

December 9, 2011

Mr Roddy Clark
Executive Project Director
Minda Incorporated
King George Avenue
North Brighton SA 5022



**Conservation
Council SA**

Sent by email: Roddy.Clark@minda.asn.au

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Dear Mr Clark

Re: Minda Master Plan

As the peak conservation body for South Australia, the Conservation Council of South Australia (Conservation Council SA) welcomes the opportunity to comment on the Minda Master Plan

Conservation Council SA is an independent, non-profit and strictly non-party political organization representing over 50 of South Australia's environment and conservation organizations and their supporters. Conservation Council SA has developed a comprehensive view of environment policy in "South Australia in a Changing Climate: A Blueprint for a Sustainable Future"¹ This document sets out, at a strategic level, policy positions in six key environmental areas, including coast and marine, and planning and development issues.

Conservation Council SA commends Minda Incorporated on the decision to move the retirement apartment development from the remnant secondary dune system and for recognising the environmental and social significance of the sand dunes.

Our submission identifies the key coastal management issues arising from the developments proposed in the Master Plan. In essence, whilst the retirement apartments have been relocated away from the secondary dune system, a number of coastal management issues arise from locating high density housing in close proximity to a sensitive dune system. Furthermore, the exact location and construction of the proposed Coast Park path has the potential for significant adverse impacts on the dune environment if not adequately planned and implemented.

As stated in the Australian Coastal Society submission we believe that with adequate planning and pro-active management, adverse impacts on the dunes can be minimised and the condition of the dunes ultimately enhanced. It is

¹ <http://www.conservationsa.org.au/blueprint.html>

important that a pro-active approach is taken to protect and enhance the Minda dunes, given their environmental and social significance as one of the last two remnant dune systems on the Adelaide metropolitan coast and the presence of numerous species of conservation significance within the secondary dune environment.

Whilst we do not wish to duplicate Australian Coastal Society submission, we strongly support their proposed management responses to the issues arising from both the high density buildings and the Coast Park Path. This development near these important remnant dunes must not result in additional access short cuts through the dunes or cause harm from greater public access to the dunes. Indeed the development should be undertaken in such a way as to provide increased protection and education relating to these dunes, whilst ensuring that beach access is restricted to established hard and protective access in existing access locations.

The Conservation Council SA urges that protection measures, signage, monitoring and a corrective action system to maintain the dunes should be integrated with the management of the site for the longer term.

In an ideal planning situation new developments would be planned in a way that incorporates a coastal buffer zone in recognition of potential sea level rise caused by climate change. The buffer would be sufficient to enable the landward retreat of ecosystems. Whilst opportunities for such planning are limited in the metropolitan area, there should be regard to the risk of rising sea levels over the life of the Master Plan.

When considering the risks posed by climate change, the development should assess the risks on the high emissions pathway that is being followed globally. The development could contribute to mitigation of high emissions by using building materials that have low emissions during their production phase and by incorporating the use of renewable energy in all the new buildings.

I would also be happy to meet with you or your representatives to discuss these matters in more detail.

Please contact me on Ph. 08 8223 5155 or email at tim.kelly@conservationsa.org.au if you have any questions or follow-up in relation to this letter.

Yours sincerely

A handwritten signature in black ink that reads "Tim Kelly". The signature is written in a cursive style with a large initial 'T' and 'K'.

Tim Kelly

Chief Executive