

Appendix C Summary of information provided by Council regarding future developments

Township	Description	Number of lots	Years for development
Ceduna	Port expansion: \$39m investment to ship mineral sands (600K tonnes). May be up to 3.5m tonnes of gypsum. Flinders Ports report at end of month	Unknown	Unknown
	Marina: to north of town. Settlement through, looking at Aug/Sept start date for development. Likely quick build (9 months) to cater for housing requirements. At this stage 380 allotment plus more with future expansion. Rainwater tank requirement 15K litres. SAW supply required	380	Unknown
	Peter Betts subdivision: rural living south of town. Scoped within Development Plan. General PAR for public comment in next couple of weeks. About 350 allotments of 1-4 hectares. Rainwater tank requirement 45 kL, plumbed in – to be self-sufficient	350	Unknown
	Smoky Bay: looking at northern extension. Augmentation issue. Population 300 but doubles over summer. STED scheme at maximum reuse	Unknown	Unknown
	Denial Bay: small pockets of development	Unknown	Unknown
	In Ceduna about 35-40 allotments spare – need more in industrial zone	40	Unknown
	Hastings Rd side of town 3-4 private schemes from Eyre Highway to Hastings Rd; potential for growth	Unknown	Unknown
	Mining key development impacts. Some still speculative but Iluka going ahead	Unknown	Unknown
	Iluka: expect mostly fly-in, fly-out residents but land buy-up at marina indicates Ceduna choice for many. Looking at 250-300 constructing from next year for about 2 years and then about 120 FTE. Mineral separation plant looking at 8 years construction (not yet public knowledge. In total looking at about 1000 extra people in town over next 5 years. Mining potential up to 15 years	Unknown	Unknown
	Prominent Hill uncertain	Unknown	Unknown
	Minotaur possible – bigger than Oxiana	Unknown	Unknown
	Cleve	Tourism potential – 240-250K through town each year. South Australian Masters Games 2009. Oysterfest in October	Unknown
Cleve has experienced minimal growth over recent years with 8 lots approved for the last financial year		Unknown	Unknown
Current potential for a further 100 lots over the next 5 years subject to the extent of the mining boom		100	5
Arno Bay will experience significant growth as a popular destination holiday and retirement accommodation		Unknown	Unknown
An existing development at Arno Bay consisting of 350 lots has 5 – 7 years remaining for completion at current rate of sale		350	6
Development application at Arno Bay soon to be submitted (Bob Andrew and Jarrod Dunn)		Unknown	Unknown
Mining is expected to develop in the region over the next 10 – 15 years with the Lock Mine (Centrex) due to commence by December 2008. The extent to which this activity will impact upon the Council region is unknown and difficult to quantify		Unknown	Unknown
Elliston	Stock numbers are likely to increase over the next few years	Unknown	Unknown
	The Stehr Group are currently processing in Port Lincoln but may consider developing their processing facility at Arno Bay	Unknown	Unknown
	Standing population is expected to double mainly due to holiday houses being used as permanent homes for retirees	Unknown	Unknown
	Half the development applications for Venus Bay have been for improvement to existing dwellings	Unknown	Unknown
	Two Caravan Parks with capacity for ~80 sites and fills every Summer	Unknown	Unknown
	Waterloo Heights has 76 dry allotments, Elliston Links has 26 serviced allotments	102	Unknown
	Have some companies interested in mines in the area some are reliant on the Centrex mine being successful eg Wildrup Any drilling could use a substantial amount of water	Unknown	Unknown
	Possibility of a coal mine in 10 -12 years	Unknown	Unknown
	Biggest issue will be the degradation of road infrastructure which will require a substantial amount of water to maintain	Unknown	Unknown
	Most of the mining companies don't want to set up a particular village hence employees likely to be spread amongst current towns. In the early stages it is likely that mostly local employees will be used, therefore only small population increase initially	Unknown	Unknown
Franklin Harbour	Aquaculture at Elliston is a possibility, having ~200Ha of suitable marine reserve. Assuming each site 15-20Ha and on average employing 12-15 people per site, therefore whole industry could be in order of 150 – 200 people PIRSA are likely to have forecasts	Unknown	Unknown
	Tourism has benefited from the ferry with an increase in thoroughfare through Lock since the service began	Unknown	Unknown
	Stock numbers are stable on the western side of the Peninsula, however holding may be getting bigger. Set number of stock a property can support not likely to change very much	Unknown	Unknown
	Currently 15-20 new dwellings each year	Unknown	Unknown
	A Council PAR will be initiated through a Statement of Intent in the latter half of 2007 to provide for the development of 1600 allotments over the next 10 years (including a possible 40 rural living allotments)	1600	10
	Additional infill and population growth may result as a consequence of the expansion of the Iron Duke Mine - approximately 50 to 60 town allotments remaining under current zoning	60	Unknown
	Mitchell area – potential for residential development	Unknown	Unknown
	Port Gibbon – may develop further (currently 20 homes)	Unknown	Unknown
	Lucky Bay – a canal type development is being proposed by the Ferry Company but will require a number of issues to be resolved including zoning, native vegetation etc. Currently have approximately 100 homes with large	Unknown	Unknown
	Mining is expected to develop over the next 10 – 20 years. Centrex are undertaking iron ore exploration in the region. Major potential to drive town growth	Unknown	Unknown
Kimba	Area is marginal farming country with stock farming often fluctuating depending upon prices – with increase in stock numbers there is potential for a rapid draw down the water system. Sheep making comeback	Unknown	Unknown
	Aquaculture within Franklin Harbour is unlikely to increase	Unknown	Unknown
	Ferry figures beyond expectations – big increase in tourism likely	Unknown	Unknown
	Mining has the potential to increase population growth with Iron Clad Mining currently exploring opportunities in the region	Unknown	Unknown
	Possible workforce could amount to a total of 200 by mid 2010, some of which may require housing in Kimba.	Unknown	Unknown
	Stock is unlikely to change with those farmers who have removed stock from their properties unlikely to return to stock farming	Unknown	Unknown
There has been a decline in the number of piggeries in the area from seven to one.			

Le Hunte	No significant sub developments planned (6-7 units for an aged care facility)	Unknown	Unknown
	Not likely to have much increase from mining industry except possibility of some on fly in – fly out to other areas (have resident commercial pilot)	Unknown	Unknown
Lower Eyre	Coffin Bay has experienced steady growth with approx 150 new allotments in the past five years (Rob Hughes commented that there have been in order of 20 new connections in that time)	Unknown	Unknown
	Cummins is well placed to service the new Centrex mine - in order of 30km from mine with good services however currently a lack of vacant land	Unknown	Unknown
	Port Lincoln Fringe : Large number of allotments have been/being approved as dry allotments eg Gladstones Terrace	Unknown	Unknown
	Port Lincoln Fringe : Gum Hill, rural living has an indirect supply	Unknown	Unknown
	Port Lincoln Fringe : Boston Point, a new Community Title development with a low volume service at star tup and remainder of supply being met by the residents	Unknown	Unknown
	Port Lincoln Fringe : Possibly up to 1000 lots (3 stages over 10 yrs). 200 lots are in Stage 1 600 – 800m2 . Likely to have a safe mooring/boat ramp in future	1000	10
	Wangary : New developments going in dry. Council have set Rainwater Tank minimum sizes per bedroom plus firestrage (eg up to 22,500L per bedroom + 10,000L storage for fire fighting purposes)	Unknown	Unknown
	Centrex mine (see comments above)	Unknown	Unknown
	Industrial developments going ahead on Pine Freezer Road	Unknown	Unknown
	Stock at lowest number for a long time but is coming back slowly. It is thought that the lower part of the district has not fully restocked yet	Unknown	Unknown
Port Lincoln	Lincoln Lakes (Stage 3 of the marina) – 2/3 weeks from plans; 10-year project; 600 allotments	600	10
	City growth about 1.5% - 1000 people in past 5/6 years, currently 14,500 expect about 2000 more in next decade	Unknown	Unknown
	Last 2 years about 120 allotments per year on average, now slowing to about 70-80 a year but that pattern's continuing	Unknown	Unknown
	Point Boston will have impact on city – potential 700-800 allotments	800	Unknown
	Other potential subdivisions – 140 allotments at northern end of city; 160 at south; Robertsons 160; Garret Rd 80	540	Unknown
	Industrial infill occurring Bellan/Seaton Aves + Pivot (50-60 allotments)	60	Unknown
	Aquaculture growth – limitations on quota; pilchards potential to grow; shellfish (eg mussels) may still grow	Unknown	Unknown
	Mining – Centrix adamant expanding within 12 months – rail through and export. Dust suppression or slurry – may have impact on water, especially if required for slurry	Unknown	Unknown
	Ports Master Plan – Parsons Brinkerhoff working on this for 18 months (also doing one for Thevenard)	Unknown	Unknown
	Also new port development possible – near ex-BHP wharf	Unknown	Unknown
Streaky Bay	Going to be substantial residential development - want Streaky Bay to get to about 2500 (currently 1200)	Unknown	Unknown
	Gibson Peninsula – was going to be PAR but told no water available, therefore not necessarily most desirable development for this land. Concept for 200 allotments near this	200	Unknown
	Number of other country land or Rural (8) zones on edge of town more attractive and beneficial. Perlubie Landing/Eba Anchorage – 100 allotments out on highway potentially	100	Unknown
	Steady growth in Streaky – listed as one of 5 fastest growing in SA. Looking at building on 117 allotments in 3 stages – virtually all sold out, approval for another 30	30	Unknown
	Rural (8) allotments (3-8 hectares) – 37 on eastern side of Bay all sold, 10-12 towards Ceduna	49	Unknown
	87 allotments within township already approved	87	Unknown
	Proposal for eco-tourism at Cape Bauer	Unknown	Unknown
	Caravan park planning approval – at moment no water	Unknown	Unknown
	Potential at Blancheport (concepts drawn up – residentially zoned)	Unknown	Unknown
	Expect that a fair proportion of vacant allotments that are now sold will be built on – people expected to build are from WA, NT, Qld and UK	Unknown	Unknown
	Suspect offshoots from mining – people will come to coast with \$\$	Unknown	Unknown
	Challenger & Gawler Craton – mineral sands between Streaky and Ceduna; uranium, gold and iron ore exploration in region all may have impact	Unknown	Unknown
	Gypsum at Sceale Bay: 1m tonnes for 100 years if fully exploited	Unknown	Unknown
	Deep sea port for grain has been discussed – could be feasible to slurry gypsum to ships	Unknown	Unknown
	Hospitality industry and tourism increase	Unknown	Unknown
	Population increase linked to mining and aquaculture – up to 50 people living in Streaky Bay are employed in the oyster industry now	Unknown	Unknown
	Power supplies are an issue in the area also (should be noted in relation to any future desalination proposals)	Unknown	Unknown
	Aquaculture: onshore abalone farm; 18 oyster leases	Unknown	Unknown
	Agriculture still big employer – crops (barley and wheat) and already seeing increase in stock numbers	Unknown	Unknown
	Future increase in stock numbers is expected – grazing could expand (for meat rather than wool)	Unknown	Unknown
Tumby Bay	Augmentation charge was set after establishment of ~\$300k supply main to the marina development. There is a future stage of the marina development with 200 – 400 allotments over 10 years. This will include an "over 50's" living section in the development	400	10
	Further ~900 allotment development South of the current "Island". Pressure to reconsider minimum block size, proposal that 700m2 not required with current lifestyles and that 300m2 more appropriate. Given this the development could be up to 1500 allotments	900	
	New industrial subdivision at northern end of Tumby Bay – total area ~1800m2	Unknown	Unknown
	Population could be driven possibly by fly in-fly out services for the mining industry and/or access to the ferry service	Unknown	Unknown
	Caravan Park reported last Summer that ¼ of bookings from Yorke Peninsula residents	Unknown	Unknown
	Population currently around 2700 and mostly retirees and some holiday/tourism markets	Unknown	Unknown
	Port Neil - Council has 35 allotments that could develop in near future	35	Unknown
	Port Neil is a possible alternative site for a deep sea port for the Centrex iron ore venture	Unknown	Unknown
	Thought that there may be a move back to stock	Unknown	Unknown