



## YORKE PENINSULA COUNCIL DEVELOPMENT PLAN

IS008

Responsible Officer: DDS

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The Yorke Peninsula Council comprises the former District Councils of Central Yorke Peninsula, Minlaton, Yorketown and Warooka. The Council covers an area of 5,899 square kilometres and encompasses many diverse land uses and characteristics. It contains areas of coastal, conservation, rural and tourism significance for South Australia.

### Role of the Development Plan

The Yorke Peninsula Council Development Plan is a statutory policy document which guides the type of development that can occur within the Council area. The document aims to promote sustainable, orderly and economic development, in line with the goals of Council's Strategic Management Plan.

The Development Plan:

- Informs the community about how an area is expected to be developed
- Informs neighbours about the kinds of development they can expect in their neighbourhood
- Informs applicants about the type of development that is encouraged in an area, therefore the type of information that may be required in a development application
- Provides the basis against which development assessment decisions are made
- Provides the basis upon which any appeal decisions are made.

The Development Plan separates land within the Council area into a number of different zones. This aims to ensure that the lifestyle needs of residents and business can be achieved in the most beneficial manner. The Development Plan outlines what land uses are envisaged in a zone and those uses which are not contemplated.

The Development Plan contains objectives, principles and policies that will control and affect the design and location of proposed land use activities. These policies cover a range of social, environmental and economic matters and have been established to support the longer term direction of the state's planning strategy. The Development Plan can also spell out the desired character for a given area, zone, policy area or precinct.

### Structure of the Development Plan

The Development Plan contains:

- an index
- general provisions – council wide policies which apply across the entire council area
- zone provisions – specific geographic area in which specific policy applies such as residential zone or commercial zone
- policy area provisions – areas with specific attributes, usually a sub-area within a zone
- precinct provisions – areas that tend to be smaller than policy areas with specific attributes, usually a sub-area within a zone or policy area

- tables – information that is usually of a technical nature and applies to various forms of development (often in more than one zone), such as car park requirements, building set-back distances or lists of heritage places.
- maps – including but not limited to preface maps, location maps, overlay maps (transport, heritage, development constraints, natural resources), bushfire protection areas maps, zone maps, policy area maps, precinct maps, structure plan maps and concept plan maps.

### **Development Plan Amendments**

A Development Plan Amendment (DPA) is a report that aims to make a change to the Development Plan to ensure it is up to date and reflects the aspirations and aims of the community. A DPA can be initiated by the Council or the Minister for Planning.

The steps involved in the Council-initiated DPA process require Council to:

- Prepare a Statement of Intent and reach agreement with the Minister on the subject matter or scope of the DPA.
- Conduct investigations and prepare a formal DPA document.
- Consult with relevant government agencies.
- Seek approval from the Minister to place the DPA on public consultation.
- Conduct public consultation on the DPA, including receiving written submissions and holding a public meeting.
- Review the consultation outcomes and refine the DPA if required.
- Seek a decision from the Minister (which may include approving or refining all or part of the DPA). If the Minister agrees and authorises amendments, the Development Plan is gazetted and republished with the DPA changes incorporated.

At the conclusion of the DPA process, parliament's Environment, Resources and Development Committee undertakes a review of the DPA process and outcomes.

In some circumstances the Minister may grant an interim authorisation for a Development Plan Amendment at the same time as a DPA is released for public consultation. Usually this occurs for matters where delayed introduction of the amendments may defeat the purpose of the amendment.

### **Section 30 Strategic Directions Report**

Section 30 of the Development Act 1993 requires that all Councils must carry out a periodic review of their Development Plan known as a Strategic Directions Report, at least every 5 years. The Yorke Peninsula Council completed its last Strategic Directions Report in February 2015.

### **Where can the Development Plan be viewed?**

The South Australian Government website contains electronic versions of the Development Plan. The website address is <https://www.sa.gov.au/topics/planning-and-property/development-plans>.

A hard copy of the Yorke Peninsula Council Development Plan is available to be viewed at the front counter of the Maitland, Minlaton and Yorketown Council offices.

### **Further Information**

For any queries regarding the Yorke Peninsula Council Development Plan please contact Council's Development Services Department on (08) 8832 0000.