights and rocky outcrops, with a few areas also having coved beaches.

Most of the site is covered in remnant vegetation which varies in form primarily based on the distance from the coastline and the nature of the ground conditions. Some areas appear to have been historically cleared, with varying degrees of regrowth evident in these areas. A series of roadways and access tracks exists throughout the site, of varying quality and accessibility. Some of the main tracks would be accessible to two-wheel-drive vehicles during good weather, however the majority of the lower older roadways and tracks are only accessible to four-wheel-drive vehicles, with some only being accessible in good weather conditions.

The character of the land is typically that of an undeveloped vegetated coastal area, with a material degree of human modification to support access and passive recreational uses having occurred over time. Much of the infrastructure supporting passive recreational uses is reaching the end of its economic life and evidences a limited amount of maintenance in recent years.



DESCRIPTION OF THE LOCALITY: S 46(6)(D)(II)

The locality around the proposed Whalers Way Orbital Launch Complex comprises substantially of land held for the purpose of conservation of native vegetation and native fauna. Further to the north of the subject site, the proportion of land used for grazing and cropping progressively increases.

The extent and nature of the locality is shown on the **attached** Locality Plan.

The area has a very low density of human habitation with the closest habitable building located 2.5 kilometres from the site and the City of Port Lincoln located some 25 kilometres to the north east of the location for the proposed launch complex. The number of dwellings, typically on large primary production allotments increases within closer proximity to Port Lincoln.

The Lincoln National Park exists on the peninsula to the north-east of the subject site and the Cathedral Rocks wind farm comprising of 33 Wind Turbines, is located on abutting land with frontage to the coast to the north-west of the subject site.

The Thorny Passage Marine Park is located off the coast to the south of the subject land within the Southern Ocean.

The State Heritage listed Former Fishery Bay Whaling Station, and Thorny Passage Marine Park are located on land abutting the north-eastern boundary of the land which is the subject of the development proposal.

The locality of the subject site exhibits a character which is defined by those areas which are predominantly remnant native vegetation, with varying levels of accessibility for recreational and tourism purposes and those areas which are used for primary production purposes. Other uses include a very small number of dwellings and the cathedral rocks windfarm which is the most substantial built form element in the area, with a high degree of visibility from a number of land and marine locations.

PRELIMINARY CONSULTATION

Both the District Council of the Lower Eyre Peninsula (DCLEP) and the District Council of Port Lincoln (DCPL) have been engaged by Southern Launch. Both of which have indicated their support for the development of the proposed Complex.

Southern Launch has engaged Regional Development Australia Whyalla Eyre Peninsula (RDAWEP) on numerous topics including engagement with the local fishing industry, local residents, industries and education sector interest. RDAWEP brokered introductions that led to the commercial agreement between Theakstone Property Pty Ltd and Southern Launch. RDAWEP have also approached surrounding inhabitants on a case-by-case basis to help the local community understand the proposed development.



Department of Primary Industry and Regions (South Australia) (PIRSA) have been briefed on the proposed Complex.

The government has also established the 'Southern Launch Taskforce' comprising members from:

- DefenceSA (chair);
- Department of Trade, Tourism and Investment;
- Office of the State Coordinator General;
- Department for Planning Transport and Infrastructure (DPTI);
- Environment Protection Authority (EPA);
- Country Fire Service (CFS);
- Department for Energy and Mining (DEM);
- South Australian Police (SAPOL);
- Department for Environment and Water (DEW);
- Department for Treasury and Finance (DTF); and
- Department for Primary Industries and Regions, South Australia (PIRSA).

Discussions have also been had with the Deputy Chief Commissioner South Australian Police and Country Fire Services.

Southern Launch is yet to start a formal public engagement strategy on the proposed development of the Complex. A public awareness program was started on 5 December 2018 when the Premier formally announced the potential for development of Whalers Way site.

Southern Launch plans to start formal public outreach events to provide further information on the project before the end of 2019. These events will be held in Port Lincoln, Tulka and Coffin Bay and will be open to the general public.

PRELIMINARY INVESTIGATIONS

The following preliminary investigations have been undertaken to inform the development proposal to date:

- Site Identification Assessment;



- Desktop Native Vegetation Assessment;
- Cultural Heritage review for sites of Aboriginal Heritage Significance;
- Uley lens aquifer boundary location;
- Fire Danger Zone classification identification;
- Assessment of AMSA Shipping lanes;
- Overall Space Launch Facility approval process as defined under the old *Space Activities Act 1998* and the new *Space Activities (Launches and Returns) Act 2018*; and
- Consultation with the Australian Space Agency on site suitability and overall operation approval processes, including but not limited to:
 - Public Safety;
 - Site Security during Launch; and
 - Launch Trajectories.

DESCRIPTION OF THE EXPECTED ENVIRONMENTAL, SOCIAL OR ECONOMIC EFFECTS: S 46(6)(D)(III)

The following sets out the range of issues which together result in the development being one of “major environmental, social or economic importance” (Section 46(1) of the Development Act). All these issues need to be considered as part of the application process, however the extent of the investigations required, and their effects has yet to be determined.

Environmental

- Native vegetation clearance and management.
- Conservation and protection of native fauna habitat and control of pest species.
- Management Plan for the installation of a long-term programme of significant environmental benefit.
- Wastewater management and disposal.
- Stormwater management and reuse.
- Sustainable provision of water supply.
- Sustainable provision of power supply.
- Protection of the environment from Hazardous Material spills.



- Management of Acoustic Impact.
- Management of Bushfire Risk.
- Visual effect of the proposed developments natural character of the locality.
- Impact on the natural environment through potential impact through increased "human disturbance".
- Impact from spent (discarded) Launch Vessels.

Social

- The opportunities to enhance local communication infrastructure.
- The effects on the existing Port Lincoln township.
- Development of a space tourism industry.
- The implications for service sectors including retail, hospitality and other service providers to support or be supported by the development.
- Upgrade of existing road network including Whalers Way Road and Fisheries Bay Road.
- Higher throughput through the Port Lincoln regional airport, Port Lincoln wharf and broader Eyre Peninsula road network.
- Attraction and retention of higher education learning facilities to the region focused on developing and testing space related technologies.
- Impact on tourism and continued public access to Whalers Way Sanctuary.

Economic

- The economic impacts during and post construction including employment and Gross State Product (GSP) impacts.
- The 'Multiplier Effect' or flow on economic impacts of investment associated with the project including impacts on employment and Gross State Product.
- Attraction and enhancement of business investment opportunities within the region operating as rocket launch customers on the Whalers Way Complex.
- Attraction and enhancement of business investment opportunities within the region associated with the supply and support to the rocket launch customers of the Whalers Way Complex.



- State-wide, Regional (Eyre Peninsula) and town (Port Lincoln) economic impacts associated with the project including employment, increased utilisation of existing infrastructure, future tourism, development of space related higher education learning facilities.
- Impact on Commercial Shipping Lanes.
- Impact on Commercial Air Traffic Lanes.

MANAGEMENT OF EXPECTED ENVIRONMENTAL, SOCIAL OR ECONOMIC EFFECTS: S 46(6)(D)(IV)

The management of effects has been considered to a partial extent given the extent of investigations carried out to date.

Environmental

- Launch facilities and associated infrastructure will be placed on areas on a best-efforts basis excluded from the Heritage Agreement, do not have intact native stratum, or the impact of development is assessed to be low.
- Flora and fauna assessment reports will include (but not be limited to) the following as per regulatory requirements:
 - Bushland Vegetation Assessment for clearance applications;
 - Plant Community information;
 - Fauna habitat information – including known listed species;
 - Opportune Faunal Lists and mapping;
 - Plant species list;
 - Vegetation mapping;
 - History of land use – including existing Heritage Agreement;
 - Condition of Vegetation;
 - Assessment against Principles of Clearance of NV Act;
 - Assessment against EPBC Act 1999;
 - Assessment against Native Vegetation Act 1991;
 - Assessment against S.A. state conservation rated species;
 - Include site photos that add value to the report;
 - SEB payments or offset calculations;
 - Conclusions on potential environmental impacts;
 - Summarised Landscape Management Plan; and
 - Mitigation recommendations.
- The Complex is to operate as a green propellant facility, greatly limiting the type and quantity of propellants allowed onsite during any one time.



- The Complex will be designed to only support micro-lift and small-lift rocket vehicles not requiring the development of large infrastructure that may have a greater impact on the surrounding environment.
- Where necessary and possible geo-barriers will be employed to limit the potential damage an inadvertent spill or leak of liquids could impart.
- Annual investigations into the effect rocket launch activities have on the local fauna and flora with subsequent recommendations on the best methods to protect the regional fauna and flora.
- It is proposed that similar marine and maritime environment analyses as per RocketLab's Launch Complex 1 on the Mahia Peninsula, New Zealand be carried out including five yearly investigations into the effect of disposing spent rocket stages into the water has on the local environment.
- Bush fire risks will be mitigated through the installation of Southern Launch firefighting equipment at every launch event. Initial firefighting capabilities during rocket launch attempts will be augmented by local Country Fire Service (CFS) crews. Sufficient water will be located onsite to successfully control and contain any unexpected fire.
- At this point in time none of the customers from Whalers Way are proposing to recover spent stages. The same methodology that New Zealand is employing with RocketLab will be used for the Whalers Way Launch Site.
- An assessment of the proposal pursuant to the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) will be undertaken and appropriate assessment processes under that legislation undertaken.

Social

- A dedicated visitor viewing area is to be developed in conjunction with, or by the District Council of Lower Eyre Peninsula with input from Southern Launch.
- As appropriate, local population education programs describing upcoming Complex construction and subsequent rocket launch events.
- All launch events will be coordinated with the State and local branch of the South Australian Police to ensure safe public viewing and security. The national terrorist threat level will be assessed on a launch by launch basis by the Police and appropriate measures put in place as required to ensure safety to the local population, viewers and the Launch Complex.
- The Impact on Tourism and continued Public Access to Whalers Way Sanctuary needs to be carefully managed, noting that the Lease area is located on Freehold Land and there is no public road access through Lot 101.



- Nor are there any Rights of way and accordingly public access is currently restricted for access by agreement to the coast. The commercial license and lease agreements Southern Launch have on the land with the owner, provide the need for the land and road to be closed when it is necessary for public safety, or when it is mandated by the Australian Space Agency under a safety protocol. Appropriate protocols will need to be established in consultation with existing Tourism operators to maintain limited access.

Economic

- Recommendation that all economic development activities related to Southern Launch customer activities be coordinated with the District Councils of Lower Eyre Peninsula and Port Lincoln.
- The Impact on Commercial Shipping Lanes will be calculated and assessed as part of the ASA's launch license and based on a maximum probable loss methodology underpinned by a statistical analysis of all potential rocket explosion events and a formal engineering management system. Southern Launch recommends the formal safety assessment encompassing shipping and air traffic, as well as the risk to high value assets and population densities be undertaken as part of a formal application for a launch permit through the Australian Space Agency. If the launch of the particular rocket is approved, outcomes from the assessment will include the development of NOTAMS, etc. to ensure safety to shipping, etc. with the goal of minimising any impact on commercial operations in the area.

Australian Civil Space Strategy 2019-2028

The Australian Civil Space Strategy identifies a strategic vision for the Australian space sector, specifically:

"A globally responsible and respected space sector that lifts the broader economy, and inspires and improves the lives of Australians."

The strategy identifies a Strategy for Growth identifying four main strategic space pillars, to:

1. Open International Doors for global competitiveness.
2. Increase our National Capability.
3. Promote a responsible space sector culture through responsible regulation, risk management and culture.
4. Inspire industry, researchers, government and the Australian community to grow the next generation of the space workforce.

The proposal is consistent with the vision and strategies outlined in the Australian Civil Space Strategy and will assist in achieving the strategic pillars while operating within the responsible regulatory framework.



SPACE INNOVATION AND GROWTH STRATEGY (SOUTH AUSTRALIA) ACTION PLAN 2016-2020

The 'Action Plan' seeks as a South Australian Government priority to "capture the opportunities of space to grow our economy and create high value jobs of the future".

The Action Plan has three interconnected pillars focussing on:

- growing South Australia's economy through space activity;
- invigorating South Australia's space innovation ecosystem; and
- engaging international cooperation with lead countries.

Arising from the three interconnected pillars is the primary action, "To increase awareness", which is essential in the promotion of the South Australian space economy and to increase awareness of the space sector as an innovative area to invest and collaborate.

The Action Plan recognises that the South Australian Space Industry Centre will lead the state's space industry development efforts, offering focused and responsive support to drive the growth of South Australia's space sector and deliver key projects and facilities.

The proposal exhibits a high level of consistency with this strategy, being a directly envisaged development.

South Australian Planning Strategy

The Eyre and Western Region Plan (April 2012) is the relevant volume of the South Australian Planning Strategy.

The preface by the then Minister for Planning the Hon John Rau MP states that:

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

The strategy identifies that the region is serviced by "Extensive infrastructure includes four of the state's nine major export ports, three major regional airports (including the state's largest regional airport in terms of runway length at Whyalla) and connections to the national road and rail networks." which benefit the proposed development providing the logistics of receiving rockets by sea prior to relatively short land transportation to the site.



The key issues for the Eyre and Western region have been grouped into four themes:

- Environment and sustainability
 - Balancing native vegetation management, the protection of vulnerable ecosystems and the maintenance of aesthetically pleasing landscapes with economic development.
 - Supporting native habitat areas so they can adapt to and survive climate change.
 - Planning for sustainable coastal development while protecting coastal land and waters.
 - Locating development away from hazardous areas and ensuring that appropriate prevention measures are in place.
 - Supporting the region's water security, including developing strategies to harvest and recycle water supplies and developing alternative water sources.
 - Supporting development of renewable energy.
 - Adapting development and services to cater for the effects of changing climatic conditions.
- Economic development
 - Retaining and enhancing the region's unique natural assets and culture to support tourism.
 - Supporting aquaculture growth by allocating land for service providers and processing.
 - Protecting and encouraging diversification of activities on primary production land.
 - Supporting existing and new mining and energy developments.
 - Supporting and encouraging development of alternative energy resources.
 - Attracting and retaining a skilled workforce.
 - Supporting industries in adapting to the effects of climate change.
- Population, settlements and culture
 - Supporting development of a range of residential accommodation options to support the diversity of residential needs (for example affordable and aged housing).
 - Retaining and attracting young people and skilled personnel.
 - Identifying cultural values and encouraging a 'sense of place' in each community.
 - Providing adequate and accessible community services.
 - Building population, employment and services in key growth centres that can also serve rural and remote residents and businesses.
- Infrastructure and service provision
 - Maximising the use and adaptability of infrastructure through consolidation, clustering and economies of scale.
 - Protecting land corridors for expansion or augmentation of infrastructure.



- Providing adequate infrastructure (for example, transport facilities, communications, energy, water security) to support development of mining, agriculture aquaculture and tourism.
- Supporting the development of social and community infrastructure.
- Protecting services for airlines and the Royal Flying Doctor Service.

The proposal is considered to exhibit a strong degree of consistency with the South Australian Planning Strategy, notwithstanding that the nature of the use proposed is not specifically envisaged.

Development Plan

The subject land is located within the District Council of Lower Eyre Peninsula and accordingly the relevant Development Plan policies are contained with the Lower Eyre Peninsula Council Development Plan.

The current version of the Lower Eyre Peninsula Council Development Plan is dated and consolidated on 12 July 2018.

The subject land is contained with the Coastal Conservation Zone as illustrated on Zone Maps LEP/1 and LEP/18 respectively. It is not located within any specific Policy Area or Precinct of the Coastal Conservation Zone.

Aerospace facilities are not listed nor discussed within the Lower Eyre Peninsula Council Development Plan.

The primary objective of the Coastal Conservation Zone is *"to enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora"*. The zone allows for low intensity recreation uses and to maintain farming area outside of areas of native vegetation, coastal dunes and wetlands of national importance.

The relevant principles of development control focus on the conservation and enhancement of the coastal environment and scenic beauty of the zone.

While the zone includes an extensive list of non-complying forms of development, an aerospace facility, rocket launch facility or orbital launch complex is not listed as non-complying within the zone. It would however be Category 3 for the purposes of Public Notification if assessed under Section 33 of the *Development Act, 1993*.

The following General Section provisions of the Development Plan are relevant under the consideration of the proposed development:

- Coastal Areas module including:
 - environment protection;
 - maintenance of public access;
 - hazard risk minimisation;
 - erosion buffers;



- land division;
- protection of economic resources, and
- development in appropriate locations.
- Heritage Places module;
- Interface Between Land Uses module including:
 - noise generating activities;
 - air quality; and
 - rural interface.
- Natural Resources module including:
 - water sensitive design;
 - water catchment areas;
 - biodiversity and native vegetation; and
 - soil conservation.

The Development Plan does not envisage the proposal, and current policy for the affected land does not offer significant support for the proposed development.

OTHER LEGISLATION

The development incorporates components that may require authorisation pursuant to other state legislation including but not limited to:

- Coast Protection Act 1993;
- Environment Protection Act 1993;
- Heritage Places Act 1993;
- Marine Parks Act 2007;
- National Parks and Wildlife Act 1972;
- Natural Resources Management Act 2007;
- Native Vegetation Act 1991;
- The Commonwealth Environment Protection Biodiversity and Conservation Act; and
- The Commonwealth Space Activities Act and Regulations 1998.

Once the assessment guidelines have been established, more extensive liaison with the relevant agencies will be undertaken to assess any of their requirements.



CLOSURE

Section 46(1) of the Development Act specifically provides for the consideration of proposals of a special or more complex nature than is anticipated or contemplated in the Development Plan.

The application of several elements of environmental management will be necessary given the nature and variety of development components. The proposal also involves the development of facilities reinforcing and acting upon the existing Government policy to create a space-enabled economy within South Australia and will further reinforce regional development.

We would be pleased to provide any further information which may be required for your consideration in the development of the Major Project Assessment Guidelines for this development.

Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd

- enc: Certificate of Title Register Search.
Location Plan.
Locality Plan.
Site Plan.
Site Concept Plan.
Launch Module 1 Concept.
Launch Module 2 Concept.
- cc: The Hon Minister Stephen Knoll MP (by email).
State Coordinator-General's Office, Att: Mr Mark Williams (by email).
Southern Launch, Att: Mr Lloyd Damp (by email).

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5993 Folio 374

Parent Title(s) CL 1366/25
Creating Dealing(s) RTD 10473663, T 10739872, RLG 10739874
Title Issued 07/09/2007 Edition 4 Edition Issued 16/12/2016

Estate Type

FEE SIMPLE

Registered Proprietor

THEAKSTONE PROPERTY PTY. LTD. (ACN: 615 580 160)
OF KOODINGA 932 FISHERY BAY ROAD SLEAFORD BAY PORT LINCOLN SA 5607

Description of Land

ALLOTMENT 101 DEPOSITED PLAN 71437
IN THE AREA NAMED SLEAFORD
HUNDRED OF SLEAFORD

Easements

NIL

Schedule of Dealings

Dealing Number	Description
6456268	HERITAGE AGREEMENT PURSUANT TO SOUTH AUSTRALIAN HERITAGE ACT, 1978 OF PORTION
12648251	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
13086855	CAVEAT BY COATES LAWYERS (SA) PTY. LTD. (ACN: 144 057 938)

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

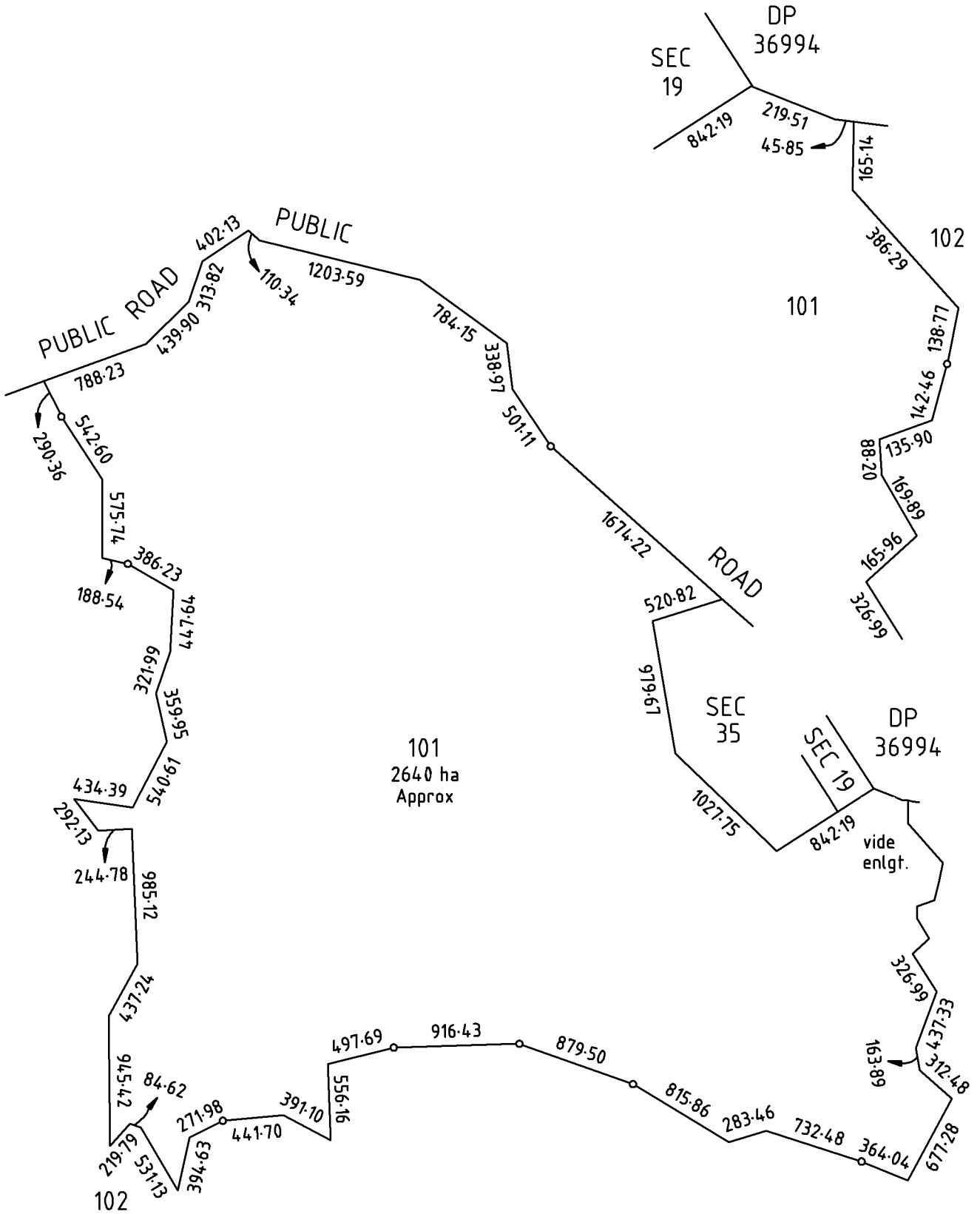
Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 12255893
APPROVED FILED PLAN FOR LEASE PURPOSES FX52042
APPROVED D89282

Administrative Interests

NATIVE VEGETATION HERITAGE AGREEMENT HA 148

ENLARGEMENT
(NOT TO SCALE)





 Subject Site

Location Plan

WHALERS WAY
ORBITAL LAUNCH COMPLEX
for Southern Launch

 NOT TO SCALE

MASTERPLAN.COM.AU
SA | NT | QLD
© NOV 2019 HM:51284 L2-3C

 **MASTERPLAN**
TOWN + COUNTRY PLANNERS



- Subject Site
- Zone Boundary
- Lease Boundary (Northern Extent)

- CP** Caravan & Tourist Park
- CstCon** Coastal Conservation
- CstSe** Coastal Settlement
- PrPro** Primary Production

Locality Plan

**WHALERS WAY
ORBITAL LAUNCH COMPLEX**
for Southern Launch





- Subject Site
- Lease Boundary (Northern Extent)
- Council Boundary

- Zone Boundary
- CP** Caravan & Tourist Park
- CstCon** Coastal Conservation
- PrPro** Primary Production

- 1** Lot 101, CT 5993/374
- 2** Lot 35, CT 5427/82
- 3** Lot 1, CT 5959/562
- 4** Lot 20, CT 5365/423

- 5** Lot 19, CT5365/423
- 6** Lot 19, CT6081/883
- 7** Lot 102, CT 5993/375

Site Plan

**WHALERS WAY
ORBITAL LAUNCH COMPLEX**
for Southern Launch



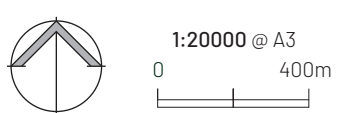


- Subject Site
- Lease Boundary (Northern Extent)
- Council Boundary
- Zone Boundary

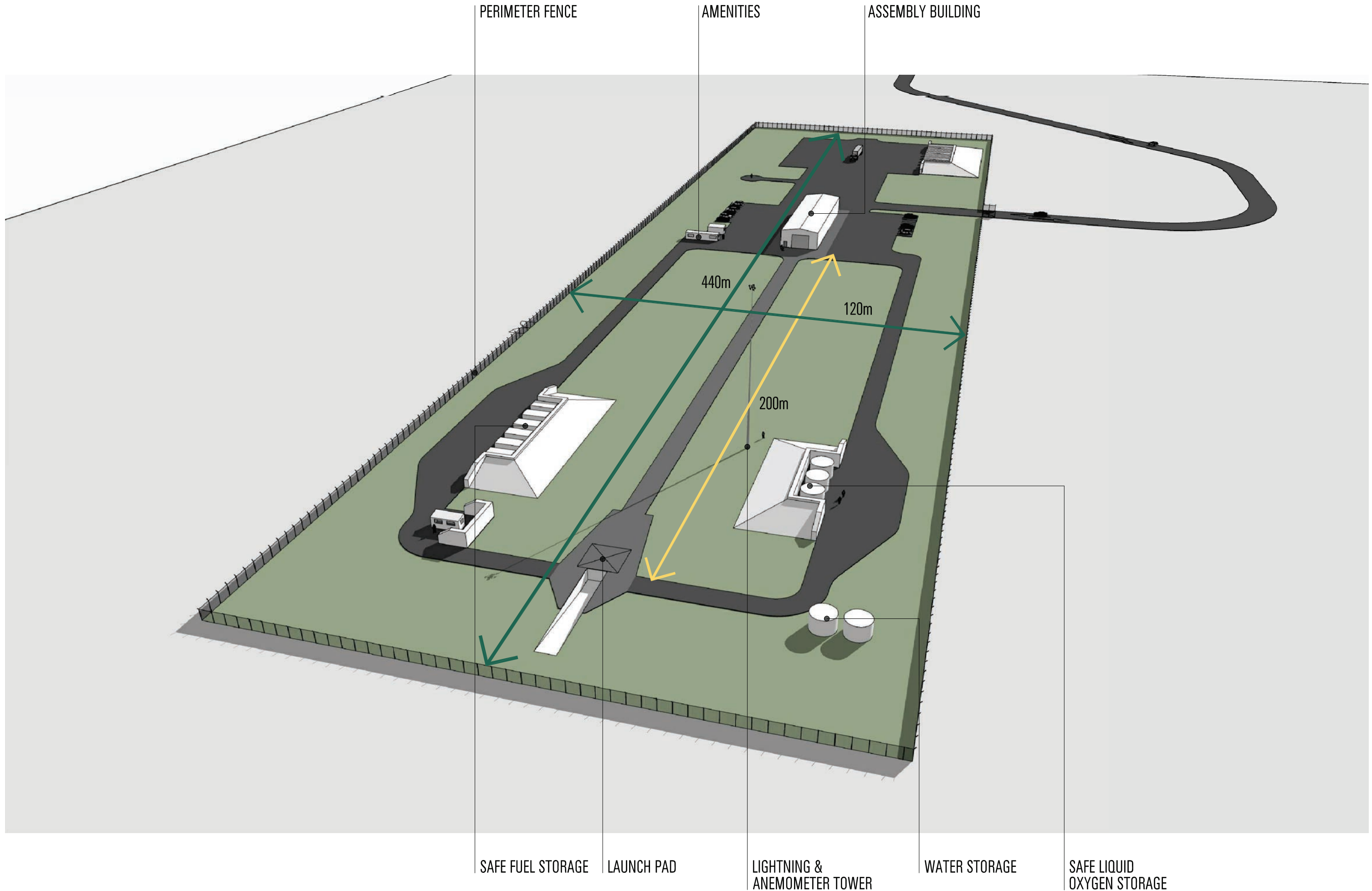
- Zones**
- CP** Caravan & Tourist Park
 - CstCon** Coastal Conservation
 - PrPro** Primary Production

- Launch Site Options**
- A 200m x 500m
 - B 150m x 300m
 - C 200m x 200m
 - D 500m x 200m
 - E 400m x 150m
 - F 350m x 120m

- Main Access Road
- Alternate Access
- ▶ Lookout
- Tourist Coastal Access
- Gate Access
- Cape Wills Radio Station



MASTERPLAN.COM.AU
SA | NT | QLD
© NOV 2019 HM:51284 S2-3C



PRELIMINARY

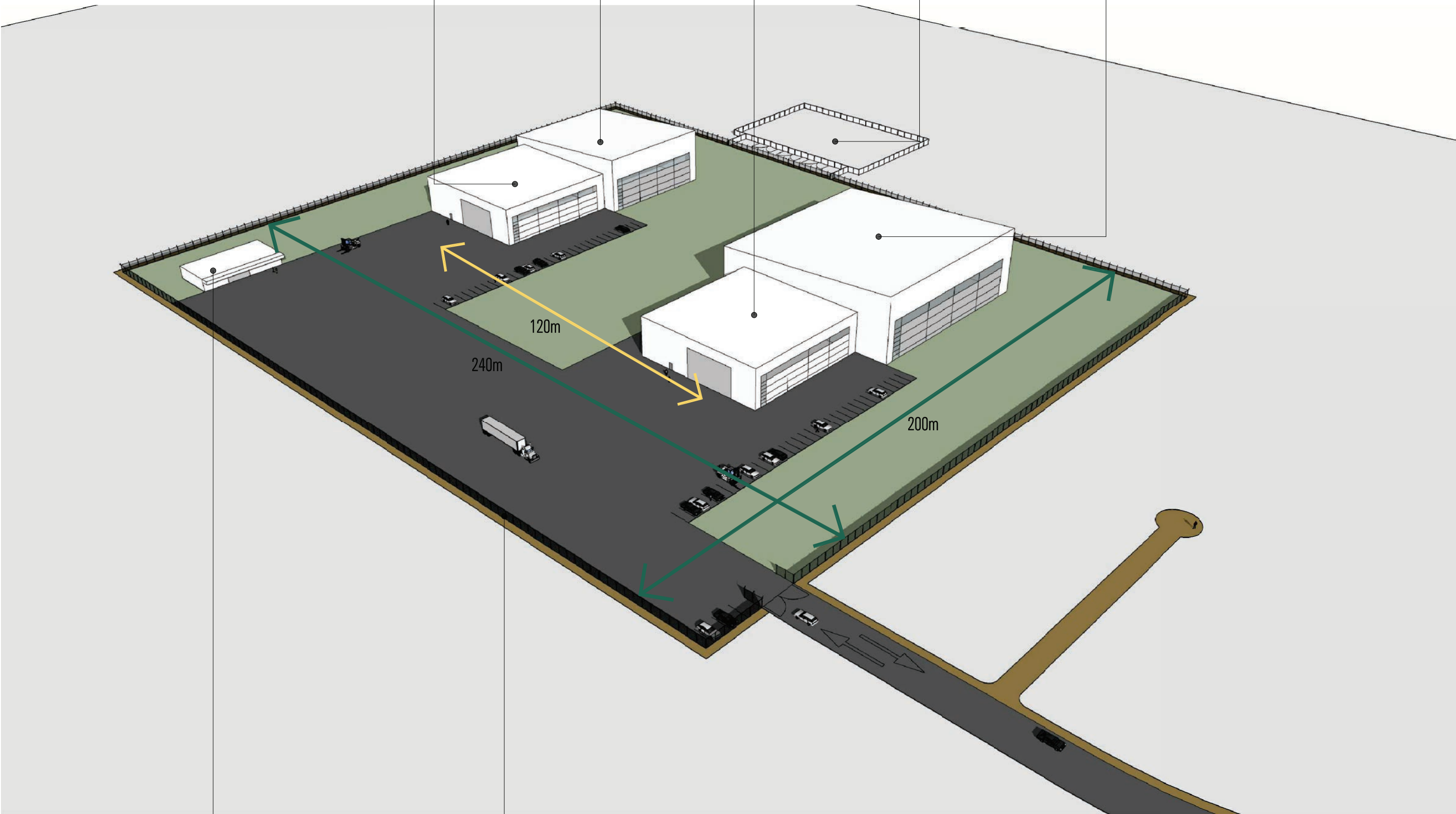
ASSEMBLY BUILDING

LAUNCH FACILITY

ASSEMBLY BUILDING

SERVICES

LAUNCH FACILITY



AMENITIES

PERIMETER FENCE

PRELIMINARY