Minutes of the Council Meeting

Alexandrina Council Ordinary Meeting

Held 26 February 2026

Alexandrina Council
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Minutes of the Alexandrina Council Ordinary Meeting

Held in the Alexandrina Council Community Chambers "Wal Yuntu Warrin," Goolwa

Thursday, 26 February 2026 commencing at 5.30 pm

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1. Opening of Meeting

1.1 Welcome

Mayor Parkes welcomed Council Members, staff and members of the gallery to the meeting. The Mayor advised that while this is an Ordinary meeting, Council Members took the decision in January that there is only one item on the agenda for this meeting and that is the South Coast Growth Strategy.

1.2 Presiding Member's Opening Remarks

1.3 Present

Mayor Keith Parkes (Presiding Member), Councillors Bill Coomans, Margaret Gardner, Milli Livingston, Craig Maidment, Sue Miller, Lou Nicholson, Peter Oliver, Michael Scott ASM OAM and Christie Thornton.

1.3.1 Apologies Nil

1.3.2 Leave of Absence Nil

1.3.3 Absent Nil

1.3.4 In Attendance

Andrew MacDonald PSM (Chief Executive Officer), Stacey Bateson (General Manager Community), Alan Harvey (General Manager Infrastructure), Tash Hunt (General Manager Corporate), Matt Atkinson (Group Manager Regional Development), Lachlan Miller (Manager Governance & Communications) and Tanya Cregan (Minute Secretary).

1.4 Marks of Respect

1.4.1 Council Prayer

Almighty God, we humbly beseech thee to grant thy blessing upon the works of this Council, guide us in our deliberations for the advancement and the true welfare of the people of this district.

1.4.2 Acknowledgement of Traditional Custodians

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

1.5 Declaration of Interest by Members

Nil

2. Adjourned Debate

Nil

3. Presentations / Deputations

Moved Cr Bill Coomans seconded Cr Milli Livingston

That the deputation by Ms Bronwyn Lewis is heard at this Council meeting.

LOST

3.1. Mark Laurie - Middleton Sand mine - South Coast Growth Strategy

The Presiding Member sought and was granted leave of the meeting for the deputation to be up to 10 minutes duration.

Mr Mark Laurie (Spokesperson) representing a coalition of residents and ratepayers made a deputation regarding the existing Middleton Sand mine concerning rezoning of the Traeger Land Parcel and Area Q as part of the South Coast Growth Strategy.

The Presiding Member thanked Mr Laurie for his deputation.

3.2. Margaret Castles and Cedric Varcoe - Area Q rezoning proposal - South Coast Growth Strategy

The Presiding Member sought and was granted leave of the meeting for the deputation to be up to 10 minutes duration.

Mr Cedric Varcoe and Ms Margaret Castles (Spokesperson) representing a group of residents and ratepayers made a deputation regarding the Area Q rezoning proposal as part of the South Coast Growth Strategy.

The Presiding member thanked Mr Varcoe and Ms Castles for their deputation.

3.3. Sandy Rix - Traeger Land/Area Q - South Coast Growth Strategy

The Presiding Member sought and was granted leave of the meeting for the deputation to be up to 10 minutes duration.

Mr Sandy Rix (Spokesperson) representing a group of residents and land owners in Middleton and Goolwa made a deputation regarding the zoning history of the Traeger land/Area Q as part of the South Coast Growth Strategy.

The Presiding Member thanked Mr Rix for his deputation.

3.4. Craig Rowe - Traeger Land/Area Q - South Coast Growth Strategy

The Presiding Member sought and was granted leave of the meeting for the deputation to be up to 10 minutes duration.

Mr Craig Rowe (Spokesperson) representing Bev and Alwin Traeger made a deputation regarding the Traeger land and Area Q as part of the South Coast Growth Strategy.

The Presiding Member thanked Mr Rowe for his deputation.

3.5. Ann Traeger-Spees – Traeger Land - South Coast Growth Strategy

The Presiding Member sought and was granted leave of the meeting for the deputation to be up to 10 minutes duration.

Ms Ann Traeger-Spees (Spokesperson) representing her parents made a deputation regarding the Traeger land as part of the South Coast Growth Strategy.

The Presiding Member thanked Ms Traeger-Spees for her deputation.

4. Petitions

Nil

5. Questions with Notice

Nil

6. Questions without Notice

A question without notice was asked and a response provided.

7. Notice of Motions

Nil

8. Administration Reports

8.1. South Coast Growth Strategy

C070/02/26

Moved Cr Milli Livingston seconded Cr Craig Maidment

That Council receive and note the contents of the report titled South Coast Growth Strategy.

CARRIED UNANIMOUSLY

Moved Cr Craig Maidment seconded Cr Peter Oliver

That Council:

1. Approve the South Coast Growth Strategy as provided at Attachment 1 contained in this meeting agenda with the inclusion of the Traeger Land component in Area Q.
2. Note that the South Coast Growth Strategy will be used to inform the Local Area Plan (Housing Strategy) for the south coast townships and be used to inform any other relevant strategic planning decisions.
3. Delegate to the Administration any minor editorial or graphic changes to the South Coast Growth Strategy prior to publishing it on Council's website and via social media channels.

LOST

A division was requested by Cr Bill Coomans.

The Presiding Member declared the vote set aside.

Voting in the AFFIRMATIVE	Voting in the NEGATIVE
Cr Christie Thornton	Cr Bill Coomans
Cr Craig Maidment	Cr Milli Livingston
Cr Sue Miller	Cr Lou Nicholson
Cr Peter Oliver	Cr Margaret Gardner
	Cr Michael Scott

The Presiding Member declared the motion **LOST**

C071/02/26

Moved Cr Lou Nicholson seconded Cr Margaret Gardner

That Council:

1. **Approve the South Coast Growth Strategy as provided at Attachment 1 contained in this meeting agenda.**
2. **Note that the South Coast Growth Strategy will be used to inform the Local Area Plan (Housing Strategy) for the south coast townships and be used to inform any other relevant strategic planning decisions.**
3. **Delegate to the Administration any minor editorial or graphic changes to the South Coast Growth Strategy prior to publishing it on Council's website and via social media channels.**

CARRIED

A division was requested by Cr Bill Coomans.

The Presiding Member declared the vote set aside.

Voting in the AFFIRMATIVE	Voting in the NEGATIVE
Cr Christie Thornton	Cr Craig Maidment
Cr Bill Coomans	Cr Sue Miller
Cr Lou Nicholson	Cr Peter Oliver
Cr Margaret Gardner	Cr Milli Livingston
Cr Michael Scott	

The Presiding Member declared the motion **CARRIED**

Moved Cr Margaret Gardner seconded Cr Peter Oliver

That Council, in relation to the land identified as Area Q in the consultation draft of the South Coast Growth Strategy:

1. Recognise the cultural, environmental and landscape values identified by the community in their feedback.
2. Holds discussions with relevant Federal and State Ministers and other related entities to request that Federal and or State Government to purchase and acquire the sensitive wetland portion of the land in Area Q. Amalgamate the land into the adjacent Tokuremoar Reserve to ensure the protection, conservation and management of this environmentally and culturally important area.

The mover, Cr Margaret Gardner, with consent of the seconder, Cr Peter Oliver, sought and was granted leave of the meeting to vary the motion:

(Motion as varied)

C072/02/26

That Council, in relation to the land identified as Area Q in the consultation draft of the South Coast Growth Strategy:

1. **Recognise the cultural, environmental and landscape values.**
2. **Hold discussions with relevant Federal and State Ministers and other related stakeholders to request that Federal and/or State Government to purchase and acquire the sensitive wetland portion of the land in Area Q and amalgamate the land into the adjacent Tokuremoar Reserve to ensure the protection, conservation and management of this environmentally and culturally important area.**

CARRIED UNANIMOUSLY

9. Confidential Items

Nil

10. Closure

The Presiding Member declared the meeting closed at 8.20 pm

MINUTES CONFIRMED.....DATE.....

Mayor Keith Parkes

Notice of Meeting

Alexandrina Council Ordinary Meeting

In accordance with sections 83 and 84 of the *Local Government Act 1999*, notice is hereby given that the next meeting of Council will be held in the *Alexandrina Council Community Chambers "Wal Yuntu Warrin", 11 Cadell Street, Goolwa* on Thursday, 26 February 2026 commencing at 5:30 PM.

A recording of the Council meeting will be placed on www.alexandrina.sa.gov.au as soon as practicable following the meeting.



Andrew MacDonald PSM
Chief Executive Officer

20 February 2026

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Agenda for the Alexandrina Council Ordinary Meeting
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1. Opening of Meeting

1.1 Welcome

1.2 Presiding Member's Opening Remarks

1.3 Present

1.3.1 Apologies

1.3.2 Leave of Absence

1.3.3 Absent

1.3.4 In Attendance

1.4 Marks of Respect

1.4.1 Council Prayer

Almighty God, we humbly beseech thee to grant thy blessing upon the works of this Council, guide us in our deliberations for the advancement and the true welfare of the people of this district.

1.4.2 Acknowledgement of Traditional Custodians

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

1.5 Declaration of Interest by Members

If a Council Member has a conflict of interest, for the purposes of Chapter 5, Part 4, Division 1, Subdivision 4 of the *Local Government Act 1999*, in a matter which will be before the Council at this meeting, they are asked to disclose the interest to the Council and provide full and accurate details of the relevant interest at the beginning of the meeting. Members are reminded they must deal with the conflict of interest in accordance with the relevant provisions of Subdivision 4 at the time the item arises for consideration.

2. Adjourned Debate

Nil

3. Presentations / Deputations

3.1. Mark Laurie - Middleton Sand mine - South Coast Growth Strategy

Mr Mark Laurie (Spokesperson) representing a coalition of residents and ratepayers to make a deputation regarding the existing Middleton Sand mine concerning rezoning of the Traeger Land Parcel and Area Q as part of the South Coast Growth Strategy.

3.2. Margaret Castles - Area Q rezoning proposal - South Coast Growth Strategy

Ms Margaret Castles (Spokesperson) representing a group of residents and ratepayers to make a deputation regarding the Area Q rezoning proposal as part of the South Coast Growth Strategy.

3.3. Sandy Rix - Traeger Land/Area Q - South Coast Growth Strategy

Ms Sandy Rix (Spokesperson) representing a group of residents and land owners in Middleton and Goolwa to make a deputation regarding the zoning history of the Traeger land/Area Q as part of the South Coast Growth Strategy.

3.4. Craig Rowe - Traeger Land/Area Q - South Coast Growth Strategy

Mr Craig Rowe (Spokesperson) representing Bev and Alwin Traeger to make a deputation regarding the Traeger land and Area Q as part of the South Coast Growth Strategy.

3.5. Ann Traeger-Spees – Traeger Land - South Coast Growth Strategy

Ms Ann Traeger-Spees (Spokesperson) representing her parents to make a deputation regarding the Traeger land as part of the South Coast Growth Strategy.

4. Petitions

Nil

5. Questions with Notice

Nil

6. Questions without Notice

Council Members may ask Questions without Notice.

7. Notice of Motions

Nil

8. Administration Reports

8.1. South Coast Growth Strategy

Decision Report

Responsible Officer: Matt Atkinson (Group Manager Regional Development)

Report Author: Kylie Weymouth (Manager Strategic Development)

Previous Decisions: November 2024 - C24575, August 2024 - C24392, January 2024 - C24007, December 2023 C23498, June 2023 C23212

Report Purpose

The purpose of this report is for Council to consider the feedback received from the community regarding the South Coast Growth Strategy, together with the Greater Adelaide Regional Plan, the written advice received from the Minister for Planning regarding future growth areas for the Alexandrina local government area, and relevant Code Amendments; and to seek approval of the South Coast Growth Strategy.

Recommendation

RECOMMENDATION GROUP A

That Council:

1. **Receive and note the contents of the report titled South Coast Growth Strategy.**

RECOMMENDATION GROUP B

That Council:

1. **Approve the South Coast Growth Strategy as provided at Attachment 1.**
2. **Note that the South Coast Growth Strategy will be used to inform the Local Area Plan (Housing Strategy) for the south coast townships and be used to inform any other relevant strategic planning decisions.**
3. **Delegate to the Administration any minor editorial or graphic changes to the South Coast Growth Strategy prior to publishing it on Council's website and via social media channels.**

RECOMMENDATION GROUP C

That Council, in relation to the land identified as Area Q in the consultation draft of the South Coast Growth Strategy:

1. **Recognise the cultural, environmental and landscape values identified by the community in their feedback.**
2. **Advocate to Federal and State Governments for the protection and conservation of the environmentally and culturally sensitive areas located within Area Q.**

Background

The South Coast Growth Strategy (SCGS) was prepared with urban planning consultancy firm Holmes Dyer, to determine suitable locations for accommodating future growth within the Alexandrina local government area (LGA). Several engagement activities have been undertaken, including an initial round of consultation as part of the Village Conversations in late 2023 (feedback relating to the SCGS component provided to Council at its 12 February 2023 Information Session and further at its 8 April and then 13 May 2024 Council Information Sessions).

More recently, an extensive and varied engagement process was undertaken specifically for the draft SCGS from 29 August 2024 until 2 October 2024. Engagement activities and engagement reach included:

- Council's My Say website -
    - Draft South Coast Growth Strategy and Frequently Asked Questions document (1,740 unique visits).
    - Survey (365 responses)
    - Video recording of the content of the draft SCGS (viewed 286 times, with very positive feedback received about this).
- Sandwich board with information about the SCGS and how to be involved (located outside of the Middleton IGA throughout the consultation period).
- Information display, including how to get involved, located outside of the entrance to Woolworths at the Goolwa Shopping Centre for a week during the engagement period.
- Three drop-in information sessions facilitated by Council:
    - Two half day sessions held outside of the Middleton IGA on Friday 6 September 2024 and Saturday 28 September 2024 (attended by approximately 57 people)
    - One full day session held in the Goolwa Shopping Centre Mall on Thursday 19 September 2024 (attended by approximately 148 people)
- Public notices in the Southern Argus and the Fleurieu Sun.
    - Articles also appeared in the Victor Harbor Times, the Southern Argus and the Fleurieu Sun).
- Social Media Posts (Facebook and Instagram)
- Presentations and discussion with the *Goolwa Cittaslow Committee*, the *Middleton Community Association* and the *Port Elliot Town and Foreshore Improvement Association*.
- Information sent to the *Ngarrindjeri Aboriginal Corporation* (together with an invitation to discuss) and to the *Ratalang Basham Beach and Horseshoe Bay Advisory Committee*.

The consultation draft SCGS included a phased approach to future growth, identifying potential locations for growth for the first 15 years (Phase 1), and potential locations for growth for the next 15 years (Phase 2) and beyond.

A copy of the draft consultation version of the SCGS is found here.

Community Feedback

Council received considerable feedback regarding the proposed SCGS, including feedback specific to the proposed locations and the potential timing of the release of housing land. The feedback received was detailed in a report to Council that was considered at the 18 November 2024 Council Meeting (C24575). Key takeaways from the feedback include:

- significant infrastructure is required across the range of services (hard and soft) ahead of any additional growth in any location proposed;
- additional development is not supported on Hindmarsh Island (beyond the areas already zoned) due to limited access, a lack of infrastructure and the sensitivity of the environment (Ramsar wetland);
- significant opposition (78%) to the development of *Area Q: Middleton East* due to the impacts of development on this area of high biodiversity and habitat value; on the cultural significance of the area to Ngarrindjeri; and on the rural township character and township separation;
- a high level of support (67%) for *Area L: Goolwa School*;
- support for *Area M: Goolwa Employment* for urban development (mixed views whether for employment or residential); and
- environmental sensitivity concerns - areas containing natural drainage and ecosystems, wildlife corridors, significant and remnant flora and fauna and habitat to be avoided and protected.

Greater Adelaide Regional Plan, EFPA & advice from the Minister for Planning

Since the SCGS community engagement period, the final *Greater Adelaide Regional Plan* (GARP) has been released by the State Government. The GARP identifies future growth areas across the

Greater Adelaide planning region, with Goolwa (along with Victor Harbor) identified as a future growth location for the 'southern growth spine'. Council considered a response to the draft GARP at the 18 November 2024 Council Meeting (C24576 & C24577) and subsequently provided a response.

The final GARP reflects the version that was released for consultation during the period that the SCGS was also on consultation, with the main exception being that the housing target for the Alexandrina LGA has increased from 8,100 houses (in the consultation version GARP) to 10,570 houses by 2051 (in the final GARP). Noting that the draft SCGS was based on the following projected growth rates (refer page 11 of the consultation draft SCGS) of which the 'high' growth rate is only 26.7% of the new (LGA wide) GARP target.

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

The Implementation Plan of the GARP requires that councils prepare a housing strategy (now referred to as a Local Area Plan) to demonstrate how they will deliver the housing targets identified in the GARP. If the Local Area Plan is endorsed by the Minister for Planning, it will become a part of the GARP.

Following the release of the final GARP on 17 March 2025, changes were made to the boundaries of the *Environment and Food Production Areas* (EFPAs) to align with the planned urban lands within the GARP. As a quick recap, EFPAs were introduced in 2017 to:

- protect food producing and rural areas, including conservation of natural landscapes and environmental resources;
- support sustainable growth of residential development in existing urban areas to maximise use of existing infrastructure and public spaces; and
- provide greater certainty for food and wine producers and residential developers on the future of urban development in metropolitan Adelaide.

These changes resulted in the following areas within the Alexandrina LGA, identified as future urban lands in the GARP, being no longer affected by the EFPA:

- Land to the north and north-west of the previous Goolwa 'town boundary' (refer figure 1 below); and
- Land to the north-west of the previous Middleton 'town boundary' (refer figure 2 below).

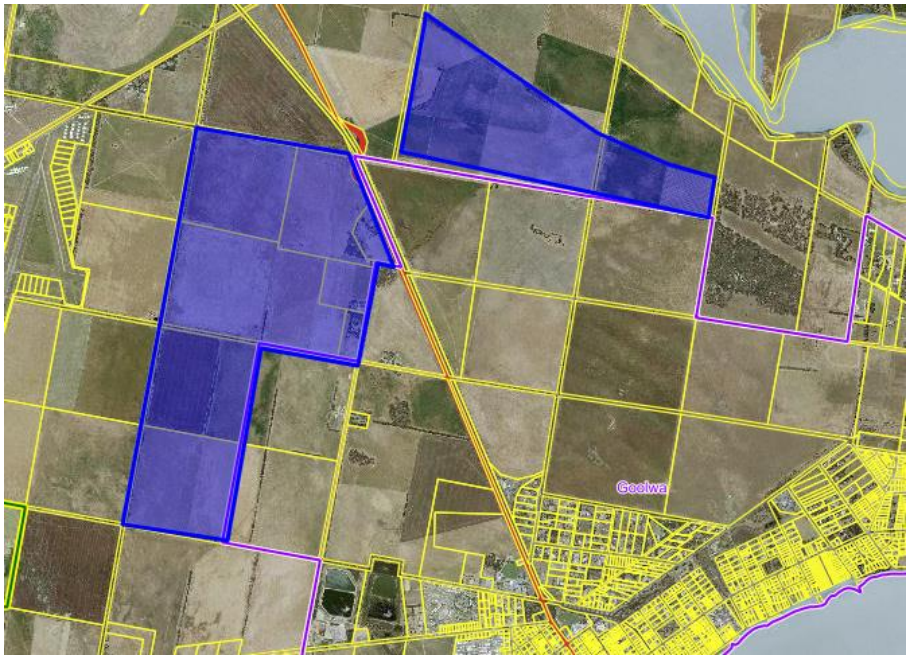


Figure 1 – Land at Goolwa removed from the EFPA (in purple)

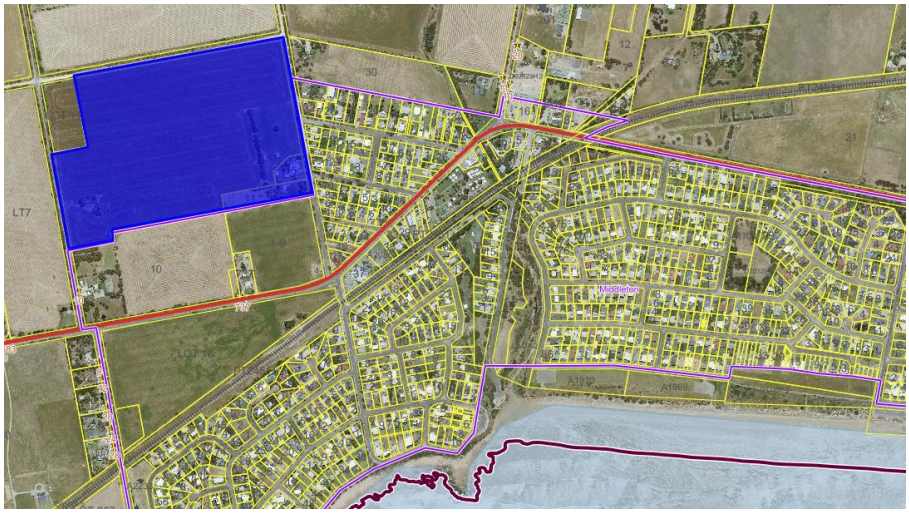


Figure 2 - Land at Middleton removed from EFPA (in purple)

The Minister for Planning has provided verbal and written advice to Council that current planned urban lands (being any lands identified in the GARP for future growth) are required to be included in Council's SCGS (refer ***Attachment 2***) and are to inform Council's future Local Area Plans.

Planning and Design Code Amendments

The Minister for Planning, with advice from the State Planning Commission (SPC), is the final decision maker regarding Code Amendments. There are a number of private landowner (proponent) driven Code Amendments that are relevant to the south coast townships. The status of these Code Amendments is as follows.

Title	**Type (Designated Entity)**	**Township Affected**	**SCGS land affected**	**Status**
Goolwa North Code Amendment	Private Proponent	Goolwa	Areas P, S, V, W	FINAL DECISION STAGE (Considered by

Title	Type (Designated Entity)	Township Affected	SCGS land affected	Status
				SPC on 16 October for advice to Minister)
Goolwa Township Neighbourhood Code Amendment	Private Proponent	Goolwa	Area L	CONSULTATION COMPLETE (closed on 7 December, 2025)
76 Kessell Road, Goolwa (Discovery Park)	Private Proponent	Goolwa	Area K	APPROVED 25 April 2025
Lakeside Goolwa Code Amendment	Private Proponent	Goolwa	Area C	APPROVED 13 March 2025
Lot 485 Randell Road Hindmarsh Island	Private Proponent	Hindmarsh Island	Area E	AWAITING DECISION (Consultation closed 1 September 2024)
Middleton Code Amendment	Private Proponent	Middleton	Area B	APPROVED (September 2023), live Land Division application

On 8 September 2025 and 10 November 2025, Council Information Sessions were held to further consider the community feedback received in relation to the draft SCGS; to acknowledge the final GARP and to facilitate discussion prior to Council receiving this report for endorsement. Discussion and feedback provided by Council Members at the Information Sessions are incorporated into the discussion for each SCGS Area below.

Discussion

In considering the context within which the SCGS sits, it is pertinent to approve a final Strategy to inform the Local Area Plan for the south coast townships and subsequently the GARP. It is noted that further master planning work will need to be undertaken as part of the development of the Local Area Plan for the south coast.

The following section of the report brings the relevant information together for each area and outlines the reasons for the SCGS now presented for approval (***Attachment 1***). The report is laid out in the order of the consultation draft SCGS, with additional areas added at the end.

PHASE 1 INFILL AREAS

Infill Area A: Goolwa and Hindmarsh Island

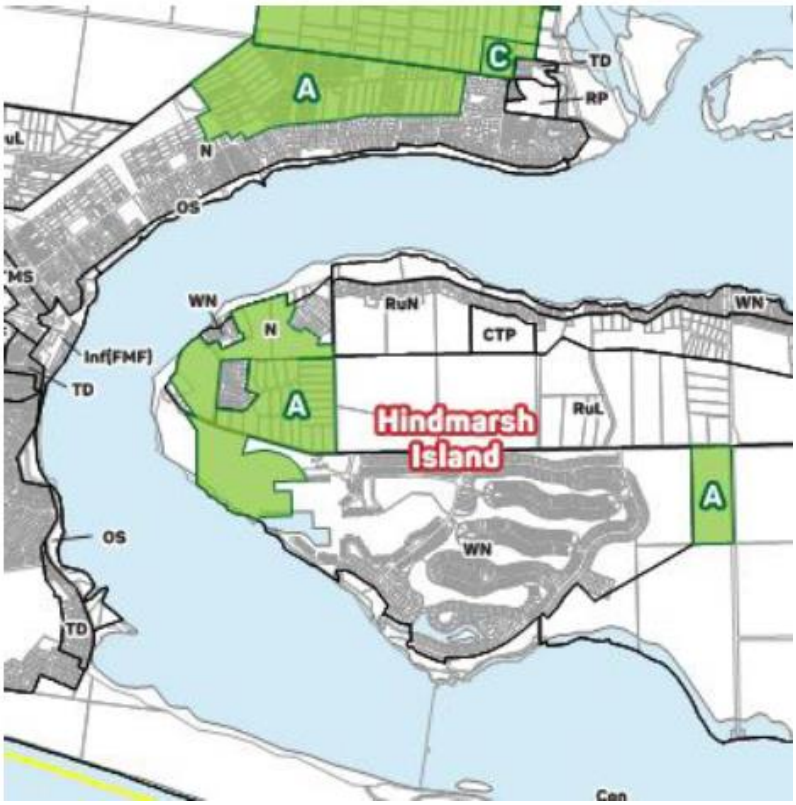


Figure 3 – Infill Area A: Goolwa and Hindmarsh Island

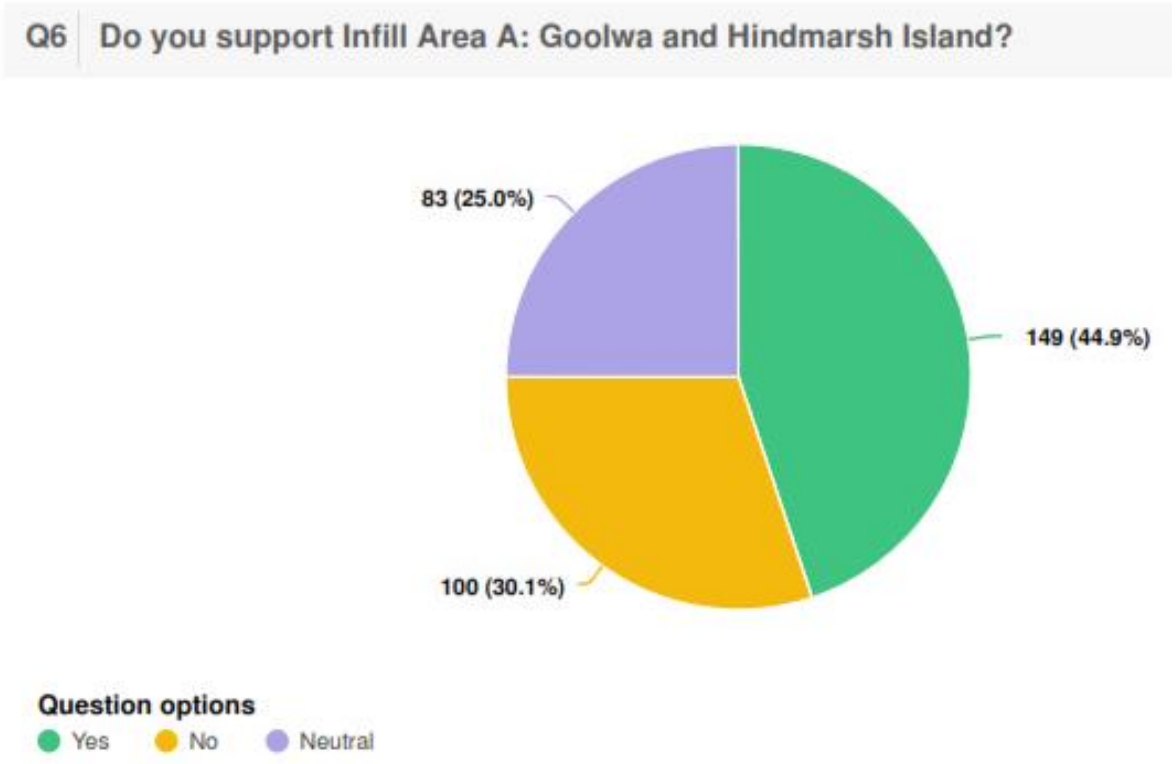
The consultation draft SCGS identified areas where infill is possible without requiring any policy change (undeveloped/underdeveloped areas). There were three (3) areas identified within Hindmarsh Island and Goolwa (as shown in Figure 3 above).

Considerations that were identified in the draft consultation document relating *to Infill Area A: Goolwa and Hindmarsh Island* include:

- Not affected by the EFPA (with the exception of the isolated rectangular piece of land east of the land marked 'WN');
- Fragmented land ownership and therefore difficult to coordinate infrastructure;
- More efficient use of land; and
- Limited infrastructure.

Community Feedback/What We Heard

As is illustrated by the pie-chart of the My Say feedback below, there was a relatively high level of support (44.9% support and 25.0% neutral) for infill to occur in this area.



Final Comments/Considerations

Infill Area A: Goolwa and Hindmarsh Island has been included in the 'Infill' section of the attached SCGS as no policy changes are required.

Infill Area B: Middleton West



Figure 4 – Infill Area B – Middleton West

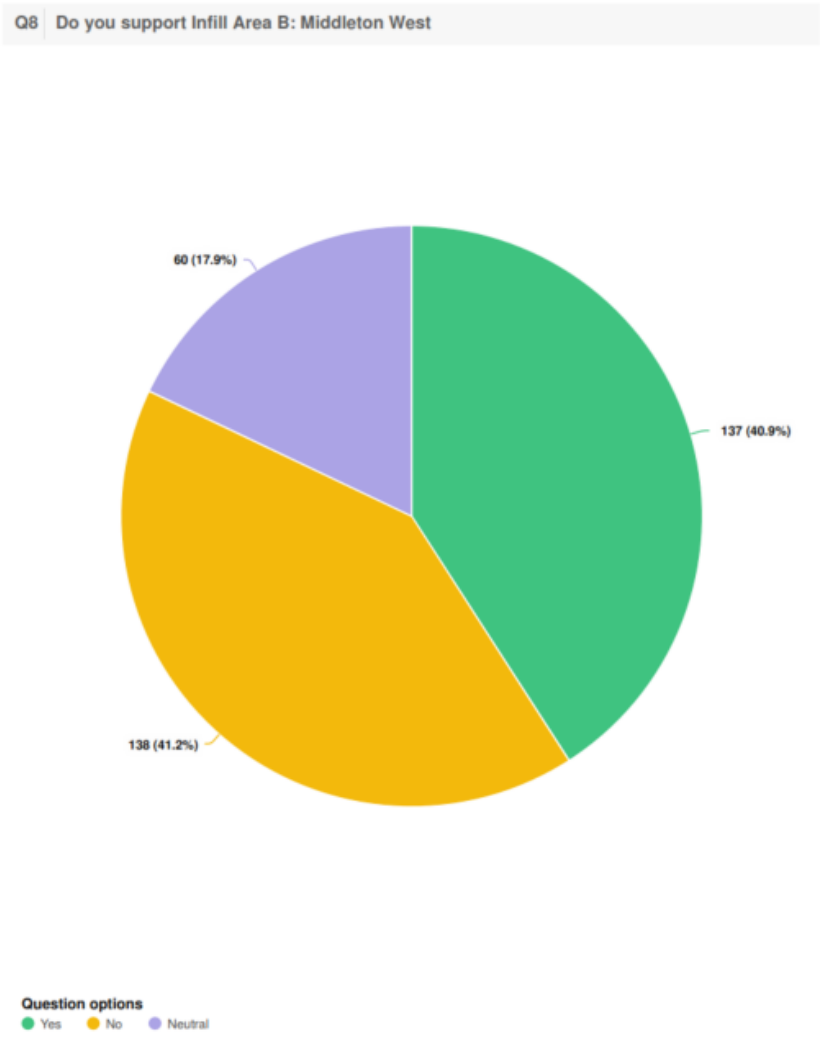
The other area that the consultation draft SCGS identified for infill without requiring any policy change (undeveloped/underdeveloped areas) was the Master Planned Township Zone in Middleton.

Considerations that were identified in the draft consultation document relating to *Infill Area B: Middleton West* include:

- Not affected by the EFPA (within planned urban lands);
- Consolidated land ownership (currently);
- More efficient use of land;
- Land has recently been rezoned to Master Planned Township Zone (i.e. no further policy changes required); and
- Limited infrastructure (no CWMS).

Community Feedback/What We Heard

As is illustrated by the pie-chart of the My Say feedback below, there was a mixed response for infill to occur in this area, with 41.2% opposed, 40.9% supportive and 17.9% neutral.



Final Comments/Considerations

Infill Area B: Middleton West is already zoned as Master Planned Township and is subject to a live development application. Therefore, the resulting dwelling yield has been included in 'Infill' section of the attached SCGS.

PHASE 1 RURAL LIVING INTENSIFICATION AREAS

Area C: Goolwa Lakeside

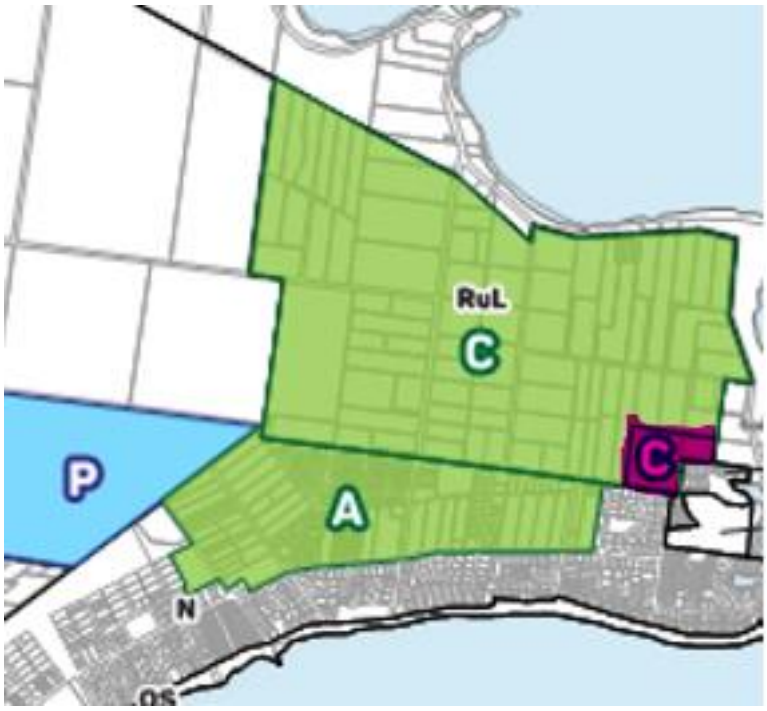


Figure 5 - Area C: Goolwa Lakeside

The consultation draft SCGS identified the existing Rural Living zoned land to the north-east of Goolwa for potential higher density growth, which would require a policy change to reduce the minimum dwelling site area required. This area also included the land affected by the Goolwa Lakeside private proponent Code Amendment (CA) (highlighted above in purple), which has since been approved by the Minister for Planning as a Residential Park Zone.

Considerations that were identified in the draft consultation document relating to *Area C Rural Living Intensification* include:

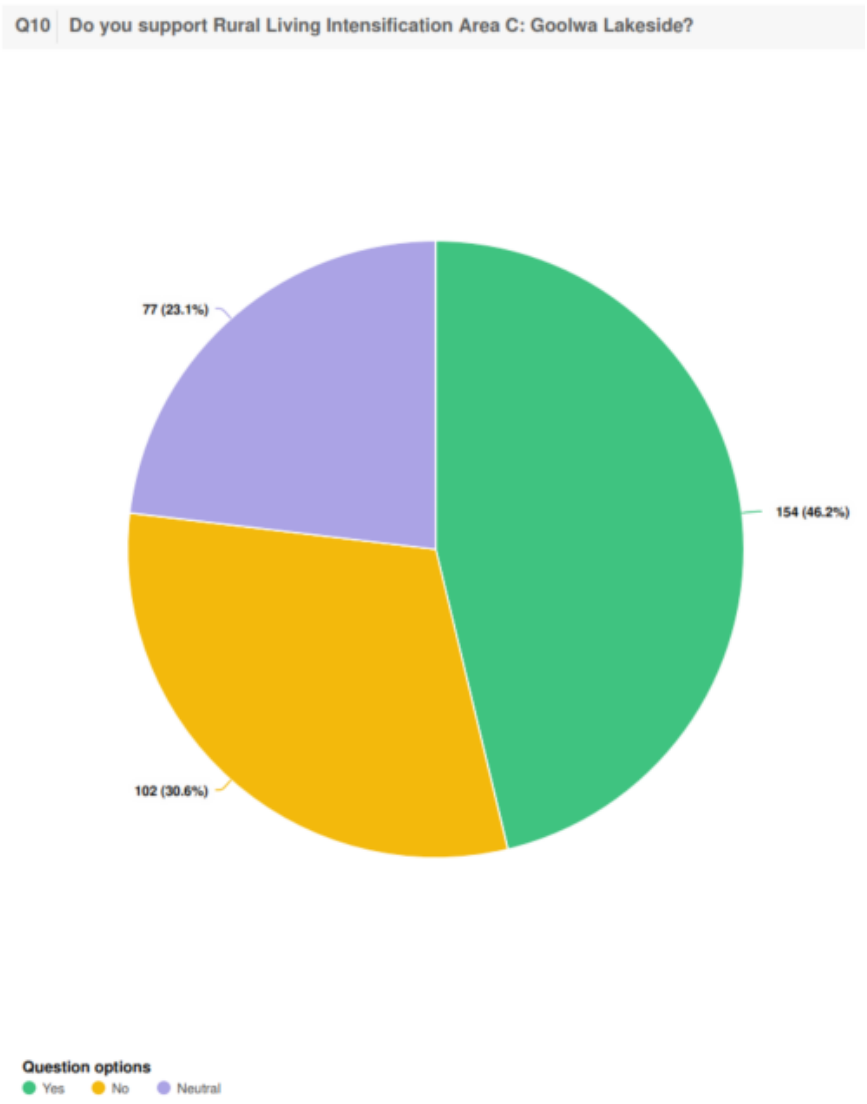
- Not affected by the EFPA (within planned urban lands);
- Subject to the Lakeside Residential Park Code Amendment;
- CWMS infrastructure available;
- Impact on Rural Character;
- Fragmented land ownership; and
- Upgrades required to road infrastructure.

Community Feedback/What We Heard

As is illustrated by the pie-chart of the My Say feedback below, there was a mixed response regarding this option with a relatively high level of opposition to the area affected by the Goolwa Lakeside Code Amendment (which has since been approved by the Minister).

There were also several opposing comments regarding the suitability and location of the land. Two (2) of the biggest concerns raised were infrastructure capacity and the effect on character and the natural environment.

Many respondents who were in support, were in support of the retirement accommodation options offered by the Lakeside component of this area.



Final Comments/Considerations

There was mixed support for any policy change to increase yield (i.e. reduce minimum allotment sizes) within *Area C: Goolwa Lakeside*. Within the Rural Living Areas, there are no real housing target gains likely due to the uncoordinated, fragmented ownership of the land. As such, any reference to the intensification of the Rural Living area has been removed from the attached SCGS.

However, now that the Lakeside Goolwa Development Plan Amendment has been approved by the Minister, which has expanded the adjacent Residential Park Zone, this smaller portion of Area C will be included in the 'Infill' section of the SCGS, as no further policy changes are required.

PHASE 1 – DEFERRED URBAN AREAS

Area K: Goolwa Sea Change



Figure 6 - Area K: Goolwa Sea Change

Area K: Goolwa Sea Change has been included in the 'Infill' section of the attached SCGS, as the southern section was subject to a recently approved Development Application (DA) that created approximately 180 dwelling units (as an expansion of the existing Sea Change Residential Park), and the north-western section has since been rezoned to Caravan and Tourist Park Zone (Kessell Road Code Amendment) to accommodate a future expansion of Discovery Parks Goolwa.

Area L: Goolwa School

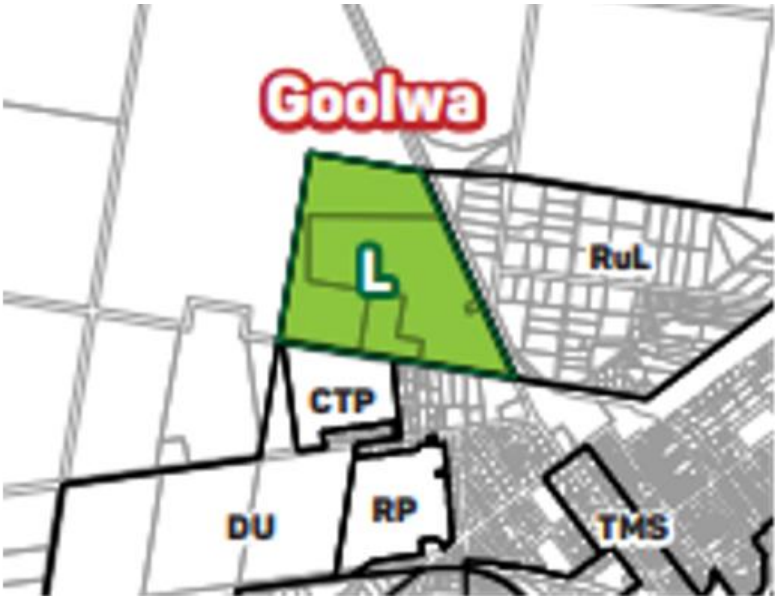


Figure 7 – Area L: Goolwa School

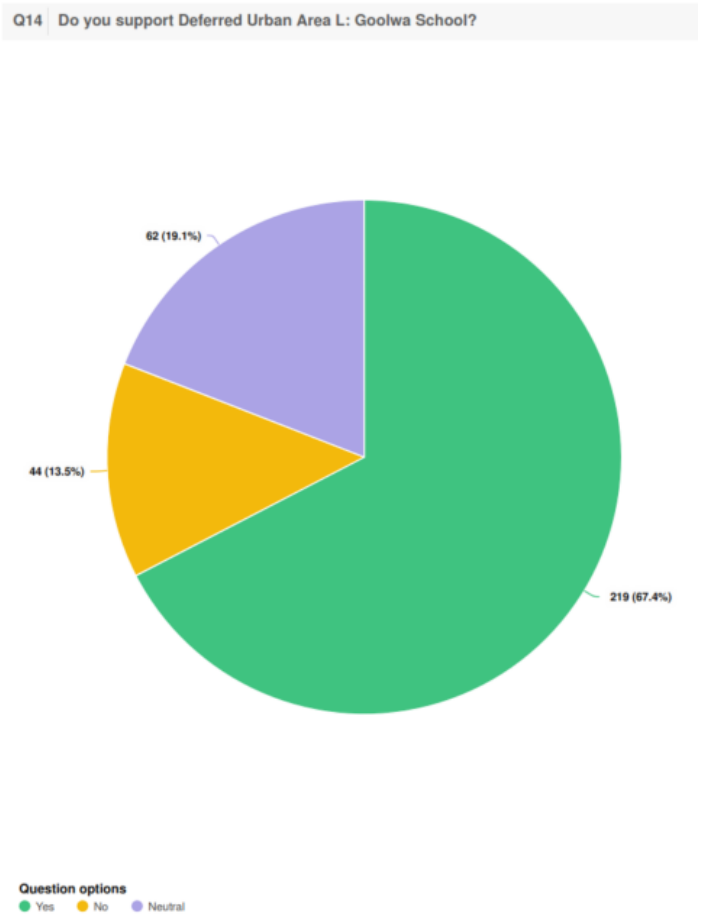
Considerations relating to *Area L: Goolwa School* that were identified in the draft consultation document include:

- Not affected by the EFPA (within planned urban lands);
- Consolidated land ownership;
- Ability to leverage developer contributions for infrastructure (including recreational & educational facilities);
- Orderly expansion of township and infrastructure;
- Code Amendment pending (part affected); and
- Some land in proximity to wastewater treatment facility (will require buffers).

Community Feedback/What We Heard

A high level of support was received for *Area L: Goolwa School* (67.4% support and 19.1% neutral), illustrated by the My Say feedback pie-chart below.

Comments mostly related to infrastructure, with support based on its proximity to the rest of Goolwa.



Final Comments/Considerations

A high level of support was provided for *Area L: Goolwa School* to be identified for future growth. There has been no change in the status of the land since the GARP was released and the land remains unaffected by the EFPA (remains within planned urban lands).

A portion of *Area L: Goolwa School* is subject to the private proponent led Goolwa Township Neighbourhood Code Amendment for which consultation closed in December 2025.

Area L: Goolwa School is proposed to remain within Stage 1 of the attached SCGS.

PHASE 1 - GREENFIELD AREAS

Area Q: Middleton East



Figure 8 – Area Q: Middleton East

The consultation draft SCGS included *Area Q: Middleton East* as an area for future growth in Phase 1.

Considerations relating to Area Q: Middleton East that were identified in the draft consultation document include:

- Is affected by the EFPA (not within planned urban lands);
- Consolidated land ownership;
- Orderly expansion of township (Area Q as a whole);
- Ability to leverage developer contributions for 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; and
- May impact on Ngarrindjeri cultural heritage.

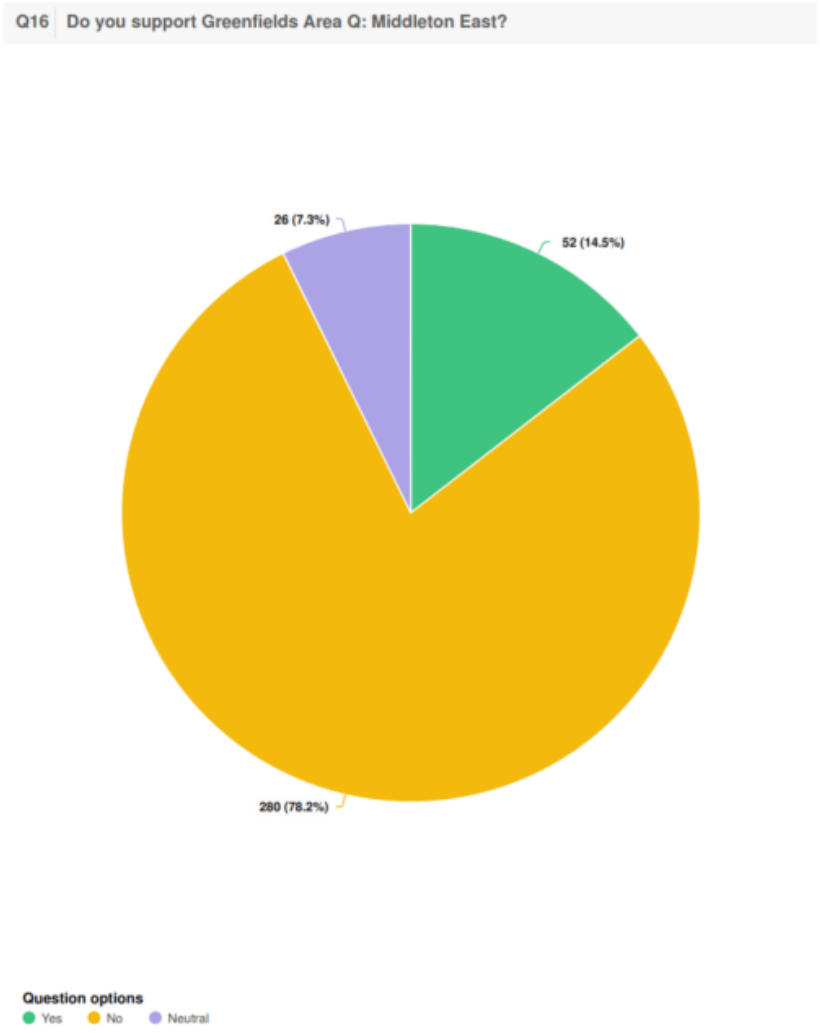
Community Feedback/What We Heard

A high level of opposition (78. 2%) was received for *Area Q: Goolwa East* (refer pie-chart below).

Concerns related to:

- the sensitive environment including impacts on rare and threatened species and vegetation communities (submissions received from recognised conservation and environment organisations including Conservation Council of SA, Hills and Fleurieu Landscape Board, Coast Unit DEW, Nature Conservancy, Council's Climate Emergency & Environment Committee);

- an encroachment into the 'green belt' between townships that help retain their identity - detrimental impact on the character of the towns;
- a lack of infrastructure;
- stormwater impacts;
- the natural flood plain/flood hazard area;
- the culturally significant land for Ngarrindjeri; and
- an inability to deliver affordable housing due to location and size of allotments.



Final Comments/Considerations

A high level of opposition (78.2%) was provided to *Area Q: Middleton East* being identified for future growth. Significant concerns were raised regarding the environmental and cultural impacts, including by recognised organisations and Council's former Climate Emergency and Environment Committee.

There has been no change in the status of the land since the GARP release, and the land remains within the EFPA (outside of the planned urban lands). The Minister for Planning has consistently advised that this area is not supported for urban development as it has not been identified within the GARP.

A significant constraint for any housing in this area will be the required Environment Protection Authority (EPA) buffer areas around the Fleurieu Regional Waste Authority (FRWA) site.

Multiple options for this land have been explored during Council Information Sessions, including an option for part of Area Q (the component of the land owned by the Traeger Family) to remain as a future growth area in the shorter term and the remaining area to be zoned for Conservation. Whilst noting the previous support that Council has provided for this portion of land to be zoned for rural living/residential type development, it is clear that the majority of the community are opposed to the inclusion of *Area Q: Middleton East* within the SCGS.

Given the lack of support from the community in relation to development on this land, and the messaging from the Minister for Planning that the SCGS should be consistent with the GARP, it is recommended that *Area Q: Middleton East* be removed from the SCGS.

PHASE 2 RURAL LIVING INTENSIFICATION AREAS

Areas D & E: Hindmarsh Island North



Figure 9 – Areas D & E: Hindmarsh Island North

The consultation draft SCGS identified two (2) areas of land for intensification at the north-western end of Hindmarsh Island. The proposal was to decrease the minimum site area required for allotments in the Rural Neighbourhood Zone (Area D) from 2,000sqm (current) to 1,200sqm; and in the existing Rural Living Zone (Area E) from 2ha. (current) to 4,000sqm.

Considerations relating to *Areas D & E: Hindmarsh Island North* that were identified in the draft consultation document include:

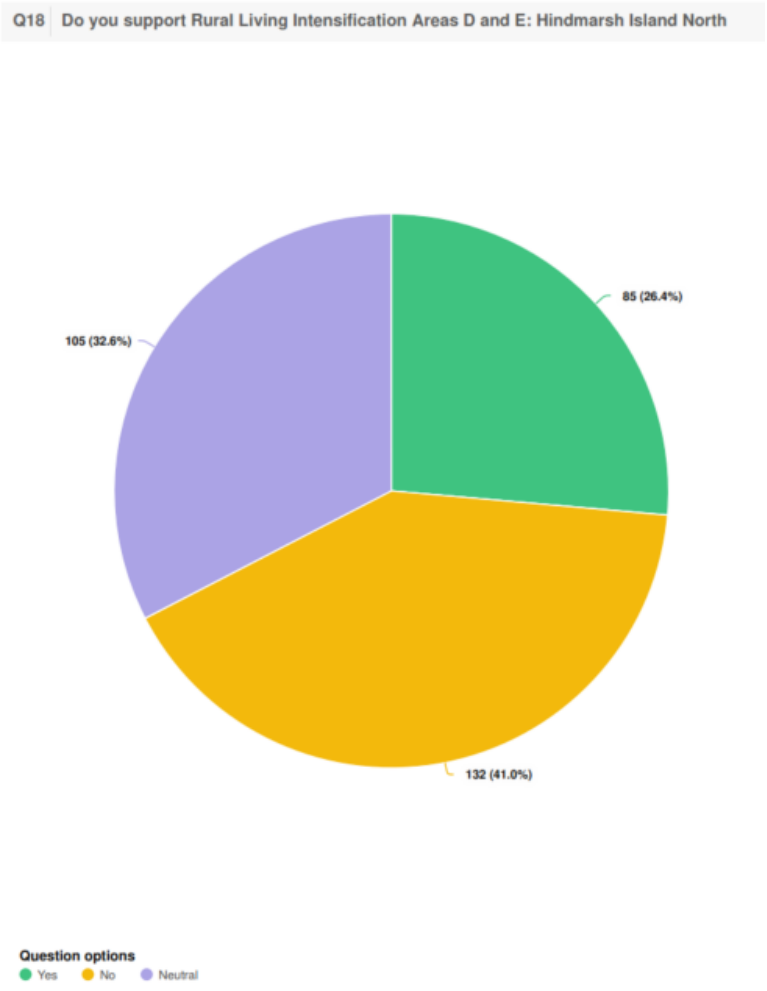
- Not affected by the EFPA (within planned urban lands);
- Fragmented land ownership;
- Contiguous expansion of township;
- Environmentally sensitive location (Ramsar Wetland);
- Flooding potential;
- Access constraints (one way on and off Island);
- Impacts on rural character; and
- Limited infrastructure.

Community Feedback/What We Heard

A mixed response was received in relation to *Areas D & E: Hindmarsh Island North* with the largest cohort being opposed (41%), the next largest cohort being neutral (32.6%) and the remaining being in support (24.4%). Refer to the pie-chart from My Say below.

Comments included:

- lack of infrastructure;
- constraints of a single access on and off the island (safety);
- sensitive and important natural environment (Ramsar wetland of international importance) and the effects additional development would have on this;
- existing larger minimum allotment sizes should remain, limiting future development;
- impact on the character of the island; and
- provisional/neutral responses required infrastructure and access to be resolved to support.



Final Comments/Considerations

There was a relative level of opposition (41%) and neutrality (subject to significant constraints being overcome) from the community to *Areas D & E: Hindmarsh Island North* being identified for future intensification.

There has been no change in the status of this land since the GARP was released and the land is located within the planned urban lands.

Concerns were raised by Council Members at Council Information Sessions about the effect of additional growth on the environmental sensitivity of the Island, and the lack of infrastructure and safety, with limited access on and off the Island.

Accordingly, *Areas D & E: Hindmarsh Island North* have been removed from the attached SCGS.

PHASE 2 DEFERRED URBAN AREAS

Area M: Goolwa Employment

The consultation draft SCGS identified Area M: Goolwa Employment for the second phase of future growth. This area contains Deferred Urban and Rural zoned land including Council's depot, wastewater treatment facility and stormwater ponds.

AREA M: GOOLWA EMPLOYMENT

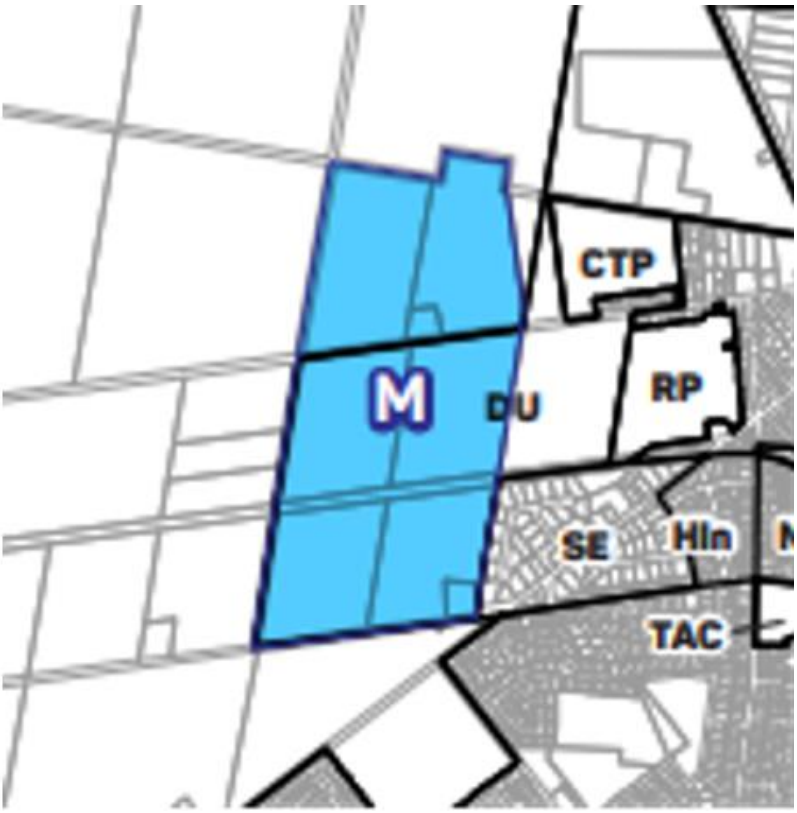


Figure 10 – Area M: Goolwa Employment

Considerations that were identified in the draft consultation document relating to *Area M: Goolwa Employment* include:

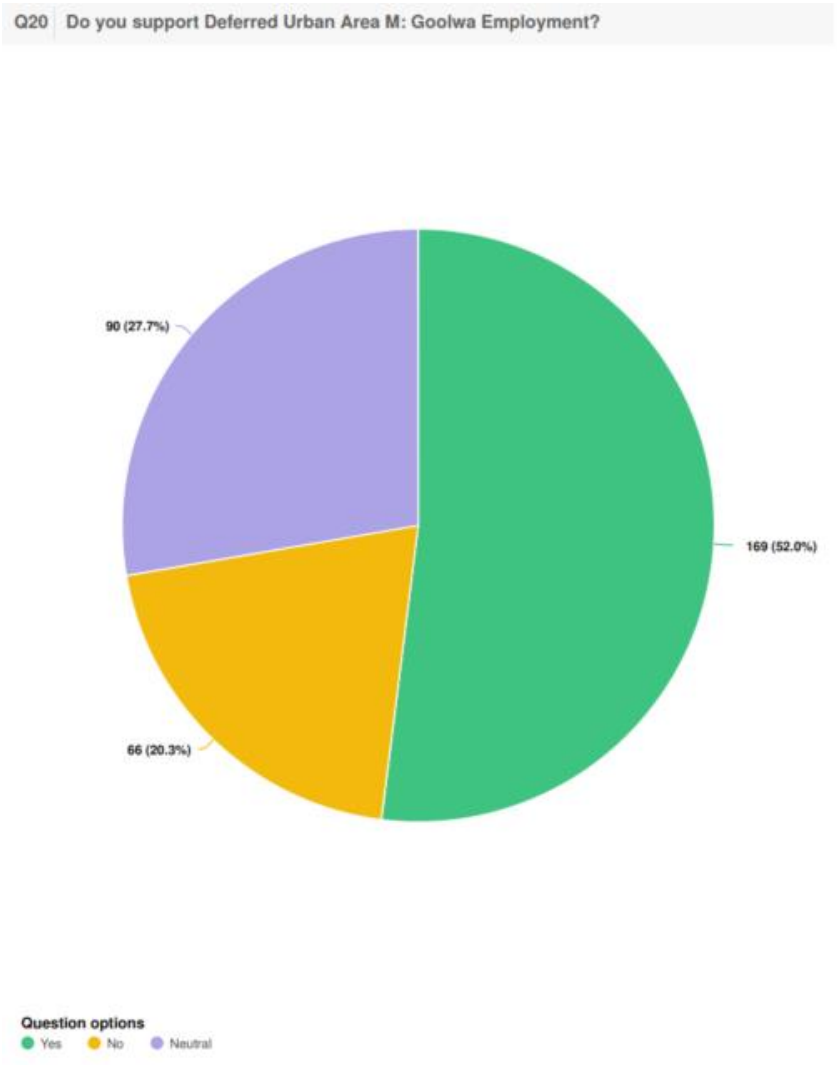
- Not affected by the EFPA (within planned urban lands);
- Consolidated land ownership;
- Anticipated future growth area;
- Adjacent existing Strategic Employment zoned land;
- Opportunity for large allotments;
- Orderly expansion of township and infrastructure;
- Includes wastewater treatment facility and Council depot; and

- Buffering required to adjacent to sensitive land uses and major transport routes.

Community Feedback/What We Heard

There was a relatively high level of support for future growth in *Area M: Goolwa Employment* with 52% of respondents supporting this option, 27.7% remaining neutral and 20.3% not supportive.

Area M: Goolwa Employment was identified for future employment lands within the consultation draft of the SCGS. However, the feedback was mixed with some respondents supporting it for employment uses (land for job creation needed, proximity to existing employment zone and wastewater treatment plant); while others supported it for residential growth (gateway, near other residential, opportunity for a range of housing types).



Final Comments/Considerations

Relative support for *Area M: Goolwa Employment* from the respondents, albeit for either residential or industrial purposes.

Area M: Goolwa Employment is identified in Council's *Productive Economy Report* to cater for current employment land needs given the proximity to the existing Employment Zone, Council Depot and Wastewater Treatment Plant.

In relation to Area M: Goolwa Employment, Council Members provided the following feedback at the Council Information Sessions:

- The areas south of Kessell Road are better suited for residential growth due to proximity to shopping and other infrastructure.

- Aside from the area occupied by Council's depot and wastewater facilities, employment land would be better located out near the airport where adjacent to a freight route (as identified in the GARP) or adjacent to the City of Victor Harbor's employment lands that abut Alexandrina Council.
- The area is not suitable for 'employment' opportunities as it would generate heavy vehicle traffic through the township which is not preferred.
- A Gateway Overlay and strong policy are required to protect the visual entrance into Goolwa.
- There was general support for identifying Area M in the first stage to be made available and that the areas south of Kessell Road be considered for future residential growth rather than for employment lands.

As a result of the community feedback and the discussions held at the Council Information Sessions, the SCGS has been amended to split Area M into two (2) areas, with an Employment type zone covering the existing Council Depot and Wastewater Facilities; and a Residential type zone to apply over the land located south of Kessell Road in Stage 1, see *Figure 11* below.

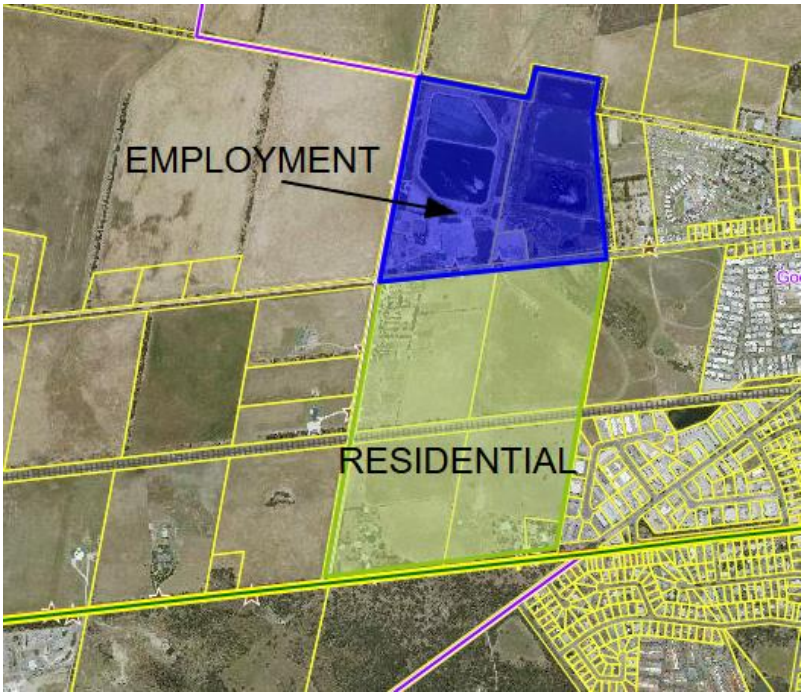


Figure 11 – Area M: Proposed future zoning configuration

An Interface Overlay and buffer area should be provided at the northern end of the Stage 1 residential area, to ensure that interface issues between future residential properties and Council's facilities are appropriately managed. The buffer area should include the existing remnant vegetation located on the land.

In addition, the Gateway Overlay should be applied to the southern part of the area to ensure that the visual entry to Goolwa is appropriately treated (these details will be fleshed out during the preparation of the relevant Local Area Plan).

Area N: Middleton West

The consultation draft SCGS identified the land currently zoned Deferred Urban located to the west of Middleton for the second stage of future growth.



Figure 12 - Area N: Middleton West

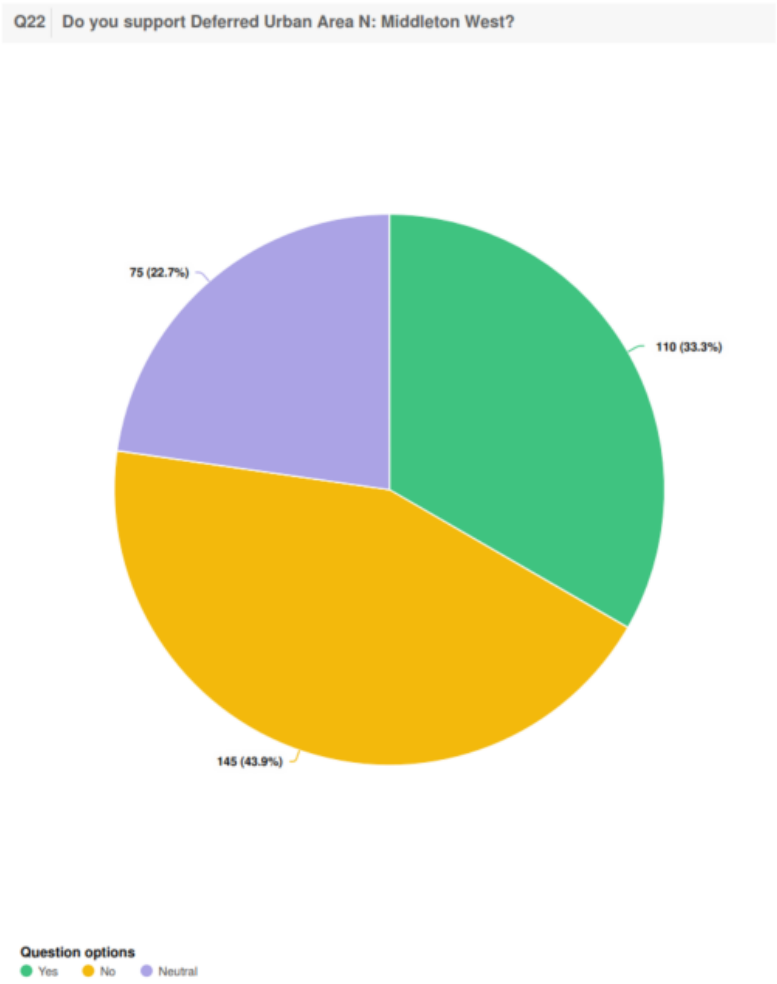
Considerations that were identified in the draft consultation document relating to *Area N: Middleton West* include:

- Not affected by the EFPA (within planned urban lands);
- 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; and
- Would lead to increased demand for infrastructure and services.

Community Feedback/What We Heard

The community was largely opposed to the inclusion of *Area N: Middleton West* (43.9%), with 33.3% supportive and 22.7% being neutral.

Comments in opposition spoke of a lack of infrastructure, a change to the township character and traffic congestion concerns. Comments in support prefer this location to other proposed locations in Middleton as it is more central to the shops and the main street.



Final Comments/Considerations

There was a moderately high level of opposition (43.9%) to *Area N: Middleton West* being identified for future growth.

This area was identified in the *Middleton Master Plan* and Council's *Productive Economy Report* to potentially accommodate an area of retail/commercial growth. As such, further work would need to be done before making any decision on rezoning the land, albeit that it is noted that this area is subject to preliminary discussions for a private proponent Code Amendment.

Notwithstanding, *Area N: Middleton West* is located within the planned urban lands and has been zoned Deferred Urban for a significant period of time. Generally, deferred urban zones should be considered for urban growth ahead of rural zoned land.

However, given the moderately high level of opposition, and the potential role this area may serve for retail/commercial uses, *Area N: Middleton West* has been included in Stage 2 of the attached SCGS to enable time for further investigations to occur into the appropriate land use mix for the area.

PHASE 2 GREENFIELD AREAS

Area P: Goolwa Northeast



Figure 13 – Area P: Goolwa Northeast

The consultation draft SCGS included *Area P: Goolwa Northeast,* located to the immediate northeast of the township of Goolwa.

Area P: Goolwa Northeast is within the area affected by the *Goolwa North Code Amendment*, which is currently at decision stage with the Minister for Planning. It presents an orderly expansion of the Goolwa township allowing coordinated infrastructure provision and is within the existing urban lands and not affected by the EFPA.

Considerations that were identified in the draft consultation document relating to *Area P: Goolwa Northeast* include:

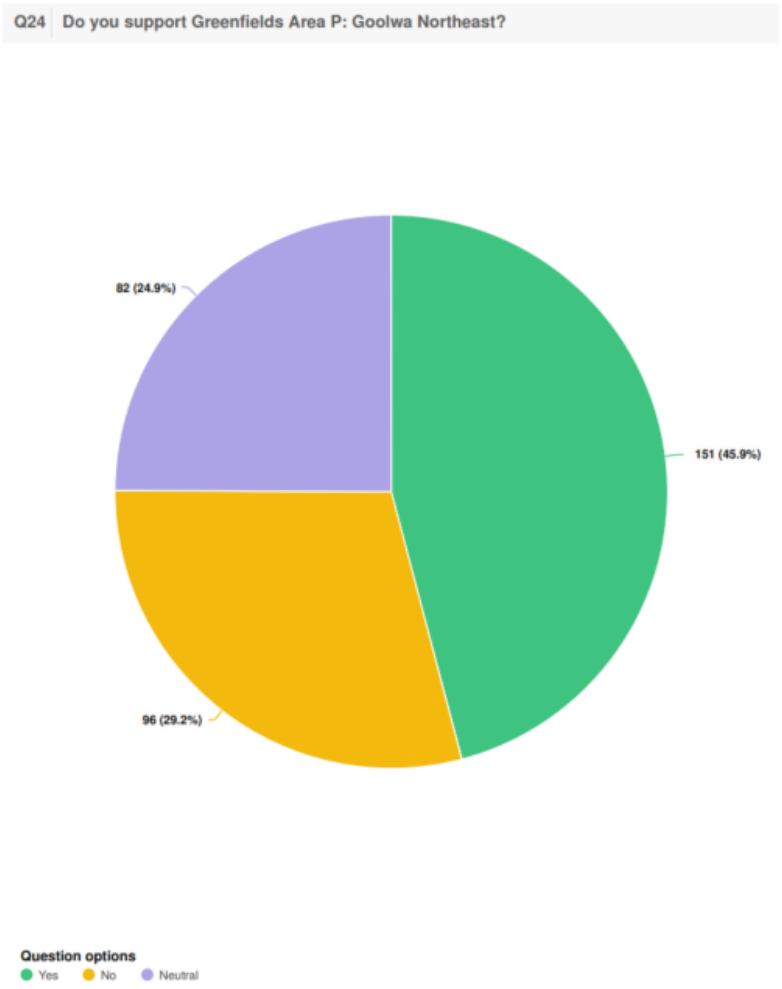
- Not affected by the EFPA (within planned urban lands);
- Consolidated land ownership;
- Ability to leverage developer contributions to infrastructure;
- Orderly expansion to existing township and infrastructure; and
- Community opposition* (*based on feedback received regarding the privately-led Goolwa North Code Amendment, which affects a significantly larger area).

Community Feedback/What We Heard

There was a relatively high level of support for future growth in *Area P: Goolwa Northeast* with 45.9% of respondents supporting this option, 24.9% remaining neutral and 29.2% not supportive.

The reasons for opposition included a lack of infrastructure and the impact on the character of Goolwa.

Respondents in support cite proximity to infrastructure and the ability to expand in a coordinated way, limited effect on character, and the enabling of affordable housing options as positive outcomes.



Final Comments/Considerations

A relatively high level of support was provided for future residential growth within *Area P: Goolwa Northeast* (45.9%).

The development of this land is supported by the GARP, with the land appropriately located within the planned urban lands and not affected by the EFPA.

The land is part of the private proponent led Goolwa North Code Amendment. While the much broader area that is subject of the Code Amendment has seen significant community opposition, this smaller more targeted area has received general support.

The staged and sequenced approach provided by the SCGS will ensure that the development of this land can be managed appropriately with access to infrastructure upgrades in a coordinated manner.

Area P: Goolwa Northeast has been included in Stage 1 of the attached SCGS.

SOUTH COAST GROWTH STRATEGY- ADDITIONAL AREAS

A number of other areas were considered in the initial investigations for the SCGS. While many of these areas were not supported by Council for inclusion in the draft version of the SCGS that was approved for consultation, the amended housing targets in the now endorsed GARP (10,570 dwellings) have necessitated reconsideration of these areas.

All of the original investigation areas, and their corresponding identifying letter (i.e. Area A), are presented below for reference (refer *Figure 14* below).

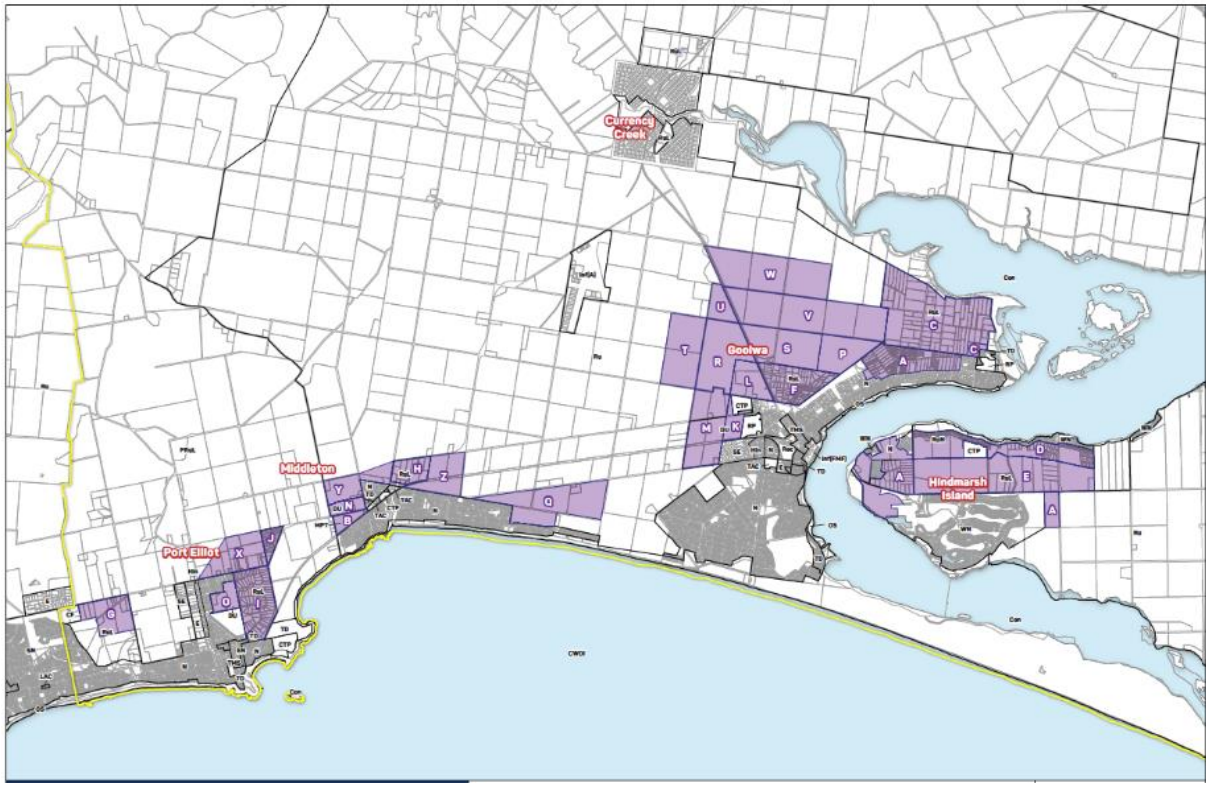


Figure 14 - Additional areas considered in the SCGS process

The Minister for Planning has advised that the SCGS **must include all planned urban lands**. Further, it is noted that Council's Local Area Plan(s) will be required to demonstrate how the GARP housing targets will be achieved. As such, it is recommended that the remaining investigation areas that are located within the planned urban lands (i.e. township boundaries) are integrated into the SCGS.

To ensure that there are no immediate or short-term impacts, these 'additional' areas are proposed to be staged and sequenced to ensure that land is not release ahead of the anticipated demand. This approach will ensure that land is only developed once a nominated percentage of earlier stages is completed (e.g. the previous stage may need to be 75% completed before the next stage is approved).

By undertaking development in a staged and sequenced manner, where land is only released as required, Council can ensure that it retains a 15-year rolling supply of appropriately zoned land. This provides greater certainty to infrastructure providers (including Council) and will ensure that land is not made available too far in advance of actual demand.

The proposed staging and sequencing for the additional areas is discussed below.

Goolwa Staging and Sequencing Plan

The below image (*Figure 15*) illustrates the growth areas of Goolwa that are contained within the planned urban lands identified within the final GARP. The green areas marked as Stage One, will form the initial greenfield growth options provided in the SCGS (consistent with the commentary provided earlier in this report).

The Stage One greenfield areas will provide up to 929 dwelling lots, which when combined with the potential infill yield (1,469 dwelling lots), results in the short-term accessibility of up to 2,398 dwelling lots (subject to appropriate infrastructure agreements).

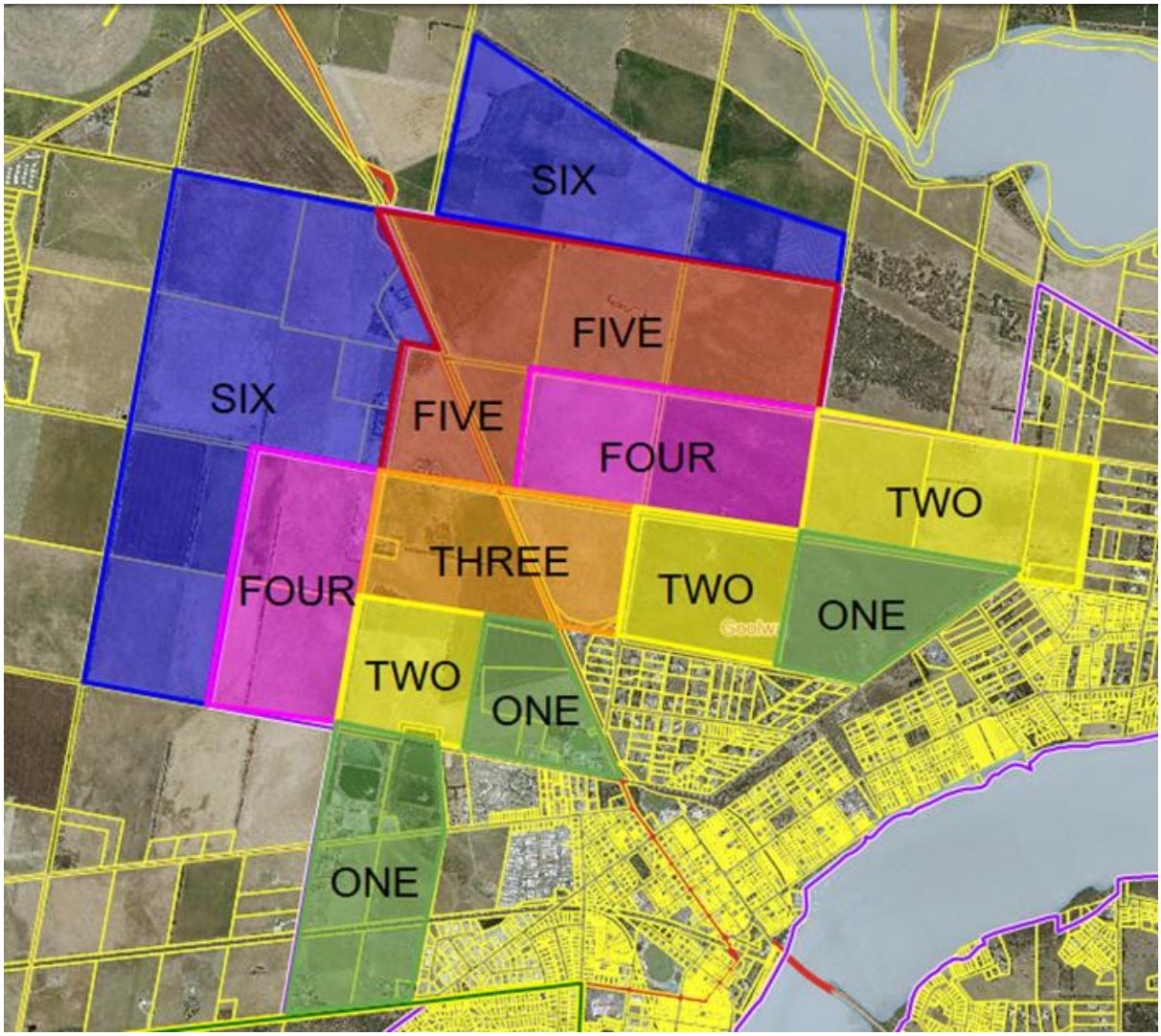


Figure 15 - Staging and sequencing of additional Goolwa land

Stages will only be approved once a specific percentage of Stage One is completed (likely 75% but this will be subject to practical considerations such as approval timeframes, infrastructure deeds, etc.). In effect, subsequent stages will only commence once a specified threshold is reached.

This enables land to be released as required (i.e. sequenced), rather than at specified dates (5 years, 10 years, etc.). If the growth rates are lower than the GARP predicts, then land contained within the latter stages of the sequencing plan will not be developed until later.

Stage Two

Stage Two includes areas at Goolwa North that are located east of a significant line of trees that would effectively screen the growth areas from view when entering Goolwa via Alexandrina Road. These areas were preferred by Council Members when the sequencing options were presented at the Council Information Session held on 10 November 2025, as they would enable growth to be coordinated with good access to the required infrastructure.

Similarly, the part of Stage Two located to the west of the Goolwa Schools area, and immediately north of Council's Wastewater facility, has reasonable separation from the main entry to Goolwa and would enable the coordination of infrastructure.

Stage Two would enable a potential yield of up to 1,074 dwelling lots.

The inclusion of this land will remain subject to consideration of Alexandrina Wastewater infrastructure needs, including reasonable buffer areas for residential development.

Stage Three

Stage Three will link the previously separated growth areas and will provide for access from Alexandrina Road. The deferral of this growth area to Stage Three will ensure that there is ample time for Master Plans to be developed and implemented to facilitate road and rail upgrades, as well as appropriate Gateway Overlays to protect the landscaped entrance to Goolwa.

Given current growth rates on the South Coast, Stage Three is not expected to commence for approximately 25 years, based on the high growth rate projection contained within the SCGS. Stage 3 would enable a potential yield of up to 661 dwelling lots.

Stage Four

Stage Four is a logical expansion of infrastructure that would need to be completed in Stage Three, providing more housing opportunities directly from future collector roads. Stage Four would enable a potential yield of up to 949 dwelling lots.

Stage Five

Stage Five picks up the remaining land that was included in the 30-Year Plan for Greater Adelaide back in 2010 (i.e. the last of the land contained within the township boundary prior to the GARP). Stage 5 would enable a potential yield of up to 1,071 dwelling lots.

Stage Six

Stage Six includes the additional land that was included in the GARP planned urban lands (i.e. the land that was also removed from the EFPA to align with the GARP). Stage Six would enable a potential yield of up to 2,552 dwelling lots.

Middleton Staging and Sequencing Plan

Land availability within Middleton is restricted to areas that are contained within the planned urban lands. The areas of Middleton currently zoned Master Planned Township (Infill) and Deferred Urban (Stage Two) had been identified for growth in 2010 via the 30-year Plan for Greater Adelaide and have been located within the planned urban lands since that time.

However, the final GARP, which was endorsed in 2025, expanded the planned urban lands north from the current Deferred Urban Zone to Lines Road. In addition, this area was removed from the EFPA to accommodate future growth. Both of these changes were made post consultation on the GARP and without the knowledge of Council or the community.

As such, there was discussion at the Council Information Session held on 10 November 2025 to defer the development of this area to the tail end of the SCGS (i.e. make it part of Stage 6). There are adequate growth areas available across the South Coast within earlier stages to enable this sequencing to occur without compromising the optimistic dwelling targets contained within the GARP.

In addition, this area abuts the planned location of a future Middleton By-pass and Strategic Transport Route. Details of this future project should be known prior to any decision to rezone this land.

Therefore, Area Y: Middleton North, as identified within the SCGS has been allocated to Stage Six. Figure 7 below illustrates the portion of Middleton that will be marked as Stage Six within the SCGS.



Figure 7: Staging and sequencing of additional Middleton land

Summary of Additional Areas

While Council's population projections for growth on the South Coast are modest (ranging from 1,500 dwellings (current growth rate) to 2,820 dwellings (original GARP forecast rate) over the next 30 years, the current GARP housing target for the Alexandrina LGA is 10,570 houses by 2051 (i.e. within the next 25 years).

To meet this very high housing target set by the GARP, 265 dwellings would need to be constructed each year to 2031, increasing to 364 dwellings per year until 2041 and 428 dwellings per year until 2051.

The proposed staging and sequencing of the above areas will result in the availability of up to 8,705 dwelling lots, which will satisfy the majority of the land required to achieve the GARP housing targets. The remainder of the housing target for the Alexandrina LGA (1,865 dwelling sites) can be accommodated within other Alexandrina Townships, particularly Strathalbyn and Mount Compass, which will be reflected in the relevant Local Area Plans.

NEXT STEPS

Subject to Council's approval, the SCGS will be made available on Council's website and will be released via social media channels. The next steps in the strategic planning process will be to utilise the approved SCGS to inform Council's relevant Local Area Plan. The Local Area Plan will involve further master-planning including the identification of infrastructure needs, the suitability and mix of different housing types, key pedestrian and vehicle access points/routes, buffers, gateway/important landscape treatments, and other land use mix or services required to make liveable communities as required.

Work previously undertaken by Council in collaboration with the community such as the 'Enquiry by Design' master planning, will be used to assist in shaping the Local Area Plan where relevant. Council's Local Area Plan/s will in turn inform Council strategic decision making around infrastructure, as well as informing the GARP. In the interim, the approved SCGS will be used to inform Code Amendments.

Financial Implications

In accordance with the Alexandrina Council's Adopted Budget / Long Term Financial Plan, the financial implications of adopting this recommendation are considered low as the South Coast Growth Strategy is an informing strategy only. If Council determines to make amendments to the SCGS, further consultation may be required, which would necessitate additional budget being made available.

Risk Implications

In accordance with Alexandrina Council's Risk Assessment Matrix, the risk of adopting the recommendations is considered low as the proposed strategy recommended for endorsement reflects community feedback and advice from the Minister for Planning.

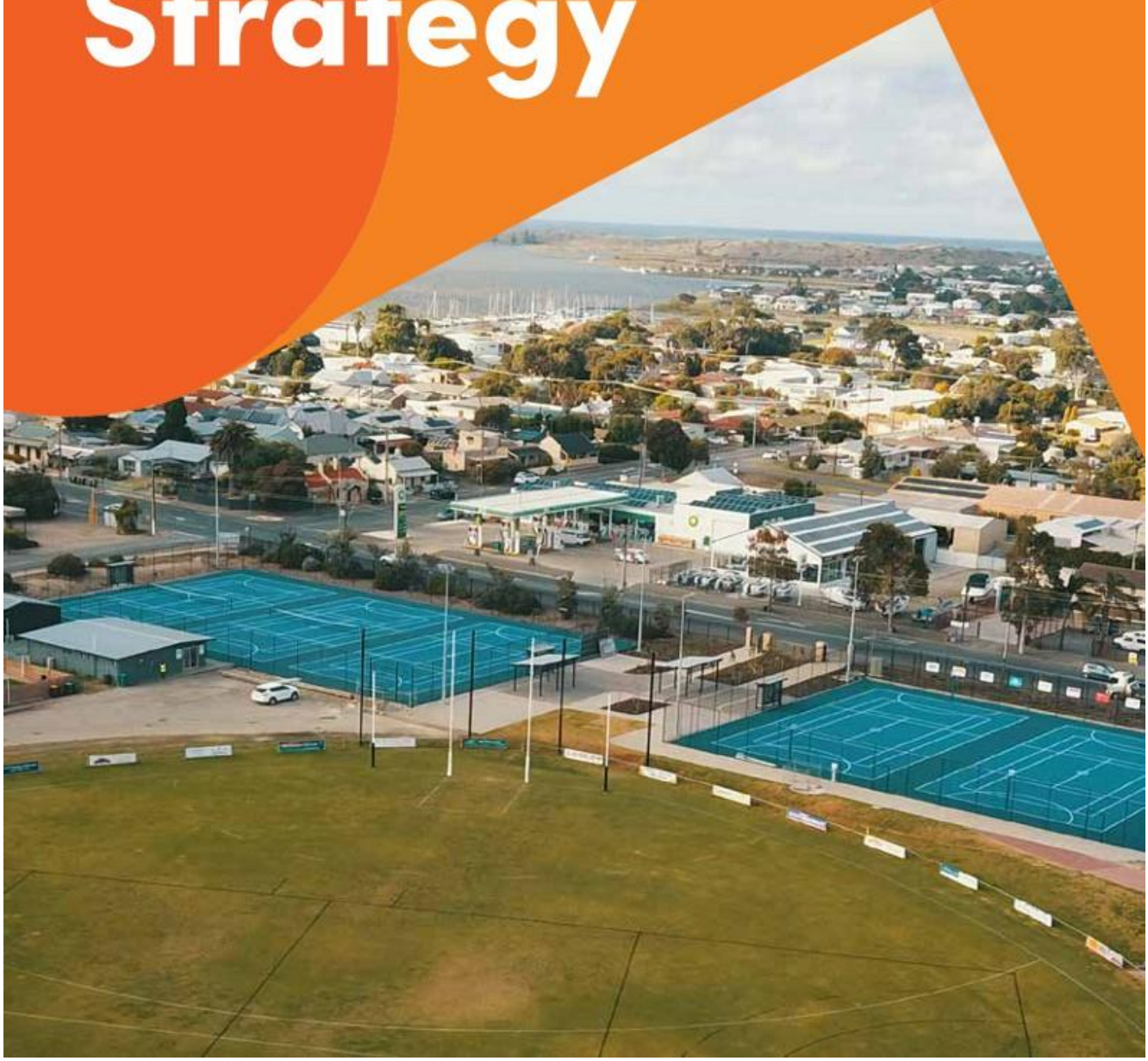
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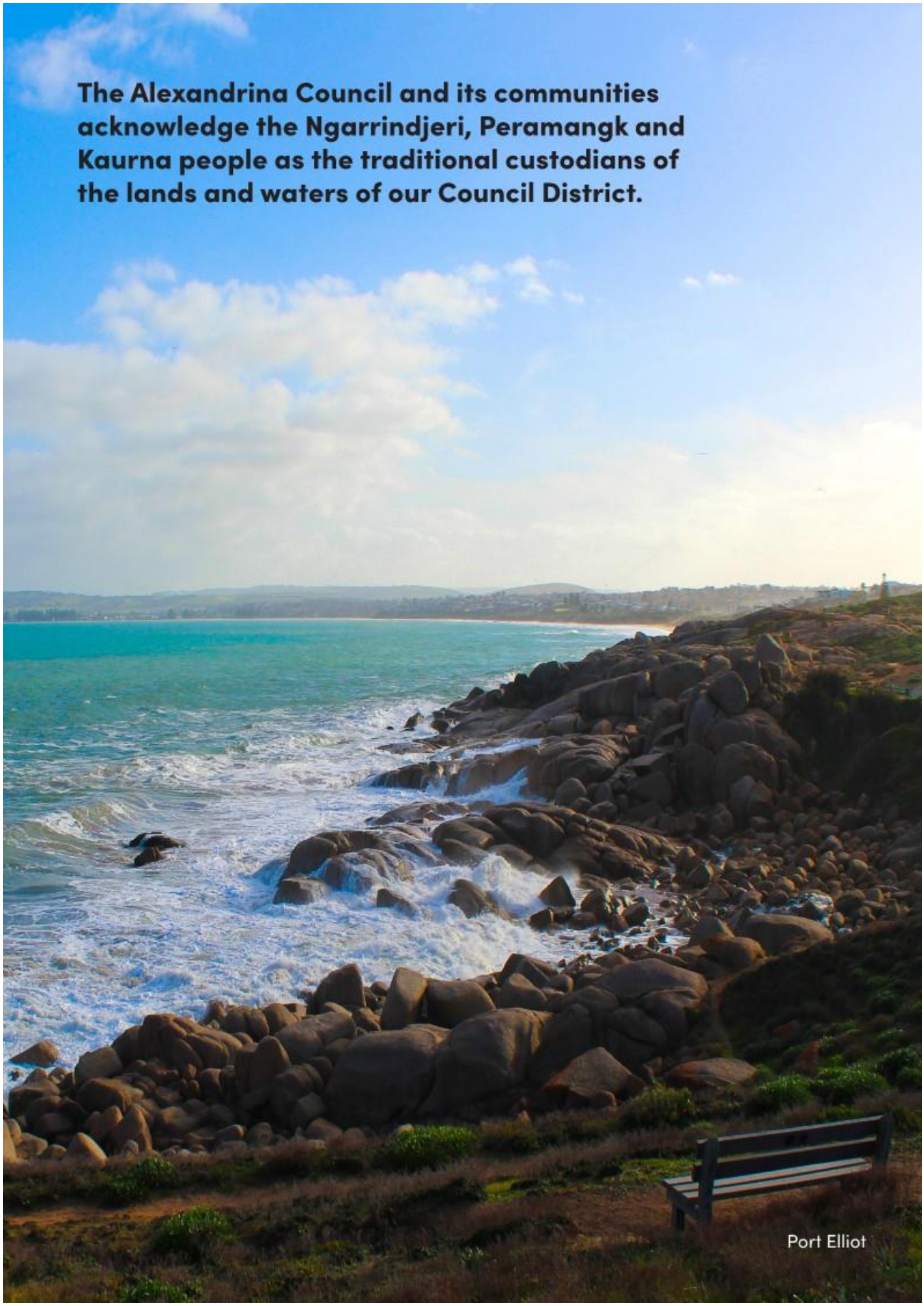
Attachment 1 – South Coast Growth Strategy

Attachment 2 - Letter from the Minister for Planning

Alexandrina Council

South Coast Growth Strategy




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

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Glossary

General Abbreviations and Definitions

A **15-Year Rolling Land Supply** is an ongoing supply of land that is zoned for residential development and can include infill land within established neighbourhoods and greenfield land that is located adjacent to an existing township or settlement.

Affordable Housing is defined by the South Australian Housing Trust (SAHT) as "A home where the household is generally paying no more than 30% of their annual income to rent of buy the home". Where a development will create 20 or more allotments or houses, the Planning and Design Code seeks for 15% of the allotments or houses to be offered as Affordable Housing through a legal agreement with the SAHT. These houses are then offered to low-to-moderate income households through the South Australian Government's HomeSeeker SA register.

Code Amendment is the process by which changes can be made to the planning rules that apply over land, such as the zone or the policies that guide development of the land. This process involves considering whether the rezoning is consistent with the strategic planning the local council has undertaken for the area (i.e., a Growth Plan), the State planning policies and the relevant Regional Plan. Code Amendments can be initiated by government agencies, councils and private proponents.

Co-located housing means a group of two (2) 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 (5) CWMS's 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 land is land located in the Deferred Urban Zone of the Planning and Design Code. This zone safeguards rural land on the outskirts of a township from development that would preclude its potential future purpose as land set aside for expansion of the town.

Department for Housing and Urban Development (DHUD), formerly referred to as PLUS (Planning and Land Use Services), is the current name of the State Government's Planning Department. Among other things, DHUD is responsible for the preparation of Regional Plans and advises the State Planning Commission and the Minister for Planning on a range of matters, including Code Amendments.

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 seeks to protect significant rural, landscape and environmental areas from urban development and encroachment.

Future (Greenfield) Growth Areas are areas of land that have been identified in a local or state government planning strategy as appropriate for the future expansion of a township, subject to appropriate zoning and infrastructure provision.

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)** provides the planning vision for Greater Adelaide for the next 30 years. The GARP has been developed by the State Government, with the current version released in March 2025.

Greenfield land is undeveloped land that has not been previously built on, such as agricultural land and land on the outskirts of a township that has not been urbanised.

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

Infill is where additional houses are constructed within an existing residential area by redeveloping or subdividing land to create additional housing opportunities.

Intensification of Rural Living Areas is where existing land in a Rural Living Zone can be subdivided to create additional allotments that still meet the minimum allotment size anticipated by the zone; or where a Code Amendment could be sought to reduce the minimum lot size to allow for additional allotments to be created without impacting the rural living character of the area.

The **Land Supply Dashboard** is an interactive, online tool providing real-time data on housing land availability and development activity across Greater Adelaide. Managed by DHUD, it provides quarterly updates on greenfield and infill areas, helping to track, manage, and increase housing supply.

A **Local Area Plan (LAP)** is a new strategic planning tool developed by the State Government to assist local councils with planning for forecast population growth and associated demands for housing and social infrastructure.

The **Planning and Design Code (the Code)** contains the planning rules that guide what can be developed and where in South Australia. Planning authorities use the Code to determine whether a development application has sufficient planning merit to warrant approval.

Planning and Design Code Zones represent the spatial boundaries that provide guidance on what development can occur in an area by setting out the policies and rules for certain classes of development.

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

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

Planning Region – the State is divided into seven (7) planning regions. Alexandrina Council is located in the Greater Adelaide region.

Private Proponent-led Code Amendment – the *Planning, Development and Infrastructure Act 2016* allows private proponents (including parties with an interest in land) to initiate changes to the Planning and Design Code via the Code Amendment process.

A **Regional Plan** is a high-level strategic plan that sets out the long-term (15-30 year) vision for how a region will develop and grow based on the State Government's State Planning Policies. A Regional Plan is used to guide future land use, growth and infrastructure sequencing to meet the state's population forecast.

SAPPA (South Australian Property and Planning Atlas) is an online mapping tool that shows property, land administration and planning information for all land parcels in South Australia. SAPPA provides a direct link to the Planning and Design Code, allowing users to see what planning rules apply over land, either generally or for specific classes of development.

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

Urban uses include residential, commercial, industrial, institutional, and mixed-uses, and are typically supported by transport networks, utilities, public spaces, and community facilities.

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.
Con	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 cate 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.
PRuI	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.
Ru	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.
RuL	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.
RuN	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.
TMS	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*

What is a Growth Strategy?

A Growth Strategy is a long-term, place-based framework that guides how an area will grow and evolve over time in response to population forecasts and demographic changes. It provides the evidence base, policy direction and implementation roadmap needed to ensure that growth is orderly, sustainable, and aligned with Council and the community's vision for the region.

A Growth Strategy ensures that the right land is available in the right places; that new development is supported by essential infrastructure; and that growth enhances the wellbeing of residents and the resilience of the local economy. It sets a clear direction for Council, State Government, infrastructure and service providers, landowners and the community by defining priorities for land use, investment and infrastructure delivery.

Why does the South Coast need a Growth Strategy?

More Land for Housing

The South Coast Growth Strategy is needed to address growing pressure to make land available for housing in the Alexandrina Council area, due to:

- the national housing crisis and the Commonwealth and State government's commitment to build more houses and release more land for housing;
- the need to support the Greater Adelaide Regional Plan (GARP), which sets ambitious housing targets for Alexandrina Council in order to accommodate a growing population over the next 30 years;
- changes to the Environment and Food Production Area (EFPA) boundary to facilitate future township growth;
- the requirement for all councils to prepare Local Area Plans (LAPs) to demonstrate how housing and land supply targets from the GARP will be met; and
- changes to the planning system that allow private landowners to undertake their own Code Amendments.

Alexandrina Council does not have a current, clear strategy to guide where future residential development should occur in the South Coast and in what order, to ensure that future development occurs in a logical manner and not before the appropriate infrastructure (i.e., water and wastewater services) is in place.

Council's *GO 2030 Making Sense of Goolwa's Growth Opportunities* (2009) and *Goolwa Enquiry by Design* (2016) have been used to inform strategic planning decisions to date. However, in response to the significant community opposition received in relation to the Goolwa North Code Amendment (a private proponent-led Code Amendment), the State Government requested that Council prepare a suitable growth strategy to accommodate additional housing in and around Goolwa (the South Coast) for the next 30 years.

The South Coast Growth Strategy is therefore critical to ensure growth is orderly and does not put undue pressure on council to deliver infrastructure in an ad hoc manner.

Each of these factors is discussed in more detail below.

State Government's Housing Roadmap

Following the release of the *Plan for A Better Housing Future* in early 2023, the State Government 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 Housing 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

The Greater Adelaide Regional Plan (GARP)

There are seven planning regions across South Australia, each governed by a Regional Plan that outlines how the State Planning Policies apply to each region. Regional Plans 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, typically over a 30-year period.

Critically, Regional Plans inform strategic planning decisions about the future use and zoning of land. For example, if an area is identified in a Regional Plan as a future growth area (planned future urban lands), this provides the impetus for that land to be considered for rezoning to facilitate future residential and employment development to support a growing population.

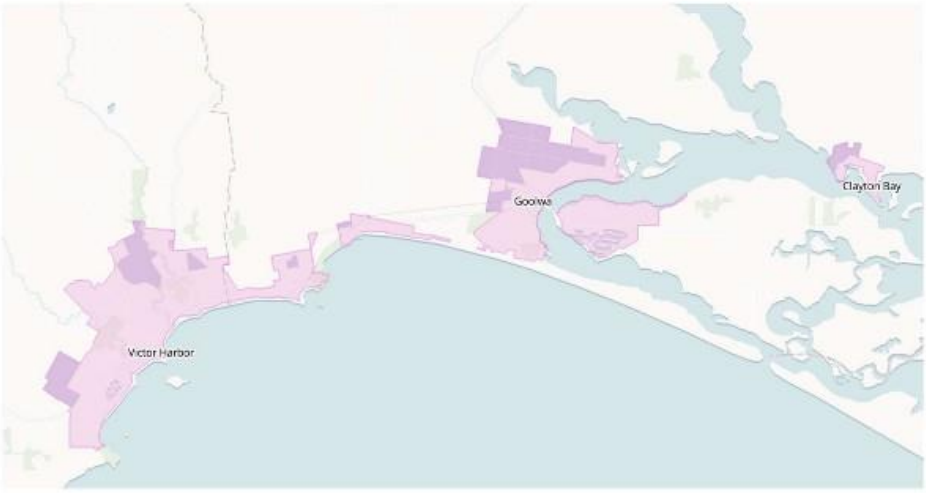
The whole of the Alexandrina local government area is located within the Greater Adelaide planning region. The State Government released the latest iteration of the Greater Adelaide Regional Plan (GARP) in March 2025, which maps the planning vision for the region until 2051 and beyond. Based on high-growth population projections, the GARP identifies that the Greater Adelaide region could grow by up to 670,000 people over the next 30 years, which means the region will need an additional 315,000 houses.

Future Greenfield Growth Areas

The GARP identifies a number of areas within the greater Adelaide region as "Future Greenfield Growth Areas", which are areas within existing township boundaries that could support future growth but that are currently zoned for farming or similar non-residential purposes. The largest Future Greenfield Growth Areas in the Fleurieu are around Victor Harbor and Goolwa, with smaller pockets identified in Port Elliot and Middleton.

Refer to *Figure 1*, which shows the existing township boundary in pink and the "Future Greenfield Growth Areas" in purple.

Figure 1 – Future Greenfield Growth Areas within Existing Township Boundaries



Source: GARP

Environment and Food Production Area (EFPA)

Environment and Food Production Areas (EFPA) were introduced in 2017 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; and
- set the direction for future growth in metropolitan Adelaide.

Land within an EFPA cannot be developed for urban uses to ensure the particular values of that land (whether they be for food production, landscape value, conservation, etc.) are protected.

Changes to the EFPA that affect Alexandrina Council

The EFPA applies to much of the Alexandrina Council local government area, excluding land within existing township boundaries.

However – critically - the GARP identified several areas of land surrounding key townships that are within the EFPA as suitable for future urban growth. In order to support the future delivery of additional housing in these areas, the GARP identified the need for these areas to be 'released' from the constraints of the EFPA.

Accordingly, in May 2025, the map depicting the extent of EFPAs was amended to reflect the findings of the GARP.

Figure 2 (below) shows land within the EFPA shaded in green. The additional areas of land that have now been removed from the EFPA to achieve alignment with the GARP are highlighted in purple, with additional land in Goolwa North and Port Elliot now excluded from the EFPA.

Figure 2: Environment Food Production Area (shaded green)



Source: GARP

Local Area Plans (LAP)

A key action to come out of the GARP (and indeed all 7 regional plans) is the requirement that all councils prepare Local Area Plans (previously referred to as Housing Strategies) to demonstrate how housing targets set out in each Regional Plan will be achieved and to facilitate the delivery of land supply for employment and investment. These Local Area Plans will then inform future iterations of the regional plans.

Each council will need to complete Local Area Plan/s to support the GARP.

Local Area Plans will identify the specific challenges and opportunities that growth presents, which will assist council in ensuring housing, community facilities, open spaces, and employment areas can be planned for in advance.

The South Coast Growth Strategy will inform the preparation of a Local Area Plan.

Private-Proponent Code Amendments

Prior to the introduction of the *Planning, Development and Infrastructure Act 2016* (the Act), only Councils or the Minister for Planning were able to initiate a Code Amendment. The Act introduced the ability for a landowner, or person with a legal interest in land, to undertake a Code Amendment themselves, without needing the support of the local council.

This has resulted in a significant number of private proponent-led Code Amendments being initiated within the Alexandrina LGA – more than in any other council area – seeking to rezone land around the townships of Goolwa, Middleton and Hindmarsh Island, and other areas outside of the South Coast.

Under the new Code Amendment system, council's role is limited to requesting that certain investigations are undertaken to inform the Code Amendment and providing a written submission outlining its view on the proposed Code Amendment to the Department for Housing and Urban Development (DHUD), with a particular focus on whether the Code Amendment is consistent with Council's growth planning for the area.

Without a current growth strategy, Council's ability to provide meaningful commentary on private proponent-led Code Amendments is limited.

How much growth are we planning for?

Population Growth

In formulating a growth strategy, we need to know how many people and households we are planning for and what the demand is for growth. To understand this, we have considered changing demographics, such as an increase in the number of lone-person households (often living in houses that are too big for them), which in turn has resulted in the need for more houses to accommodate the same number of people, and a more diverse housing mix, to allow single-person households to move into smaller houses and free up bigger houses for larger households.

We have also considered previous growth rates, plus forecast growth rates, provided by experienced demographers including:

- the existing growth rate that Council has experienced over the last 10 years;
- the forecast growth identified by Council's partner demographers, Forecast.id (based off Census data together with yield from land within the *30 Year Plan for Greater Adelaide* growth boundary);
- the projected rates provided by PlanSA during the investigations; and
- the projected growth rates contained in the final GARP.

These four (4) growth rates provide a low (existing), medium (Forecast.id), high (PlanSA) and the GARP growth scenario.

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

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

Projected	Growth Rate	2031	2041	2051
Low	50 dwellings p.a. (existing Council rate)	250 dwellings	750 dwellings	1,250 dwellings
Medium	68 dwellings p.a. (Forecast.id rate)	340 dwellings	1,020 dwellings	1,700 dwellings
High	94 dwellings p.a. (GARP rate)	470 dwellings	1,410 dwellings	2,350 dwellings
GARP	265 dwellings p.a. (to 2031) 364 dwellings p.a. (to 2041) 428 dwellings p.a. (to 2051)	1,325 dwellings	4,965 dwellings	9,245 dwellings

The GARP indicates that the housing target for the Alexandrina LGA is 10,570 houses by 2051, which equates to an estimated 265 dwellings per annum to 2031, 364 dwellings per annum from 2031 to 2041 and 428 dwellings per annum from 2041 and 2051.

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. In addition, population and housing growth has a compounding effect, where higher population bases increase by more persons at the same percentage as growth rates.

The South Coast Growth Strategy is designed to be implemented in stages that are sequenced to enable land to be released in a coordinated manner to achieve the dwelling targets of the GARP.

15-Year Rolling Land Supply

It is the responsibility of local councils to implement the housing targets that have been set for the region and ensure adequate, serviced land is available.

The GARP mandates that each council maintains a 15-year rolling supply of zoned land for residential development, with 5 years of that land required to be "development-ready", i.e., suitably zoned and serviced to allow for imminent development. This supply can include both infill land within established neighbourhoods and greenfield land that is located adjacent to an existing township or settlement.

Maintaining a 15-year supply will not only ensure there is sufficient land available to support the projected population growth, but crucially, it also allows councils and infrastructure providers to plan for infrastructure delivery in advance rather than 'on the fly'.

When land supply starts to dip below 15 years, council needs to either undertake the rezoning of land or support others to rezone land that is identified in this growth strategy.

How were the areas identified?

In 2023, Alexandrina Council engaged town planning consultancy Holmes Dyer to assist with the preparation of a comprehensive growth strategy for Goolwa. This was in direct response to the significant community opposition received in relation to a private proponent-led Code Amendment over land in Goolwa North and the subsequent request by the State Government to prepare a growth strategy that identifies locations where additional housing could be accommodated over the next 30 years.

Since this time, the scope of the growth strategy has been widened to include the broader South Coast of the Alexandrina Council area, specifically Goolwa, Hindmarsh Island, Middleton and Port Elliot.

With the assistance of Holmes Dyer, Council has considered several potential growth options for the South Coast and the various constraints and opportunities they present.

The following criteria were considered for potential future growth areas.

Favourable criteria included land that is:

- not within the EFPA *(noting that since the release of the GARP, additional land has now been removed from the EFPA);*
- within existing township boundaries;
- capable of being serviced by existing infrastructure and/or infrastructure can be provided in an orderly and economic manner;
- not environmentally or culturally sensitive;
- contiguous with existing built-up areas;
- held in consolidated ownership and therefore presents opportunities for leveraging infrastructure contributions;
- within a planned urban lands area identified in the Greater Adelaide Regional Plan; and
- not currently being used efficiently or to its full capacity under the current zoning.

Unfavourable criteria included land that:

- is within the EFPA;
- is not contiguous with existing built-up areas;
- is adjacent high impacting land uses (waste treatment facilities);
- has limited road access;
- has limited potential to be serviced by infrastructure in an orderly and economic manner;
- is environmentally and/or culturally sensitive; and
- has significant rural, scenic or landscape characteristics that would be negatively impacted by urbanisation and therefore should be protected.

Council identified that the areas of land that could contribute to future growth and dwelling targets broadly fall within the following categories:

- **Existing infill** – established residential areas where there is an opportunity under the existing zoning for larger allotments to be subdivided to support the construction of additional dwellings.

- **Intensification of Rural Living Areas** - Areas zoned for Rural Living purposes where the minimum allotment size could be reduced (via a Code Amendment) to

enable additional allotments to be created while retaining the rural living character of the area.

- **Deferred Urban Greenfield** - Land that is zoned Deferred Urban for future use for housing or other urban purposes (i.e., employment / commercial uses).

- **Rural Greenfield** - Land that is typically zoned for agricultural purposes on the fringe of townships that has no significant built form (i.e., is generally vacant of buildings) and offers a 'clean slate' for master planned communities and is within future planned urban lands.

The areas of land that were identified through this initial process are shown in *Figure 3*.

Figure 3: Consultation Draft Growth Options (2024)



Community Consultation

Consultation on the South Coast Growth Strategy was extensive and varied to ensure it was wide reaching and captured a range of views.

The information that was released for consultation was guided by discussions at Council Information Sessions to determine which areas may be suitable for growth.

An initial round of consultation was undertaken as part of the Village Conversations in late 2023, attended by Councils planning staff and Holmes Dyer, and involved presentations and discussions with community members.

This was followed by a community engagement campaign specifically for the draft South Coast Growth Strategy in late 2024 where engagement activities and engagement reach included:

- Council's My Say website:
  - Draft South Coast Growth Strategy and Frequently Asked Questions document (1,740 unique visits).
- Survey (365 responses)
- Video recording of the content of the draft SCGS (viewed 286 times, very positive feedback received about this).
- Sandwich board with information about the SCGS and how to be involved (located outside of the Middleton IGA throughout the consultation period).

  Information Display, including how to get involved, located outside of the entrance to Woolworths at the Goolwa Shopping Centre for a week during the engagement period.
- Three (3) drop-in information sessions facilitated by Council's Administration:
  - Two (2) half day sessions held outside of the Middleton IGA on Friday 6 September 2024 and Saturday 28 September 2024 (attended by approximately 57 people)
  - One (1) full day session held in the Goolwa Shopping Centre Mall on Thursday 19 September 2024 (attended by approximately 148 people)
- Public notices in the Southern Argus and the Fleurieu Sun.
  - Articles also appeared in the Victor Harbor Times, the Southern Argus and the Fleurieu Sun).
- Social Media Posts (Facebook and Instagram)
- Presentations and discussion with the Goolwa Cittaslow Committee, Middleton Town and Foreshore Association and the Port Elliot Town and Foreshore Improvement Association.
- Information specifically sent to the Ngarrindjeri Aboriginal Corporation (together with an invitation to discuss) and to the Ratalang Basham Beach and Horseshoe Bay Advisory Committee.

Consultation feedback summary

Council received considerable feedback regarding the proposed strategy including feedback specific to the proposed locations and their potential phase of release.

Key takeaways from the feedback that informed the Strategy included:

- significant infrastructure (hard and soft) is required ahead of additional growth in any of the locations proposed;
- additional development is not supported on Hindmarsh Island due to limited access, a lack of infrastructure and the sensitivity of the environment (Ramsar wetland);
- significant strong opposition (78%) to the development of Middleton Area Q due to the impact of development on this area of high biodiversity and habitat value, on the cultural significance of the area to Ngarrindjeri, and on the rural township character and township separation;
- a high level of support (67%) for Area L at Goolwa;
- support for Area M in Goolwa for urban development (mixed views whether for employment or residential); and
- environmental sensitivity concerns - areas containing natural drainage and ecosystems, wildlife corridors, significant and remnant flora and fauna and habitat to be avoided and protected.

Council Information Sessions

A series of council information sessions (workshops) were held over the course of the South Coast Growth Strategy to consider the community feedback in combination with the other criteria in order to determine the areas that are now included in this strategy.

Final areas proposed for growth

Planning to 2051

The South Coast Growth Strategy is intended to identify growth areas up to 2051 to align with the housing targets and timeframes set by the GARP.

In the first instance, the Growth Strategy identifies existing infill areas where development can occur under the current zoning. This reflects the infill areas identified on the Land Supply Dashboard. Hindmarsh Island and the Goolwa South areas comprise the majority of the infill opportunities, together with a small area in Middleton. Refer to Figures 4, 5 & 6.

In addition to infill, a number of areas have been identified within Goolwa and Middleton for future growth. These growth areas have been assigned a stage number (Stage 1 – Stage 6) to reflect the preferred order in which development should occur, with Stage 1 representing land that should be developed first, followed by Stage 2, Stage 3 and so on. This order is based on proximity to existing urban areas and infrastructure capability and seeks to ensure development forms a logical extension to existing development and provides for the economic and orderly augmentation of service infrastructure. Refer to Figures 7 & 8.

Specific timeframes have not been assigned to the stages in recognition of development occurring in line with demand, landowner appetite to develop land, and service infrastructure availability.

In line with the requirement to maintain a rolling supply of residential land, once a stage has been developed to approximately 75%, council will look to facilitate the bringing online of the next stage/s of land.

Staging Growth

The careful staging of the release of land is critical as it:

Ensures orderly and coordinated development by preventing ad-hoc development and clearly setting out the preferred order in which different areas should develop.

Aligns land supply with demand by staging land release, which ensures housing supply keeps pace with population growth and councils, and infrastructure providers avoid oversupplying or undersupplying land.

Directs growth to areas where infrastructure can be provided most efficiently, reducing long-term servicing costs, avoiding underutilisation of infrastructure, and optimising capital works programming.

Protects environmental and agricultural values by ensuring development doesn't leapfrog into high-value agricultural land, sensitive environment and areas otherwise not suited to development.

Provides certainty for the development industry by clearly showing where rezoning is strategically supported and the order in which land is likely to be serviced.

Informs future Code Amendments by providing council and the State with a clear basis for assessing whether a proposed rezoning is premature, aligns with the Growth Strategy and can be appropriately serviced.

Infill Areas



Infill Areas

The infill areas identified within this section are underdeveloped and do not require any further policy changes to support further housing.

These areas are important to identify as they contribute to the overall housing targets set within the GARP.

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

Goolwa	
Area A:	Goolwa Infill - Land located east of Johnstone Street and south of Fenchurch Street; and land located between Washington Street, Fenchurch Street, Bricknell Road and Banfield Road / Byrnes Road.
Area C:	Goolwa Lakeside Code Amendment – Land to the north of Banfield Road which is likely to deliver approximately 150 dwelling units.
Area K:	Goolwa Seachange - Land located to the west of the Residential Parks Zone over which 180 dwelling units have recently been approved.
Hindmarsh Island	
Areas A:	Coorong Quays – land identified on the Land Supply Dashboard as 'Housing ready lots' or 'Undeveloped zone potential'.
	General Infill - land identified on the Land Supply Dashboard as 'Housing ready lots', 'Proposed lots with development approval' or 'Undeveloped zone potential'.
Middleton	
Area B:	Middleton West – recently zoned Master Planned Township- Land between Basham Beach Road, the rail line, Mindacowie Terrace and Port Elliot Road at Middleton.
POTENTIAL YIELD: 1469	

Figure 4: Identified Infill Areas – Goolwa

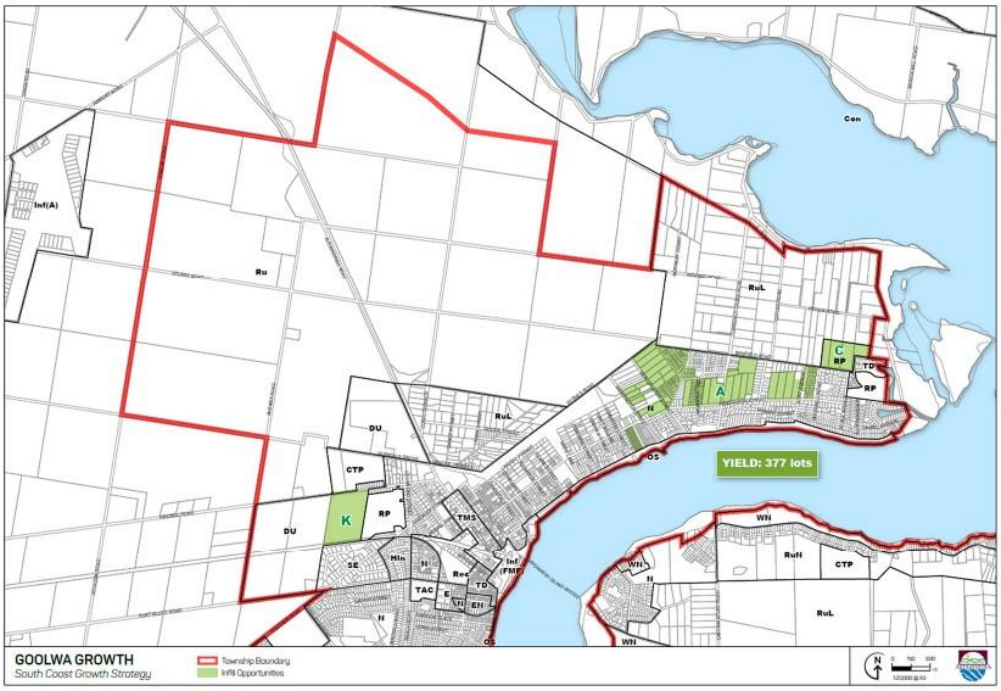


Figure 5: Identified Infill Areas – Hindmarsh Island



Figure 6: Identified Infill Areas – Middleton



Infill Area A: Goolwa

Details	
Current zoning:	Neighbourhood Zone
Proposed zoning:	No change proposed
Potential yield:	377 Lots*

Relevant Criteria

- Not affected by the EFPA.
- More efficient use of land under existing zoning.
- Limited infrastructure in some locations.
- Fragmented land ownership and therefore difficult to coordinate infrastructure.
- Relies on private landowners developing their land.

*Land Supply Dashboard data – 8du/ha

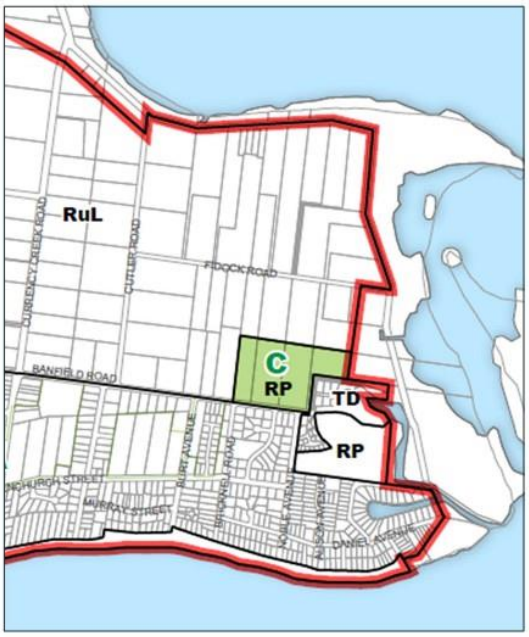


Infill Area C: Goolwa Lakeside

Details	
Current zoning:	Residential Park Zone
Proposed zoning:	No change proposed
Potential yield:	~150 dwelling units

Relevant Criteria

- Not affected by the EFPA.
- Expansion of the existing Lakeside Residential Park.
- Zoning recently approved through the Lakeside Goolwa Code Amendment.
- CWMS infrastructure available.

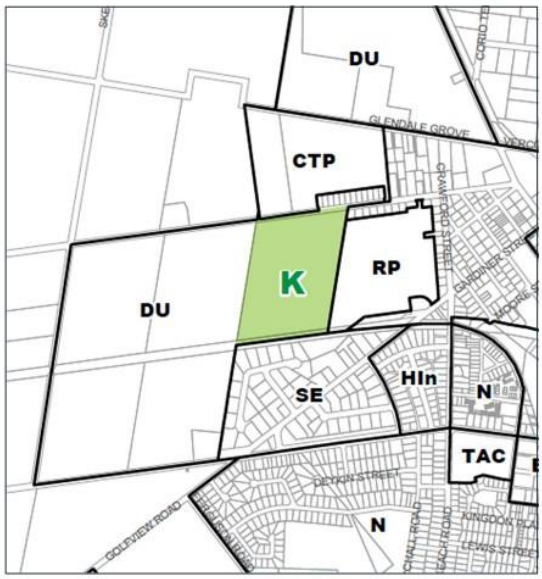


Infill Area K: Goolwa Seachange

Details	
Current zoning:	Deferred Urban Zone
Proposed zoning:	No change proposed
Potential yield:	180 dwelling units

Relevant Criteria

- Not affected by the EFPA.
- Consolidated land ownership.
- Development approval granted for expansion of Sea Change Residential Park.
- Orderly expansion of township and infrastructure provision.



Infill Areas A: Hindmarsh Island

Details	
Current zoning:	Neighbourhood / Waterfront Neighbourhood Zone
Proposed zoning:	No change proposed
Potential yield:	692 Lots*

Relevant Criteria

- Not affected by the EFPA.
- More efficient use of land under existing zoning.
- Limited infrastructure in some locations.
- Fragmented land ownership and therefore difficult to coordinate infrastructure.
- Relies on private landowners developing their land.

*Land Supply Dashboard data – 8du/ha



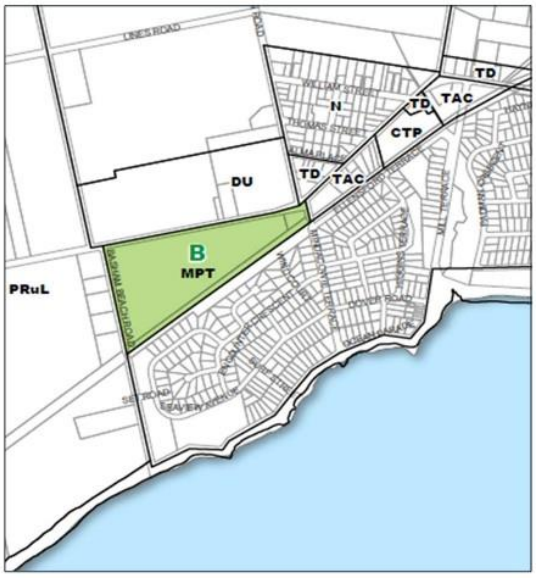
Infill Area B: Middleton West

Details	
Current zoning:	Master Planned Township Zone
Proposed zoning:	No change proposed
Potential yield:	70 dwellings*

Relevant Criteria

- Not affected by the EFPA.
- Consolidated land ownership.
- More efficient use of land.
- Land has recently been rezoned.
- Limited infrastructure (no CWMS).

*Land Supply Dashboard data – 8du/ha



Growth Areas



Growth Areas

The growth areas identified within this section include deferred urban and rural areas located within the current township boundaries identified in the GARP.

These areas will facilitate the majority of the growth within our region to meet the housing targets set within the GARP.

These growth areas are identified in stages to ensure the orderly and economic expansion of our townships.

The following figures (7 & 8) show the overall Growth Areas for Goolwa and Middleton respectively with their relevant stages.

Figure 7 – Goolwa Growth Area Stages

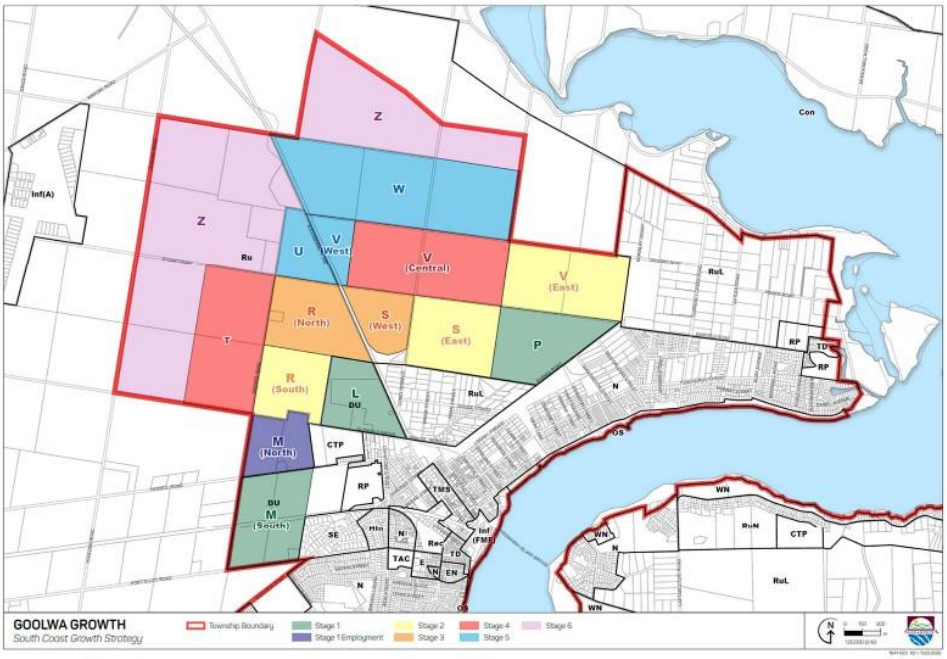


Figure 8 – Middleton Growth Area Stages



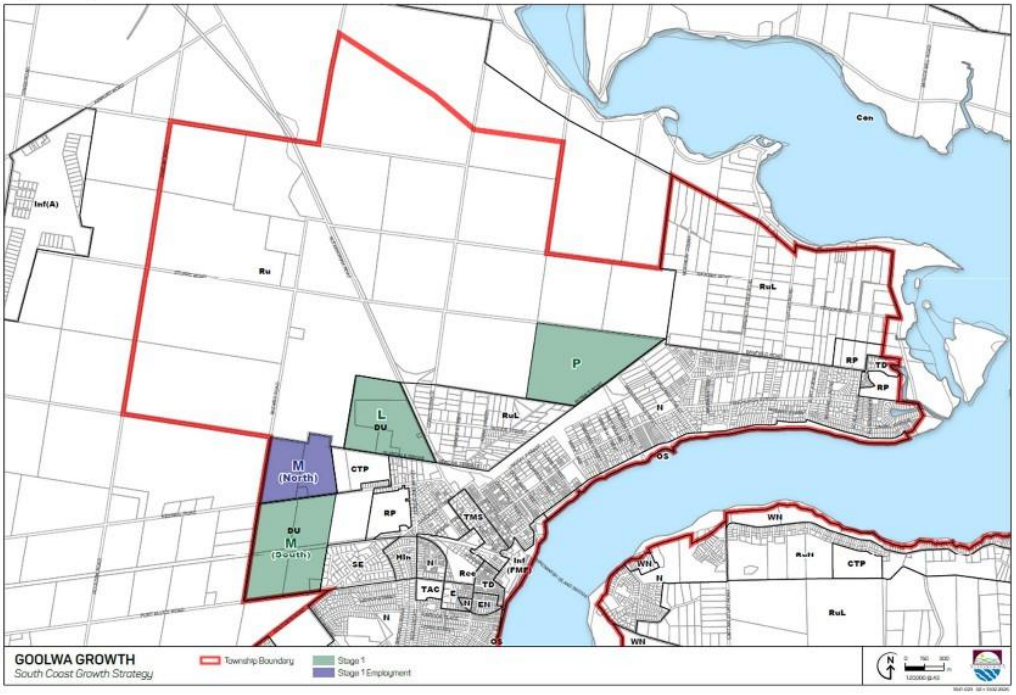
Stage 1 Growth Areas

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

Goolwa	
Area L:	Goolwa School – land north of (the extension to) Glendale Grove and east of Alexandrina Road, west of an existing Rural Living area.
Area M (South):	Land on the northern side of Port Elliot Road, south of Kessell Road, adjoining infill Area K.
Area M (North)*:	Land on the northern side of Kessell Road, comprising Council's depot and wastewater treatment plant.
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.
POTENTIAL YIELD: 929	

* earmarked for future Employment Zone to reflect existing use

Figure 9: Stage 1 Growth Areas – Goolwa



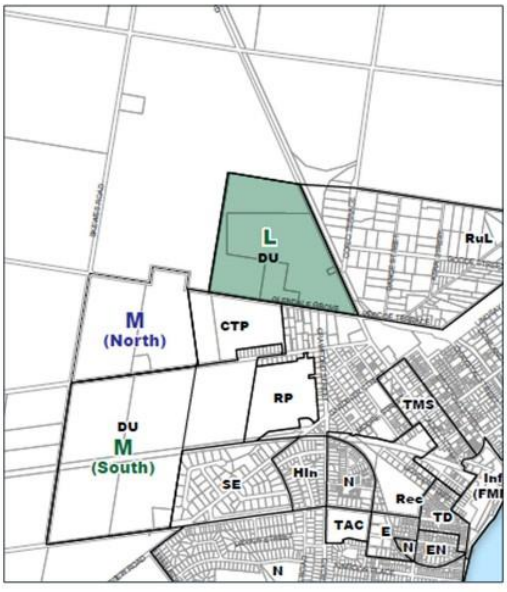
Stage 1 Area L: Goolwa School

Details	
Current zoning:	Deferred Urban Zone
Proposed zone type:	Neighbourhood / Master Planned Township
Potential yield:	237 Lots* plus education and community recreation facilities

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Consolidated land ownership.
- High level of community support for future residential growth.
- Subject to the Goolwa Township Neighbourhood Code Amendment.
- Ability to leverage developer contributions to infrastructure (including recreational & educational facilities).
- Orderly expansion of township and infrastructure.
- Some land in proximity to wastewater treatment facility.

* Calculated using the Land Supply Dashboard rate of 8du/ha



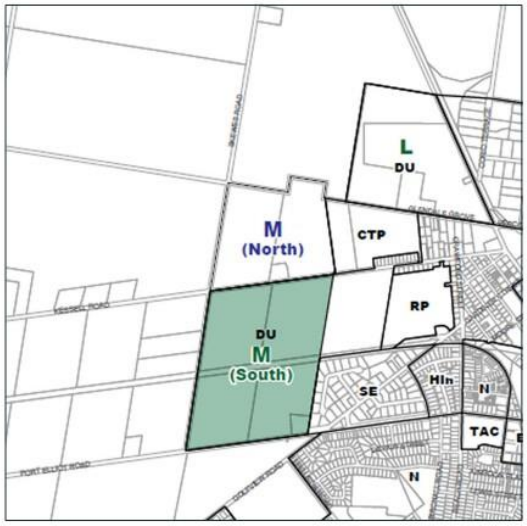
Stage 1 Area M (South): South of Kessell Road

Details	
Current zoning:	Deferred Urban Zone
Proposed zoning:	Neighbourhood / Master Planned Township
Potential yield:	360 Lots*

Relevant Criteria

- Relatively high level of community support for future growth.
- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Opportunity for large allotments.
- Orderly expansion of township and infrastructure.
- Adjacent wastewater treatment facility (Area M (North)).
- Buffering to the wastewater treatment plant will be required if the land is developed for sensitive land uses.
- Gateway Overlay should be applied as part of any future Code Amendment.

*Calculated using the Land Supply Dashboard rate of 8du/ha

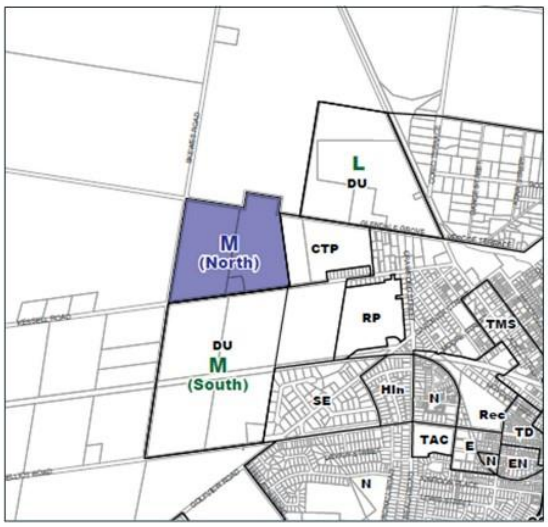


Stage 1 Area M (North): North of Kessell Road

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

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Consolidated land ownership.
- Adjacent existing Strategic Employment zoned land.
- Comprises Council's wastewater treatment plant.
- Interface Overlay should be applied as part of any future Code Amendment.



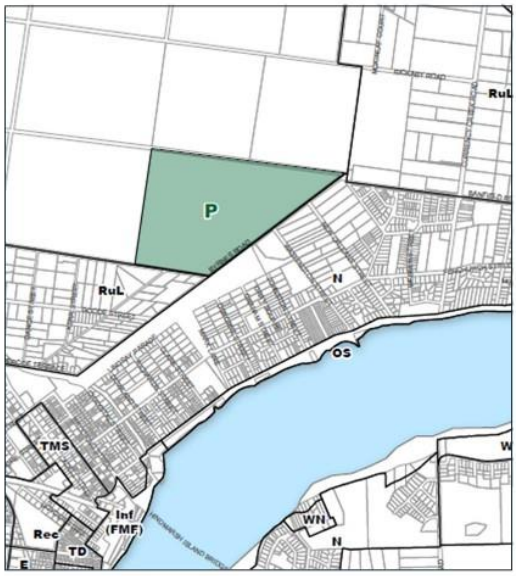
Stage 1 Area P: Goolwa North-East

Details	
Current zoning:	Rural Zone
Proposed zoning:	Neighbourhood / Master Planned Township
Potential yield:	332 Lots*

Relevant Criteria

- Relatively high level of community support for future residential growth (noting high level of opposition for much larger area proposed as part of existing Goolwa North Code Amendment.
- Not affected by the EFPA.
- Subject to current Code Amendment.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Offers opportunity for coordinated infrastructure provision.
- Offers opportunity for affordable housing.

* Calculated using the Land Supply Dashboard rate of 8du/ha



Stage 2 Growth Areas

Goolwa	
Area R (South):	Goolwa Northwest, southern portion – Rural zoned land located east of Skewes Road, north of Council's wastewater treatment plant, west of future growth Area L (Stage 1).
Area S (East):	Goolwa Northeast, east of the tree line – Rural zoned land north of North Road, west of future growth Area P (Stage 1).
Area V (East):	Goolwa Northeast, eastern portion – Rural zoned land located to the immediate west of an existing Rural Living Area, north of future growth Area P (Stage 1)
Middleton	
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.
POTENTIAL YIELD – 1074 LOTS	

Figure 10: Stage 2 Growth Areas - Goolwa

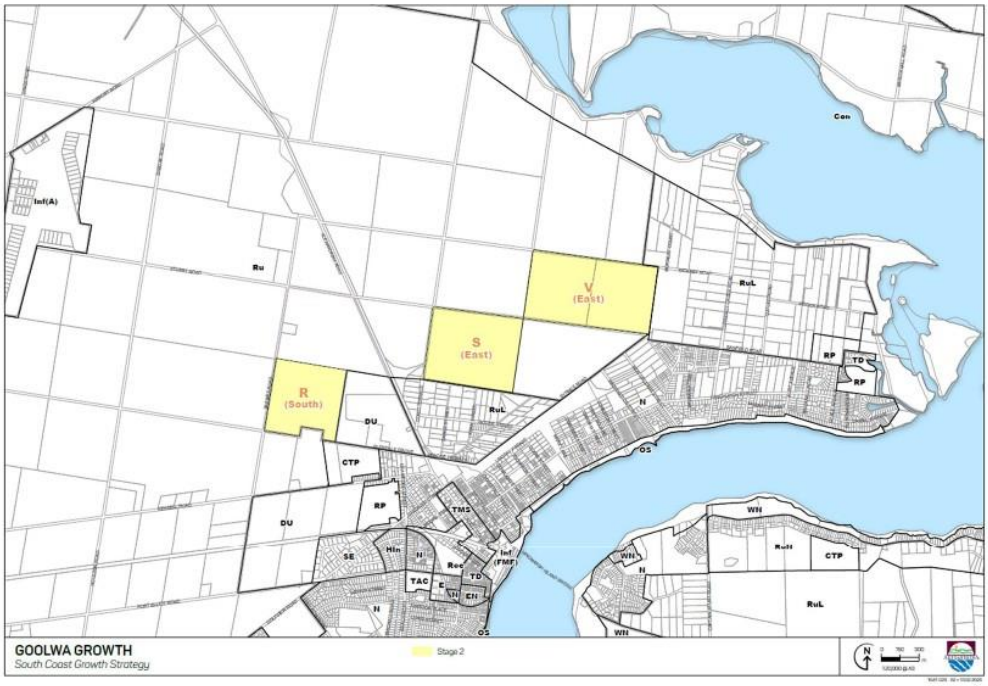
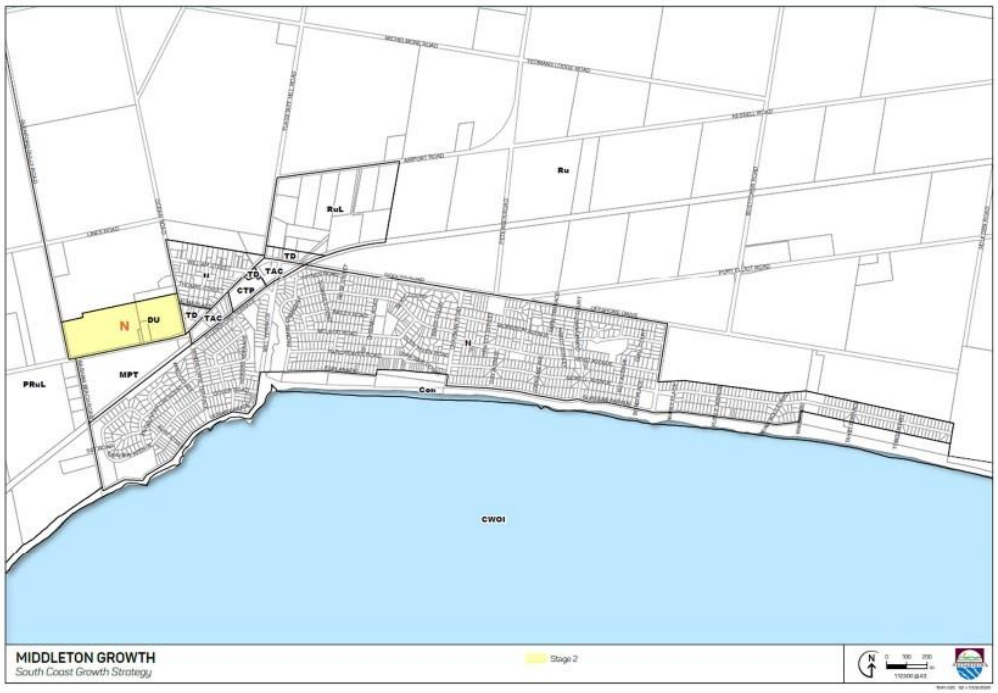


Figure 11: Stage 2 Growth Areas – Middleton



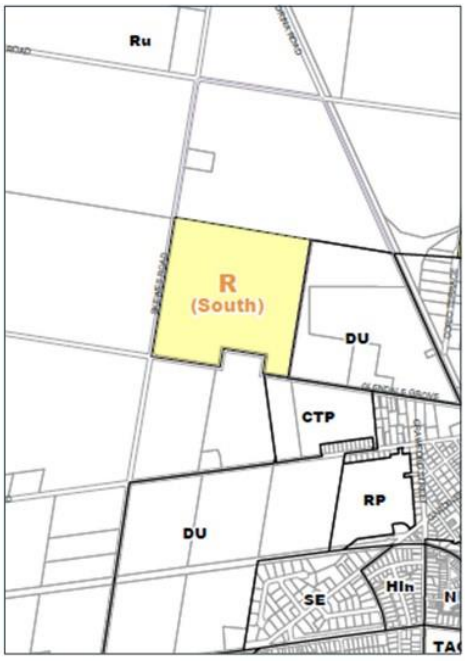
Stage 2 Area R (South): Goolwa Northwest

Details	
Current zoning:	Rural Zone
Proposed zoning:	Neighbourhood / Master Planned Township
Potential yield:	237 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Offers opportunity for coordinated infrastructure provision.
- Subject to consideration of Alexandrina Wastewater infrastructure needs including relevant buffer areas.

* Calculated using the Land Supply Dashboard rate of 8du/ha



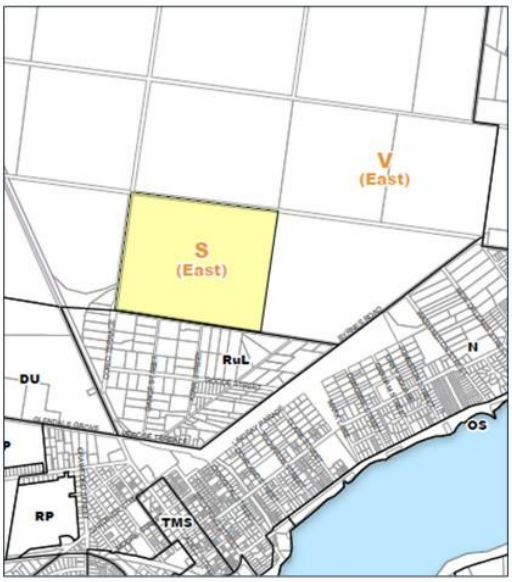
Stage 2 Area S (East): Goolwa North

Details	
Current zoning:	Rural Zone
Proposed zoning:	Neighbourhood / Master Planned Township
Potential yield:	332 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- 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).

* Calculated using the Land Supply Dashboard rate of 8du/ha



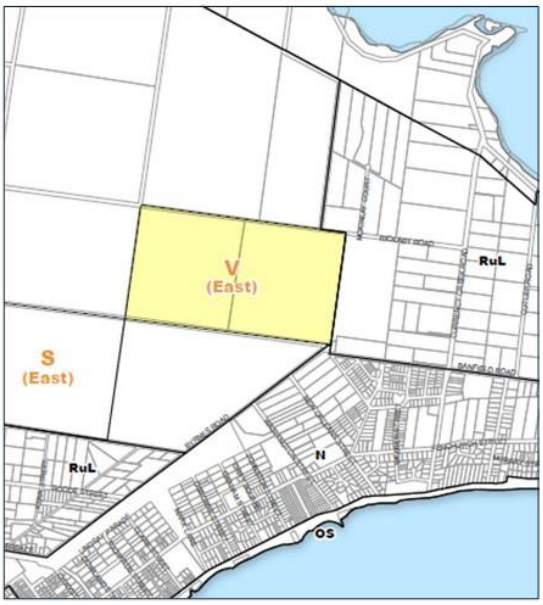
Stage 2 Area V (East): Goolwa Northeast

Details	
Current zoning:	Rural Zone
Proposed zoning:	Neighbourhood / Master Planned Township
Potential yield:	440 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Western half subject to the Goolwa North Code Amendment.
- Ability to leverage developer contributions to infrastructure.
- Orderly expansion to existing township and infrastructure.

* Calculated using the Land Supply Dashboard rate of 8du/ha



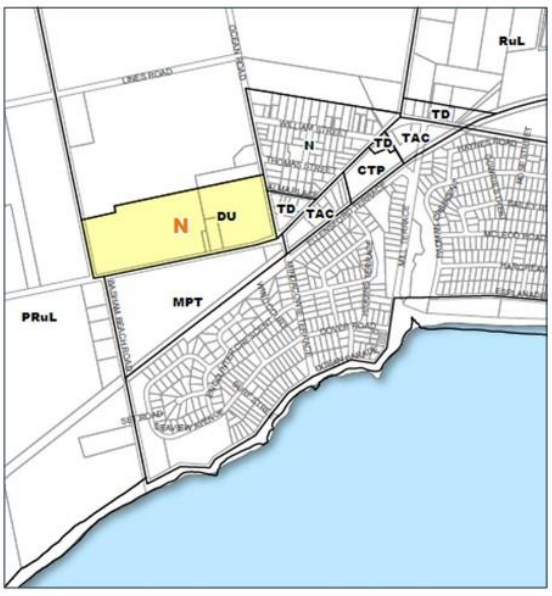
Stage 2 Area N: Middleton West

Details	
Current zoning:	Deferred Urban Zone
Proposed zoning:	Neighbourhood / Master Planned Township + potential activity centre
Potential yield:	65 dwellings*

Relevant Criteria

- Moderately high level of opposition for future growth.
- Not affected by the EFPA.
- Zoned Deferred Urban.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Identified in the Middleton Masterplan and Council's Productive Economy Report as potential location for part retail/commercial growth.
- Part of Area N could be set aside for non-residential land uses.
- Larger allotments required due to wastewater infrastructure constraints.
- Could lead to increased demand for infrastructure and services.

* Calculated using the Land Supply Dashboard rate of 8du/ha

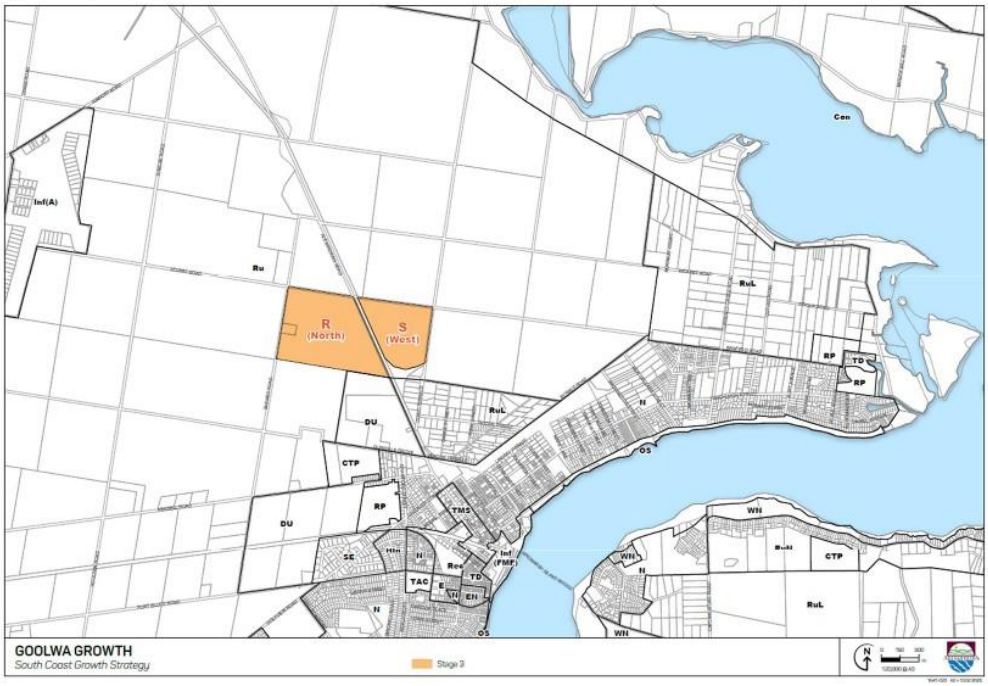


Stage 3 Growth Areas

It is important to note that while the following areas are currently identified for predominantly residential growth, that these areas may be required for other, or a mixture of, land uses to ensure that liveable communities continue to be delivered.

Goolwa	
Area R (North):	Goolwa Northwest, northern portion, located east of Skewes Road and west of Alexandrina Road.
Area S (West):	Goolwa North, located east of Alexandrina Road and west of the tree line.
POTENTIAL YIELD – 661 LOTS	

Figure 12: Stage 3 Areas – Goolwa



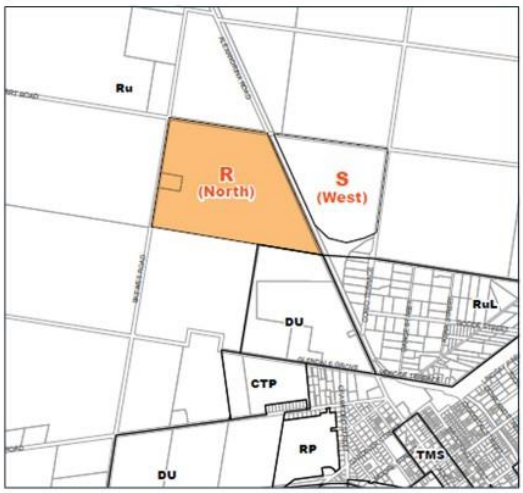
Stage 3 Area R (North): Goolwa West

Details	
Current zoning:	Rural Zone
Proposed zoning:	Neighbourhood / Master Planned Township
Potential yield:	328 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Consolidated land ownership.
- Ability to leverage developer contributions to infrastructure.
- Orderly expansion to existing township and infrastructure (subject to 75% completion of previous stages).

* Calculated using the Land Supply Dashboard rate of 8du/ha



Stage 3 Area S (West): Goolwa North

Details	
Current zoning:	Rural Zone
Proposed zoning:	Neighbourhood / Master Planned Township
Potential yield:	168 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Consolidated land ownership.
- Ability to leverage developer contributions to infrastructure.
- Orderly expansion to existing township and infrastructure (subject to 75% completion of previous stages).

* Calculated using the Land Supply Dashboard rate of 8du/ha

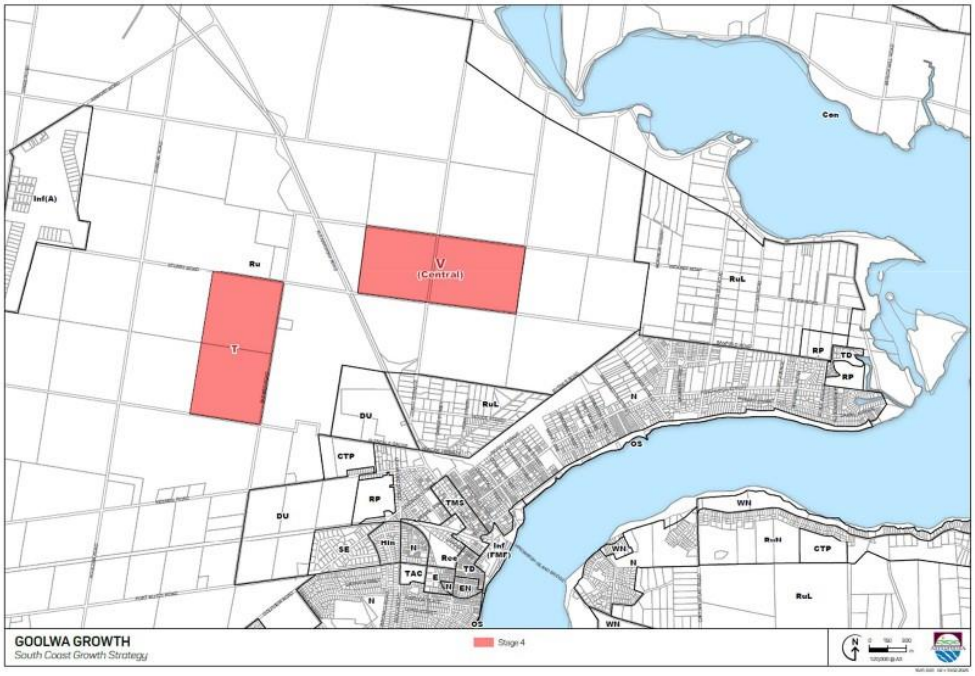


Stage 4 Growth Areas

It is important to note that while the following areas are currently identified for predominantly residential growth, that these areas may be required for other, or a mixture of, land uses to ensure that liveable communities continue to be delivered.

Goolwa	
Area T:	Goolwa Northwest, Rural-zoned land west of Skewes Road and south of Stuart Road, located to the west of future growth areas in Stage 2.
Area V (Central):	Goolwa North, Rural-zoned land adjoining land to the south and east that has been identified for growth in Stage 2. The eastern portion is subject to the Goolwa North Code Amendment.
POTENTIAL YIELD – 949 LOTS	

Figure 13: Stage 4 Growth Areas - Goolwa



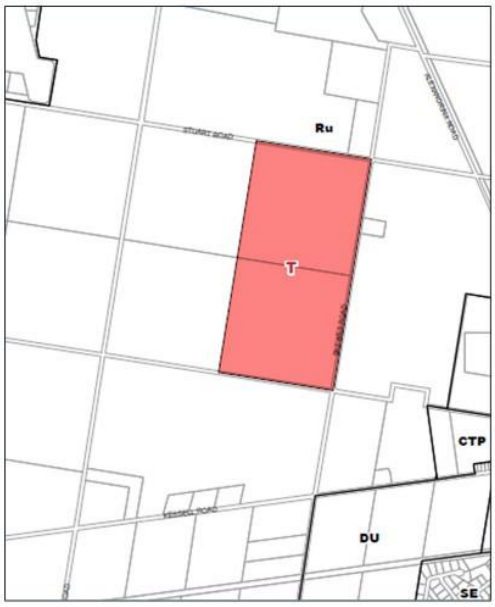
Stage 4 Area T: Goolwa West

Details	
Current zoning:	Rural Zone
Proposed zoning:	To be determined (TBD)
Potential yield:	397 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Orderly expansion to existing township and infrastructure (subject to 75% completion of previous stages).

* Calculated using the Land Supply Dashboard rate of 8du/ha



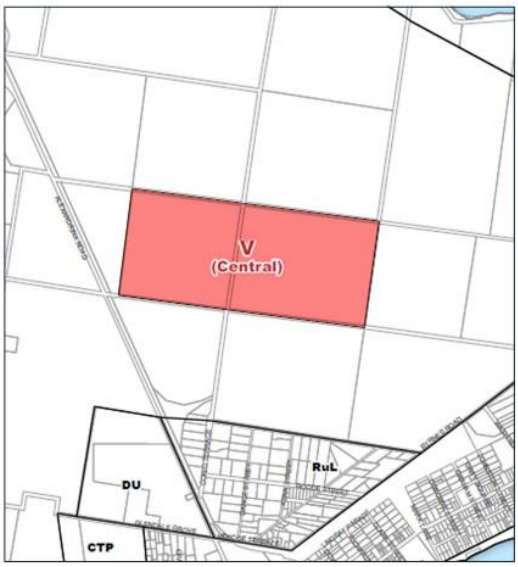
Stage 4 Area V (Central): Goolwa North

Details	
Current zoning:	Rural Zone
Proposed zoning:	TBD (subject to current Code Amendment)
Potential yield:	552 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Eastern portion subject to the Goolwa North Code Amendment.
- Ability to leverage developer contributions to infrastructure.
- Orderly expansion to existing township and infrastructure (subject to 75% completion of previous stages).
- Community opposition (based on feedback received regarding the privately-led Goolwa North Code Amendment affecting a significantly larger area - Areas S, W & V on map).

* Calculated using the Land Supply Dashboard rate of 8du/ha

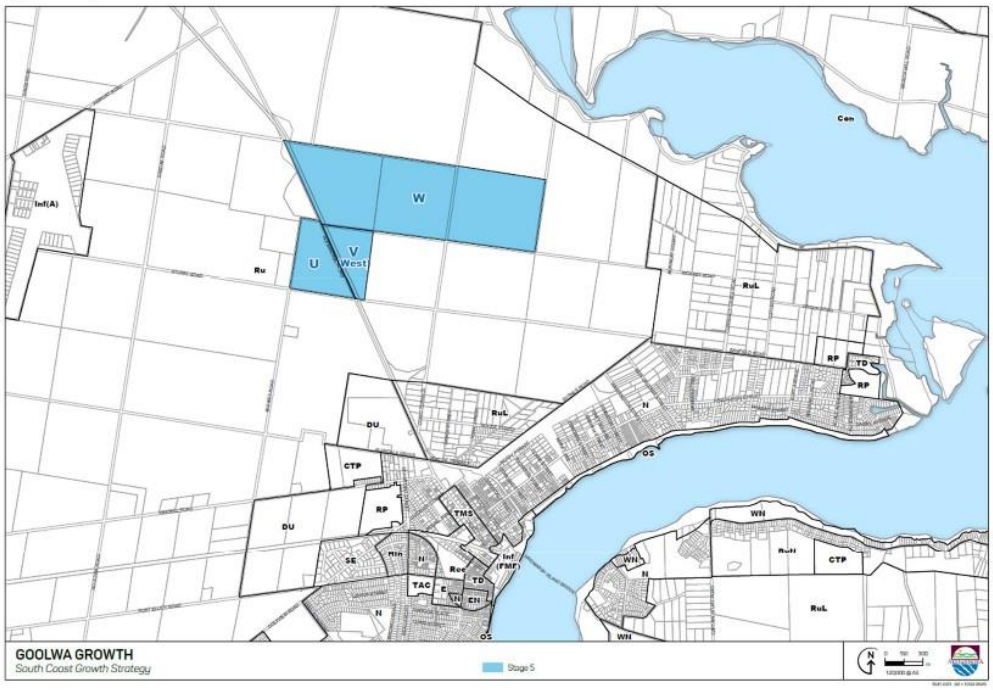


Stage 5 Growth Areas

It is important to note that while the following areas are currently identified for predominantly residential growth, that these areas may be required for other, or a mixture of, land uses to ensure that liveable communities continue to be delivered.

Goolwa	
Area U:	Goolwa Northwest, located to the west of Alexandrina Road.
Area V (West):	Goolwa North, located to the east of Alexandrina Road.
Area W:	Goolwa North, comprises land subject to the Goolwa North Code Amendment.
POTENTIAL YIELD - 1071 LOTS	

Figure 14: Stage 5 Growth Areas – Goolwa



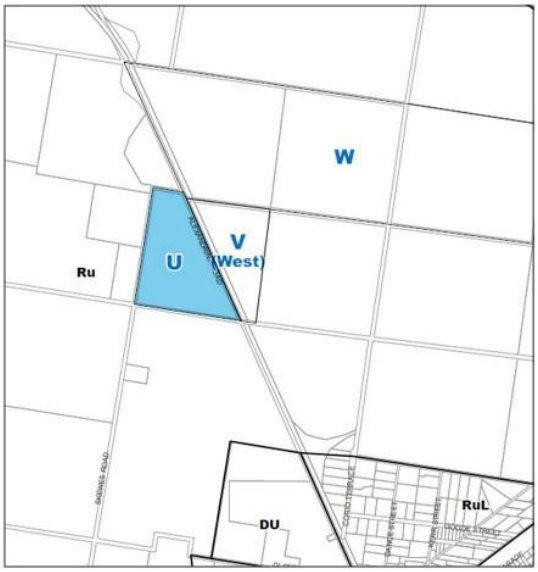
Stage 5 Area U: Goolwa West

Details	
Current zoning:	Rural Zone
Proposed zoning:	TBD
Potential yield:	145 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Orderly expansion to existing township and infrastructure (subject to 75% completion of previous stages).

* Calculated using the Land Supply Dashboard rate of 8du/ha



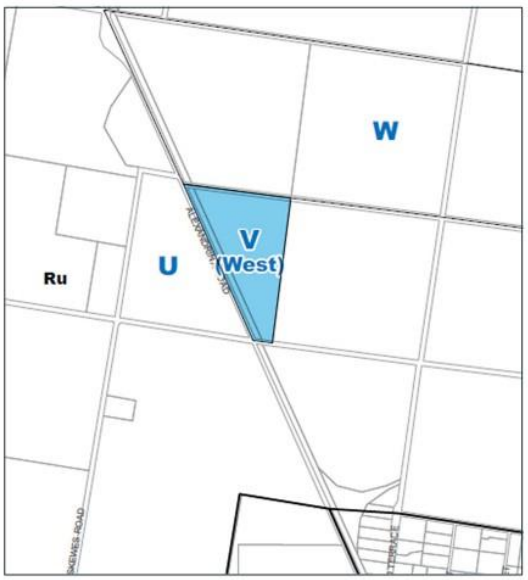
Stage 5 Area V (West): Goolwa North

Details	
Current zoning:	Rural Zone
Proposed zoning:	TBD
Potential yield:	86 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Consolidated land ownership.
- Ability to leverage developer contributions to infrastructure.
- Orderly expansion to existing township and infrastructure (subject to 75% completion of previous stages).

* Calculated using the Land Supply Dashboard rate of 8du/ha



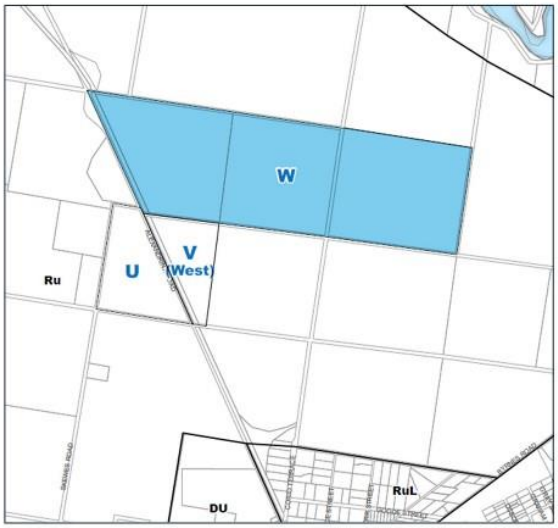
Stage 5 Area W: Goolwa North

Details	
Current zoning:	Rural Zone
Proposed zoning:	TBD (eastern and central part subject to current Code Amendment)
Potential yield:	840 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Consolidated land ownership.
- Ability to leverage developer contributions to infrastructure.
- Orderly expansion to existing township and infrastructure, (subject to 75% completion of previous stages).
- Community opposition (based on feedback received regarding the privately-led Goolwa North Code Amendment affecting a significantly larger area - Areas S, W & V on map).

* Calculated using the Land Supply Dashboard rate of 8du/ha



Stage 6 Growth Areas

It is important to note that while the following areas are currently identified for predominantly residential growth, that these areas may be required for other, or a mixture of, land uses to ensure that liveable communities continue to be delivered.

Goolwa North	
Area Z:	Goolwa North - land identified in the GARP as 'Future Greenfield Supply within the EFPA' that has subsequently been removed from the EFPA.
Middleton	
Area Y:	Middleton North - land identified in the GARP as 'Future Greenfield Supply within the EFPA' that has subsequently been removed from the EFPA.
POTENTIAL YIELD - 2552 LOTS	

Figure 15: Stage 6 Growth Areas – Goolwa

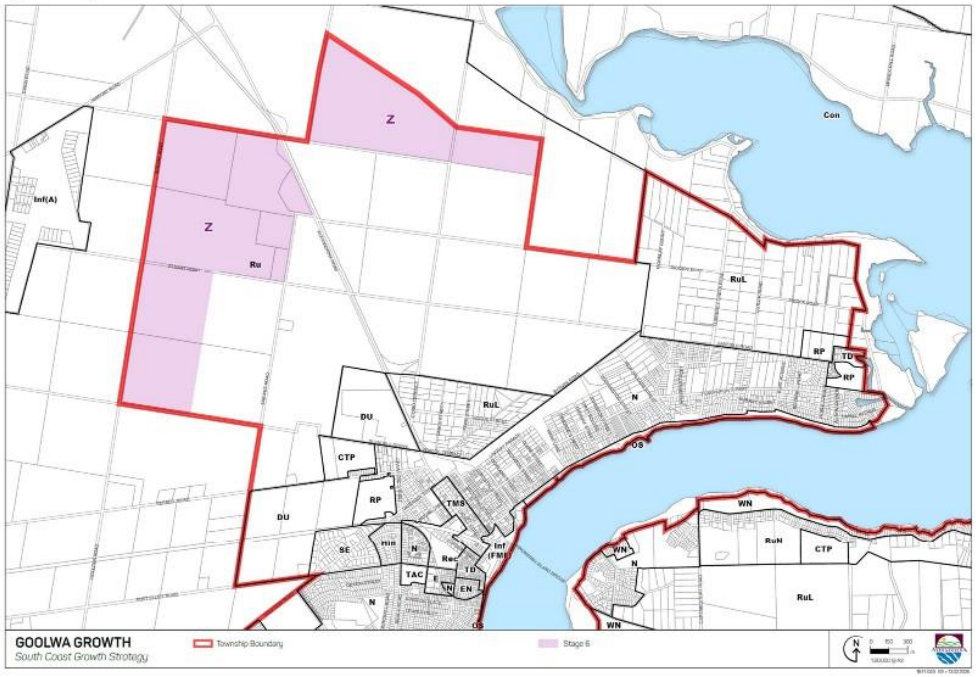


Figure 15: Stage 6 Growth Areas – Middleton



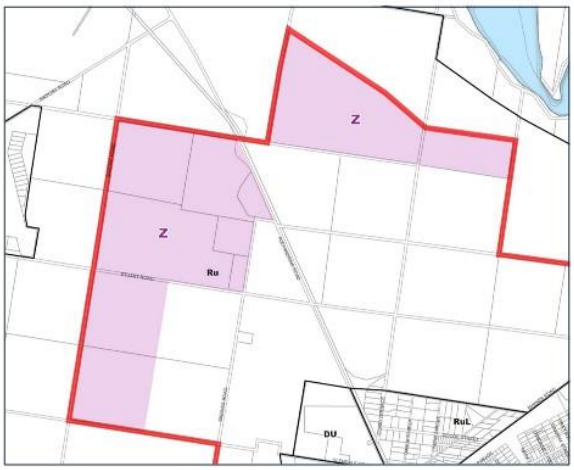
Stage 6 Area Z: Wider Greenfield Area - Goolwa North

Details	
Current zoning:	Rural Zone
Proposed zoning:	TBD
Potential yield:	2392 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Consolidated land ownership.
- Ability to leverage developer contributions to infrastructure.
- Orderly expansion to existing township and infrastructure (subject to 75% completion of previous stages).

* Calculated using the Land Supply Dashboard rate of 8du/ha



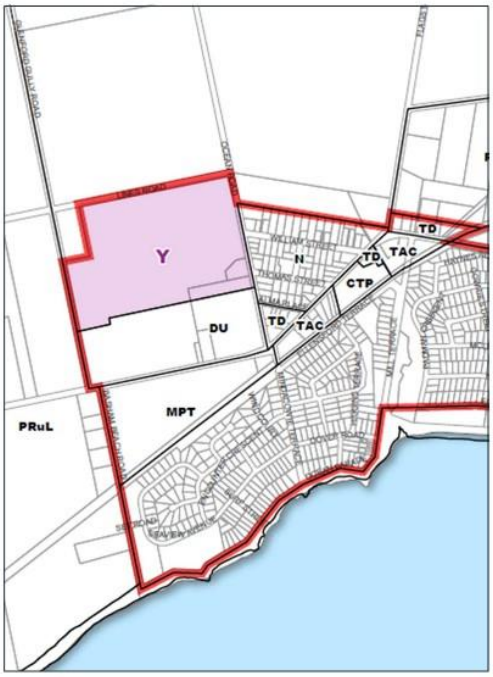
Stage 6 Area Y: Wider Greenfield Area - Middleton

Details	
Current zoning:	Rural Zone
Proposed zoning:	TBD
Potential yield:	160 Lots*

Relevant Criteria

- Not affected by the EFPA.
- Identified in the GARP as being within a Future Greenfield Growth Area.
- Consolidated land ownership.
- Ability to leverage developer contributions to infrastructure.
- Orderly expansion to existing township and infrastructure (subject to 75% completion of previous stages).

* Calculated using the Land Supply Dashboard rate of 8du/ha



Areas Excluded Post Consultation



Areas removed from the SCGS

A number of potential growth locations were 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 16*.

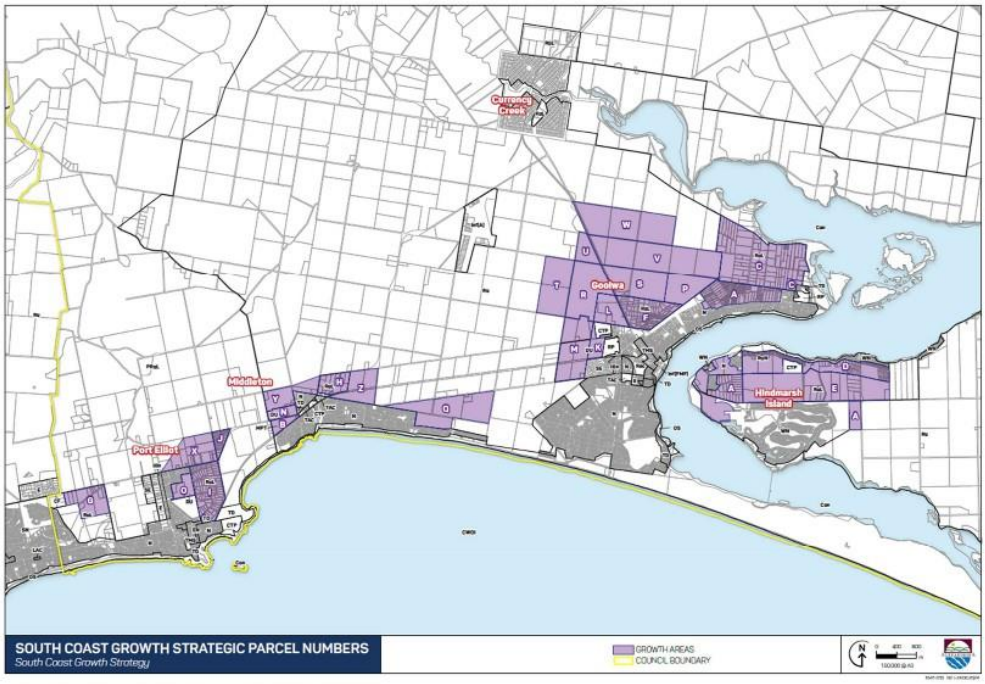
In addition, a number of growth options that were consulted on have been subsequently removed from the South Coast Strategy in response to community feedback.

These areas are:

- Area C (Part) – Goolwa, Rural Living Zone
- Area A (Part) – Hindmarsh Island, Rural Zone and Rural Living Zone
- Area D (Part) & Area E - Hindmarsh Island, Rural Neighbourhood
- Area Q – Middleton, Rural Zone

The reason for the removal of these areas is outlined below.

Figure 16: All Growth Area Options Considered

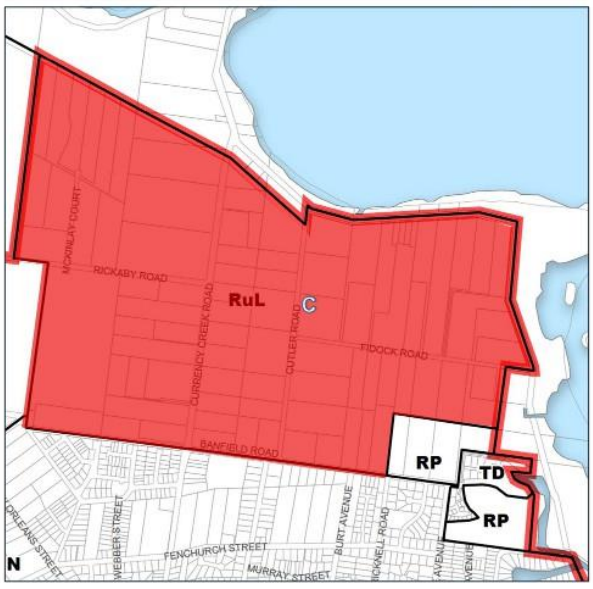


Area C (Part): Goolwa North - Intensification of Rural Living Areas

Details	
Current zoning:	Rural Living Zone

Reasons

- Mixed community support for policy change to increase yield (reduced allotment sizes).
- No real housing target gain likely (uncoordinated, fragmented ownership therefore difficult to justify based on a Cost/Benefit comparison) for land outside the Lakeside component.
- No real support indicated at Council Information workshop.



Area A (Part): Hindmarsh Island - Intensification of Rural Living Areas

Details	
Current zoning:	Rural Living Zone

Reasons

- Within the EFPA.
- Relatively high level of opposition to further intensification on the island.
- Concern was raised about the effect of additional growth on the environmental sensitivity of the Island, the lack of infrastructure and safety with limited access on and off.
- Removing these areas from the Final SCGS is considered consistent with both the community feedback and the significant constraints that were required to be overcome.
- Only those areas identified as infill in the Land Supply Dashboard were retained in the SCGS.

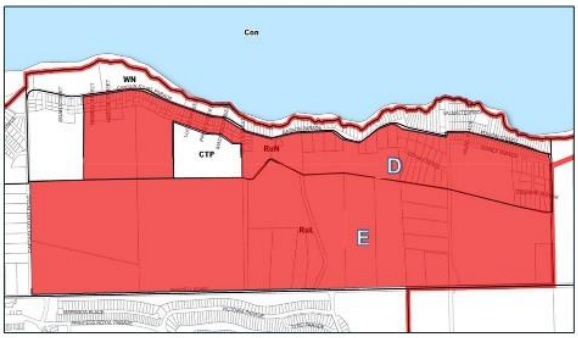


Area D (Part) & Area E: Hindmarsh Island - Intensification of Rural Living Areas

Details	
Current zoning:	Rural Living Zone / Rural Neighbourhood Zone

Reasons

- Relatively high level of opposition to further intensification on the island.
- No change in status since GARP release.
- Concern was raised about the effect of additional growth on the environmental sensitivity of the Island, the lack of infrastructure and safety with limited access on and off.
- Removing these areas from the Final SCGS is considered consistent with both the community feedback and the significant constraints that were required to be overcome.
- Only those areas identified as infill in the Land Supply Dashboard were retained in the SCGS.



Area Q: Middleton East – Rural Greenfield

Details	
Current zoning:	Rural Zone

Reasons

- Within the EFPA.
- Not identified in the GARP as a Future Greenfield Growth Area.
- High level of community opposition to the area being identified for future growth.
- Compromises township separation.
- Significant cultural sensitivities.
- Large areas of native vegetation and natural environment within this area.
- Wetlands act as an overland flow path for the broader locality.
- There is a significant amount of land identified as a Future Greenfield Growth Area within the GARP that is more suited to township expansion.
- EPA buffers surrounding Fleurieu Regional Waste Authority land required.



Other Initiatives to Contribute to Housing Supply

Recent Planning reforms introduced to the Planning and Design Code enable a range of housing and accommodation types, which will assist with the State's housing targets, including:

- New co-living housing type, allowing shared kitchens and/or bathrooms to deliver more affordable, small-format dwellings.
- Greater flexibility in apartment design, shifting focus from minimum floor areas to minimum room sizes that ensure functionality and comfort.
- Stronger guidance for communal and shared spaces, including open space, light access, and amenity requirements, particularly for student accommodation.
- Increased permissible building heights (4 - 6 storeys) for large retirement and supported accommodation facilities, enabling higher-yield developments for South Australia's ageing population.
- Adaptation of existing homes to create multiple dwellings without demolition or major subdivision.
- A new Co-located Housing Overlay, enabling older houses to be altered or extended to support socially cohesive housing options, particularly for "ageing in place."
- Partnership with Alexandrina Council, alongside other councils, in developing the policy - confirming its relevance and applicability to the district.
- Design models that retain neighbourhood character, mature trees, and established streetscapes, while still delivering additional dwellings.
- Co-located housing provides affordable options for older people, multi-generational families, and younger residents seeking sustainable, community-oriented housing.

These changes directly support the Greater Adelaide Regional Plan's objectives for housing diversity and supply and have particular relevance for the Alexandrina Council area given its ageing population.

What happens next

The South Coast Growth Strategy (SCGS) will serve as the strategic foundation for the Local Area Plan.

Specifically, the SCGS will inform the Local Area Plan in the following key ways:

1. Translating Growth Vision into Statutory Local Planning

The Local Area Plan is required to show how the Alexandrina Council will meet its GARP assigned housing and land supply targets.

This strategy provides the quantitative and spatial foundation the Local Area Plan must adopt when demonstrating delivery of land supply targets.

2. Providing the Spatial Framework for Growth

The SCGS identifies all potential growth areas, including infill, deferred urban land, and multiple staged greenfield areas, together with yields and constraints.

The Local Area Plan will use these mapped growth areas to:

- define future township boundaries,
- nominate preferred future zoning changes;
- identify areas unsuitable for growth; and
- confirm the long-term pattern of settlement expansion.

The SCGS therefore becomes the spatial blueprint that the Local Area Plan formalises.

3. Establishing the Growth Staging Sequence for the Local Area Plan

The SCGS sets out a six-stage sequencing plan that prioritises development based on:

- proximity to existing urban areas;
- servicing feasibility;
- infrastructure capacity; and
- community feedback.

This sequencing framework allows the Local Area Plan to:

- detail when land becomes "development-ready";
- plan infrastructure roll-out in an orderly manner;
- avoid ad-hoc leapfrogging or premature rezoning; and
- maintain the State-mandated 15-year rolling land supply with 5 years of development-ready land.

This is critical because the Local Area Plan must demonstrate not just *where*, but *in what order* land will be delivered.

4. Providing the Evidence Base for Infrastructure Planning

The SCGS identifies the infrastructure implications of growth, including:

- CWMS (wastewater) capacity limitations;
- need for orderly augmentation of services;
- areas near wastewater treatment facilities requiring buffers; and
- transport access issues (e.g., Hindmarsh Island constraints).

The Local Area Plan must plan for sequenced infrastructure delivery, and the SCGS provides the detailed investigations the Local Area Plan will rely on to:

- align council capital works planning;
- negotiate infrastructure contributions with developers; and
- prioritise higher-yield areas with feasible servicing pathways.

5. Embedding Community Feedback and Strategic Principles into the Local Area Plan

The SCGS includes extensive consultation findings, including areas strongly supported (e.g., Goolwa Area L) and areas strongly opposed (e.g., Middleton Area Q).

The Local Area Plan, which must demonstrate community alignment under the Community Engagement Charter, will use this feedback to:

- reflect community-endorsed growth directions;
- protect sensitive environmental and cultural landscapes; and
- avoid locations with high opposition unless justified with further study.

This ensures the Local Area Plan carries forward social licence established through the SCGS process.

6. Guiding Council Responses to Code Amendments

The SCGS states that it will guide how Council responds to Code Amendments proposed for the region and ensure rezonings align with the long-term settlement pattern.

The Local Area Plan will adopt the SCGS as its strategic rationale when:

- supporting rezonings in Stage 1 and 2 areas;
- opposing premature or inconsistent proposals; and
- advocating for state-level infrastructure funding where essential.

This gives the Local Area Plan, and Council, a defensible, strategic basis for managing private-proponent Code Amendments.

7. Ensuring Alignment with State and Regional Planning

The SCGS is structured around the Greater Adelaide Regional Plan (GARP), including:

- Future Greenfield Growth Areas;
- EFPA boundary changes;
- high-growth population projections; and
- the requirement for a Local Area Plan to be completed.

Because the Local Area Plan must be fully aligned with GARP, the SCGS provides the necessary localised interpretation of state policy, meaning the Local Area Plan will essentially operationalise GARP at the township scale.

How to contact us

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Attachment 2 – Letter from the Minister for Planning

Hon Nick Champion MP

Government of South Australia

Minister for Housing and Urban Development

Minister for Housing Infrastructure

Minister for Planning

GPO Box 11032
ADELAIDE SA 5001

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E: ministerchampion@sa.gov.au

24MP203051

Mayor Keith Parkes
Alexandrina Council

By email: keith.parkes@alexandrina.sa.gov.au

Dear Mayor Parkes

Thank you for your recent correspondence regarding the Council's South Coast Growth Strategy.

It is encouraging to see growth area councils such as Alexandrina take a proactive approach to strategic land use planning given the housing crisis we are currently facing. It is important we tackle this problem together with councils playing a significant role in planning and supporting future growth.

The draft South Coast Growth Strategy (Strategy) provides three growth scenarios of projected dwelling growth over a 30-year period. These scenarios are a low growth rate (50 dwellings per year), medium growth (68 dwellings per year) and high growth (94 dwellings per year). It is noted that these scenarios do not appear to accommodate a growth rate that aligns with the population and land supply analyses undertaken to inform the State Planning Commission's draft Greater Adelaide Regional Plan (the Plan).

The Strategy also does not appear to include existing identified growth areas north of the Goolwa township, some of which are already subject to Code Amendments. These areas were originally identified as part of the 2010 *30-Year Plan for Greater Adelaide* and remain part of the region's long-term land supply pipeline.

The draft Plan estimates 315,000 additional homes will be required by 2051 to support a high population growth scenario. This demand has been distributed across the Land Supply Regions and Local Government Areas in the form of targets.

The target for Alexandrina Council in the draft Plan is 8,100 additional dwellings by 2051. To achieve the target, the construction of 270 dwellings will be required per year. This is significantly more than what is contained in the draft Strategy high growth scenario of 94 dwellings per year. Without modification this would leave a significant gap of more than 5,000 dwellings over a 30-year period between the housing target proposed in the draft Plan and Council's draft growth strategy.

SOUTH AUSTRALIA

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As outlined earlier, it is encouraging to see Council develop a draft Strategy, but it is also important to recognise current identified planned urban lands as well as a longer-term plan to accommodate a reasonable share of the projected population growth for Greater Adelaide.

I also want to reaffirm our commitment to working with you to help achieve the strategic land use objectives of the Council and of the Greater Adelaide Planning Region. If you wish to discuss this further, please contact Ms Cherie Gill, Acting Manager, Strategic Planning, Department for Housing and Urban Development by email to cherie.gill@sa.gov.au.

In summary, I encourage Council to review the draft Strategy to also incorporate the current planned urban land as well as strategically plan for how longer-term population and housing growth could be accommodated.

I trust this information is of assistance.

Yours sincerely

Hon Nick Champion MP
Minister for Planning

/ / 2024

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9. Confidential Items

Nil

10. Closure