

Draft South Coast Growth Strategy



**The Alexandrina Council and its communities
acknowledge the Ngarrindjeri, Peramangk and
Kaurana people as the traditional custodians of
the lands and waters of our Council District.**



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Glossary

The **Planning and Design Code** (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

The **Better Housing Future and Housing Roadmap** is the State Government's plan to accelerate the provision of more housing, including affordable housing via a number of initiatives.

Code Amendment is a proposal to change the policies, rules or mapping within the Planning and Design Code. Code Amendments can be initiated by government agencies, councils and private proponents, including parties with an interest in land.

Co-located housing means a group of two or more self-contained dwellings contained on land within the Co-located Housing Overlay that meets specific criteria.

Community Wastewater Management Scheme (CWMS) – Alexandrina Council currently owns and operates five CWMS to collect wastewater which is then pumped to a wastewater treatment plant. After successful treatment, water is then stored in lined storage lagoons to be reused during summer.

Deferred Urban is land that is generally zoned as deferred urban development in order to protect it from development that would be incompatible to its future use for housing or other related purposes.

The **Environment and Food Production Area (EFPA)** encompasses the existing rural lands that surround Greater Adelaide. The EFPA was introduced in the *Planning, Development and Infrastructure Act 2016* and seek to protect rural, landscape and environmental areas from urban development and encroachment.

Future Living Code Amendment is a Code Amendment initiated by the State Government which proposes co-located housing overlay policies to the Established Neighbourhood Zones of specific Councils, including Alexandrina Council.

Greater Adelaide is a planning region within South Australia that extends from Victor Harbor in the south to Kapunda in the north and as far as Murray Bridge in the east. It includes Alexandrina Council.

The **Greater Adelaide Regional Plan (GARP)** seeks to provide a planning vision for Greater Adelaide through to 2051 and beyond. The GARP is currently being developed by the State Government. It will determine where an extra 300,000 houses will be located in the defined Greater Adelaide region and where land for employment opportunities will go.

Greenfield sites are typically areas that are zoned for future urban development but are currently still used for agriculture or other low intensity uses.

Growth Areas are areas that have been identified for urban expansion.

Infill housing is the development or construction of additional housing units into an existing subdivision or residential type neighbourhood. It may also include undeveloped large parcels of land within an urban area but not within the urban fringe.

Intensification of Rural Living Areas relates to areas currently zoned for Rural Living purposes and subsequently have larger allotment sizes where the minimum allotment size

may be reduced in order to accommodate additional allotments. There may also be an opportunity to reduce the minimum allotment size in areas zoned Rural Living while still maintaining a 'rural living' environment.

National Housing Accord (the Accord) provides the aspirational target agreed to by Commonwealth, State and Territory Governments to build 1.2 million new well-located homes over five (5) years from mid-2024, and build more 'affordable homes' within the immediate and long-term. South Australia has agreed to build 700 'affordable homes', according to the Accord.

Planning and Design Code is a statutory instrument under the *Planning, Development and Infrastructure Act 2016*, which sets out the comprehensive set of policies, rules and classifications which apply in the various parts of the State for the purposes of assessing development proposals in South Australia.

Planning and Design Code Zones represent the spatial boundaries that provide guidance for development on 'what' can happen in an area.

Planning, Development and Infrastructure Act 2016 (PDI Act) is the legislative framework that establishes the planning and development system.

Planning, Development and Infrastructure (General) Regulations 2017 supports the *Planning, Development and Infrastructure Act 2016* and the planning system by prescribing further detail on the operational aspects of the planning system.

Proponent-led (or private) Code Amendment – the *PDI Act* provides for private proponents (including parties with an interest in land) to initiate spatial changes to the Code via the Code Amendment process.

Region – the *Planning, Development and Infrastructure Act 2016 (the Act)* provides that the State be divided into 'planning regions' for the purposes of developing 'Regional Plans'. Greater Adelaide, which includes Alexandrina Council, is one of seven regions proclaimed in the State.

Regional Plan is a plan which provides a long-term vision (over a 15-30 year period) for a region or area, including recommendations about potential rezonings.

State Planning Policies set out the State Government's overarching goals or requirements for the planning system.

State Infrastructure Strategy is currently being prepared by Infrastructure SA and will look at anticipated state-wide infrastructure needs for the next 20 years.

Planning and Design Code Zone Abbreviations and Definitions

Abbreviation	Zone Name	Zone Definition (*)
CWOI	Coastal Waters and Offshore Islands	The zone seeks to protect the state's coastal waters, including marine parks and offshore islands, and recognises the importance of these areas for commercial, tourism, recreational and navigation activities.
C	Conservation	This zone seeks the conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values. It includes provision of opportunities for the public to experience these through low-impact recreational and tourism development. It provides for a limited mix of development/land uses, including signage related to conservation and tourist information, small-scale recreational facilities/amenities, camp grounds and structures for conservation purposes.
CTP	Caravan and Tourist Park	This zone envisages accommodation in the form of caravan and camping sites, cabins and transportable dwellings, with associated small-scale services and facilities.
DU	Deferred Urban	This zone allows for a limited range of low-intensity land uses and activities needed to support the existing use of the land without impeding the ability of the land to be developed for alternative forms of urban development in the future.
E	Employment	This zone supports a diverse range of low-impact, light industrial, commercial (including bulky goods) and business activities that complement the role of other zones with significant industrial, shopping and business activities.
EN	Established Neighbourhood	This zone envisages a range of housing types that respond to housing preferences, with new buildings sympathetic to the predominant built form character and development patterns.
HIn	Home Industry	This zone accommodates small-scale and low-impact business enterprises in conjunction with a dwelling to provide opportunities to work from home and contribute to employment diversity.
Inf (A)	Infrastructure (Airfield)	This zone caters for air transport movements and associated development that will not impede aviation operations.

Inf (FMT)	Infrastructure (Ferries and Marina)	This zone accommodates on-water development associated with the function of marinas and passenger ferry services together with a range of complementary waterfront-oriented recreational and tourist development activities.
MPT	Master Planned Township	This zone supports the expansion of existing townships with a range of housing types that cater to prevailing and emerging housing needs within easy reach of services and facilities.
N	Neighbourhood	This zone encourages housing that supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.
PRul	Productive Rural Landscape	This zone supports a complex and diverse range of land uses at the appropriate scale and intensity needed to conserve and enhance the zone's natural character, biodiversity, identity and scenic qualities.
Rec	Recreation	This zone seeks provision of a range of accessible recreational facilities.
RP	Residential Park	This zone envisages accommodation in the form of caravan and camping sites, cabins and transportable dwellings, with associated small-scale services and facilities.
R	Rural	This zone covers the majority of the incorporated areas of the state. It supports a wide range of primary production activities and provides opportunities for value-adding and the use of renewable energy sources, including wind/solar farms.
RL	Rural Living	This zone envisages a spacious, secluded and peaceful residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice. Ancillary land uses, such as small-scale animal keeping, will be of a scale and type that will not interfere with the residential function of the land or adjoining land, or the semi-rural character desired for the zone. Allotments will be of a size capable of supporting hobby rural activities such as horse keeping, small-scale horticulture and small-scale businesses.
RN	Rural Neighbourhood	This zone provides for housing on large allotments in a spacious rural setting, often together with large outbuildings. Provides easy access and parking for cars,

		considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.
SE	Strategic Employment	This zone anticipates a comprehensive range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.
TAC	Township Activity Centre	This zone encourages a cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment. The range of land uses that occur in the centre provide important services to town residents, rural hinterlands and the broader region.
TD	Tourism Development	This zone provides for range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.
TM	Township Main Street	This zone provides a focus for regional main streets that service the local community and visitors. Development will primarily comprise retail, office, entertainment and recreational land uses and activities. Housing may be accommodated in conjunction with non-residential uses, ideally sited above or behind non-residential uses to ensure shopfronts on the main street are preserved. Buildings complement the traditional low-scale main street character with ground floor uses that contribute to an active and vibrant street may be appropriate.
WN	Waterfront Neighbourhood	This zone seeks a diverse range of housing which takes advantage of waterfront locations. Development enhances public access to waterfront areas. Dual aspect allotments incorporate designs to enhance the streetscape.

**Source: Guide to the Planning and Design Code, June 2022*

Why are we preparing a growth strategy?

Council needs to have a suitable future growth strategy to be able to plan for the current and future needs of our community, for future infrastructure and to inform strategic planning decisions.

This South Coast Growth Strategy has been prepared in response to growing pressure to make land available for housing development across the nation, South Australia and locally in the Alexandrina Council area and particularly around Goolwa. This pressure is as a result of the current housing availability and affordability crisis currently being felt across the nation and comes via a number of sources which are explained or outlined below.

National Housing Accord

The National Housing Accord (the Accord) released by the Commonwealth Government has an aspirational target, agreed to by all of Australia's states and territories, to build 1.2 million new well-located homes over five (5) years from mid- 2024.

As part of the Accord, the Commonwealth has committed funding to support the delivery of 10,000 affordable homes and the South Australian Government has agreed to build approximately 700 affordable Homes with a majority located in inner city and inner metropolitan locations.

As well as affordable housing targets, there is an expectation that each State will contribute to the 1.2 million new homes target.

A Better Housing Future and Housing Roadmap

Following its Plan for A Better Housing Future, released in early 2023, the Government of South Australia has recently released an updated Housing Roadmap which outlines how it plans to deliver more land supply, housing diversity and affordability *'across Adelaide and the regions to ensure South Australians can live where they want, at a price they can afford'*. The Roadmap includes targets to release more land supply for residential growth and includes proposals to speed up the rezoning process of land, tackle infrastructure challenges and directly delivering new housing among other initiatives.

Regional Plans

Regional Plans spatially apply the State Planning Policies to the seven different planning regions across the state. They play a significant role in identifying land for housing, employment, education, and other land uses and long-term infrastructure needs to service existing and growing areas.

The whole of the Alexandrina local government area is within the 'Greater Adelaide' planning region. The current 30 Year Plan for Greater Adelaide will be replaced by a draft new Greater Adelaide Regional Plan (GARP) that is expected to be released for consultation in mid to late September 2024.

The draft GARP follows a Discussion Paper that was released in August 2023 that identified *how* and *where* Greater Adelaide should grow. The Greater Adelaide Regional Plan is looking to contribute to the national housing targets by providing 300,000 additional dwellings in the Greater Adelaide Region. Land around and beyond the current 'town boundary' of Goolwa, along with land at Victor Harbor, was identified in the Discussion

Paper as an investigation area for future housing and employment growth in the ‘southern spine’ of Greater Adelaide.

The Regional Plans inform strategic planning decisions about the future zoning of land. This means that if an area is identified in a Regional Plan for a particular future land use, for example housing/residential or conservation, then proposals seeking to change the zoning of land for the purpose identified by the relevant regional plan may be granted a fast track process.

Environment and Food Production Area

Environment and Food Production Areas (EFPA) were introduced under the *Planning Development and Infrastructure Act 2016* (PDI Act) in order to:

- Protect valuable food production areas
- Maintain natural rural landscapes
- Conserve tourism and environmental resources
- Provide certainty to food and wine producers
- Encourage development in our existing urban footprint with existing supporting infrastructure
- Set the direction for future growth in metropolitan Adelaide.

Source: https://plan.sa.gov.au/resources/planning/environment_and_food_production_areas

The EFPA applies to much of the Alexandrina Council area as can be seen by the areas shaded green in Figure 1 below:



Figure 1: Environment Food Production Area (shaded green)

The EFPA does not apply to land within 'town boundaries', as can be seen in Figure 1. There is a significant amount of land around Victor Harbor and Goolwa (approximately 565 hectares) for example and divisions for residential purposes are not permitted in areas where the EFPA applies.

Code Amendments

A Code Amendment is the process to change the planning rules contained in the zones in the Planning and Design Code. For example, if a landowner wants to change the Planning and Design Code zone that applies to their land, they would need to initiate a Code Amendment. This process involves investigations such as infrastructure capability as well as community consultation.

Prior to the introduction of the *PDI Act 2016*, only Councils or the Minister for Planning were able to undertake a rezoning process. The *PDI Act* introduced the ability for a 'designated entity' (or private landowner) who has 'an interest' in an area of land to undertake a Code Amendment in order to rezone their land.

This has resulted in a significant number of private landowner initiated Code Amendment processes being undertaken within Alexandrina Council, affecting land around the townships of Goolwa, Middleton and Hindmarsh Island, and other areas outside of the South Coast.

For Code Amendments proposed by private landowners, the relevant Council is only afforded the ability to request that investigations be undertaken and to provide a submission regarding its view on the proposed Code Amendment. The decision on whether to approve a Code Amendment is made by the Minister for Planning.

Previous/Current Strategic Plans

Council's *GO 2030 Making Sense of Goolwa's Growth Opportunities* (2009) and *Goolwa Enquiry by Design* (2016) were prepared in collaboration with the community to plan for the future of Goolwa. These strategic plans were designed to guide the future growth of Goolwa and identified future growth areas, transport and pedestrian linkages, environmental goals, economic, community and cultural goals.

These documents have been used to inform strategic planning decisions to date. However, in response to opposition received in relation to the Goolwa North Code Amendment (a private landowner-led Code Amendment), the State Government has requested that Council identify a suitable alternative growth strategy to accommodate additional housing in and around Goolwa (the South Coast) for the next 30 years.

Preliminary work - including engagement with the community at Council's Village Conversations at Goolwa, Middleton, and Port Elliot in late 2023 – has provided some alternative growth options identified by Council Administration and a private planning consultancy. This work has since been refined and Alexandrina Council is now seeking community feedback on this preferred draft South Coast Growth Strategy.

How much growth are we planning for?

In formulating a growth strategy, we need to know how many people and how many households we are planning for and what is the demand for growth. To understand this, we have looked at changing demographics such as the trend of fewer people living in houses so more houses are needed to accommodate the same number of people. We have also looked at previous growth rates plus forecast growth rates provided by experienced demographers as follows:

- the existing growth rate that Council has experienced over the last 10 years;
- forecast growth identified by Council's partner demographers, Forecast.id (based off Census data); and
- projected growth rates predicted by PlanSA.

These three growth rates provide a low (existing), medium (Forecast.id) and high (PlanSA) growth scenario.

Table 1 below provides the relevant data for a low, medium and high growth rate, based on the figures obtained from Council, Forecast.id and PlanSA.

Table 1 – Projected South Coast dwelling growth data (multiple sources noted in Table)

Projected	Growth Rate	10-year	20-year	30-year
Low	50 dwellings p.a. (existing Council rate)	500 dwellings	1000 dwellings	1500 dwellings
Medium	68 dwellings p.a. (Forecast.id rate)	680 dwellings	1360 dwellings	2040 dwellings
High	94 dwellings p.a. (PlanSA rate)	940 dwellings	1880 dwellings	2820 dwellings

There is a significant discrepancy between the current low Council growth rate projection (1500 dwellings) and the PlanSA high growth rate projection (2820 dwellings). The difference is an additional 1320 dwellings over 30 years.

It is important to note that the current growth rate is likely to have been constrained by the availability of land zoned for housing, so the higher projected growth rates are considered more likely if additional land is made available for housing. In addition, population and housing growth has a compounding effect, where higher population bases increase by more persons at the same percentage growth rates.

The proposed South Coast Growth Strategy plans to accommodate the High growth rate projection of 2820 dwellings over 30 years in order to demonstrate the ability to achieve the dwelling targets of the National Housing Accord and the South Australian Government's Housing Roadmap.

How can I have my say?

We want to hear from the Alexandrina community and key stakeholders about the following:

- Where future growth in and around the South Coast of Alexandrina Council should occur over the next 30 years?
- What services and facilities do you think will be needed to accommodate growth over the next 30 years?

Here are some ways that you can have your say:

In-person

- Hard copies of the draft South Coast Growth Strategy, a Frequently Asked Questions document and the survey will be available for viewing at the Goolwa Council Office at 11 Cadell Street, Goolwa, during business hours.
- You can attend a community drop-in session where Council Staff will be available to answer questions or to take handwritten surveys (we will have copies for you to fill out):

Date	Time	Location
Thursday 19 September 2024	9 am until 5 pm	Goolwa Shopping Centre Mall Hutchinson Street, Goolwa (In front of Woolworths entrance)
Friday 6 September 2024	10 am until 1 pm	Middleton IGA Goolwa Road, Middleton
Saturday 28 September 2024	10 am until 1 pm	Middleton IGA Goolwa Road, Middleton

Online:

- You can view the draft South Coast Growth Strategy and Frequently Asked Questions, watch a video presentation on the Strategy and fill in a survey (which includes the ability to write your views) on Alexandrina Council's My Say website mysay.alexandrina.sa.gov.au/south-coast-growth
Scan the QR code to access the website



Surveys can be filled out and submissions on the draft South Coast Growth Strategy will be accepted until **5:00 pm on Wednesday 2 October 2024.**

How were the areas identified?

Council workshopped several potential growth options and the various constraints and opportunities that they present.

Opportunities identified include areas:

- where the Environmental and Food Production Area (EFPA) does not apply
- where infrastructure is available or relatively easily provided
- in areas with no significant environmental sensitivities
- that are contiguous to existing built-up areas
- that are consolidated in land ownerships and therefore offer opportunities for leveraging infrastructure contributions
- Within existing or anticipated future growth areas
- More efficient use of land.

Constraints identified include areas:

- that are affected by the EFPA
- adjacent high impacting land uses (waste treatment facilities)
- that have limited access
- that have limited infrastructure
- that are environmentally sensitive
- likely effect on rural character.

Workshopping also identified opportunities to contribute to the dwelling targets in three broad categories:

- Existing infill
- Intensification of Rural Living Areas
- Deferred Urban Greenfield
- Rural Greenfield.

Existing infill

Priority was given to identifying areas where there is existing opportunity for additional dwellings. For example, where the Planning and Design Code policy allows existing blocks to be divided and therefore potential to deliver additional dwellings and contribute to housing targets.

Intensification of Rural Living Areas

Areas currently zoned for Rural Living purposes and subsequently have larger allotment sizes where the minimum block size may be reduced to enable additional allotments were also identified. Whilst recognising the value that this type of land offers to many of our community, these areas may provide an opportunity for additional allotments through a reduction in the minimum block size required while still retaining a 'rural living' scale.

Deferred Urban

Deferred Urban land is generally zoned as deferred for urban development in to protect it from development that would be incompatible to its future use for housing or other related purposes (employment/commercial for example).

Greenfield

Greenfield land refers to land that is typically zoned for agricultural purposes on the fringe of townships that has no significant built form on it (i.e., is generally vacant of buildings) and offers a 'clean slate' for master planning.

Together with the opportunities and constraints identified, the potential dwelling yield has also been considered for each of the growth area options.

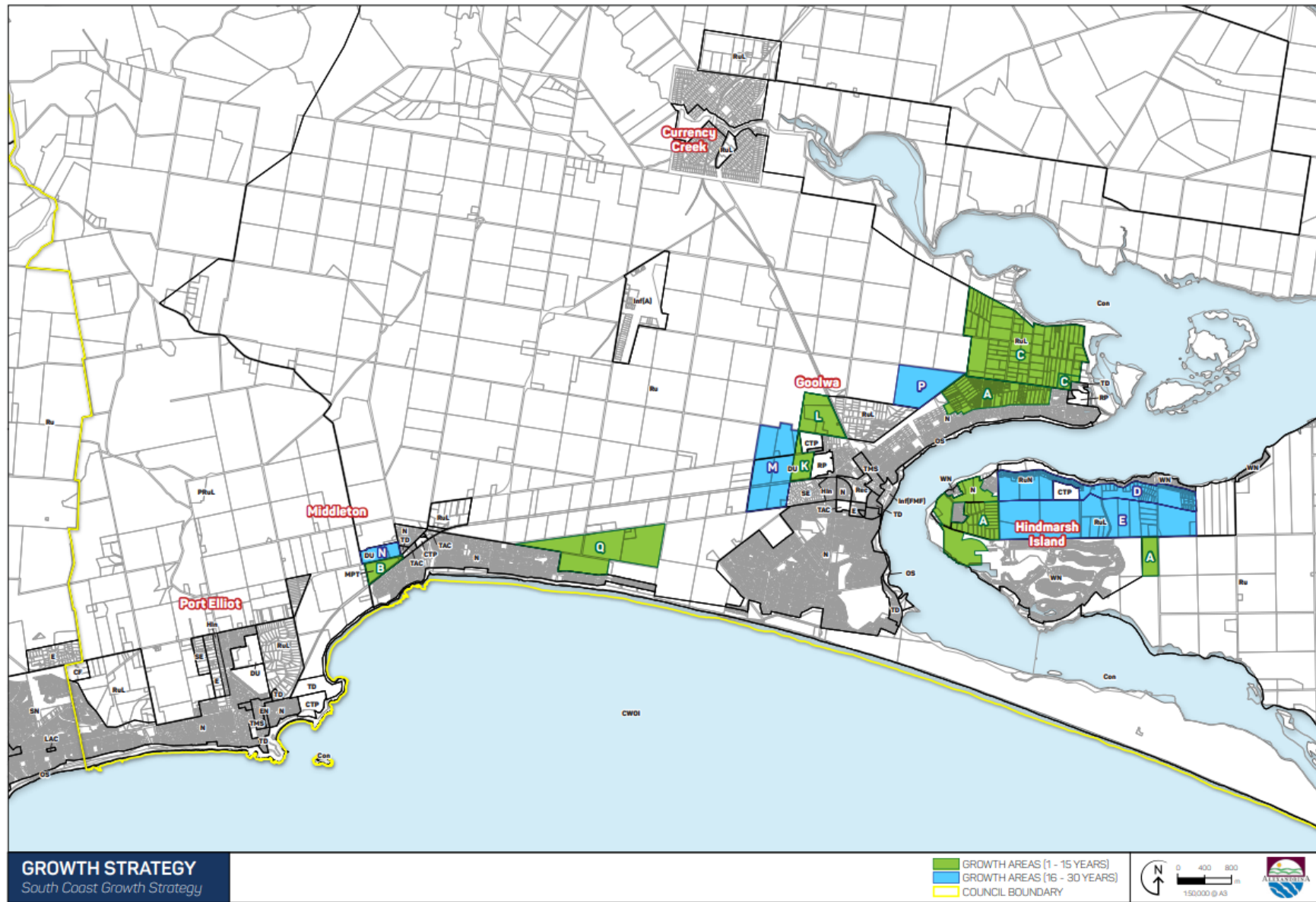
Which areas/locations are proposed for growth?

Overall – Next 30 Years

While the draft South Coast Growth Strategy is intended to identify growth locations for the next 30 years, it is split into two phases with Phase One identifying land for approximately the next 15 years and Phase Two identifying land to be developed once the land identified in the first phase has been largely developed.

Figure 2 on the next page identifies all the areas proposed for the draft South Coast Growth Strategy.

Figure 2: Proposed Overall Growth Locations



Phase One: First 15 years



Phase One

Infill/Existing Capacity

Land with existing capacity to deliver additional dwellings has been identified at the following locations:

Area A:	Goolwa and Hindmarsh Island - between Fenchurch Street, Washington Street, Bricknell Road and Banfield Road/Byrnes Road in Goolwa ;
Area A:	Goolwa and Hindmarsh Island – within Coorong Quays on Hindmarsh Island ; and
Area A:	Goolwa and Hindmarsh Island - between Randell Road and Captain Sturt Parade on Hindmarsh Island
Area B:	Middleton West – (recently) Master Planned Township zoned land between Basham Beach Road, the rail line, Mindacowie Terrace and Port Elliot Road at Middleton .

Rural Living Intensification

Existing Rural Living zoned areas identified for potential reduced minimum allotment/block sizes include:

Area C	Goolwa Lakeside– Land to the north of Banfield Road in the vicinity of Currency Creek Road in Goolwa .
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Deferred Urban Zoned Land

Land currently zoned Deferred Urban that is also considered ready to be developed includes:

Area K:	Goolwa Seachange - land immediately to the east of the 'Seachange' retirement village located south of Kessel Road and north of the rail line at Goolwa (note this land already has Development Approval for the expansion of the 'Seachange' Residential Park);
Area K:	Goolwa Seachange – land north of Kessel Road and adjacent the Discovery Park (Caravan and Tourist Park Zone) at Goolwa ; and
Area L:	Goolwa School – land north of (the extension to) Glendale Grove and east of Alexandrina Road at Goolwa .

Greenfield Sites

Land currently zoned Rural (or similar):

Area Q:	Middleton West – land bound by Offshore Road/Boettcher Road/north of Newell Avenue in the south, Port Elliot Road to the north and west of the Council depot at Middleton .
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PHASE 1 (1-15 YEARS)
South Coast Growth Strategy

Legend:
 ■ GROWTH AREAS (1-15 years)
 — COUNCIL BOUNDARY

Scale: 0 400 800 m
 1:50,000 @ A3

Map labels include: Currency Creek, Middleton, Port Elliot, Goolwa, Hindmarsh Island, and various land use codes (CTP, DU, RP, TAC, etc.).

[illegible]

Infill Area A: Goolwa and Hindmarsh Island

Details	
Current zoning:	Neighbourhood Zone
Proposed zoning:	Neighbourhood Zone (transition to Planning and Design Code removed previous restrictions)
Potential yield:	593 undeveloped dwelling sites plus additional potential dwellings on Hindmarsh Island* Note the land east of the land marked 'WN' is affected by the EFPA & additional dwelling yield would result.
Considerations	
<ul style="list-style-type: none"> • Not affected by the EFPA* (with the exception of the land east of the land marked 'WN') • Fragmented land ownership and therefore difficult to coordinate infrastructure • More efficient use of land • Limited infrastructure 	



Infill Area B: Middleton West

Details	
Current zoning:	Master Planned Township Zone
Proposed zoning:	Unchanged (recent Code Amendment)
Potential yield:	58 dwellings

Considerations	
<ul style="list-style-type: none">• Not affected by the EFPA• Consolidated land ownership (currently)• More efficient use of land• Land has recently been rezoned• Limited infrastructure (no CWMS)	



Rural Living Intensification Area C: Goolwa Lakeside

Details	
Current zoning:	Rural Living with a minimum block size of 1 hectare
Proposed zoning:	Rural Living Zone with a minimum block size of 4,000 square metres and Residential Park Zone (for the land subject to the Code Amendment)
Potential yield:	271 dwelling/dwelling units (Including up to 200 dwelling units in the expanded Lakeside Residential Park).
Considerations	
<ul style="list-style-type: none"> • Not affected by the EFPA • Is subject of current Code Amendment (expansion of Lakeside Residential Park (Part)) • CWMS infrastructure available • Impacts Rural Character • Fragmented land ownership (not including proposed Lakeside Expansion Area) • Upgrades required to road infrastructure. 	



Deferred Urban Zoned Land: Area K Goolwa Seachange

Details	
Current zoning:	Deferred Urban and Rural Zone
Proposed zoning:	Residential Park Zone (part) and Caravan & Tourist Park Zone (part)
Potential yield:	180 dwelling units (Seachange expansion)

Considerations	
<ul style="list-style-type: none"> • Not affected by the EFPA • Consolidated land ownerships • Development approval granted for part (expansion of Seachange) • Current Code Amendment for expansion of Caravan Park • Anticipated future growth area • Orderly expansion of township and infrastructure provision • Near Council Depot and wastewater treatment plant 	



Deferred Urban Area L: Goolwa School

Details	
Current zoning:	Deferred Urban Zone
Proposed zoning:	Neighbourhood Zone
Potential yield:	350 dwellings plus education and community recreation facilities

Considerations	
<ul style="list-style-type: none"> • Not affected by the EFPA • Consolidated land ownership • Ability to leverage developer contributions to infrastructure (including recreational & educational facilities) • Orderly expansion of township and infrastructure • Code Amendment pending • Some land in proximity to wastewater treatment facility 	



Greenfields Area Q: Middleton East

Details	
Current zoning:	Rural Zone
Proposed zoning:	Neighbourhood Zone and Conservation Zone
Potential yield:	500 allotments (@ approximately 1200 square metre blocks)

Considerations	
<ul style="list-style-type: none"> • Is affected by the EFPA • Consolidated land ownership • Orderly expansion of township • Ability to leverage developer contributions to infrastructure • Portion of land may be assigned Conservation Zone • Larger allotments required due to lack of wastewater infrastructure • Encroaches into township separation • Impact on sensitive environment (stormwater runoff, weeds) • Potential flooding impacts • Impacts rural character and township identity • Ngarrindjeri cultural heritage. 	



Phase Two:

15 – 30 years



Phase Two

Phase Two is expected to be required in around 15 years' time (or greater), depending on the actual growth rates and take up of the available Phase One land. Together with the Phase One areas, it is expected to provide adequate land for the next 30 years of growth on the South Coast within Alexandrina Council.

Phase Two land (refer Figure 5) contains Rural Living Intensification areas, Deferred Urban and Greenfields land as follows:

Rural Living Intensification

Areas D & E:	Hindmarsh Island North – land bound by Captain Sturt Parade to the west, Batson Parade to the north, slightly west of Edison Street to the east and Randell Road to the south.
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Deferred Urban Zoned Land

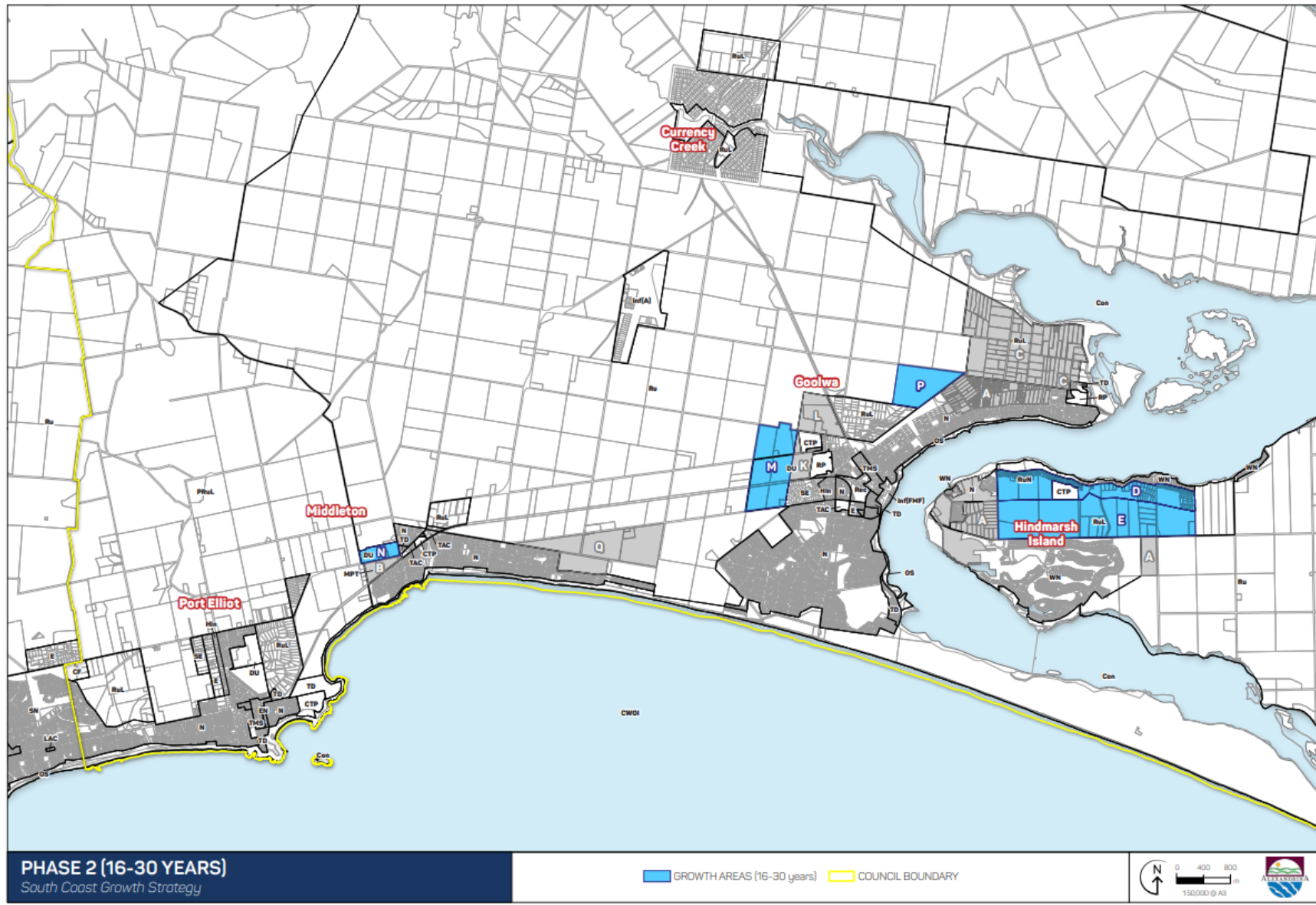
Area M:	Employment - land between Skewes Road to the west, north of Port Elliot Road, south of Kessel Road in Goolwa . Note: this land has been identified for future Employment lands at this stage due to its proximity to the existing Strategic Employment zoned land and proximity to other higher impacting land uses such as Council's waste water treatment facility.
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Area N:	Middleton West - Currently Deferred urban zoned land bound by Port Elliot Road to the south, Ocean Road to the East and north of the Basham Beach intersection with Port Elliot Road to the west at Middleton .
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Greenfields Sites

Area P:	Goolwa Northeast – triangular area of land bound by North Road and Byrnes Road to the south, and (extension of) Banfield Road to the north in Goolwa .
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Figure 5: Phase Two Overall Areas Recommended



Rural Living Intensification Areas D & E: Hindmarsh Island North

Details

Current zoning:	<p>Rural Neighbourhood Zone with minimum block size of 2,000 square metres.</p> <p>Rural Living Zone with a minimum block size of 2 hectares.</p>
Proposed zoning:	<p>For Area D - Rural Neighbourhood Zone with minimum block size of 1,200 square metres (minimum to enable on-site wastewater system). This would yield approximately 209 dwellings.</p> <p>For Area E – proposed Rural Living Zone with a minimum block size of 4,000 square metres. This would yield approximately 160 dwellings.</p>

Considerations

- Not affected by the EFPA
- Fragmented land ownership
- Contiguous expansion of township
- Environmentally sensitive location (Ramsar Wetland)
- Flooding potential
- Access constraints (one way on and off Island)
- Impacts on rural character
- Limited infrastructure



Deferred Urban Area M: Goolwa Employment

Details	
Current zoning:	Deferred Urban Zone and Rural Zone
Proposed zoning:	Employment/Strategic Employment Zone
Potential yield:	Nil (dwelling)

Considerations	
<ul style="list-style-type: none"> • Not affected by the EFPA • Consolidated land ownership • Anticipated future growth area • Adjacent existing Strategic Employment zoned land • Opportunity for large allotments • Orderly expansion of township and infrastructure • Adjacent wastewater treatment facility • Buffering required to adjacent to sensitive land uses and major transport routes 	



Deferred Urban Area N: Middleton West

Details	
Current zoning:	Deferred Urban Zone
Proposed zoning:	Neighbourhood Zone + potential activity centre type zone
Potential yield:	92 dwellings

Considerations	
<ul style="list-style-type: none">• Not affected by the EFPA• Consolidated land ownership• Planned future growth area• Larger allotments required due to wastewater infrastructure constraints• Part area may be set aside for non- residential land uses• Would lead to increased demand for infrastructure and services	



Greenfields Area P: Goolwa Northeast

Details	
Current zoning:	Rural Zone
Proposed zoning:	Neighbourhood Zone
Potential yield:	418 dwellings @ 10 dwellings/hectare -conservative OR approximately 502 dwellings @ 12 dwellings/hectare

Considerations	
<ul style="list-style-type: none"> • Not affected by the EFPA • Consolidated land ownership • Ability to leverage developer contributions to infrastructure • Orderly expansion to existing township and infrastructure • Community opposition* (based on feedback received regarding the privately-led Goolwa North Code Amendment which affects a significantly larger area - Areas S, W & V as shown on the map on page 35) 	

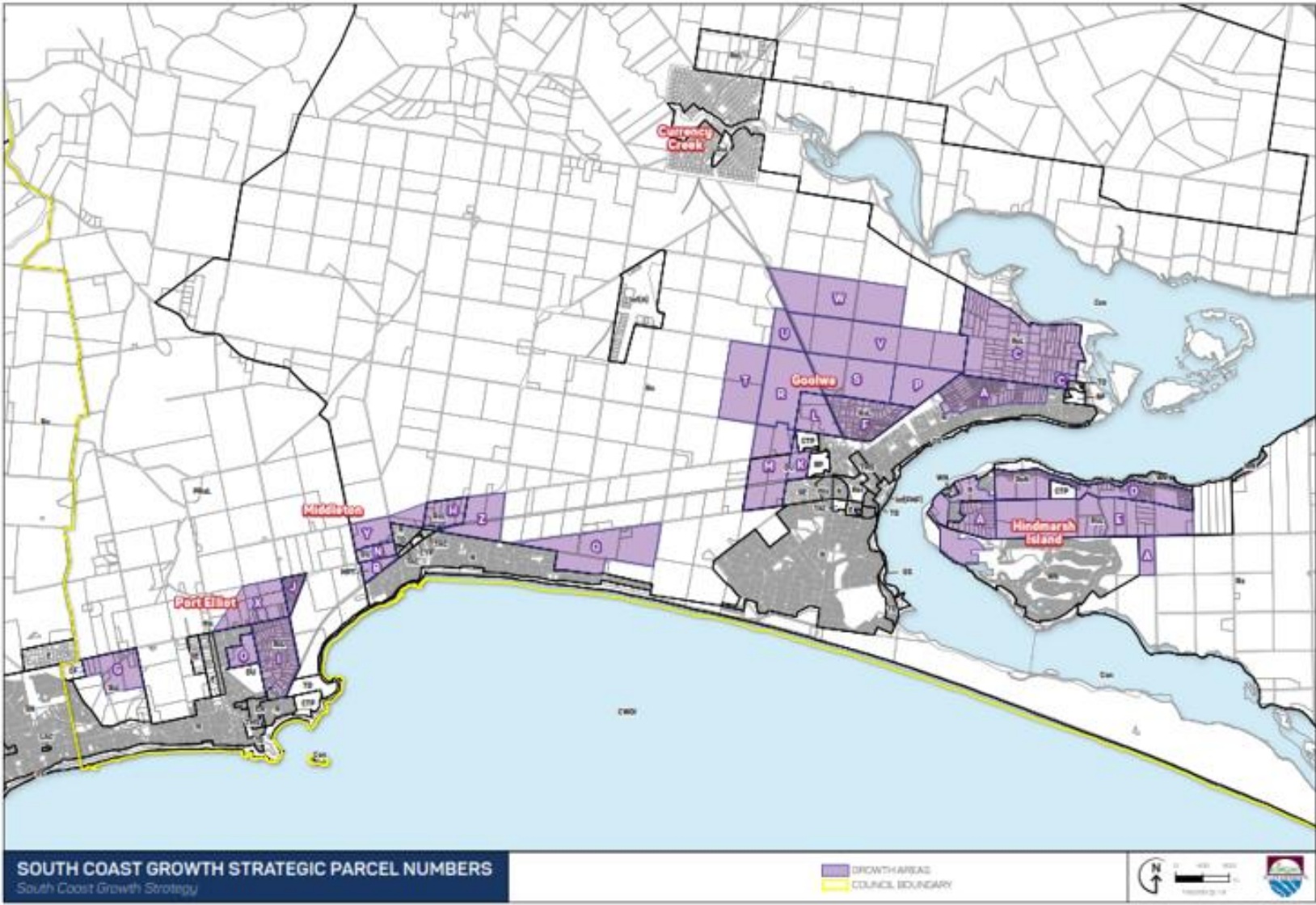


Which other areas have been considered?

A number of potential growth locations have been considered prior to Council resolving to seek community input on the locations that make up this growth strategy. These areas included rural living intensification areas, deferred urban zoned land and greenfield sites.

All of the potential growth options considered during the process are identified in Figure 6 (map next page) Growth Area Options Considered.

Figure 6: All Growth Area Options Considered



Other Initiatives

Future Living Code Amendment

Other projects that Council is working on in response to the housing crisis include signing up to be a part of the State Planning Commission-led Future Living Code Amendment.

This Code Amendment also affects five (5) inner metropolitan Councils - Cities of Burnside, Campbelltown, Prospect and Unley and the Town of Walkerville. This Code Amendment is currently open for community feedback.

The Future Living Code Amendment is proposing to facilitate a new form of housing that will allow more homes to be built in established residential suburbs without impacting the existing character, heritage, and streetscape by introducing a new policy planning framework to Established Neighbourhood zoned areas across the affected Councils.

This new form of 'co located housing' will provide for the construction of smaller, low rise dwelling(s) which are sensitively designed to preserve mature trees and established gardens, and encourage shared use of facilities such as laundries, car parking and activity rooms. The proposed new policy encourages existing houses to be retained, altered and extended to create co-located housing, rather than being demolished.

If this Code Amendment is approved by the Minister for Planning, it will open up opportunities to provide more affordable options for different households, life stages and lifestyle choices.

To find out more about this Code Amendment, please visit <https://yoursay.sa.gov.au/future-living>

How will the draft strategy be used/what happens next?

Council will consider community feedback along with other relevant information and prepare a final South Coast Growth Strategy. The endorsed South Coast Growth Strategy will be provided to the Minister for Planning to inform strategic planning decisions such as private landowner-led Code Amendments. It will also form the basis of a more comprehensive master plan that considers subsequent infrastructure, linkages, traffic, open space, environmental and recreation needs. This will be used by Alexandrina Council to inform our own strategic planning priorities and decisions.

The South Coast Growth Strategy will be used to help manage:

- the housing crisis, providing housing choice and diversity opportunities
- infrastructure and services for identified growth areas
- population growth without negatively impacting on the region's character, natural environment and liveability.

Subject to timing, the South Coast Growth Strategy will also help inform feedback to the State Government's Greater Adelaide Regional Plan which is currently being prepared.



How to contact us

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