



STATE  
PLANNING  
COMMISSION

**PROPOSAL TO INITIATE THE  
PREPARATION OF THE KANGAROO  
ISLAND REGIONAL PLAN**

**Preparation of Kangaroo Island Regional  
Plan**

**By the State Planning Commission  
(*the Designated Entity*)**

\_\_\_\_\_ (Signature Required)

**CHAIR, STATE PLANNING COMMISSION**

**Date:** 28 October 2022

**This Proposal to Initiate document forms the basis for the preparation of regional plans for the purpose of section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016*.**



## Contents

<b>ATTACHMENTS</b> .....	2
1. INTRODUCTION .....	3
1.1. Designated Entity for undertaking the preparation of regional plans .....	4
1.2. The purpose of regional plans .....	4
2. SCOPE OF THE PREPARATION OF KANGAROO ISLAND REGIONAL PLAN6	
2.1. Affected Area .....	6
3. STRATEGIC CONSIDERATIONS .....	6
3.1. Alignment with Principles of Good Planning .....	6
3.2. Alignment with State Planning Policies .....	7
3.3. Alignment with Federal and State Government Strategies, Policies and Plans7	
4. INVESTIGATIONS AND ENGAGEMENT .....	12
4.1. Further investigations proposed.....	14
4.2. Engagement already undertaken .....	17
4.3. Governance framework.....	17
4.4. Engagement Plan .....	18
5. PROCESS FOR PREPARATION OF REGIONAL PLAN .....	19
5.1. Engagement Plan .....	19
5.2. Preparation of Regional Plan Timetable.....	19

### ATTACHMENTS

Attachment A – Map of Affected Area

Attachment B – Alignment with State Planning Policies

Attachment C – List of Engagement to Date

Attachment D – Governance Arrangements

Attachment E – Timetable for the Preparation

## 1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is responsible for preparing a regional plan for each region of state pursuant to section 64(1) of *the Planning, Development and Infrastructure Act 2016* (the Act)<sup>1</sup>.

### Planning Regions

The Commission seeks to prepare new regional plans for all seven planning regions of the State pursuant to section 73(1)(a) of the Act. The state has been divided up into 7 proclaimed regions (refer to Attachment A), a regional plan will need to be prepared for each of these:

- Eyre and Western (11 councils, Aboriginal Lands)
- Far North (4 councils, Outback Community Authority)
- Kangaroo Island (1 council)
- Limestone Coast (7 councils)
- Murray Mallee (8 councils)
- Yorke Peninsula and Mid North (11 councils)
- Greater Adelaide (26 councils).

This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations and engagement processes to be carried out for the preparation of the Kangaroo Island Regional Plan. It also details the timeframes to be followed in undertaking the preparation of the regional plan.

The current regional plan for this region is the Kangaroo Island Plan. The plan was prepared by the Minister for Planning (the Minister) and came into operation under the *Development Act 1993* on January 2011. This plan remains in operation under the current Act until the new plan has been prepared by the Commission.

The Commission is required to undertake consultation in accordance with the Community Engagement Charter and make final recommendations to the Minister for Planning prior to consideration whether to approve, amend or refuse the proposed preparation of a regional plan.

---

<sup>1</sup> Section 64 of the Act states: *If a joint planning board has been constituted in relation to an area of the state, the regional plan for that area must be prepared by the joint planning board-* No Joint Planning Boards have been established.

## **1.1. Designated Entity for undertaking the preparation of regional plans**

In accordance with section 73(1)(a) of the Act, the Commission will be responsible for undertaking the preparation of regional plans. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for undertaking the preparation of regional plans in accordance with the requirements Act.
- 1.1.2. The Commission intends to undertake the preparation of regional plans by utilising professional expertise of:
  - Employees of the Department for Trade and Investment, Planning and Land Use Services (the Department)
  - Relevant government agencies
  - Local councils
  - Other specialist consultants.

## **1.2. The purpose of regional plans**

Regional plans establish a long-term strategic vision for the integrated delivery of land use, transport and other infrastructure, and the public realm.

The regional plan will identify sufficient land supply to support housing diversity, affordable living and employment growth over 30 years. It will contain clear principles for orderly development and the management of growth. It may include a hierarchy of places to guide the form and intensity of settlement and the prioritisation of the release of urban lands.

To remain relevant over time it may also provide scenario-based directions or actions that respond to economic growth, investment scenarios or other opportunities.

The plan will also identify 0 to 5 year actions, including recommendations about the amendment or establishment of other planning instruments available through the Act such as:

- Amendments to the Planning and Design Code (the Code) (spatial and policy considerations)
- Offset Schemes
- Design Standards
- Practice Guidelines
- Infrastructure Schemes.

Other actions may include (but are not limited to):

- Further strategic planning investigations - structure plans, master plans, growth plans

- Urban design frameworks
- Support for grant and funding from across governments
- Investigations on specific matters.

Actions may be proposed that are not the responsibility of the Commission.

The regional plans will recommend specific amendments to the Code with cadastral defined spatial mapping and specific textual amendments wherever possible.

There is an option for the Minister to make a change to the Code or initiate a Code Amendment on approval of a regional plan without further process (section 75 of the Act). This type of amendment must be in the form of boundary change to a zone or subzone and the application of an overlay.- To make such a change, the Minister must be satisfied that:

- the regional plan provided sufficient specificity through use of maps, spatial information, and description of the changes being proposed
- consultation has occurred in accordance with the Community Engagement Charter.

To ensure that the regional plan remains relevant, performance indicators and targets will be included. This will include a consistent set of metrics to measure implementation and success.

The Commission, in its annual report, will report on the delivery of actions identified in the regional plan.

#### Development Assessment

A regional plan cannot be used for the purposes of assessing Development Applications with the exception of a development requiring an Environmental Impact Statement (EIS) (sections 113 and 115 of the Act). During the EIS process, the expected effects of the development are considered against the provisions of the regional plan and the Minister has regard to these considerations in the final decision making.

#### Infrastructure Schemes

The Commission, in providing advice to the Minister on initiating an Infrastructure Scheme, must take into account any relevant regional plan (sections 163 (5) and 165 (5) of the Act).

## 2. SCOPE OF THE PREPARATION OF KANGAROO ISLAND REGIONAL PLAN

### 2.1. Affected Area

The proposal seeks to prepare a regional plan for the Kangaroo Island region, incorporating the following local government area:

- Kangaroo Island Council.

**Attachment A** contains a map of the Kangaroo Island planning region.

## 3. STRATEGIC CONSIDERATIONS

Regional plan will be prepared within a state, regional and local strategic setting, which includes:

- Principles of Good Planning under the Act
- State Planning Policies including those for Special Legislative Schemes
- Other relevant State Government strategic documents
- Local government strategic documents, such as structure plans and master plans.

### 3.1. Alignment with Principles of Good Planning

Section 14 of the Act identifies Principles of Good Planning which support and enhance the state's liveability and prosperity, in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across the state. In particular, the following principles are most relevant to regional plans:

- (a) *long-term focus principles* as follows:
  - (i) policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations;
  - (ii) policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs;
- (f) *investment facilitation principles* as follows:
  - (i) planning and design should be undertaken with a view to strengthening the economic prosperity of the State and facilitating proposals that foster employment growth;

- (ii) the achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals;
- (g) *integrated delivery principles* as follows:
  - (i) policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes;
  - (ii) planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities;
  - (iii) any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.

### **3.2. Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the state's overarching goals and requirements for the planning system. Under section 64(3) of the Act, regional plans must be consistent with any SPP (insofar as may be relevant to the relevant region or area).

The regional plans are the spatial application of the SPPs. The focus of implementing the SPPs have been on those areas that the SPPs speak to being part of the regional plan's implementation.

The Commission has identified all SPPs that can be spatially applied in regional plans (including those for Special Legislative Schemes). This has been done in co-ordination with the relevant state agencies that are custodians of each issue. Refer to the table in **Attachment B**.

### **3.3. Alignment with Federal and State Government Strategies, Policies and Plans**

Regional plans will have content that reflect whole of Government Strategies and Plans where relevant to implementing the SPPs and urban growth. They will not duplicate other documents.

Table 1 lists the Federal and State Government documents that have been identified for consideration as part of the regional planning process. This does not negate the opportunity to consider other State Government documents that come to light as part of the detailed investigation period.

**Table 1: Summary of Federal and State Government Documents**

Document	Summary of relevance to regional plan
Federal	
<p>National Freight and Supply Chain Strategy (2019)</p> <p>Regional Strengths and Infrastructure Gaps Report: Regional Analysis South Australia (2022)</p> <p>Renewable Energy Atlas/Protected Matters</p> <p>THRIVE 2030</p>	<ul style="list-style-type: none"> <li>• The <b>National Freight and Supply Chain Strategy</b> aims to position Australia to meet its freight and supply chains challenges, including growing freight volumes; plateauing freight productivity and costs; new technologies like digitalisation, automation, electrification; and resilience to natural disasters, climate risks, cyber security and other threats.</li> <li>• <b>Regional Strengths and Infrastructure Gaps Report</b> provides a national view of the diverse strengths and infrastructure gaps facing Australia's regions in order to enable the identification of priority areas for future planning and analysis.</li> <li>• The <b>Renewable Energy Atlas/Protected Matters tool</b> assists in identifying areas within South Australia that are protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</li> <li>• <b>THRIVE 2030</b> is the national strategy for the long-term sustainable growth of the visitor economy.</li> </ul>
State	
<p><b>Attorney General's Department</b></p> <p>Aboriginal Affairs Action Plan 2022</p> <p>South Australia's Implementation Plan for the National Agreement on Closing the Gap</p>	<ul style="list-style-type: none"> <li>• The <b>Aboriginal Affairs Action Plan</b>, as well as <b>South Australia's Implementation Plan for the National Agreement on Closing the Gap</b>, emphasises the needs of Aboriginal people and the importance of land, culture and heritage to Elders and their communities.</li> </ul>
<p><b>Department for Education</b></p> <p>8 Year Enrolment Demand Forecast</p>	<ul style="list-style-type: none"> <li>• The <b>8 Year Enrolment Demand Forecast</b> will assist in the preparation of all state regional plans, by providing valuable state-wide educational needs data and projections.</li> </ul>
<p><b>Department for Energy and Mining (DEM)</b></p> <p>Energy and Mining Strategy (2020)</p>	<ul style="list-style-type: none"> <li>• The Energy and Mining Strategy provides policies and actions to underpin long-term sustainable growth of the energy and mining sectors.</li> </ul>
<p>Department for Environment and Water (DEW)</p>	<ul style="list-style-type: none"> <li>• The <b>Climate Change Action Plan 2021-2025</b> establishes the role of Planning and Land Use Services (PLUS) and climate change through:</li> </ul>



<p><b>Climate Change Action Plan 2021-2025</b></p> <p><b>Blue Carbon Strategy for South Australia</b></p> <p><b>Waste Strategy 2020-25</b></p> <p><b>Water Security Statement 2022</b></p> <p><b>DEW Strategies and Guidelines</b></p> <p>Landscape SA</p> <p><b>State Landscape Strategy</b></p> <p><b>Kangaroo Island Landscape Plan 2021-2026</b></p>	<ul style="list-style-type: none"> <li>o aligning transport and urban planning with low emissions transport outcomes</li> <li>o strengthening climate smart planning, building and design policies and their implementation in the planning system</li> <li>o promoting opportunities to encourage the private and public sectors to go 'beyond compliance' in climate smart design.</li> </ul> <p>The action plan explicitly mentions regional plans in key objective 5, action 5.2 - <i>Embed strategic climate impact assessment into Regional Plans.</i></p> <ul style="list-style-type: none"> <li>• The <b>Blue Carbon Strategy for South Australia</b> is to be considered for all regional plans that include coastal areas. The strategy will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>• The <b>Water Security Statement 2022</b> provides critical water security data for each region. The statement will provide the regional plan with valuable strategic information and actions that may influence the targets and outcomes contained within the regional plan.</li> <li>• DEW are responsible for a number of <b>Strategies and Guidelines</b> covering themes such as climate change, coasts, crown land, ecosystem conservation, fire management, world heritage areas, floods, Green Adelaide, heritage, native vegetation, parks, reservoirs, water and soils, and land management.</li> <li>• Prepared in line with the requirements of the <i>Landscape South Australia Act 2019</i>, the landscape plans identify the challenges and priorities for landscape management in their respective regions including: <ul style="list-style-type: none"> <li>o Climate resilience</li> <li>o Water management</li> <li>o Sustainable land management</li> <li>o Protecting and enhancing biodiversity</li> <li>o People and partnerships</li> </ul> </li> </ul>
<p><b>Department for Infrastructure and Transport (DIT)</b></p> <p>Functional Hierarchy for SA's Land Transport Network</p> <p>DIT Forward Work Plan 2021-2024</p> <p>Green Infrastructure Commitment (2021)</p>	<ul style="list-style-type: none"> <li>• The <b>Functional Hierarchy for SA's Land Transport Network</b> document identifies which corridors are important for different modes of transport. It guides the use of road and rail space to improve safety and efficiency for users of the transport network and has a direct relationship with all state regional plans.</li> <li>• The <b>DIT Forward Work Plan – Major Programs 2021-2024</b> are to be considered during the preparation of this regional plan as it details major infrastructure works for across the state.</li> <li>• The <b>Green Infrastructure Commitment</b> lists four focus areas and six commitments that align to all state regional plans</li> </ul>

<p><b>Department of Primary Industries and Regions (PIRSA)</b></p> <p>Strategic Plan 2021-2025 Regional Development Strategy 2021</p>	<ul style="list-style-type: none"> <li>PIRSA's <b>Strategic Plan 2021-2025</b> is the overarching document that provides strategic priorities, aims and outcomes to advance the prosperity of South Australia's primary industries, their communities and regions. This is relevant to all regions.</li> <li>The <b>Regional Development Strategy 2021</b> seeks to deliver a plan for future investment, support and priorities to shape the future of the state's regions over the long term, as well as a mechanism to regularly engage regional representatives and consider both immediate and future priorities over time. This is relevant to all regions.</li> </ul>
<p><b>Environmental Protection Authority (EPA)</b></p> <p>Strategic Directions 2018-2022</p> <p>Good for Environment, Good for Business</p> <p>National Environment Protection Measures (NEPMs)</p> <p>EPA Guidelines</p>	<ul style="list-style-type: none"> <li><b>Strategic Directions 2018-2022</b> sets the long-term vision and objectives for the EPA that will guide the development and application of modern and innovative approaches to tackle environmental challenges. The directions ensure that efforts are aligned to whole-of-government priorities and expectations from the community and industry.</li> <li><b>Good for Environment, Good for Business</b> showcases how successful, innovative businesses can co-exist with the expectations of the local community, delivering environmental improvements, and investing in jobs and growth for the wellbeing and prosperity of all South Australians.</li> <li><b>NEPMs</b> outline agreed national objectives for protecting or managing particular aspects of the environment.</li> <li>The EPA have a number of <b>Guidelines</b> covering environmental issues such as site contamination, water quality, air quality, radiation, noise, waste and recycling, planning, aquaculture and climate change.</li> </ul>
<p><b>Inclusive SA</b></p> <p>State Disability Inclusion Plan 2019-2023</p>	<ul style="list-style-type: none"> <li>The <b>State Disability Inclusion Plan 2019-2023</b> includes an aim to increase accessibility to public and community infrastructure, transport, services, information, sport and recreation and the greater community across all regions.</li> </ul>
<p><b>Infrastructure SA</b></p> <p>20-Year State Infrastructure Strategy</p>	<ul style="list-style-type: none"> <li>The <b>20-Year State Infrastructure Strategy</b> has a direct relationship with all state regional plans, as it provides strategic direction for digital, education, health, housing, justice, tourism, sport and cultural, transport and utility infrastructure across the state.</li> </ul>
<p><b>Office for Recreation, Sport and Racing (ORSR)</b></p> <p>State Sport and Recreation Infrastructure Plan 2020-2040</p> <p>Game On – Getting South Australia Moving</p>	<ul style="list-style-type: none"> <li>The <b>State Sport and Recreation Infrastructure Plan 2020-2040</b> has a direct relationship with all regional plans, as it provides direction and strategic approaches for sporting and recreational infrastructure across the state.</li> <li>The <b>Game On</b> strategy seeks high quality and accessible public open spaces and to improve the accessibility, connectivity and safety of active transport opportunities, which is relevant to all regions.</li> </ul>

<p><b>PLUS</b></p> <p>Current Code Amendments and Development Plan Amendments</p> <p>Climate Change for Regional Plans 2021</p>	<ul style="list-style-type: none"> <li>• Desktop research will include investigating whether there are currently any <b>Code Amendments</b> or outstanding <b>DPAs</b> in progress relating to the Kangaroo Island region.</li> <li>• In 2021 preliminary work was undertaken to investigate climate change issues (challenges and opportunities) across the regions, with the intention to produce climate change-related content for the regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions. The recommended content will help identify and describe the key changes projected for each region and how these are likely to impact regional communities, industries, infrastructure and the natural environment.</li> </ul>
<p><b>SA Health</b></p> <p>State Public Health Plan 2019-2024</p> <p>South Australia’s Plan for Aging Well 2020-2025</p> <p>SA Health and Wellbeing Strategy 2020 - 2025</p>	<ul style="list-style-type: none"> <li>• The <b>State Public Health Plan 2019-2024</b> promotes building stronger communities and healthier environments, protecting against public and environmental health risks and responding to climate change.</li> <li>• <b>South Australia’s Plan for Aging Well 2020-2025</b> includes the following themes for action: <ul style="list-style-type: none"> <li>o Making homes more flexible to people’s changing needs and wants over time</li> <li>o Models and options for creating homes that suite a greater diversity of needs and aspirations</li> <li>o Affordable and accessible homes.</li> </ul> </li> <li>• The <b>SA Health and Wellbeing Strategy 2020 - 2025</b> has a direct relationship with all regional plans. The strategy identifies ‘creating healthier neighbourhoods and communities’ as a key contributor to achieving its health and wellbeing vision for the state. In addition, the table of planned works for hospital and health care facilities across the state, this may influence the targets and outcomes contained within the regional plan.</li> </ul>
<p><b>South Australian Housing Authority (SAHA)</b></p> <p>Our Housing Future 2020-2030</p> <p>South Australian Aboriginal Housing Strategy 2021-2031</p>	<ul style="list-style-type: none"> <li>• The <b>Our Housing Future 2020-2030</b> strategy has a direct relationship with all state regional plans as it provides direction and strategic approaches for housing across the state.</li> <li>• The <b>South Australian Aboriginal Housing Strategy 2021-2031</b> has a direct relationship with all state regional plans as it provides direction and strategic approaches for a collaborative approach to addressing Aboriginal housing challenges across the state.</li> </ul>
<p><b>South Australian Tourism Commission (SATC)</b></p> <p>South Australian Visitor Economy Sector Plan 2030</p>	<ul style="list-style-type: none"> <li>• Sections of the <b>South Australian Visitor Economy Sector Plan 2030</b> are of relevance to the preparation of all state regional plans. It provides an understanding of the value, strategic direction and regional targets for tourism, within each region and provides an</li> </ul>

	opportunity to outline and prioritise actions relating to individual regions.
<b>Wellbeing SA</b> South Australian Walking Strategy 2022-2032	<ul style="list-style-type: none"> <li>The <b>South Australian Walking Strategy 2022-2032</b> incorporates new and innovative cross-sector actions to plan, build, promote and maintain suitable walking environments that foster a culture of walking, which is relevant in all regions.</li> </ul>

#### 4. INVESTIGATIONS AND ENGAGEMENT

The goal of the regional plan process is to collaborate with key stakeholders to identify the spatial planning future of the region.

The Department has liaised with Kangaroo Island Council, the Southern and Hills Regional Local Government Association (S&HLGA) and Regional Development Australia – Adelaide Hills, Fleurieu & Kangaroo Island to identify investigations that have prepared and are relevant for consideration in preparing the regional plan. Council strategic documents such as structure plans and master plans will be considered and may be incorporated into the regional plans and the Department will liaise with councils on doing this.

The following documents have been identified as providing information that will be considered and potentially incorporated into the Kangaroo Island Regional Plan:

**Table 2: Council, Regional and EDB investigations**

Title	Summary of relevance to regional plan	Engagement to date
Kangaroo Island Council <i>Kangaroo Island Airport Economic Development Master Plan 2021 - 2041</i>	Investigated existing and future land uses within the KI Airport precinct, recommending residential, commercial, industrial and recreational uses be developed on contiguous farmland surrounding the airport. High Priority of published document is the realisation of 'contiguous residential and commercial urban development' and a 'business/innovation hub'.	Survey distributed to key stakeholders and users of Kangaroo Island Airport.
Kangaroo Island Council <i>Strategic Management Plan 2020-2024</i>	Outlines the vision, mission and strategies for the council area for the period 2020 - 2024.	Engagement undertaken in accordance with the requirements of the Local Government Act 1999.

Title	Summary of relevance to regional plan	Engagement to date
Kangaroo Island Council <i>Penneshaw Structure Plan</i>	Penneshaw Structure Plan (April 2019) identified appropriate growth fronts for future housing demand, in addition to infrastructure and open space improvements.	Elected Member briefings, public notices, drop-in sessions and mailed correspondence from stakeholders.
Kangaroo Island Council <i>Town Centres Project</i>	Funded by the Open Spaces and Places for People Grant and Commonwealth Drought Communities Program. Phase 1 comprises Kingscote, Penneshaw, American River and Parndana and seeks to ensure these settlements support a well-established tourism economy by providing services and improved appearance within townships.	Preliminary consultation held in February 2021 and formal consultation and feedback received in June/July 2021.
Southern and Hills Regional Local Government Association (S&HLGA) <i>2030 Regional Transport Plan</i>	Comprehensive document which discusses transport flows and demand in the region, featuring a database of regionally significant roads.	Document was prepared in consultation with the Roads Working Party – membership comprises leadership group of each constituent councils Works/Technical Services area, and Regional Managers and transport strategy planners from DIT.
Southern and Hills Regional Local Government Association (S&HLGA) and Regional Development Australia – Adelaide Hills, Fleurieu & Kangaroo Island <i>Resilient Hills &amp; Coasts – Climate Change Adaptation Plan for the Adelaide Hills, Fleurieu Peninsula and Kangaroo Island region</i>	Climate Change strategic plan with adaptation options and next steps.	Series of workshops involved representatives from key stakeholders across public and private sector.
Southern and Hills Regional Local Government Association (S&HLGA) <i>Draft Regional Public Health Plan 2022-2027</i>	<u>Anticipated to be adopted in October 2022</u> Coordinates efforts to improve the health and wellbeing of residents across the six constituent councils.	Public consultation held from 5 July – 5 August 2022.
Southern and Hills Regional Local Government Association (S&HLGA)	Outlines the priority actions and outcomes to be delivered during the period in line with the associations general strategic	Internally produced document.

Title	Summary of relevance to regional plan	Engagement to date
<i>Business Plan 2021-2025</i>	plan and a number of other key state-wide plans and strategies	
Regional Development Australia – Adelaide Hills, Flerieu & Kangaroo Island  <i>Strategic Regional Plan 2022 - 2025</i>	Strategic vision for region as envisaged by the RDA Board.	Nil details available.
Regional Development South Australia (RDSA)  <i>The Regional Blueprint</i>	Provides an overview of regional SA and a fully scoped investment pipeline from conceptual through to shovel ready projects	Developed through continuous input by public and private stakeholders.

#### 4.1. Further investigations proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the preparation of the Kangaroo Island Regional Plan.

Additional investigations (beyond those listed below) are likely to be identified through the regional planning process and with further engagement with stakeholders.

**Table 3- Further Investigations to Occur**

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
Population and demographics analysis	PLUS	Identifies the existing and projected population and demographic base of the region and of key towns and settlements based on Census and Australian Bureau of Statistics data and information. This will provide contextual information about the region and assist in setting the future vision and other provisions in the regional plan.
Infrastructure delivery framework	PLUS	Identifies the key infrastructure requirements for the future vision for the region and assigns clear actions and responsibilities for timing and delivery.
Performance targets	PLUS	Identifies key targets or other success monitoring measures associated with

Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
		achieving the vision, provisions or actions outlined in the regional plan.
Housing diversity and supply study	PLUS	Identifies ways to enhance the current planning policy framework in the Code to enable greater diversity and supply of dwelling typologies within regional areas. This is to assist in addressing housing shortages and/or lack of affordable accommodation opportunities in the regions which is a critical problem identified by State Government more broadly.
Activity centre study	PLUS	Identifies whether the current centres planning policy framework within the Code (including current hierarchy) is contemporary and appropriate.
Climate change provisions	PLUS	<p>In 2021 preliminary work was undertaken to produce climate change-related content for regional plans. This culminated in a series of reports with recommended policies and other content to include in the regional plan for each of the seven planning regions.</p> <p>Further investigations are required to identify specific provisions to include in the draft regional plans based on the recommended content provided in the reports.</p>
Water and infrastructure corridors initiative	Department for Environment and Water; Department for Energy and Mining	Identifies and protects future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.
Establishment of Renewable Energy Zones (REZs)	Department for Energy and Mining	Identifies REZs and will assist in planning to minimise potential impacts of incompatible land uses, manage risk to public safety, the environment and security of energy supply.
Flood Hazard Mapping and Assessment Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.

<b>Further investigations proposed</b>	<b>Agency/ organisation</b>	<b>Explanation of how the further investigations align to the regional plan</b>
Bushfire Hazard Spatial Layer Mapping Project	Department for Environment and Water	Will identify areas susceptible to natural hazards and consider risk mitigation and adaptation strategies.
Adaptive Reuse Guidelines for State Heritage Places	Department for Environment and Water	Regional plans should identify areas of regional character and significance that are dormant or are vacant.
Critical Habitat and Archaeology Overlays	Department for Environment and Water	Development of point data for select settlement peripheries to inform appropriate growth fronts and assists in appropriate conservation of areas and places of biodiversity and cultural heritage significance.
Future Strategic infrastructure and traffic Investigations for Kangaroo Island	Department for Infrastructure and Transport	DIT are currently progressing several Area Studies for regions. At this stage, the precise nature of the Kangaroo Island study is uncertain and further detail will be provided when known.
Primary Production Priority Areas Mapping (PPPA)	Department of Primary Industries and Regions	Ensures that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected.
Draft SA Health Infrastructure Strategy	Department for Health and Wellbeing	Consideration should be given to identifying future strategic infrastructure corridors and facilities requiring protection, including setting aside appropriate land to accommodate increases or changes to regional growth, new technologies and changing demands.
Updated Penneshaw Structure Plan	Kangaroo Island Council	Council indicated to PLUS that they intended to update the 2019 Penneshaw Structure Plan in the near future.
American River Structure Plan	Kangaroo Island Council	Exercise will commence shortly – will inform future growth and land use considerations in the settlement of American River.
Master Plan – Kingscote Wharf	Kangaroo Island Council	Project requires funding to commence – in the instance this work commences during the duration of the regional plan preparation, it would inform land use considerations in the Kingscote Wharf precinct.



Further investigations proposed	Agency/ organisation	Explanation of how the further investigations align to the regional plan
Kangaroo Island Health Master Plan	Kangaroo Island Council	First stage due to commence shortly - holistic health care strategy identifying needs and demands of community.

#### 4.2. Engagement already undertaken

Significant preliminary engagement has occurred with key stakeholders. The purpose of this engagement has been to:

- Inform and prepare stakeholders for the upcoming regional planning process.
- Gather information for preparing this initiation.
- Collecting community leader information for planning for engagement.
- Gathering constraints and opportunities mapping from government agencies.
- Setting up governance arrangements with stakeholder groups.

Refer to **Attachment C** for a list of engagement that has occurred to date.

#### 4.3. Governance framework

Through the Local Government Association of South Australia, Regional Local Government groups have been established. These Local Government Groups will play an important role in providing information and feedback to the Commission during the regional planning process as representatives of councils in the region.

The Southern and Hills Local Government Association includes Kangaroo Island Council as a constituent council. The Kangaroo Island Regional Plan is unique from other regional plans in relation to its local government composition. Distinctly, the Kangaroo Island Council is the sole council within the boundaries of the regional plan.

In response, the Commission has indicated that an informal working relationship is more appropriate for the preparation of the Kangaroo Island Regional Plan, rather than a formal Memorandum of Understanding.

Throughout the Regional Planning Program:

- The Commission will keep the Kangaroo Island Council and the S&HLGA group regularly updated and informed of the progress of the Regional Planning Program as relevant.
- Kangaroo Island Council has indicated that, depending on resourcing, they may be able to drive and lead engagement and discussion with their local communities

The Commission and the Department will also work with council administration as required seek their input on the investigations, data, analysis and other regional matters.

An overview of the Governance arrangement for the development of regional plans is provided in **Attachment D**.

#### **4.4. Engagement Plan**

In addition to the engagement already undertaken and identified above, an Engagement Plan for the preparation of the Kangaroo Island Regional Plan will be developed in accordance with the Commission's Community Engagement Charter.

The purpose of undertaking further engagement during the preparation of the regional plan is to:

- Develop a regional plan that reflects the vision and aspirations of the community to help guide how development is undertaken in the longer-term.
- Have authentic conversations to ensure the regional plan is able to be delivered 'on the ground' and has a positive and meaningful impact.
- Raise awareness and build capacity within the community about the planning system and enable them to better participate in the planning of their region.
- Have broad reach to enable those who are interested to contribute, while also having more targeted conversations creating depth to work through the range of planning issues facing the region.
- Build on work that has already been undertaken within each region.

## 5. PROCESS FOR PREPARATION OF REGIONAL PLAN

### 5.1. Engagement Plan

The preparation of the Regional Plan will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Commission will prepare an Engagement Plan prior to the commencement of engagement to be undertaken during the preparation of the regional plan.

The proposed approach for development of the six country regional plans, and associated engagement plans, is proposed to occur in four phases:

1. Preparation
2. Visioning/priority setting
3. Formal consultation
4. Communicating the 'final' plan and review process.

### Engagement Report

Once engagement on the preparation of the regional plan is complete, the Commission will prepare an Engagement Report under section 73(7) of the Act.

The Commission must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with [Practice Direction 2 - Preparation and Amendment of Designated Instruments \(plan.sa.gov.au\)](https://www.plan.sa.gov.au/practice-direction-2-preparation-and-amendment-of-designated-instruments).

The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. This report will provide information about the reason for the preparation of the regional plan, the consultation undertaken during the preparation of the regional plan and any other information considered relevant by the Commission.

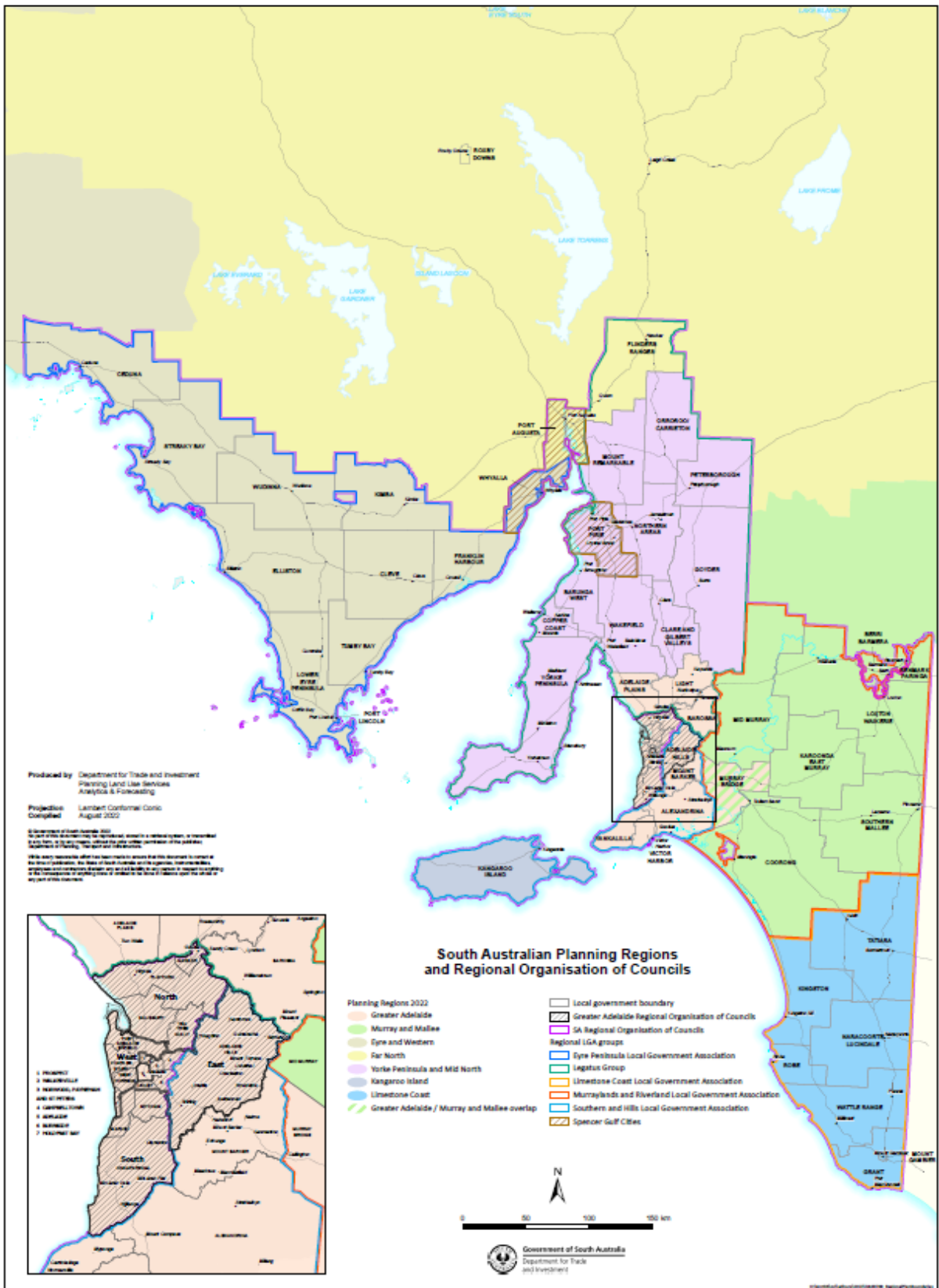
### 5.2. Preparation of Regional Plan Timetable

The preparation of the Limestone Coast Regional Plan is intended to be undertaken in line with the timeframe outlined in **Attachment E**.

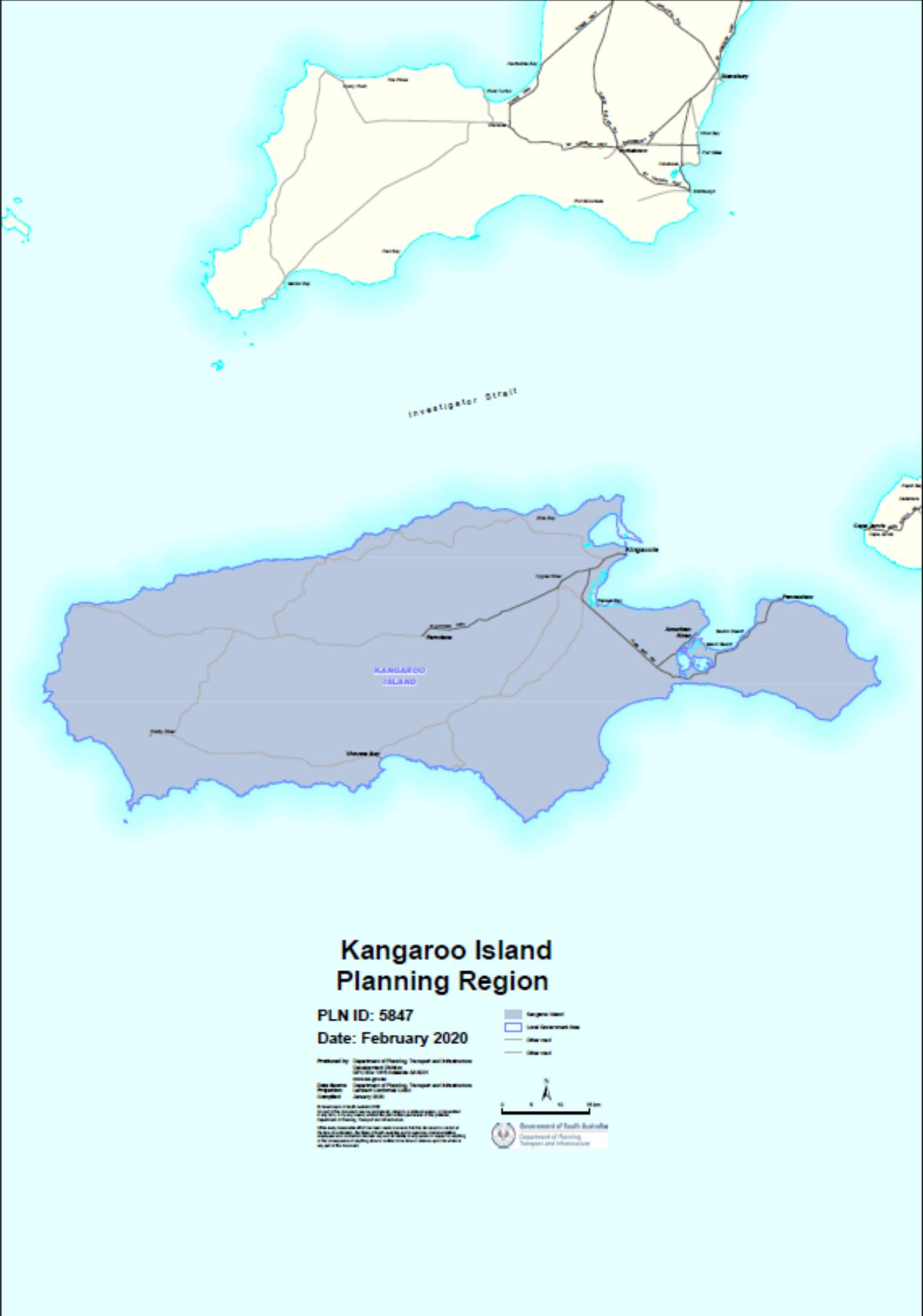
# ATTACHMENT A

## Map of Affected Area

### South Australian Planning Regions



# Map of Affected Area – Kangaroo Island Region



## ATTACHMENT B

### Scope of State Planning Policy Consideration

Summary of State Planning Policies (SPP) to be addressed in the regional plans.

Although interconnected, for the purposes of regional planning, the SPPs have been separated into four themes:

- a. People, Housing and Liveability
- b. Productive Economy
- c. Natural Resources, Environment and Landscapes
- d. Infrastructure and Transport.

### Theme: Productive Economy

#### **SPP 8 – Primary Industry**

Regional plans should implement SPPs by ensuring that key assets underpinning the region's current and potential future primary industry development in agriculture, forestry, fisheries and aquaculture are identified and protected. At the edge of urban areas, and wherever primary production meets other sensitive land use types, consideration should also be given to measures that equitably manage that interface

#### **SPP 9 – Employment Lands**

Regional plans should implement SPPs by identifying existing and future sites for employment lands, strategic transport corridors, intermodal facilities and infrastructure requirements that support employment. Plans should also seek to reinforce clustering around key nodes and activity centres that are well-serviced by public transport, connected to priority freight routes and provide an attractive place to work.

#### **SPP 10 – Mineral and Energy Resources**

Regional plans should identify mineral and energy resource areas, associated infrastructure, including connections via strategic access routes, transport corridors and pipelines. Strategies to minimise the impacts of encroachments by incompatible land uses should be identified to manage risk to public safety, the environment and security of energy supply.

## **Theme: Natural Resources, Environment and Landscapes**

Regional plans should implement SPPs by identifying areas that have state or national environmental significance and are protected by legislation. This includes protected public lands such as conservation parks and marine parks; private protected lands (such as those under Heritage Agreements); areas of native vegetation; and listed wetlands.

### **SPP 4 - Biodiversity**

Any studies on the biodiversity value of areas should be considered and, where possible, corridors important for the movement of wildlife should be identified. Plans may also identify modified landscapes that have significant environmental values which can co-exist with other land uses such as primary production and tourism.

### **SPP 5: Climate Change**

Regional plans should specify broad policy settings that promote resilient, liveable urban form/design. Plans should consider the impact of climate change on vulnerable communities and locations; identify potential mitigation measures; and determine appropriate locations for future development. Plans may also identify opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies and increase opportunities for carbon storage.

### **SPP 13 - Coastal Environment**

Regional plans should identify areas subject to coastal hazards such as sea-level rise; flooding and storm surges; mangrove and wetland-based mosquito and midge issues; and coastal retreat.

### **SPP 14 - Water Security and Quality**

Regional plans should identify areas for the growth and location of future development and associated short and long-term water infrastructure requirements and serviceability.

### **SPP 15 - Natural Hazards**

Regional plans should identify areas susceptible to natural hazards and considering risk mitigation and adaptation strategies. The identification of new growth areas should seek to avoid natural hazards.

### **SPP 16 - Emissions and Hazardous Activities**

Regional plans should identify the location of its industrial land uses in addition to any other contributors to emissions and/or hazardous activities. Separation distances and the areas for both compatible and restricted development should be identified.

### **State Planning Policy 19 - Special Legislative Scheme – Marine Parks Act 2007**

Regional Plans should implement the SPPs by identifying areas to be preserved and protected from further development and areas for the intensification of development.

To be mapped:

- Areas for ongoing protection within the marine environment should also be identified and where possible mapped.
- Areas suitable for coast related recreation activities, aquaculture, recreational fishing, jetties, mooring/boating facilities should also be identified and mapped where possible.

## **Theme: People, Housing and Liveability**

### **SPP 1: Integrated Planning**

Regional plans should ensure that future growth is identified in a way that can be supported by infrastructure. The logical sequencing of development is important to the cost-effective delivery of infrastructure and in maximising positive social and environmental outcomes. Infrastructure agencies must be involved in this initial planning work to ensure these impacts are well understood.

The mapping of infrastructure, existing patterns of growth and areas that need careful management or protection will be required in regional plans. Regional plans affecting urban areas will therefore need to demonstrate how integrated planning principles can be achieved and identify areas for intensification of development. Regional areas will need to consider future growth against ongoing servicing costs to communities.

Regional plans will also set performance targets in the application of SPPs (as appropriate).

### **SPP 2: Design Quality**

Regional plans should consider the intended urban form outcomes for different areas. This will require identifying areas where medium and high-rise development or low-scale infill is envisaged. They should identify the need for high quality open spaces, public realm, neighbourhoods, streets and activity centres where people have priority over vehicles. They should also identify where neighbourhood character will change, evolve or not change at all.

### **SPP 3: Adaptive Reuse**

Regional plans should identify areas of regional character and significance that are dormant or are vacant.



### **SPP 6: Housing Supply and Diversity**

Regional plans should identify appropriate land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure. Housing demand should be well-understood and informed by projected population growth and demographic trends.

Land supply in regional areas should take into account the projected workforce population, including housing that may be required for non-residents working in large-scale mining, agricultural, industrial or infrastructure projects.

Regional plans will set performance targets at the direction of SPPs (as appropriate).

### **SPP 7: Cultural Heritage**

Regional plans should implement SPPs by recognising and supporting the appropriate conservation of areas and places of cultural heritage significance.

## **Theme: Infrastructure and Transport**

### **SPP - 11 Strategic Transport Infrastructure**

Regional plans should identify the appropriate location and types of strategic transport facilities required as a basis for strategic infrastructure and land use planning. They should also identify appropriate locations for mixed use and higher density development close to activity centres and other strategic locations. Regional plans should have regard to considering and identifying future strategic transport infrastructure corridors and facilities requiring protection, setting aside land and accommodating changing technologies, growth and demand.

### **SPP 12 – Energy**

Regional plans should implement SPPs and identify the appropriate location and types of infrastructure required for future energy requirements. Plans should also identify and protect future strategic infrastructure facilities and associated infrastructure requirements to support growth, new technologies and changing demands.

## ATTACHMENT C – PREVIOUS ENGAGEMENT TO DATE

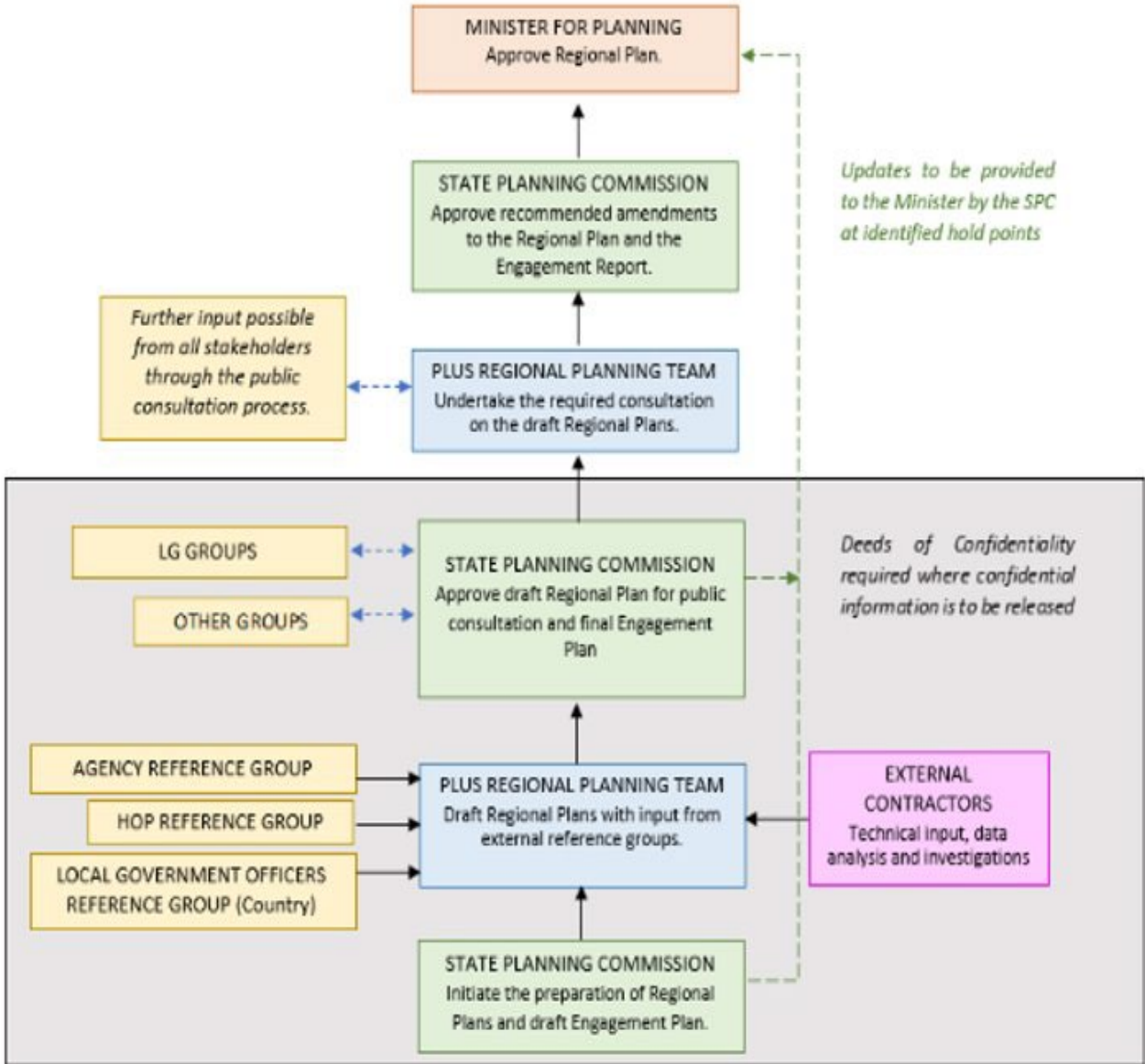
Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Local Government Regional Planning Committee (LGRPC)</b></p> <p>The LGRPC supports delivery of regional plans by providing two-way communication between regional LGAs, their councils, communities and State Government.</p> <p>The group meets with senior PLUS staff on a quarterly basis.</p>	All	Two selected Chief Executive Officers (or proxies) from councils representatives from each Planning Region).	Q1, Q2 and Q3 2022
<p><b>Agency Reference Group (ARG)</b></p> <p>The ARG ensures the coordination of agency input into regional plans and provides advice on and represents the interests of respective agencies.</p> <p>The group meets with senior PLUS staff on a bi-monthly basis and also has received briefings and presentations on regional plans from the chair of the Commission.</p>	All	<p>Senior staff representatives from the following stage agencies:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority</li> <li>• Department for Environment and Water</li> <li>• Department for Infrastructure and Transport</li> <li>• Office for Design and Architecture South Australia</li> <li>• Department for Energy and Mining</li> <li>• Department for the Premier and Cabinet</li> <li>• Department of Primary Industries and Regions</li> <li>• Infrastructure SA</li> <li>• South Australian Country Fire Service</li> <li>• South Australian Fire and Emergency Services Commission</li> <li>• SA Housing Authority</li> <li>• Department for Health and Wellbeing</li> <li>• Department for Trade and Investment</li> <li>• Renewal SA</li> <li>• Department for Education</li> <li>• South Australian Tourism Commission</li> </ul>	Since early 2022 and expected continue throughout program

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>State Agency data and information collaboration</b></p> <p>PLUS staff worked closely with key state agencies regarding mapping and other data required to address certain requirements of the SPPs which relate to regional plans.</p>	All	Representatives from all key state agencies which are relevant to regional plans.	Q2 and Q3 2022 (and expected continue throughout program)
<p><b>Monthly Policy Forum online meetings</b></p> <p>These sessions operate on a monthly basis enabling PLUS staff to provide updates on Code Amendments, regional plans and other planning policy matters and allowing two-way feedback and discussion.</p> <p>The forum has been used numerous occasions to provide briefings and two-way discussions on regional plans</p>	All	Planning, building and other related staff from local government and the broader industry.	Throughout 2022 (and expected to continue throughout program)
<p><b>Meetings of Regional Local Government Association groups</b></p> <p>Ad hoc presentations and updates to these groups at their regular meetings</p>	All		Late 2021 and early 2022 (and expected to continue throughout the program)
<p><b>Country Planning Officer Group (CPOG)</b></p> <p>Ad hoc presentations and updates on regional plans at their regular meetings.</p>	All	Planning staff and other representatives from councils in the peri-urban and country areas of South Australia	Q2 and Q3 2022
<p><b>Chief Executive Officer (CEO) forum</b></p> <p>A forum hosted jointly by PLUS and the Local Government Association (LGA) to discuss regional planning amongst other</p>	All	Council CEOs and other senior local government staff.	27 May 2022

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
things. Included presentations from various council CEOs and senior staff of local strategic planning that may feed into the Commission's regional plans.			
<p><b>Regional Planning Council introduction sessions</b></p> <p>Introductory presentations and question and answer sessions between PLUS staff and country council staff regarding the Commission's principles and scope of regional plans, timeframe and potential content to deliver the Program.</p>	All	Council CEOs and other senior local government staff.	June 2022
<p><b>Workshop with LGRPC regarding engagement approach for country regional plans</b></p> <p>A workshop between a consultant engaged to develop the overarching Engagement Strategy for the Regional Plans Program, and members of the LGRPC to provide feedback and input.</p>	All	Council CEO representatives from each country planning region.	10 May 2022
<p><b>Consultation with country councils on previous strategic work and engagement</b></p> <p>PLUS forwarded templates to councils to complete seeking:</p> <ul style="list-style-type: none"> <li>information on current and recent strategic planning and related projects related engagement activities undertaken which are of potential relevance to the regional plan for the particular region</li> <li>contact details of local community groups and leaders whom may be directly consulted through engagement on the Program.</li> </ul>	All	All country councils planning and related (e.g. engagement) staff.	July and August 2022

Details of engagement	Relevant planning region	Stakeholders engaged	Dates of engagement
<p><b>Regional Development Australia committees information request and briefings</b></p> <p>PLUS sourced regional-scale strategic documents prepared by RDA groups from each region, and held briefings with RDA CEs and staff, providing an overview of the regional plans.</p>	All	Regional Development Australia committees Chief Executives and staff.	August 2022
<p><b>Kangaroo Island Council Executive Meeting with PLUS</b></p> <p>PLUS provided the council executive team with a holistic overview on the regional plans and next steps.</p>	Kangaroo Island	Kangaroo Island Council Executive Team	10 August 2022

**ATTACHMENT D**  
**Governance Arrangement for the preparation of regional plans**



## ATTACHMENT E

### Timetable for the Preparation of the Kangaroo Island Region Plan by the State Planning Commission

Step	Responsibility	Timeframes
<b>Preparation</b>		
<b>Drafting regional plan</b> <ul style="list-style-type: none"> <li>• Engagement Plan prepared</li> <li>• Constraints and opportunity and SPP mapping</li> <li>• Preliminary engagement: workshops with key stakeholders</li> <li>• Preliminary draft plan - council check-in.</li> </ul>	Department and Commission	20 Weeks
<b>Commission approval for consultation</b> <ul style="list-style-type: none"> <li>• Finalisation of draft regional plan</li> <li>• Minister to note</li> </ul>	Department and Commission	12 weeks
Preparation for engagement	Department	4 weeks
<b>Engagement</b>		
Draft regional plan released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	Department	8 weeks (noting may be subject to change pending finalisation of Engagement Plan)
<b>Consideration of Engagement and Finalisation</b>		
Submissions summarised.  Engagement Report prepared.  Amendments to the regional plan made.	Department and Commission	8 weeks
Commission endorse amendments and Engagement Report.	Commission	4 weeks
<b>Decision Process</b>		
Minister considers the regional plan and the Engagement Report and makes decision.	Minister	4 weeks
<b>Implementation and Operation</b>		
Go- Live - Publish on the PlanSA portal.	Department	2-4 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved regional plan to Environment, Resources and Development Committee.	Department	8 weeks