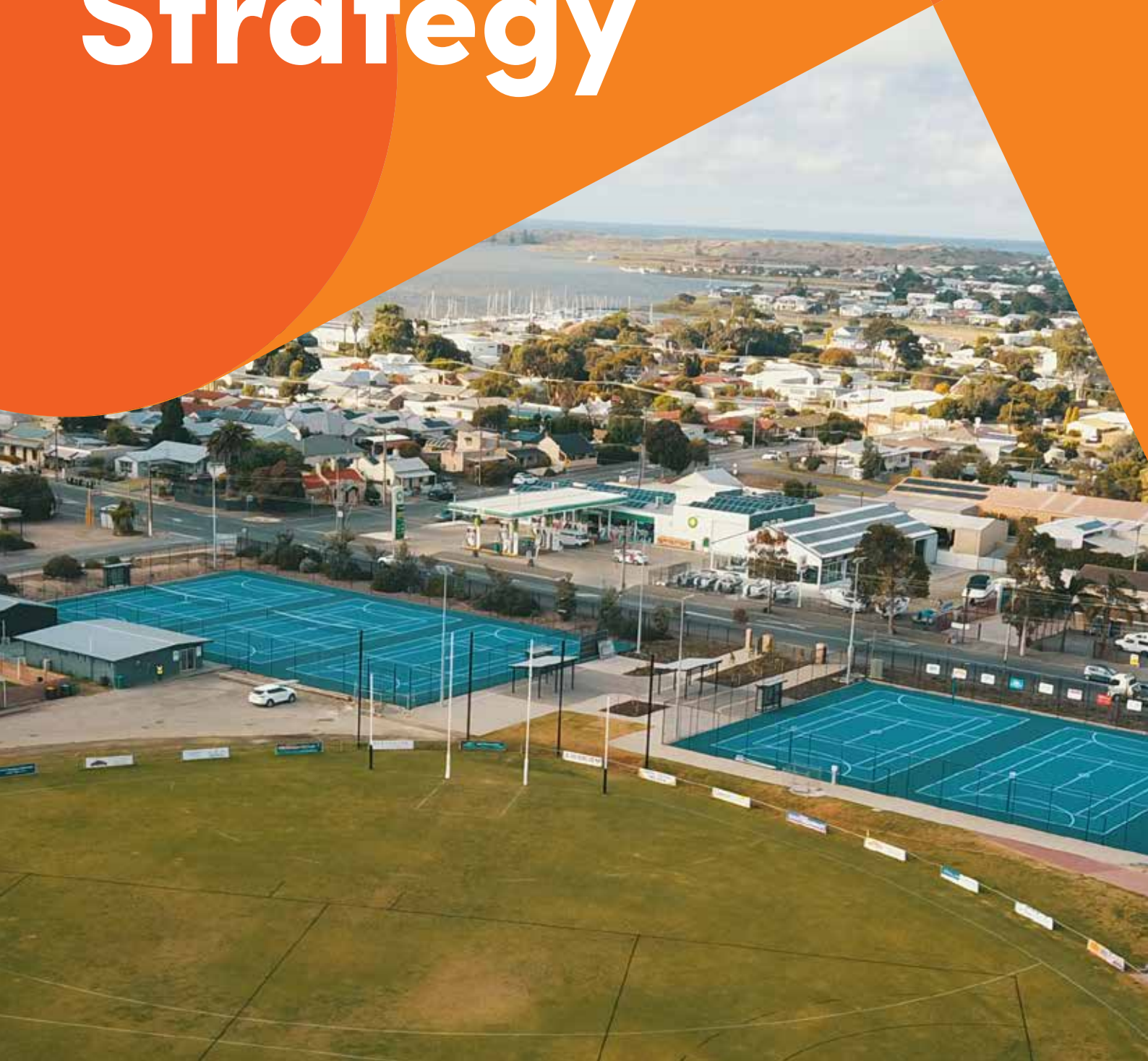
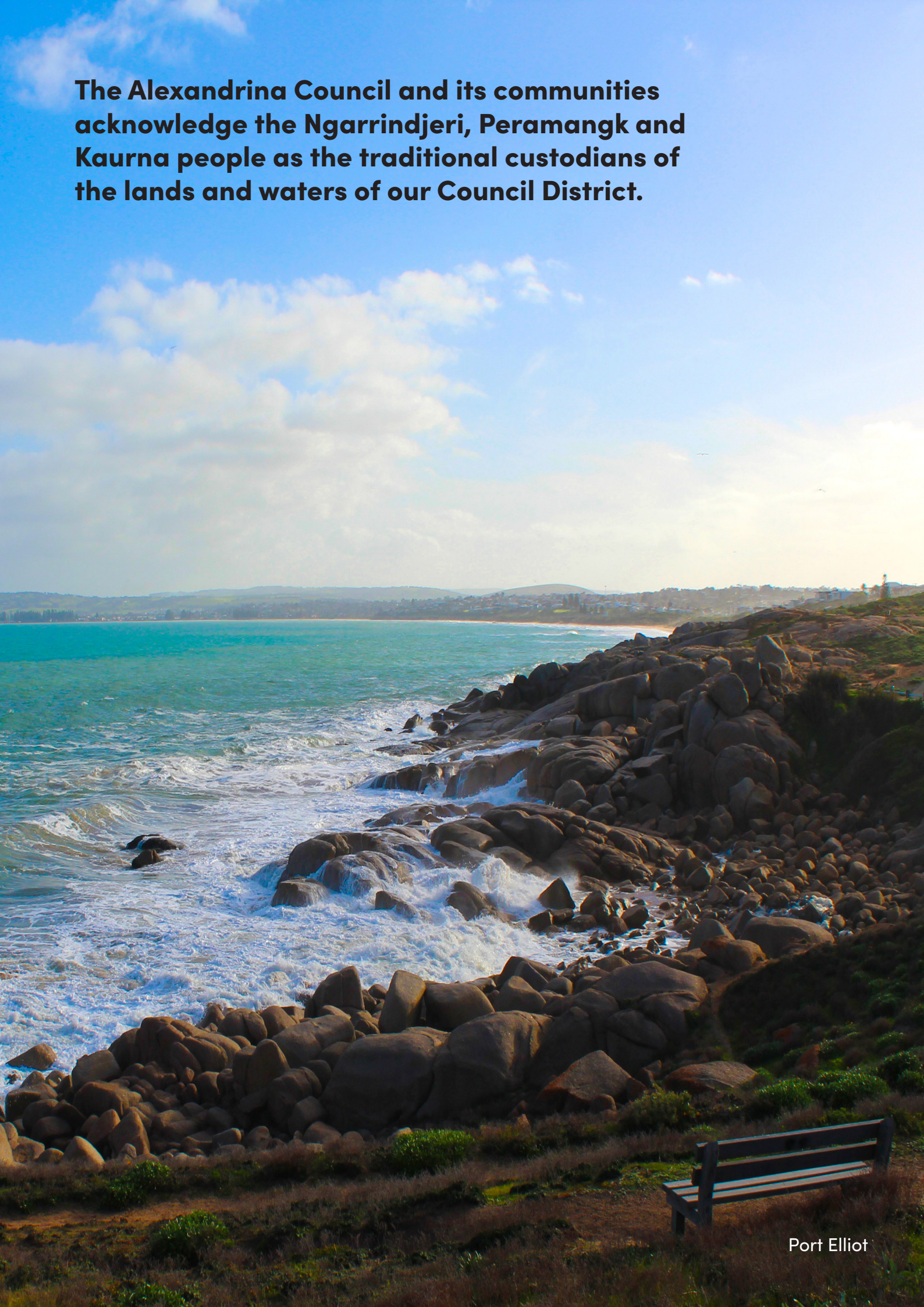
Alexandrina Council

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.
PRul	Productive Rural Landscape	This zone supports a complex and diverse range of land uses at the appropriate scale and intensity needed to conserve and enhance the zone's natural character, biodiversity, identity and scenic qualities.
Rec	Recreation	This zone seeks provision of a range of accessible recreational facilities.
RP	Residential Park	This zone envisages accommodation in the form of caravan and camping sites, cabins and transportable dwellings, with associated small-scale services and facilities.
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.

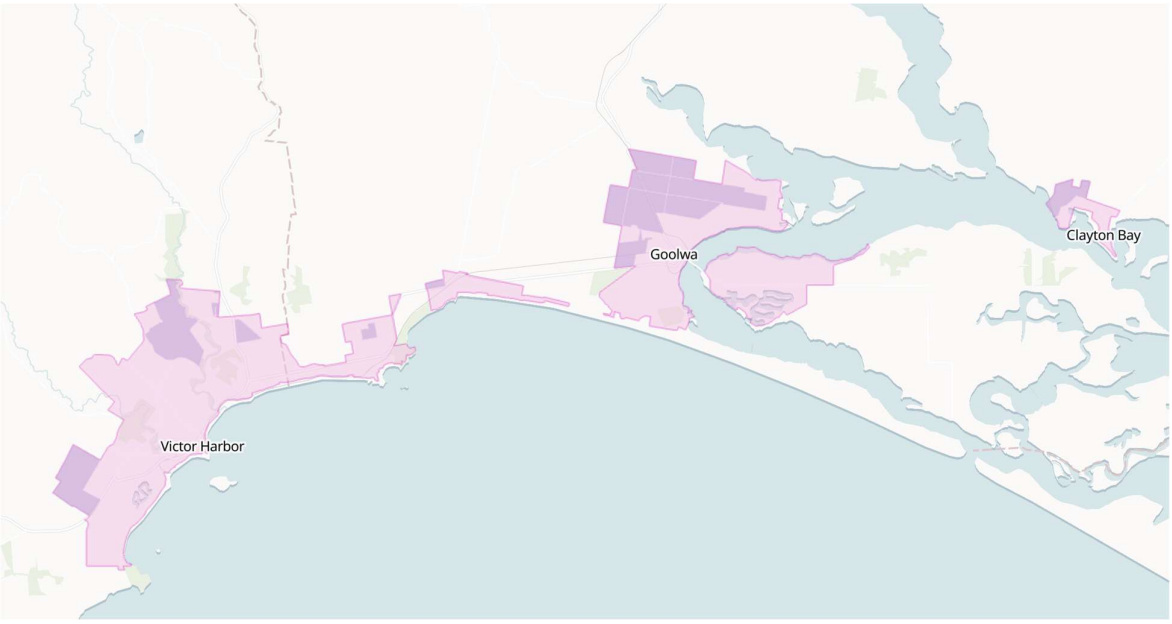
The whole of the Alexandrina local government area is located within the Greater Adelaide planning region. The State Government released the latest iteration of the Greater Adelaide Regional Plan (GARP) in March 2025, which maps the planning vision for the region until 2051 and beyond. Based on high-growth 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.

<u>Future Greenfield Growth Areas</u>

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.

<u>Changes to the EFPA that affect Alexandrina Council</u>

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

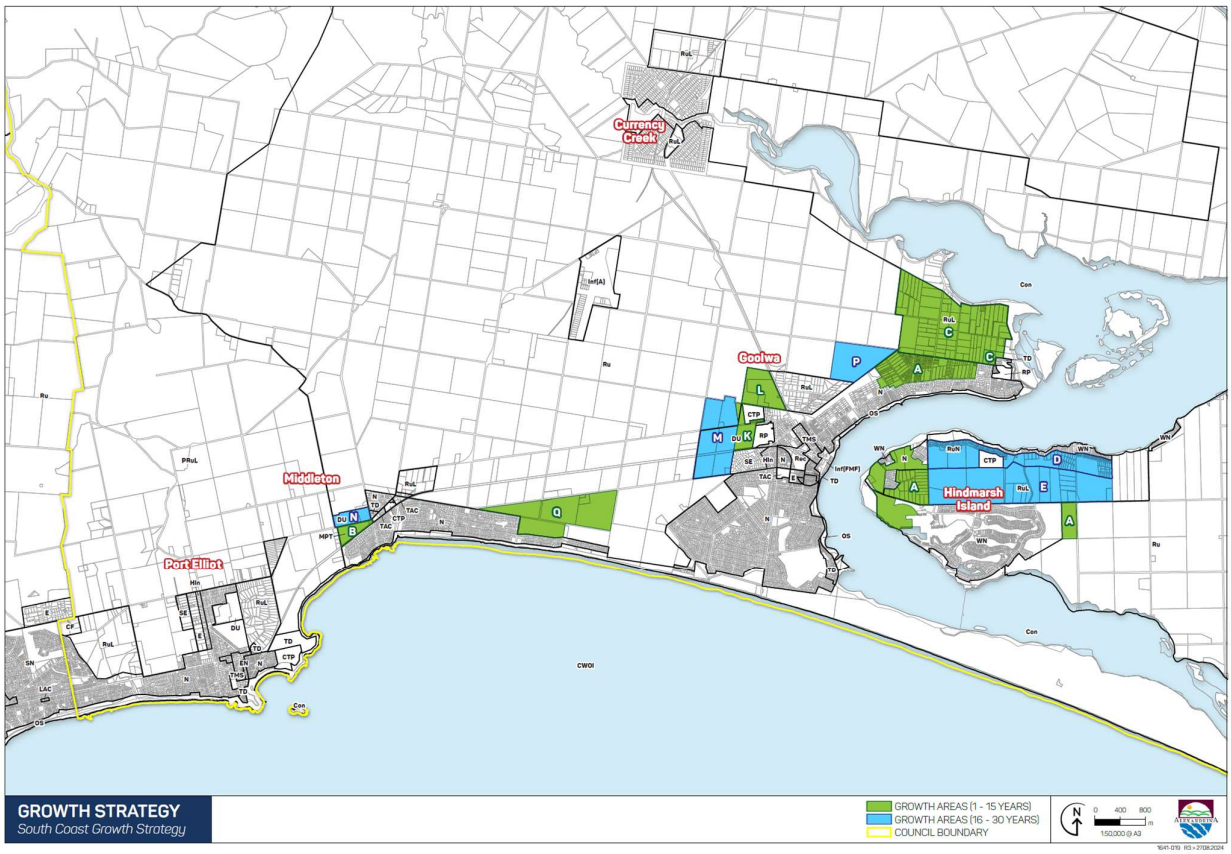
enable additional allotments to be created while retaining the rural living character of the area.

- **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

Goolwa North

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

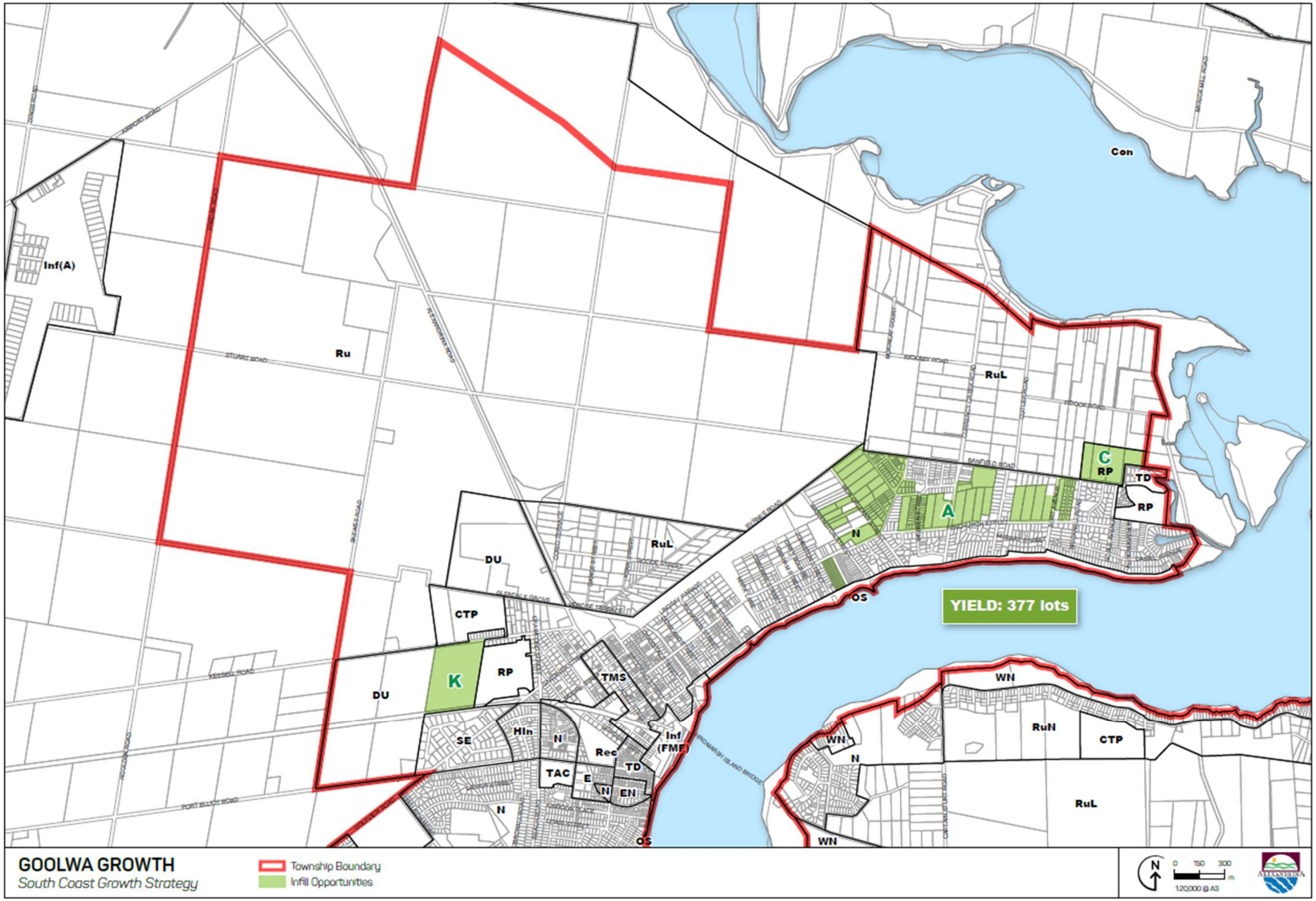


Figure 5: Identified Infill Areas – Hindmarsh Island

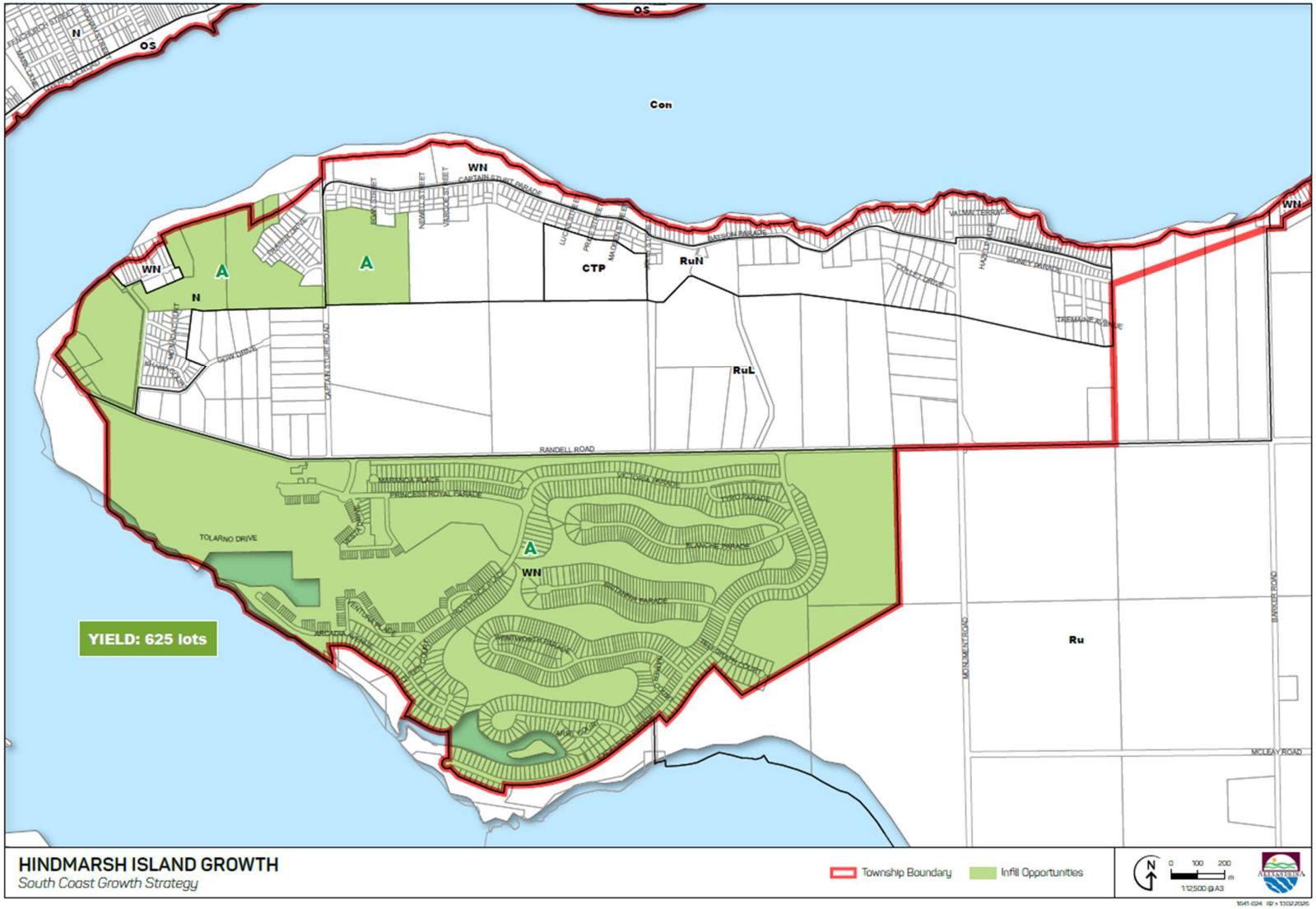


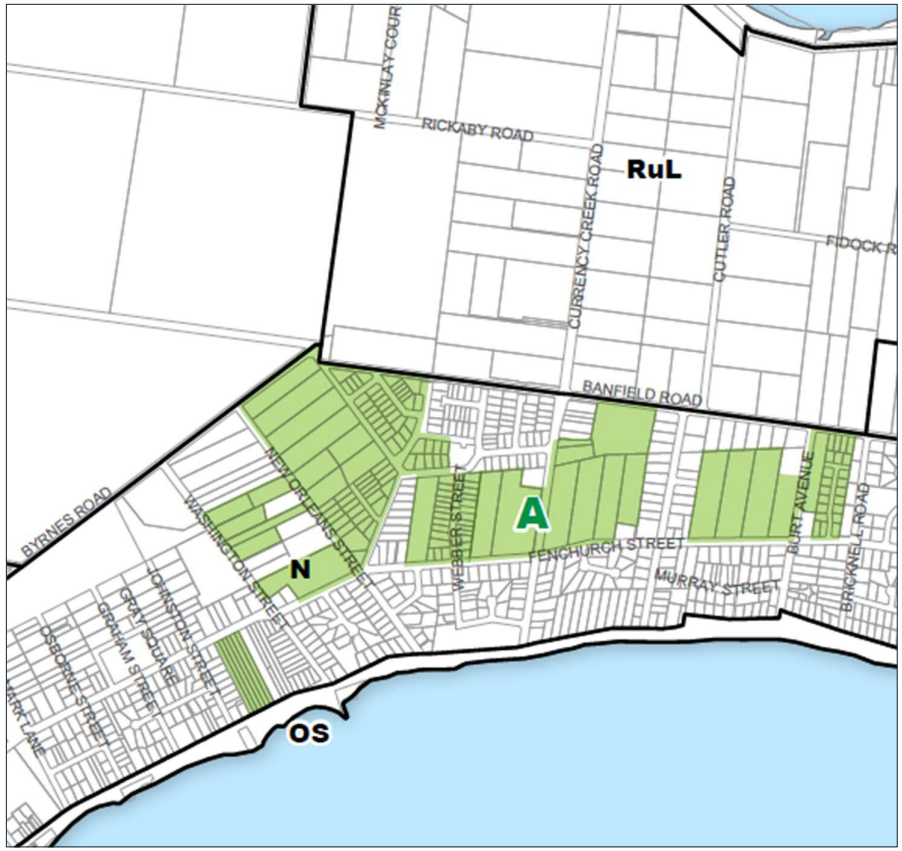
Figure 6: Identified Infill Areas – Middleton

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

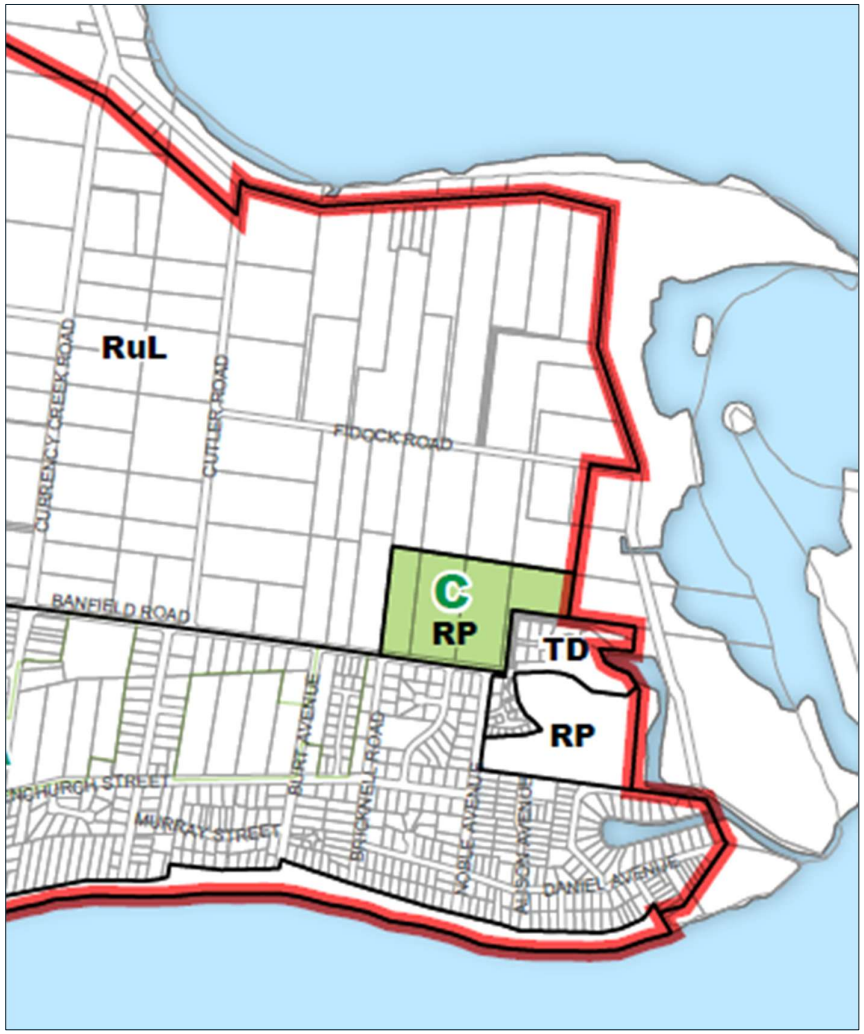


Infill Area C: Goolwa Lakeside

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.

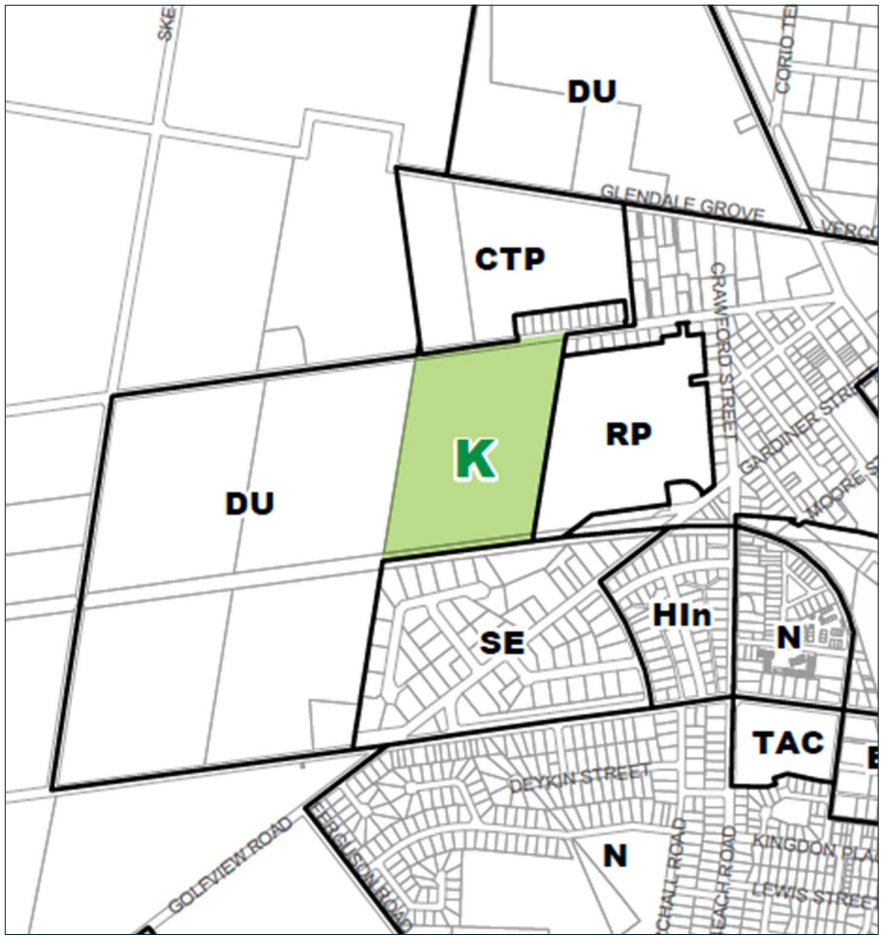


Infill Area K: Goolwa Seachange

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.

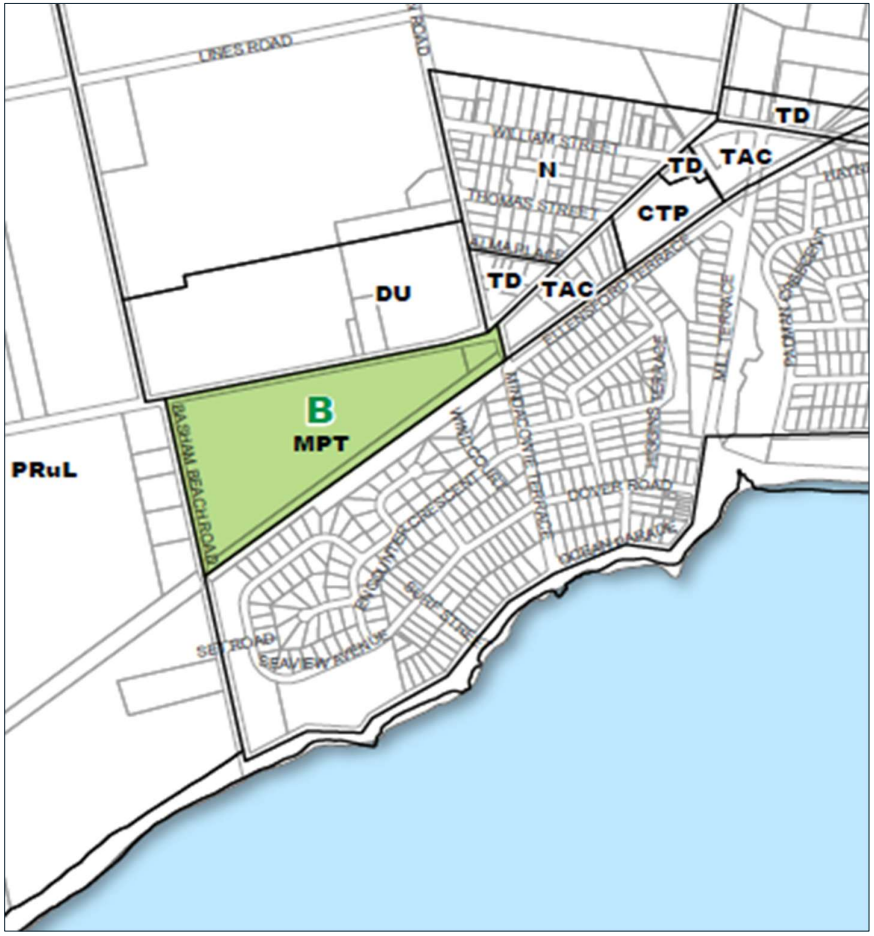
*Land Supply Dashboard data – 8du/ha

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

Aerial view of Goolwa.

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

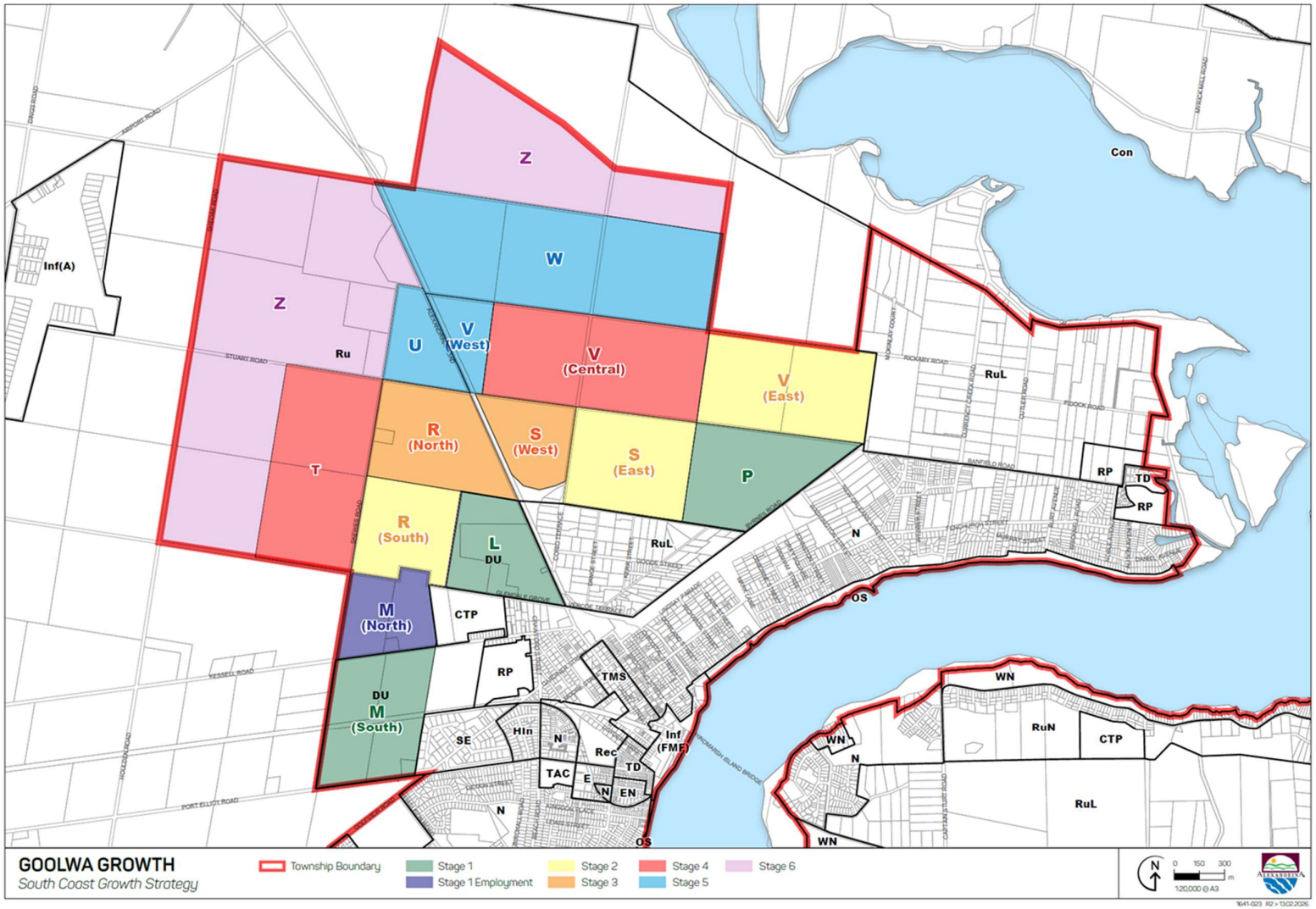


Figure 8 – Middleton Growth Area Stages

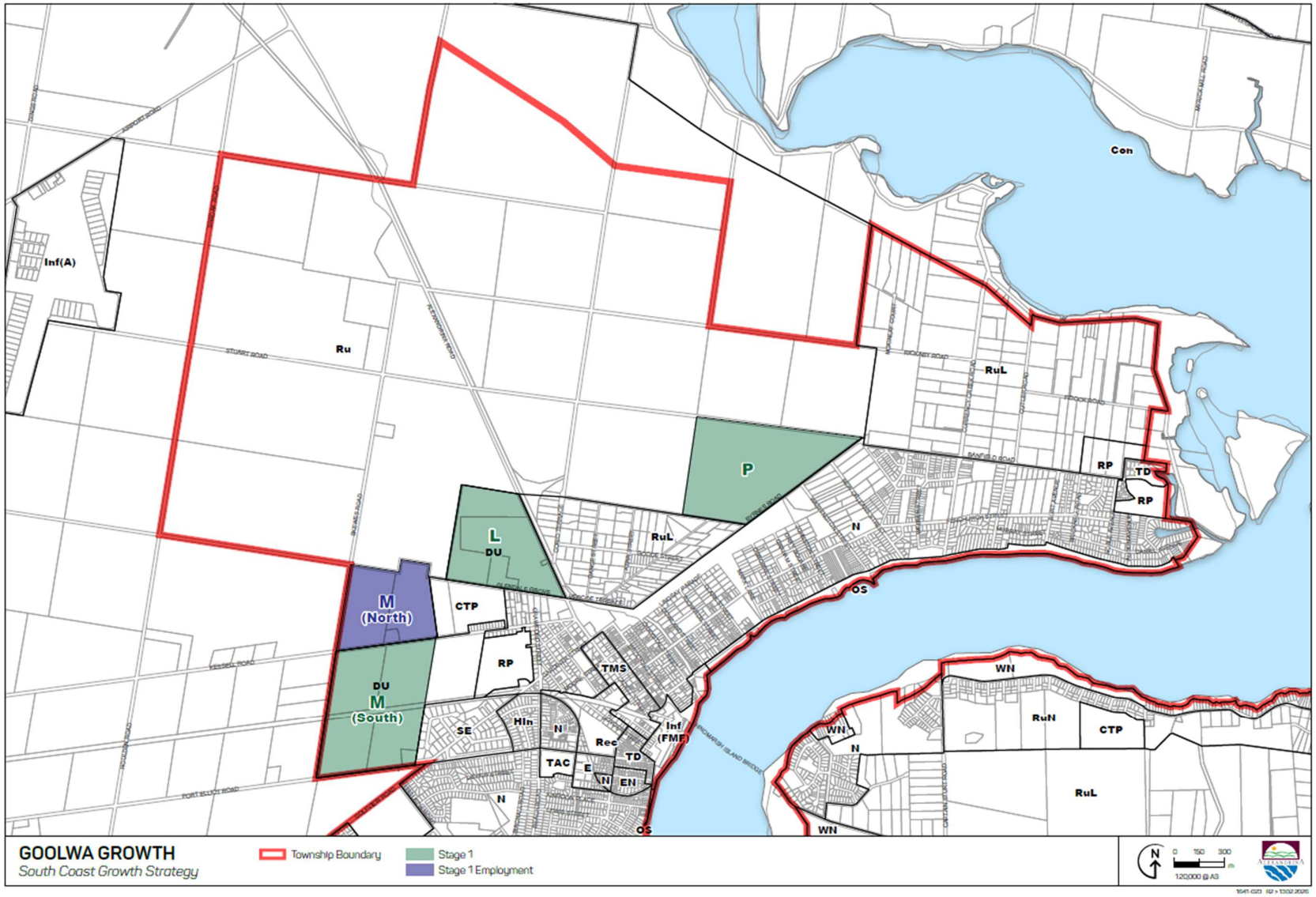
Stage 1 Growth Areas

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	

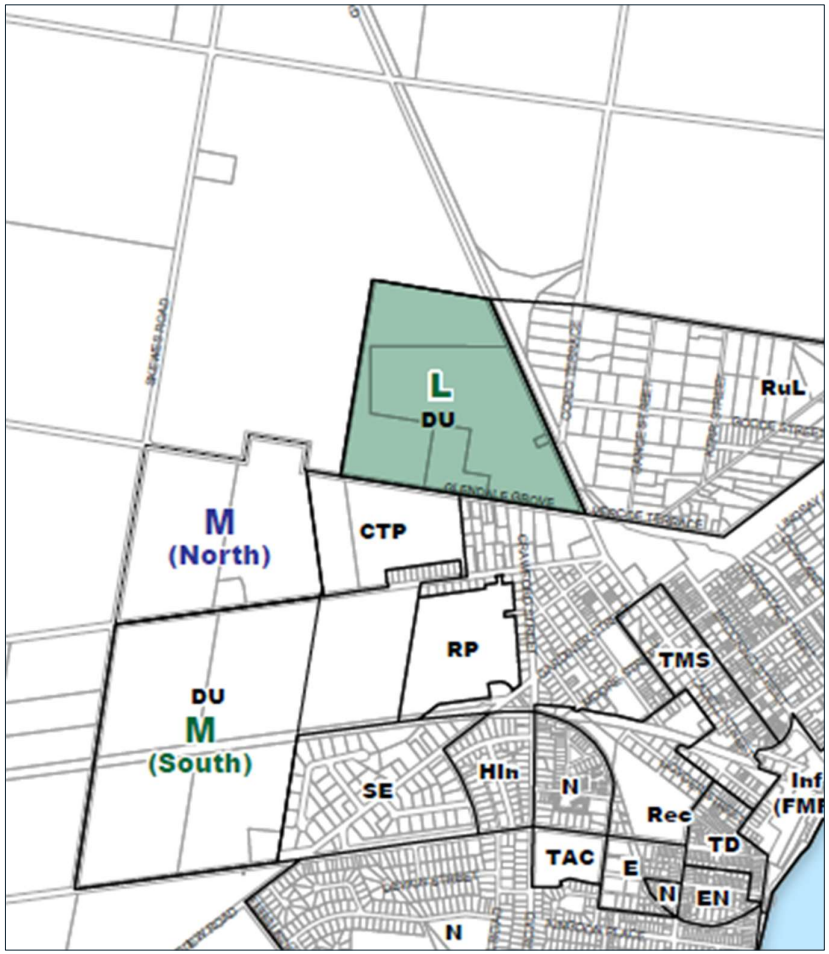
* earmarked for future Employment Zone to reflect existing use

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

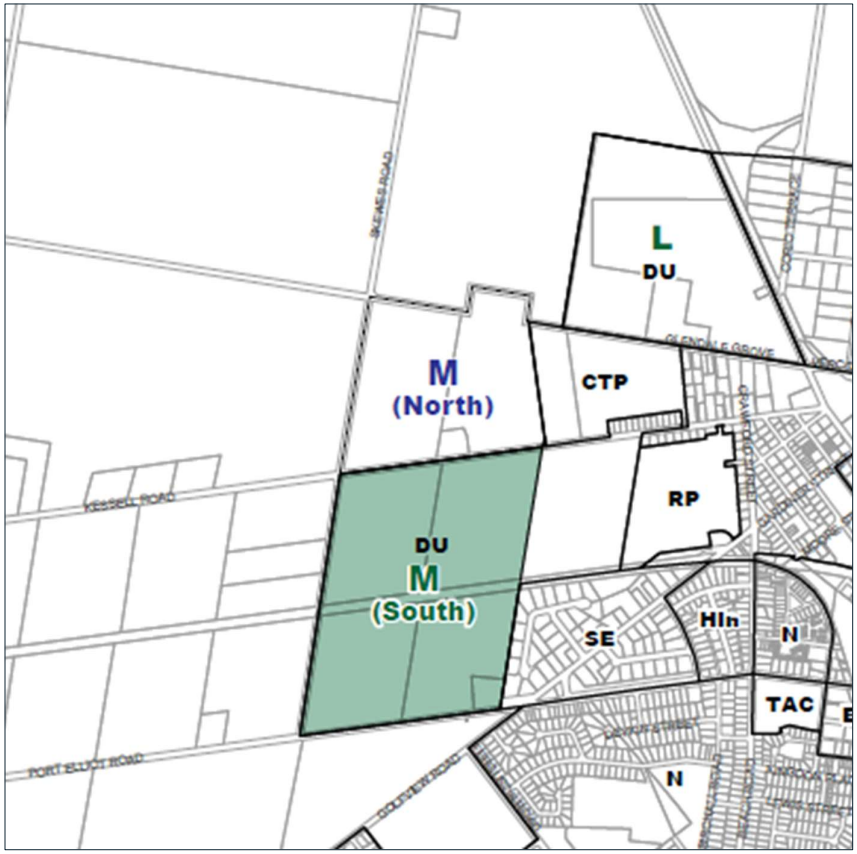
Stage 1 Area M (South): South of Kessell Road

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

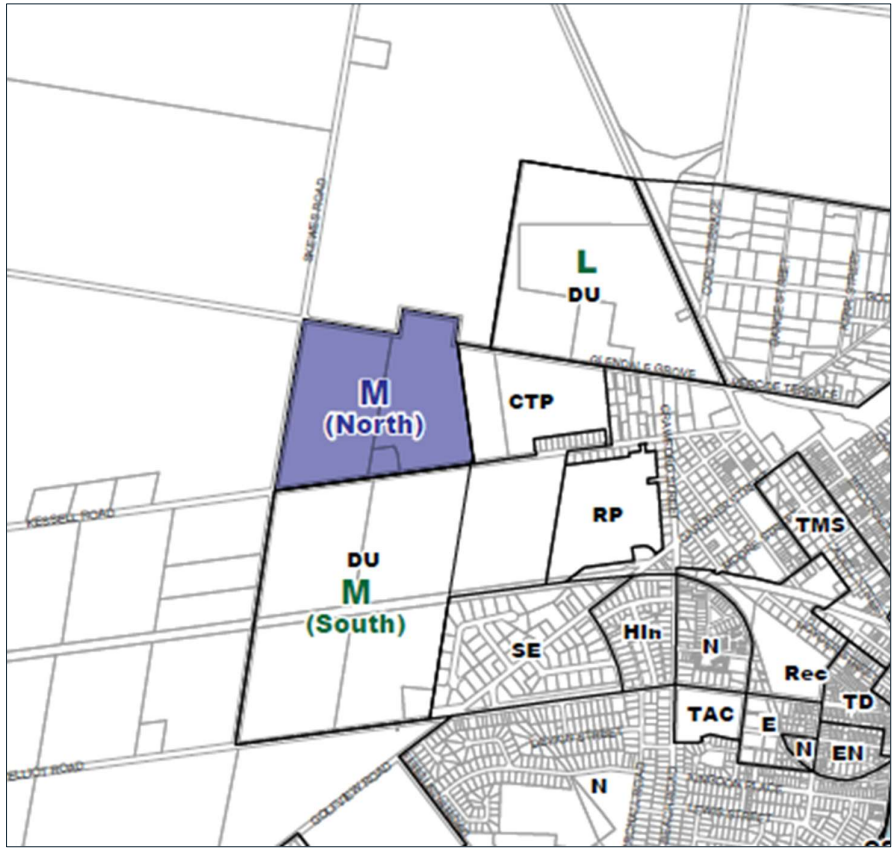


Stage 1 Area M (North): North of Kessell Road

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.

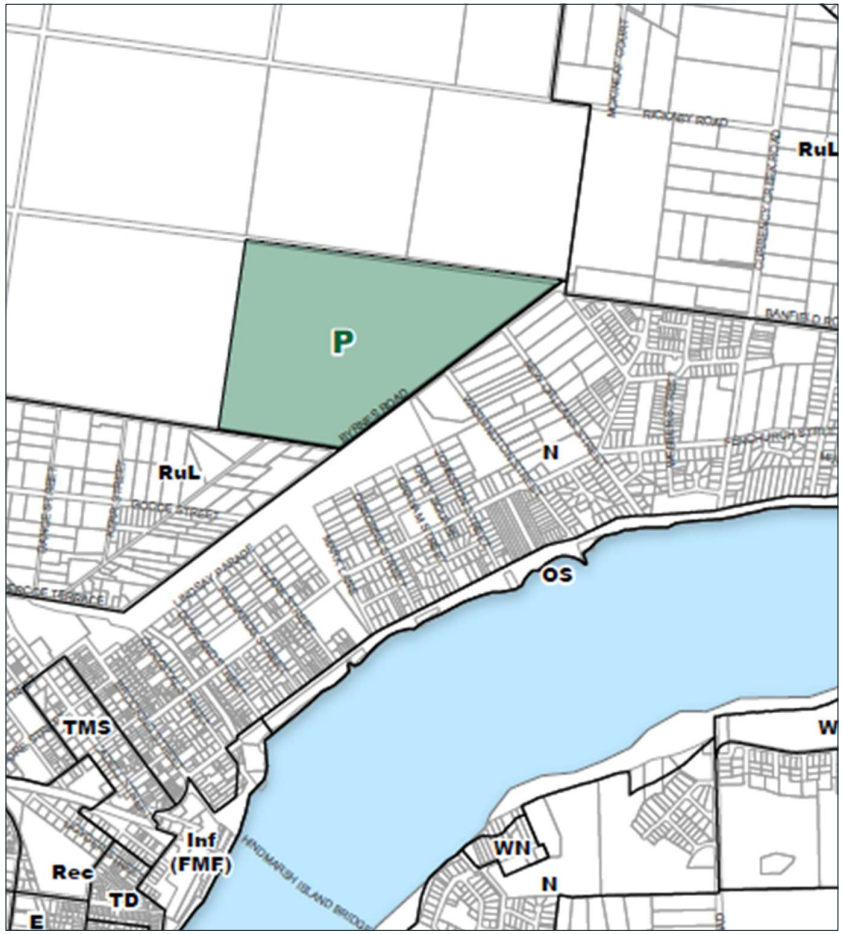


Stage 1 Area P: Goolwa North-East

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

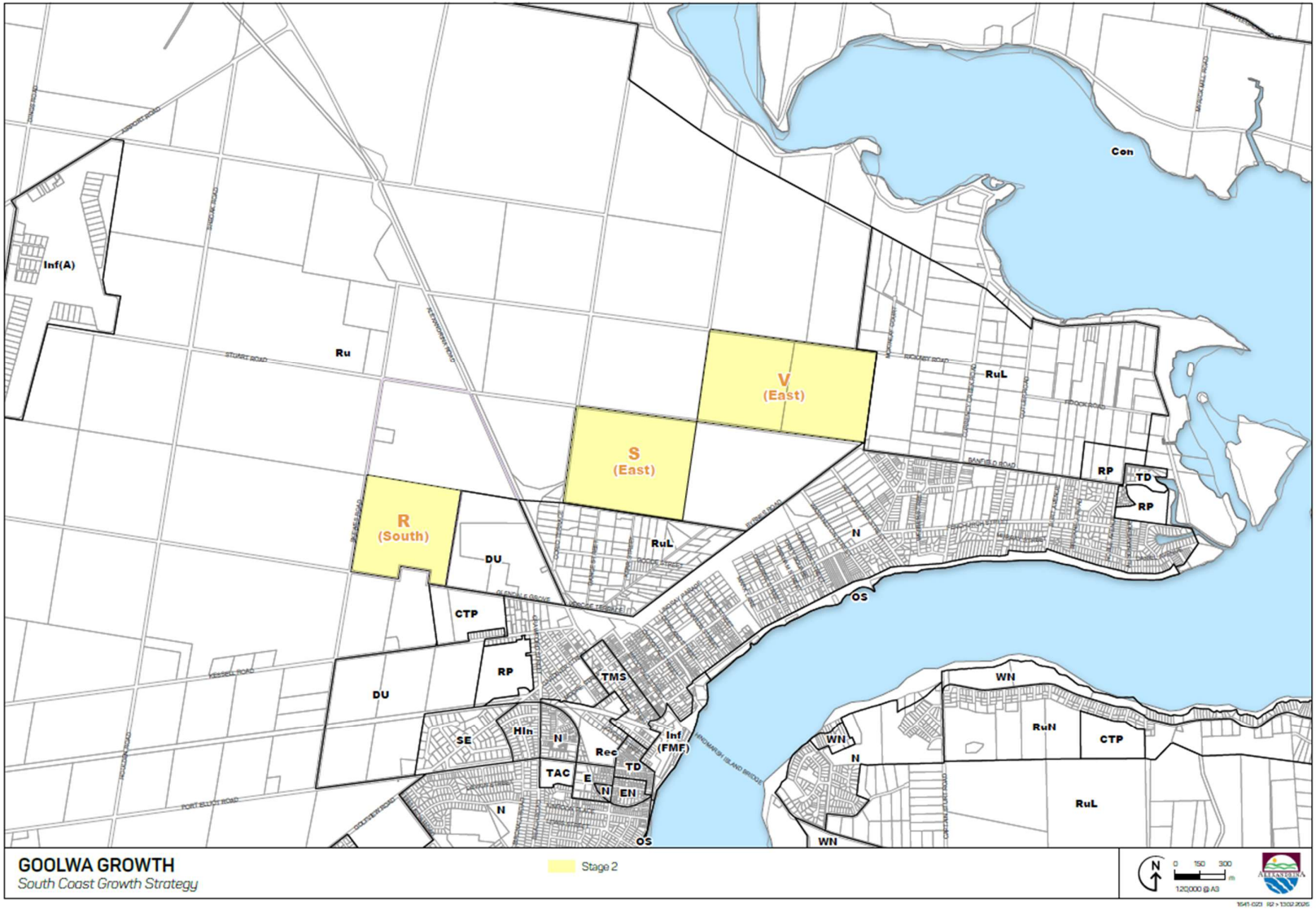
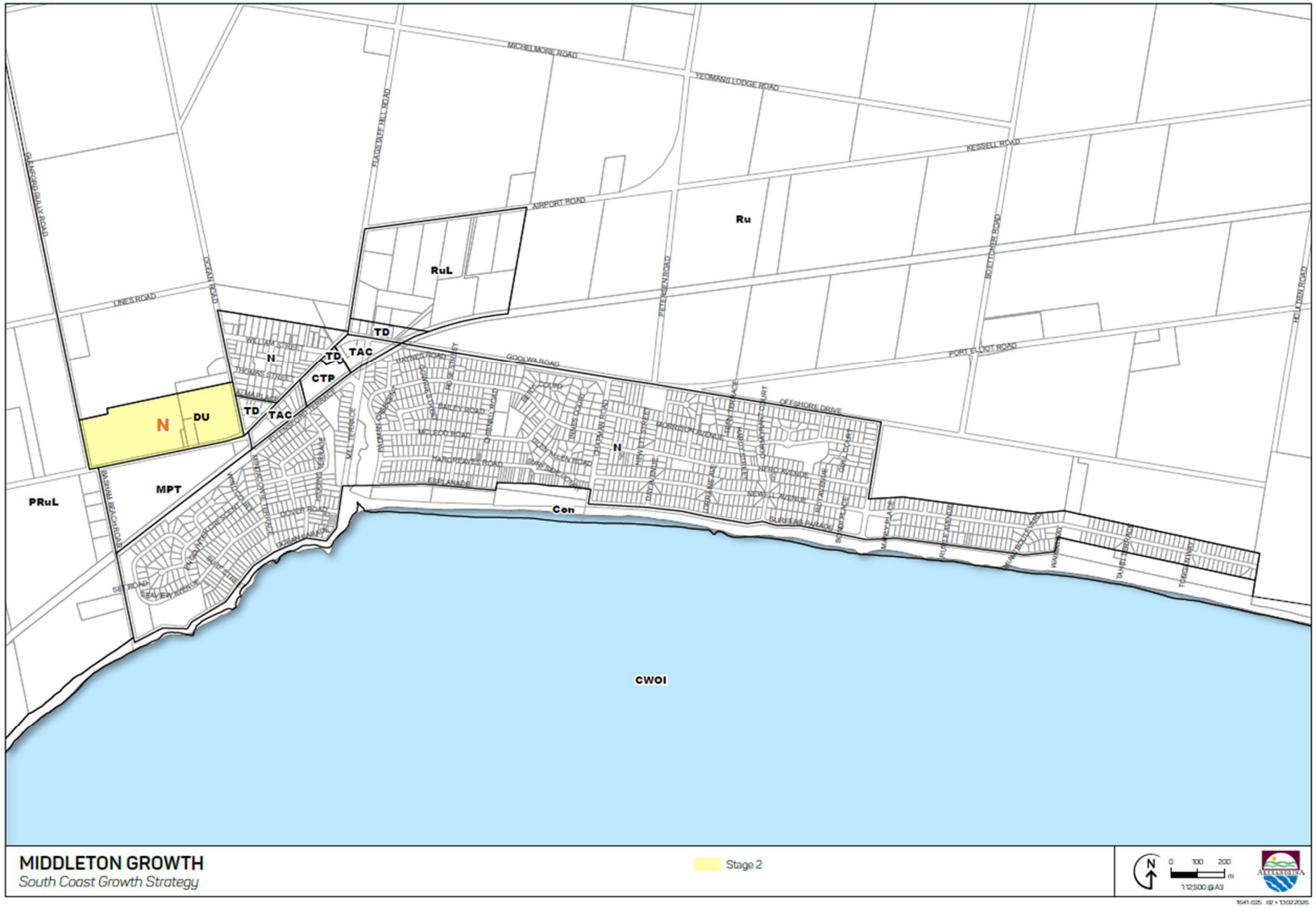


Figure 11: Stage 2 Growth Areas – Middleton

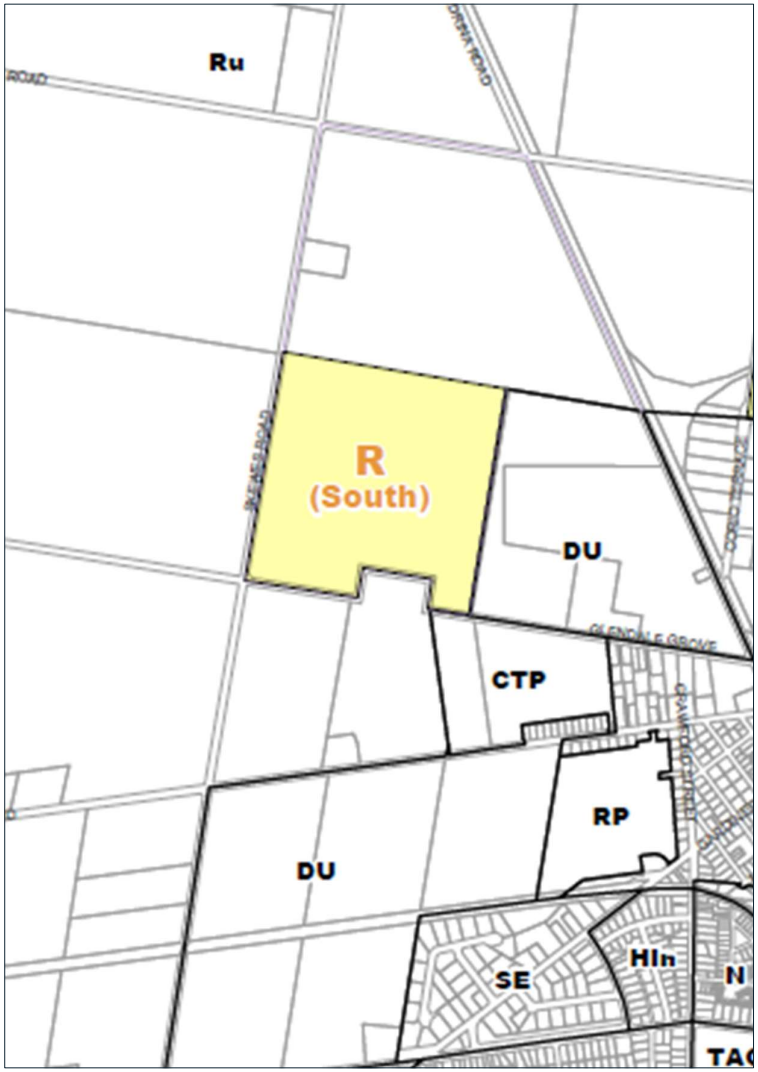


Stage 2 Area R (South): Goolwa Northwest

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

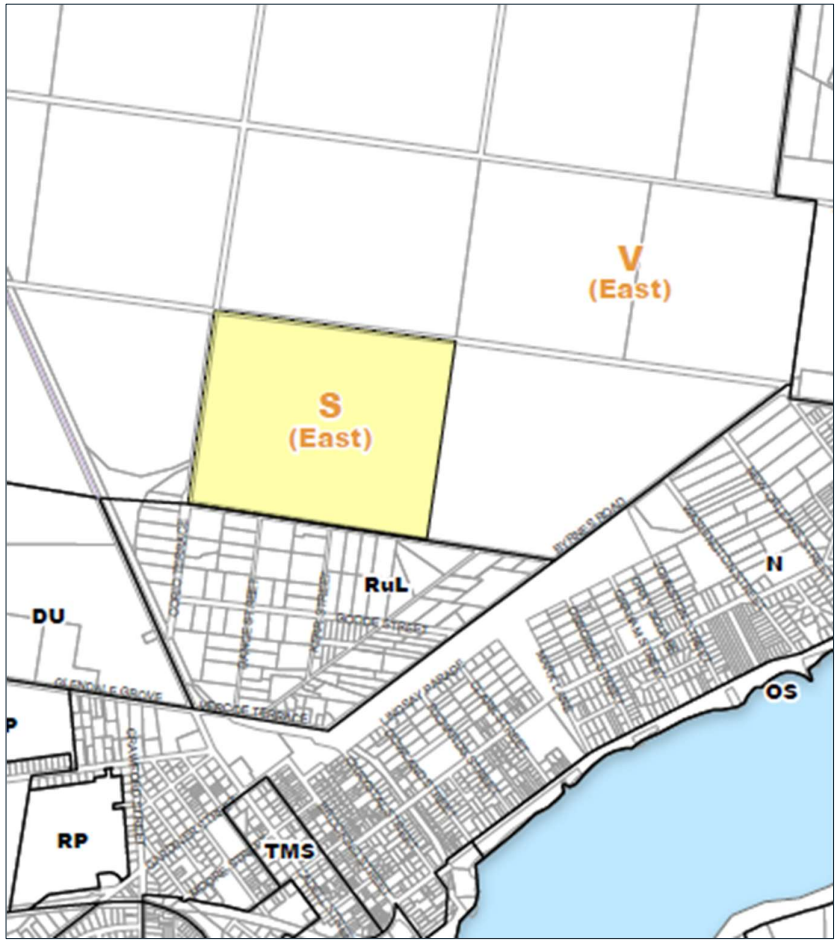


Stage 2 Area S (East): Goolwa North

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

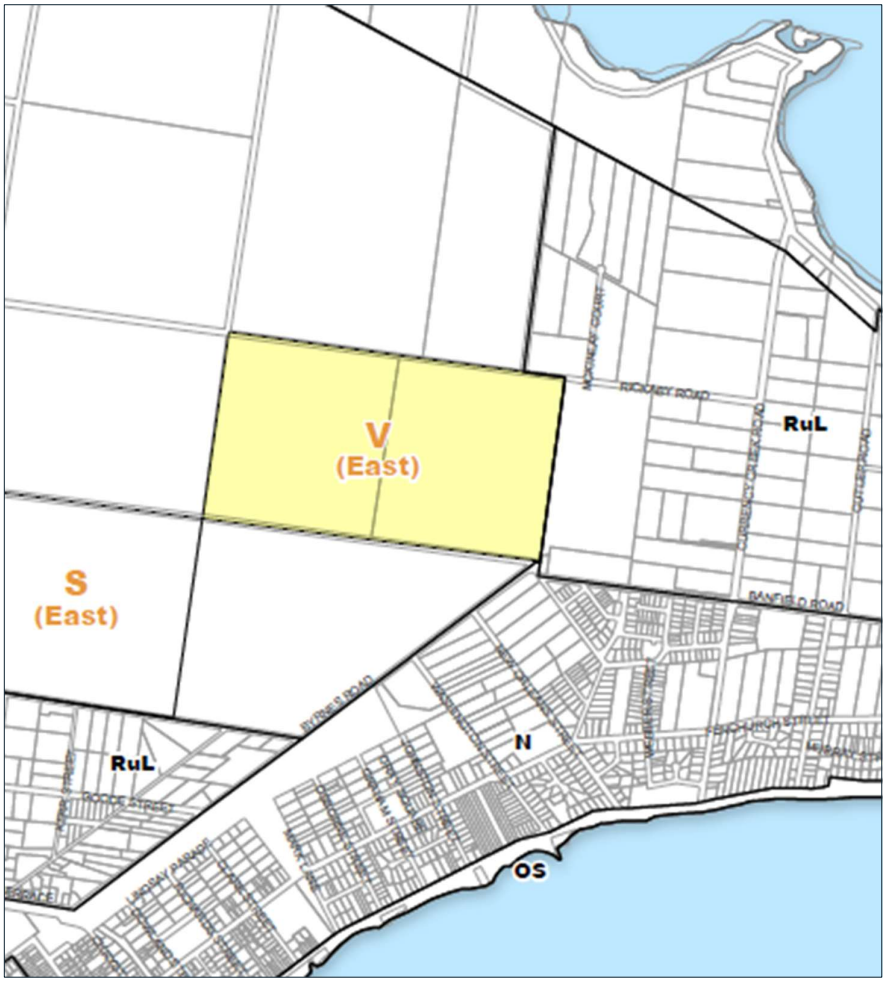


Stage 2 Area V (East): Goolwa Northeast

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

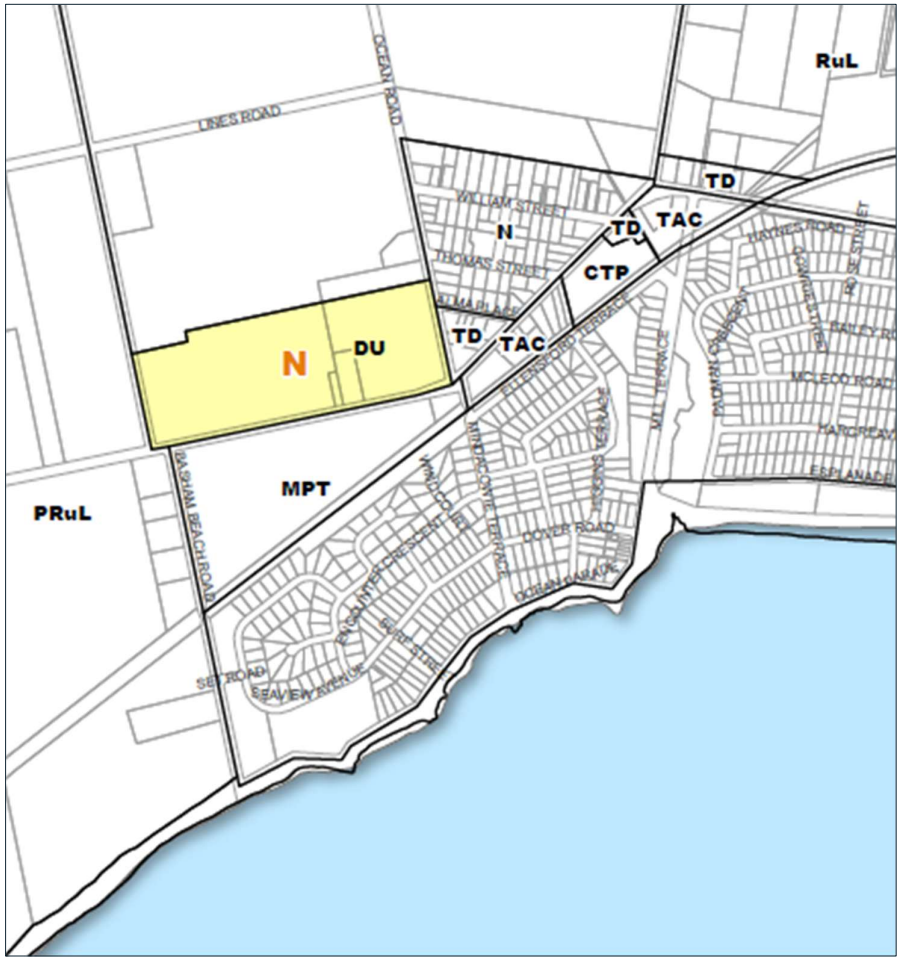


Stage 2 Area N: Middleton West

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.



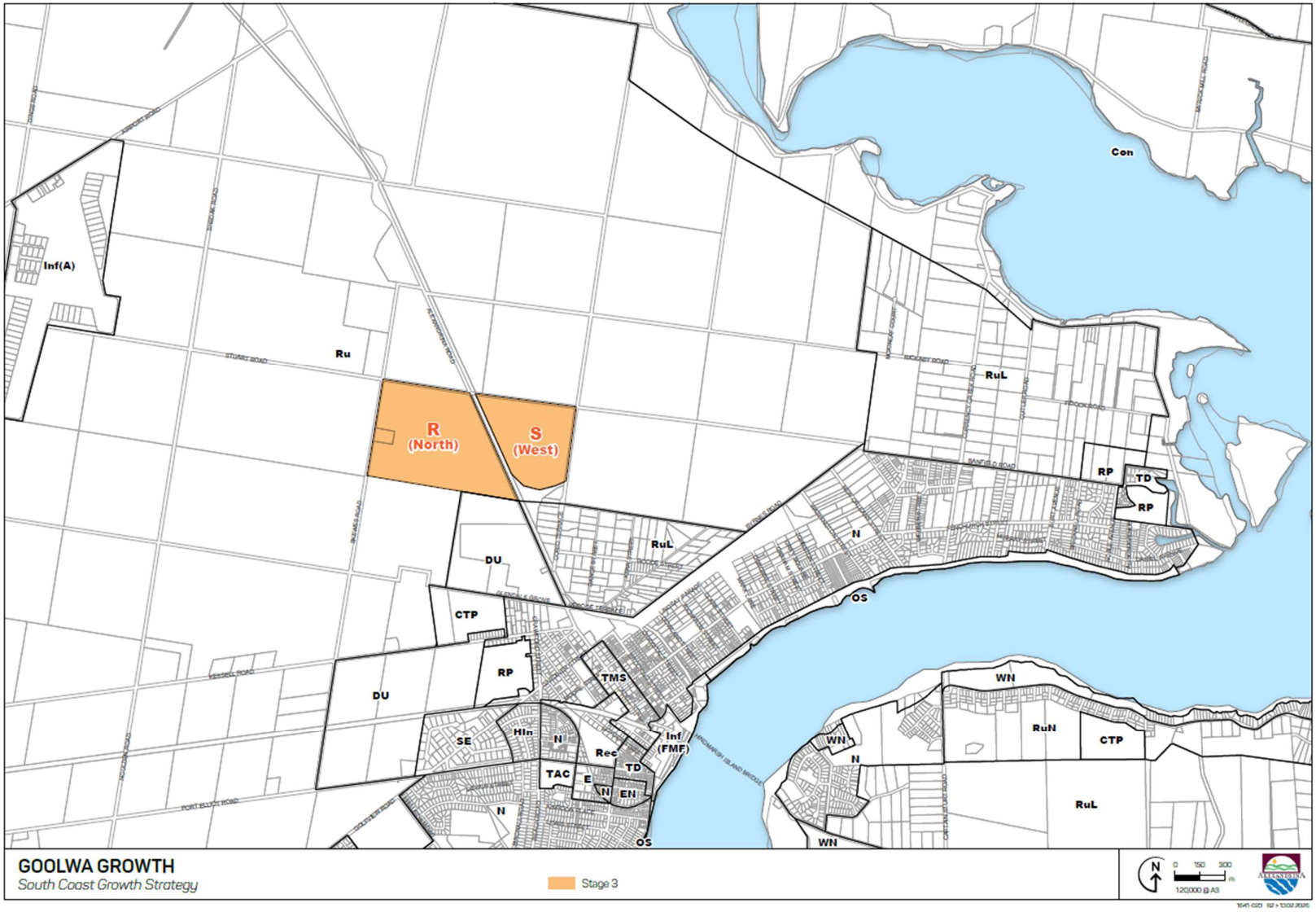
* Calculated using the Land Supply Dashboard rate of 8du/ha

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

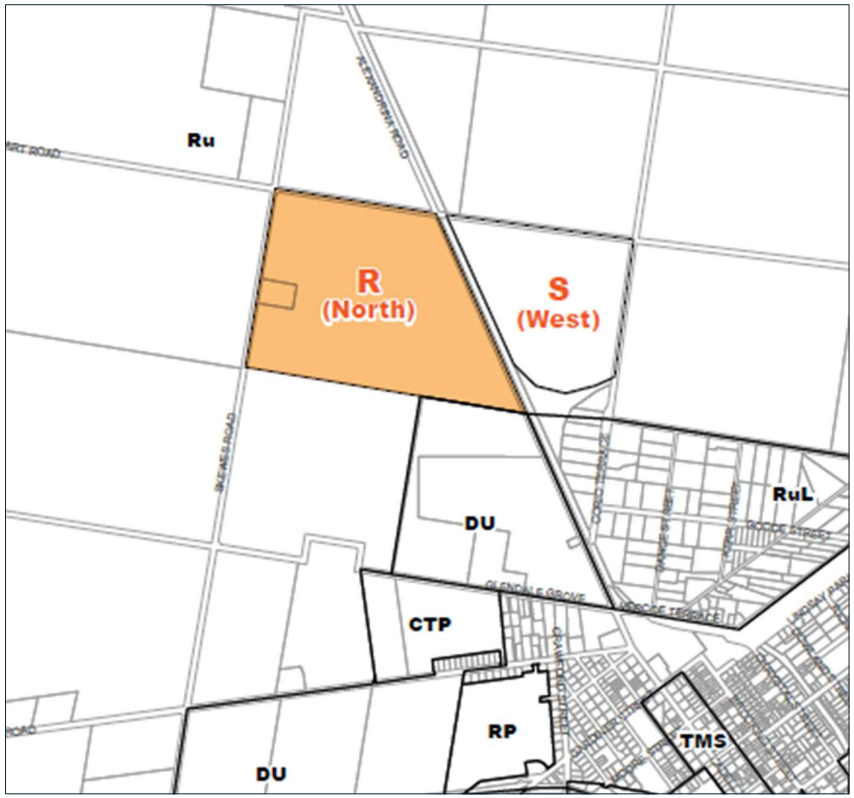


Stage 3 Area R (North): Goolwa West

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).

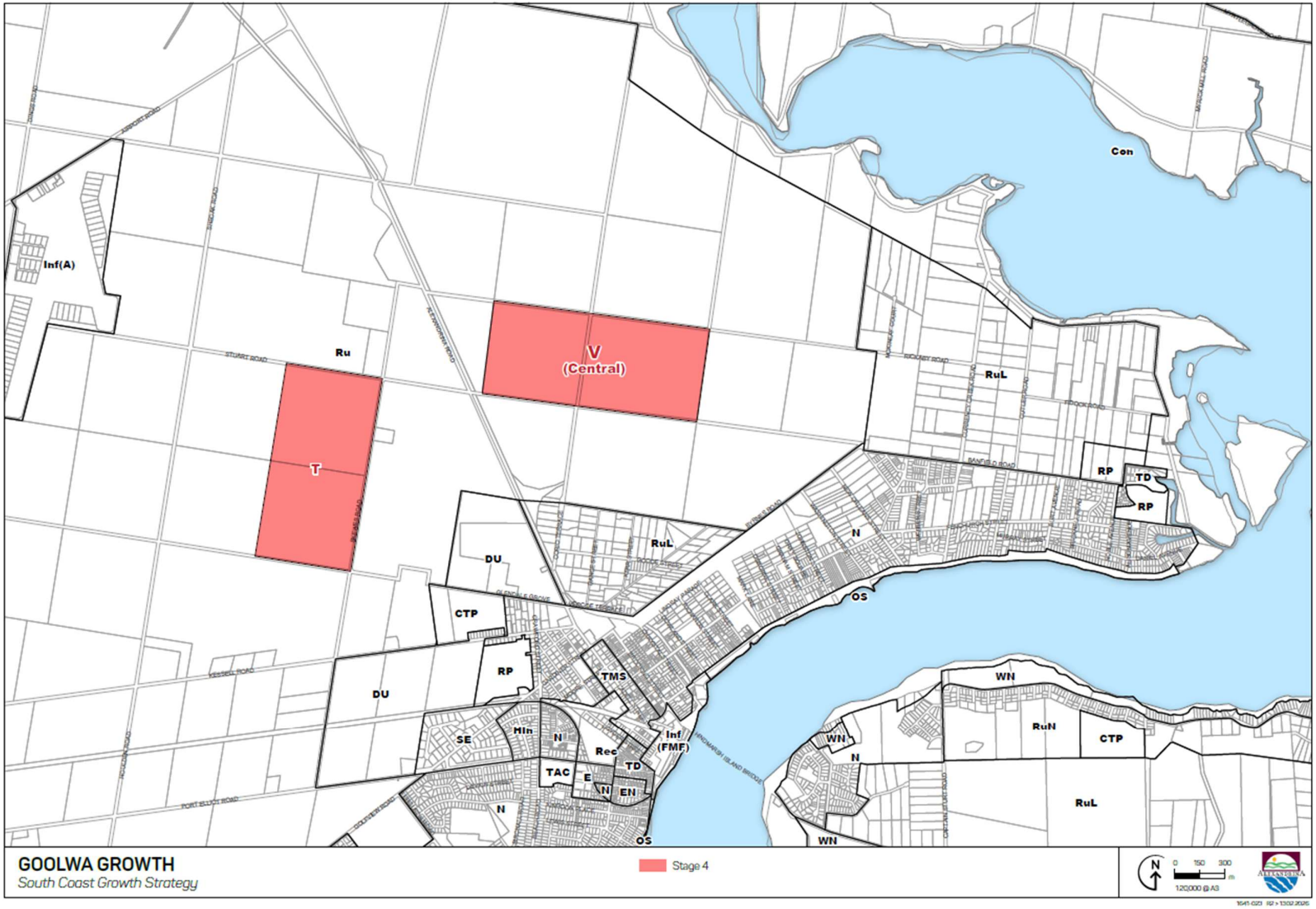
* Calculated using the Land Supply Dashboard rate of 8du/ha

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

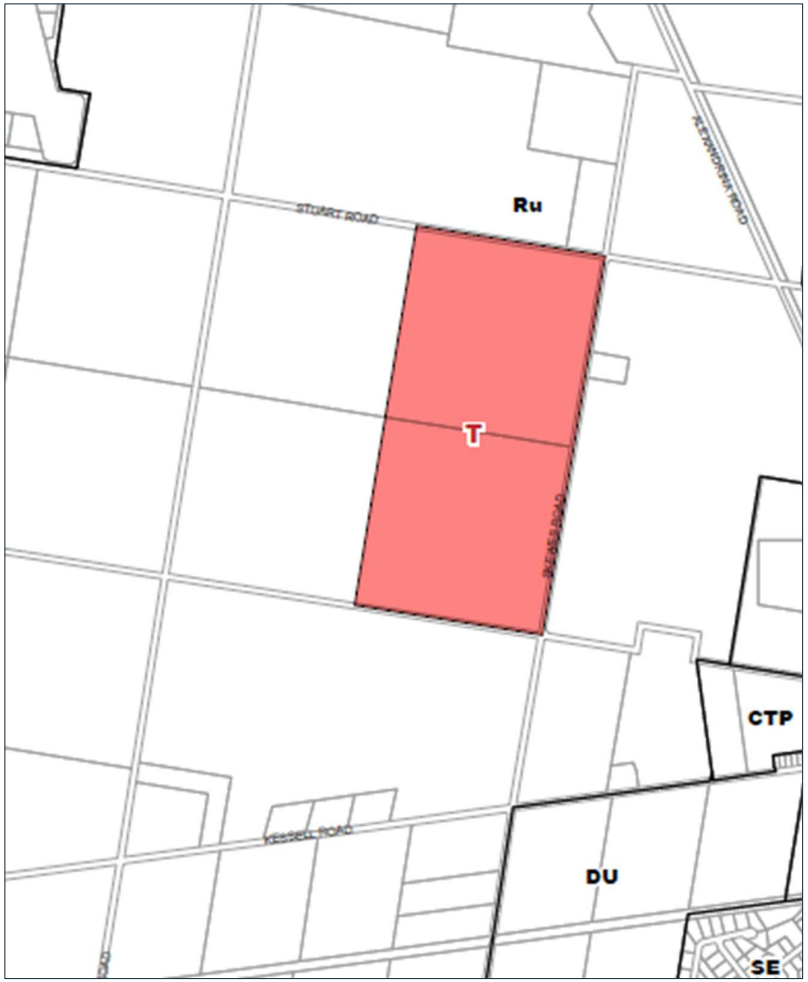


Stage 4 Area T: Goolwa West

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



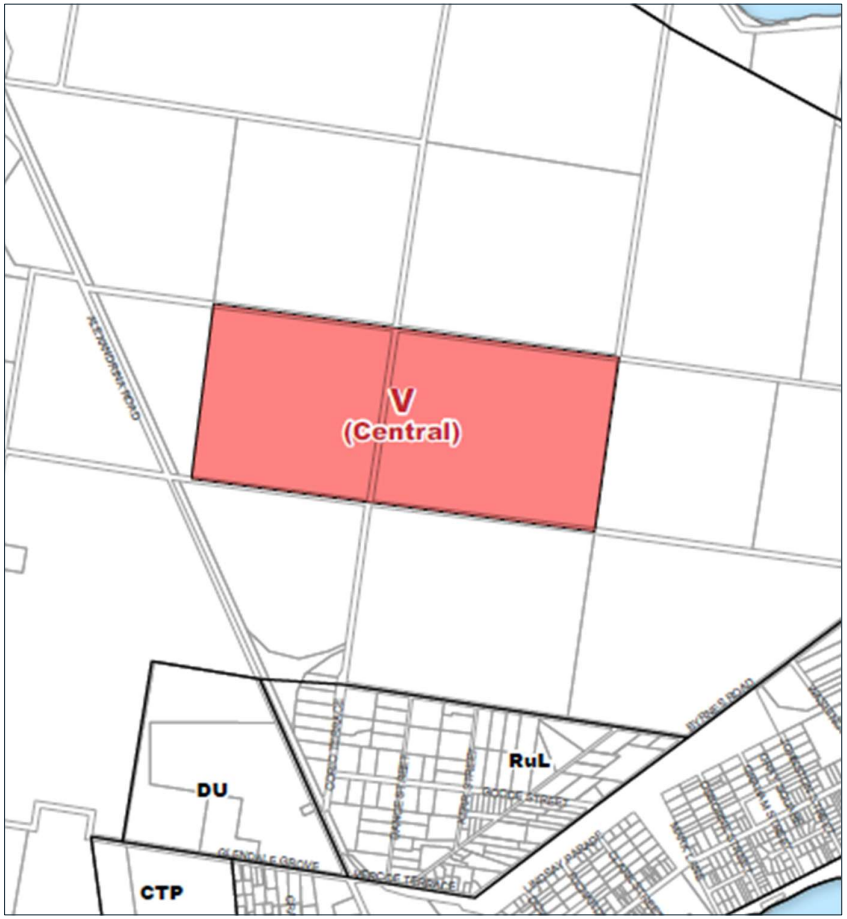
Stage 4 Area V (Central): Goolwa North

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

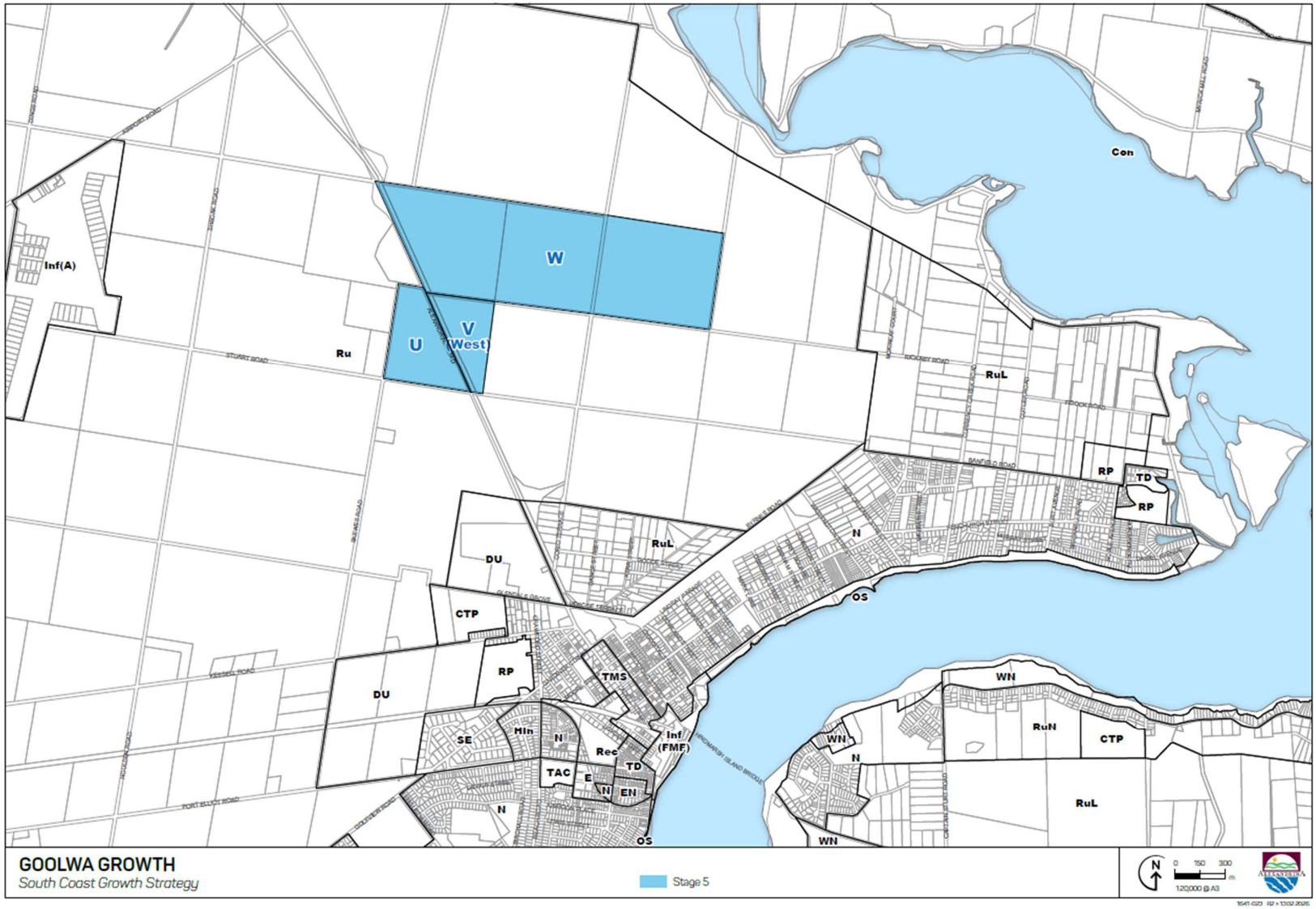


Stage 5 Growth Areas

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

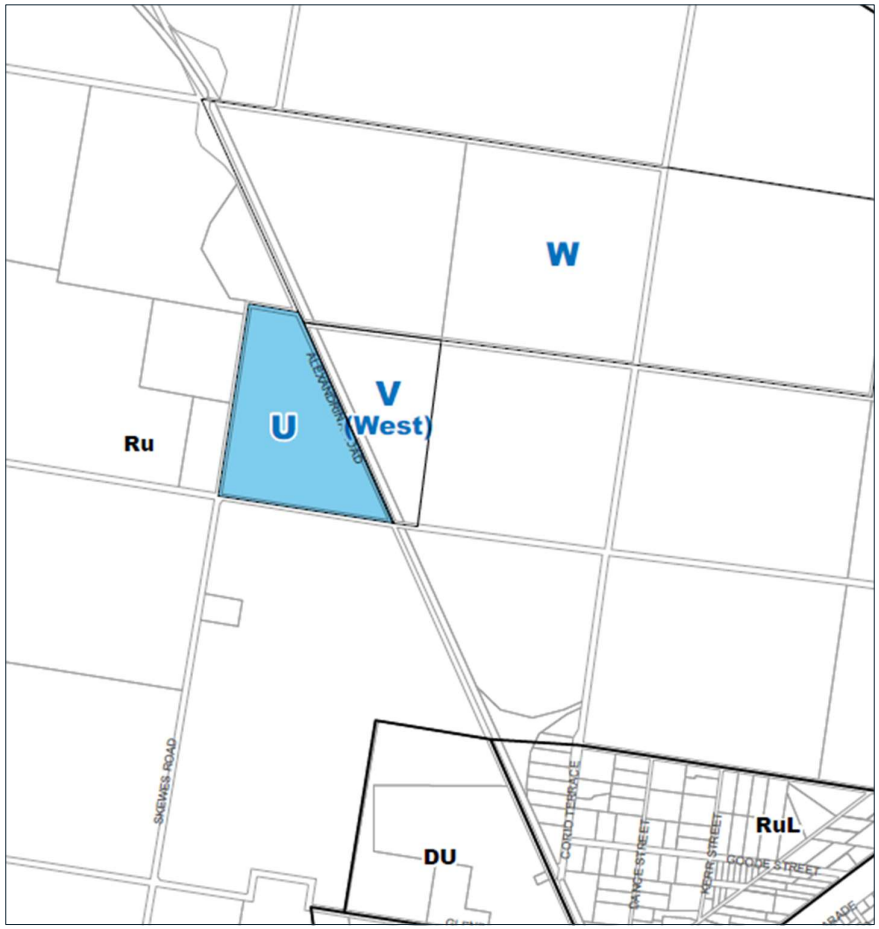


Stage 5 Area U: Goolwa West

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



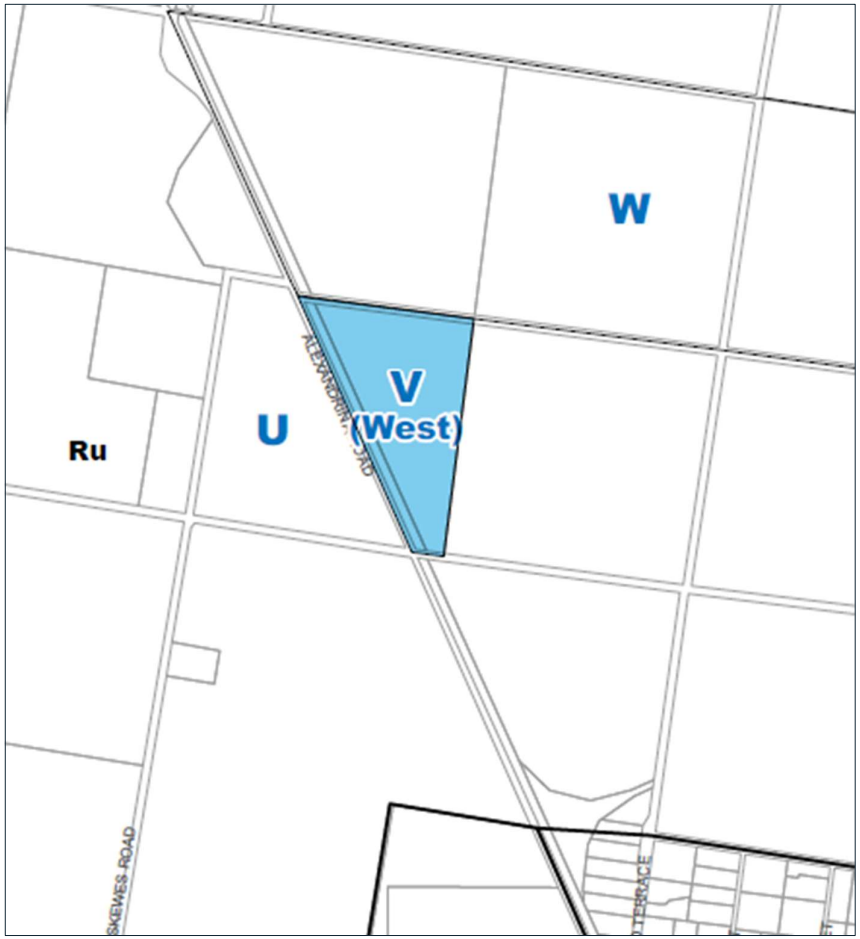
Stage 5 Area V (West): Goolwa North

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

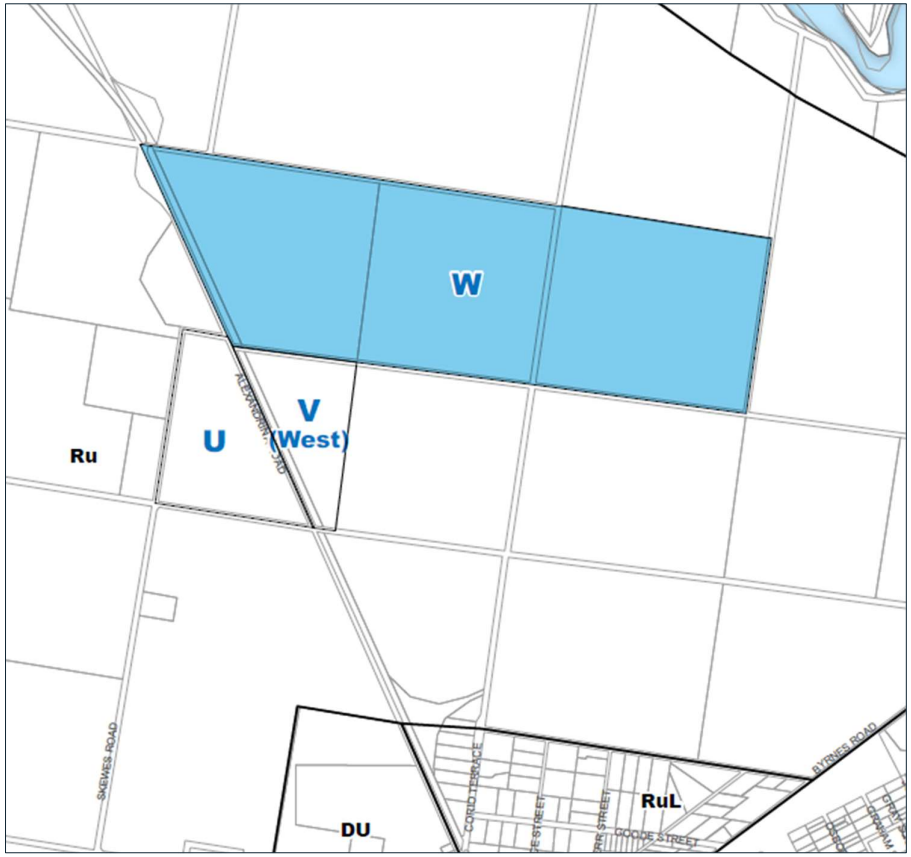


Stage 5 Area W: Goolwa North

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

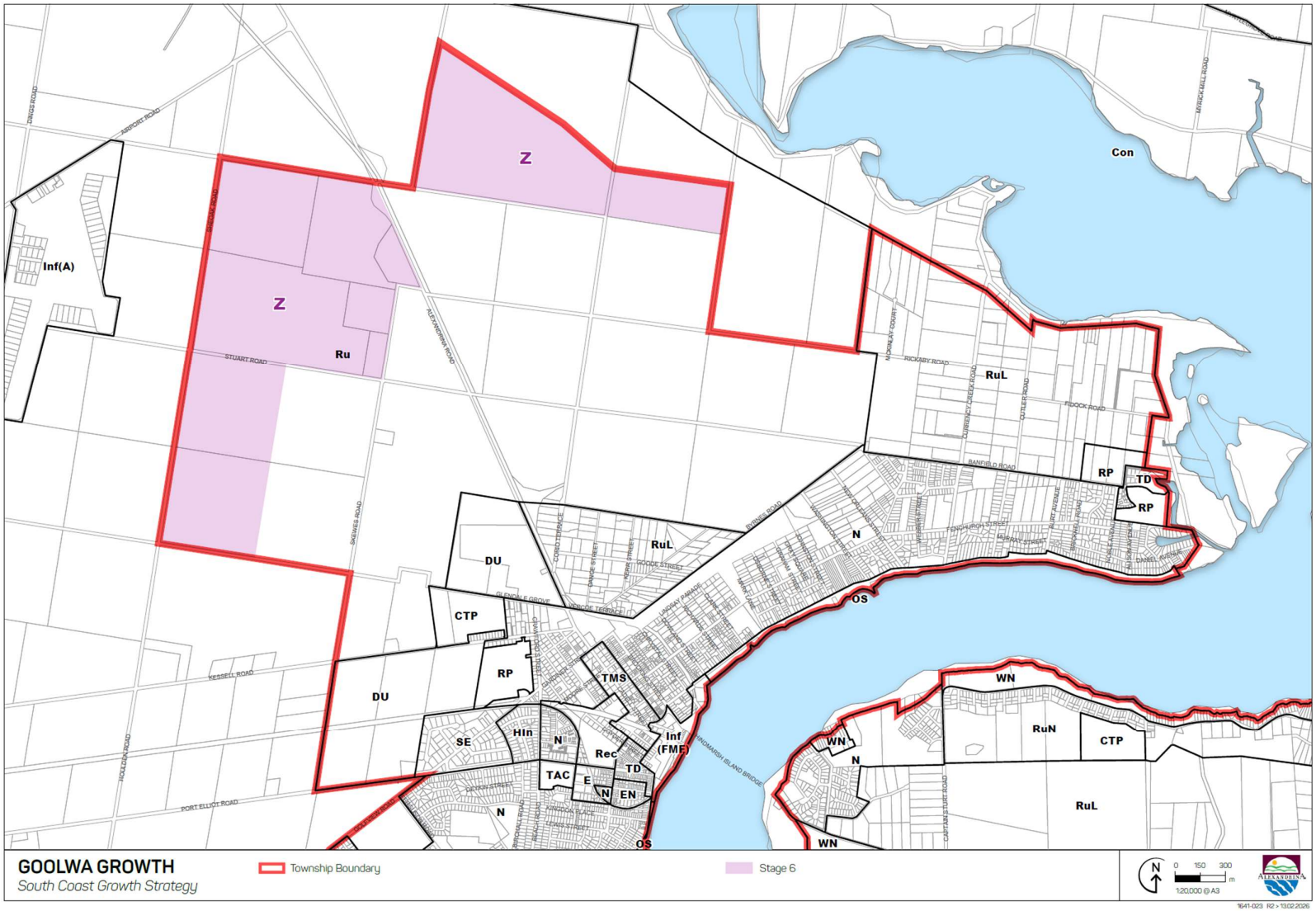


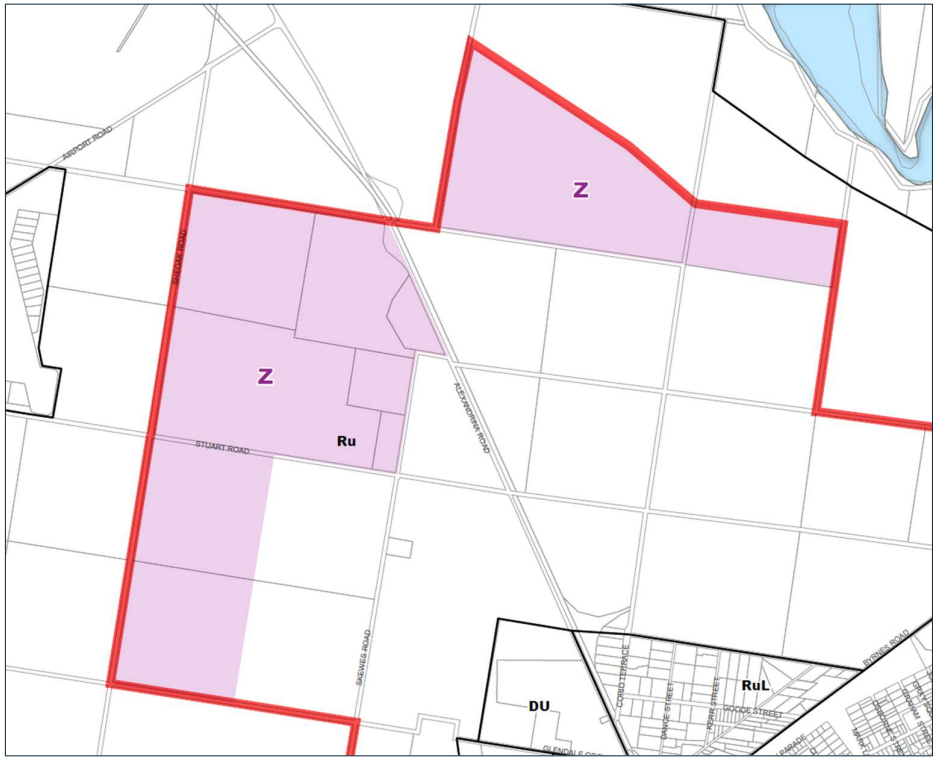
Figure 15: Stage 6 Growth Areas – Middleton

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

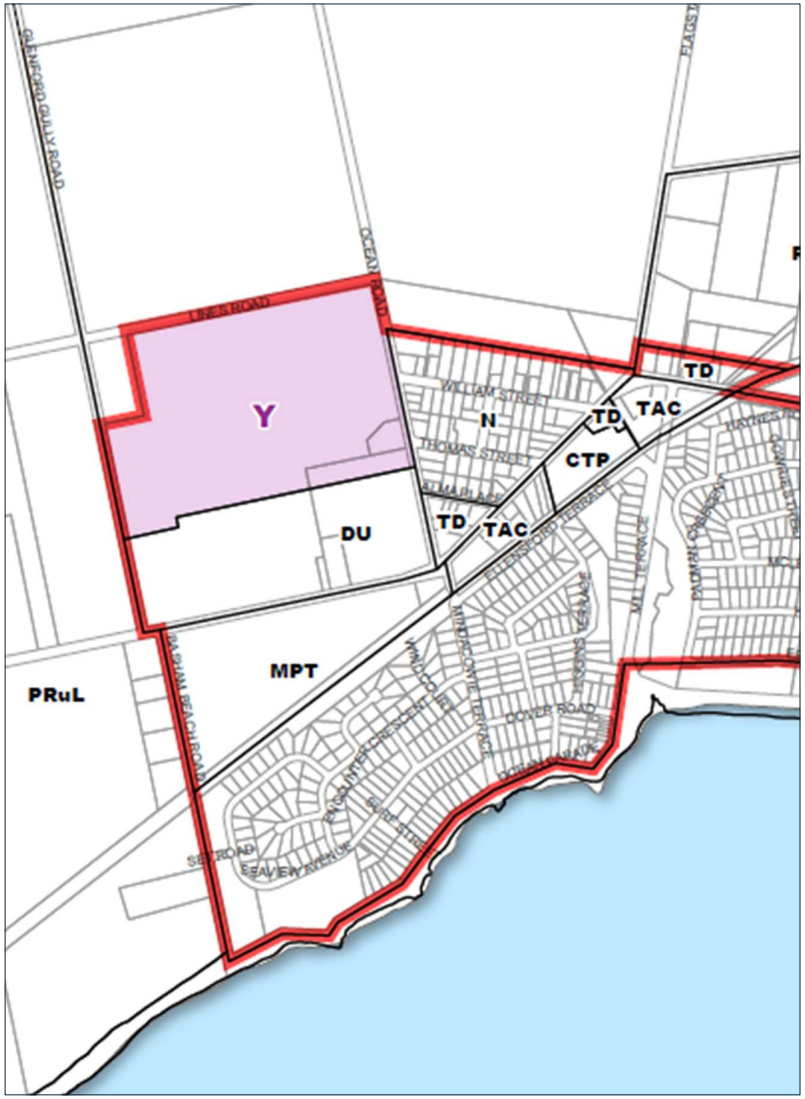
Stage 6 Area Y: Wider Greenfield Area - Middleton

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

Coorong | Alexandrina Through Your Eyes

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*.

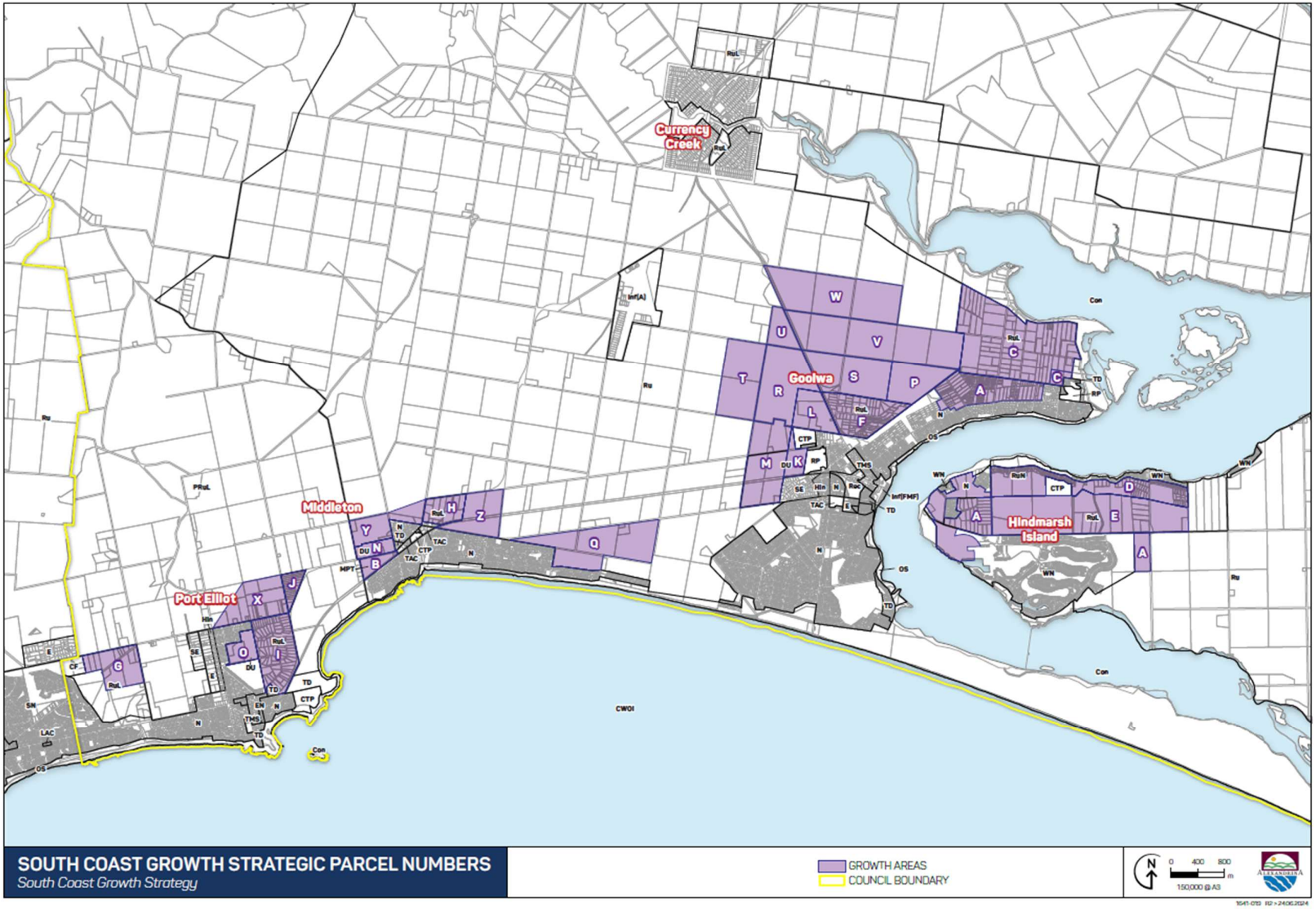
In addition, a number of growth options that were consulted on have been subsequently removed from the South Coast Strategy in response to community feedback.

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.

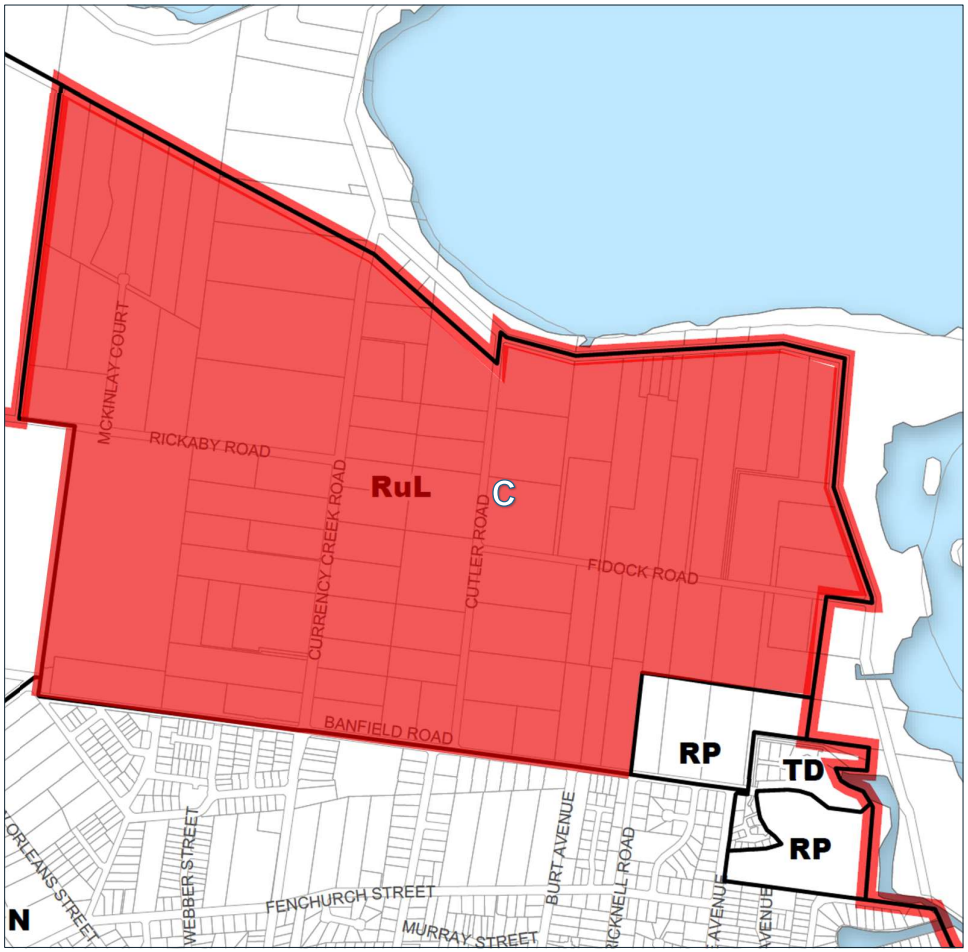
Figure 16: All Growth Area Options Considered



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.

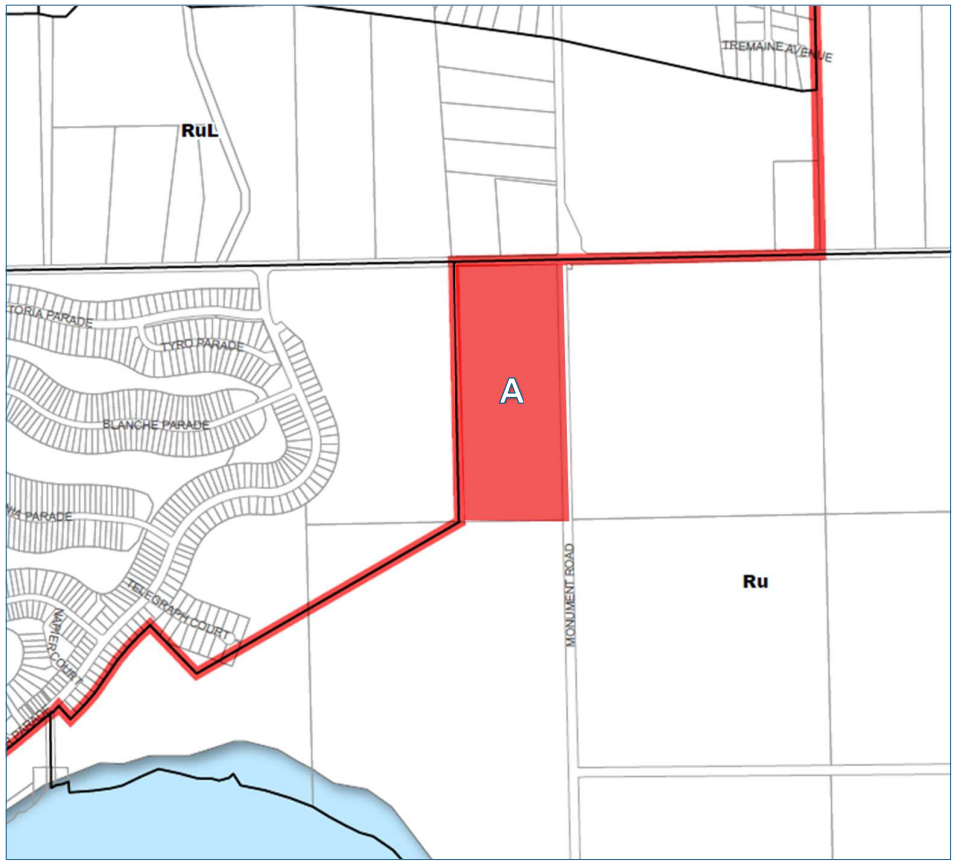


Area A (Part): Hindmarsh Island - Intensification of Rural Living Areas

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.

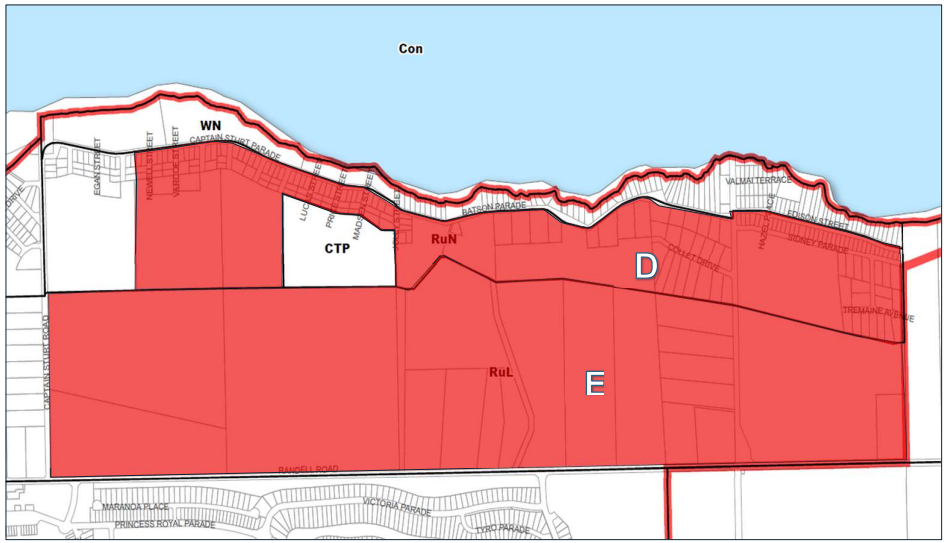


Area D (Part) & Area E: Hindmarsh Island - Intensification of Rural Living Areas

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.

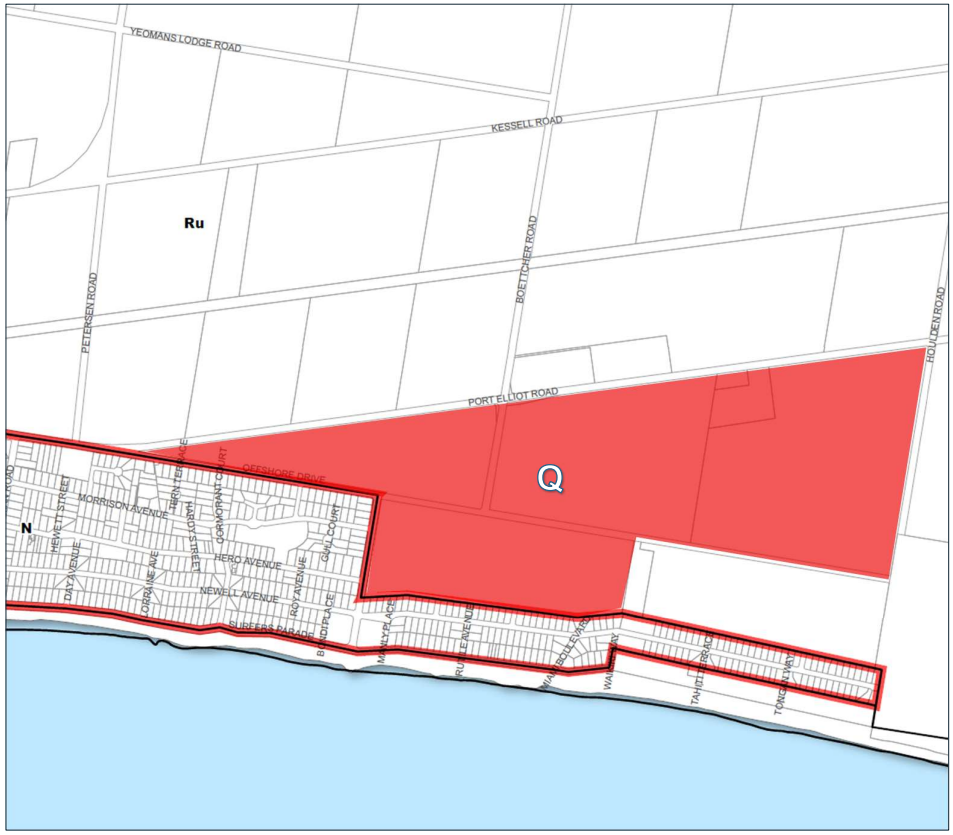


Area Q: Middleton East – Rural Greenfield

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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