

Appendix D – Strategic Planning Outcomes

State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment. There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

SPP1: Integrated Planning

SPP4: Biodiversity

SPP5: Climate Change

SPP6: Housing Supply and Diversity

SPP8: Primary Industry

SPP14: Water Security and Quality

SPP15: Natural Hazards

SPP1: Integrated Planning

Objective: *To apply the principles of planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.*

SPP 1.1 *An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period*

SPP 1.2 *Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth*

Code Amendment Outcome:

SPP1 identifies that the integrated planning of land use, transport and infrastructure helps to address longer term challenges and opportunities by working towards a common vision. This Policy identifies that in places where space is highly contested, integrated planning can enable multiple benefits over a limited area.

The Code Amendment will seek to rezone land to facilitate the development of affordable accommodation for people (including retirees) over 50, forming an expansion of the existing Lakeside Goolwa Residential Park. The proposal will provide additional housing with associated supporting facilities that will be shared and integrated with the existing Lakeside Goolwa Residential Park, that will meet the needs of an ageing population.

The Affected Area is not included within the Environment and Food Production Area (EFPA), and nor is it located within a Primary Production Priority Area (PPPA). It is therefore aligned with SPPs that prioritise the protection of rural areas, including vital agricultural regions, against urban expansion.

By rezoning the a large portion of the Affected Area, which has already been designated for residential expansion, a new growth area can be unlocked without encroaching on protected food production areas.

By incorporating pedestrian-friendly and cyclist-friendly elements into the future development, will focus on enhancing connectivity, accessibility, and the overall well-being of residents while adhering to the SPP.

The Affected Area is well located to the north of the Goolwa township, adjoining an established residential area and existing Residential Park. The proposed rezoning forms a logical extension to the existing residential neighbourhood and Residential Park Zone, enabling development of a similar nature to that already present within the locality.

In addition, the supply of alternative accommodation within Goolwa, will contribute to unlocking existing housing supply given a large portion of Lakeside Goolwa residents have typically sold their existing dwelling to access equity that is used to build their new Residential Park dwelling, and create a 'nest egg' for their retirement.

The Code Amendment will follow the principles of good planning, more particularly:

- 'Balanced decision-making' through the consideration of multiple perspectives in determining a policy framework which supports the most appropriate development for the site and locality.
- 'Intergenerational' by supporting the improved provision of community services to meet the needs of current and future generations and considering changing societal trends and expectations for community/health services.
- 'Supporting population growth' by increasing the convenience and liveability of the wider locality through the provision of employment opportunities and community/health services. This therefore supports infill development in existing, established areas, as desired by the State Planning Policies.

SPP4: Biodiversity

Objective: *To maintain and improve our state's biodiversity and its life supporting functions.*

SPP *Avoid development in hazard prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost effective measures*

Code Amendment Outcome:

The proposed Code Amendment will not result in the rezoning of land comprising recognised high value biodiversity characteristics. Therefore the eastern portion of land to the immediate east of the Affected Area abutting Currency Creek, zoned for Conservation (and within the Environmental Food Protection Area), does not form part of the rezoning therefore protecting the natural character and habitat at this interface.

The future development of the Affected Area is unlikely to result in the modification or clearance of land that is not otherwise significantly altered.



SPP5: Climate Change

Objective: *Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.*

Code Amendment Outcome

The Affected Area is within the River Murray Flood Plain Protection Area Overlay and is also subject to general bushfire and flood risk. Current Code policies will continue to apply to consider these matters in the assessment of future development applications.

SPP6: Housing Supply and Diversity

Objective: *To promote the development of a well serviced and sustainable housing and land choices where and when required.*

SPP 6.1 *A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities*

SPP 6.3 *Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.*

SPP 6.4 *The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.*

SPP 6.6 *A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.*

Code Amendment Outcome:

The Code Amendment will improve land available for housing, and will enable the delivery of affordable housing targeted at over 50's, responding to the population growth, demographics and housing needs of the area.

The Affected Area is suitably located within the Goolwa township, providing future residents with access to a range of existing retail and community facilities within the town centre and surrounds.

The Residential Park will provide integrated open space and recreation facilities for residents, whilst taking advantage of the site's location in a region that is well known for its beaches, water sports and natural character.

The expansion of the existing Residential Park will contribute to the diversity of housing types available within Goolwa, and in particular will provide additional housing and lifestyle choice for over 50's.

SPP8: Primary Industry

Objective: *A diverse and dynamic primary industry sector making the best use of natural and human assets.*

SPP 8.4 *Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.*

Code Amendment Outcome:

The Affected Area comprises a number of existing 'rural living' allotments (some vacant) that are not used for primary production purposes or horticultural activities, which exist further to the east, albeit are of a small scale.

The land and surrounds are generally within Rural Living, Neighbourhood, Tourism Development, Residential Park or Conservation Zones, significantly limiting opportunities for significant primary production uses.

SPP14: Water Security & Quality

Objective: *To ensure South Australia's water supply is able to support the needs of current and future generations.*

SPP 14.6 *Support development that does not adversely impact on water quality.*

Code Amendment Outcome:

Stormwater (and Water Quality) investigations will be undertaken as part of the Code Amendment to ensure that the potential impacts of future development on the waterway (Currency Creek/River Murray) can be mitigated.

SPP15: Natural Hazards

Objective: *To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.*

SPP 15.1 *Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events, bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.*

Code Amendment Outcome:

The Affected Area is affected by the Flooding (Evidence Required) and Bushfire (Medium Risk) Overlays, providing clear guidance on matters relating to natural hazards. A future Residential Park development will be subject to the General provisions of the Code that seek to minimise risk to property, people and the environment.



Regional Plan - 30 Year Plan for Greater Adelaide

The key policies and targets of The 30-Year Plan for Greater Adelaide – 2017 Update which are most relevant to this Code Amendment are the following:

- Transit corridors, growth areas and activity centres
- Design Quality
- Housing mix, affordability and competitiveness
- Health, wellbeing and inclusion
- Biodiversity
- Water

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan [The 30 Year Plan for Greater Adelaide – 2017 Update]:

Policy Theme: Transit corridors, growth areas and activity centres.

Policy 11: Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.

Policy 12: Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.

Code Amendment Outcome:

The Affected Area is within the “Planned Urban Lands to 2045” boundary of the Goolwa township, as identified in Map 3 – ‘Designated urban areas and township boundaries.



The Affected Area is within the Goolwa township and will utilise the existing infrastructure and services within the town, and adjoins an existing established residential area and existing Residential Park.

The portion of the land to the east of the Affected Area, within the Environment and Food Production area and abutting Currency Creek, will be preserved.

Policy Theme: Design Quality

- Policy 26:** *Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide’s changing housing needs, reflects its character and climate, and provides a diversity of price points.*
- Policy 29:** *Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.*
- Policy 30:** *Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.*
- Policy 31:** *Recognise the unique character of areas by identifying their valued physical attributes.*

Code Amendment Outcome:

The Code Amendment will facilitate the expansion of the existing Lakeside Goolwa Residential Park, contributing to a providing a range of housing typologies and price points within the locality and Goolwa township.

The Code Amendment will policy framework that supports the important existing character attributes of the area, particularly in relation to the preservation of the Currency Creek/River Murray and environs, to conserve and enhance its environmental and biodiversity attributes and value to the community as a public recreation area.

Policy Theme: Housing mix, affordability and competitiveness



Policy 37: *Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas...*

Policy 42: *Provide for the integration of affordable housing with other housing to help build social capital.*

Code Amendment Outcome:

The Code Amendment will enable the expansion of the existing Lakeside Goolwa Residential Park, providing an affordable housing option, choice for different household types, life stages and lifestyle choices within the Goolwa township and integrated with the existing established residential area.

Policy Theme: Health, wellbeing and inclusion

Policy 47: *Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that includes:*

- diverse housing options that support affordability
- access to local shops, community services and facilities
- access to fresh food and a range of food services
- safe cycling and pedestrian friendly streets that are tree-lined for comfort and amenity
- diverse areas of quality public open space (including local parks, community gardens and playgrounds)
- sporting and recreation facilities
- walkable connections to public transport and community infrastructure

Code Amendment Outcome:

The Residential Park Zone seeks the provision of communal recreation areas and facilities to support the needs and enjoyment of residents and visitors, within an open, landscaped setting underpinned by pedestrian connectivity. The Affected Area is located conveniently that residents will have access to local shops, community services and facilities within the established Goolwa township.

The Code Amendment will deliver a zoning outcome that facilitates the expansion of an existing Residential park, that will provide a diversity of price points, housing options and lifestyle choice, catering to the largest and growing demographic in the Goolwa area.

Policy Theme: Water

Policy 115: *Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.*

Policy 117: *Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:*

- *run-off from infill development*

- *urban flooding from increased short duration intense rainfall events associated with climate change pollution from roads and other developed areas.*

Code Amendment Outcome:

The Code Amendment will retain the Murray-Darling Basin Overlay and the River Murray Flood Plain Protection Area Overlay, which contributes to the protection of the River Murray system (an identified 'water resource' in Map 12 of the 30YPGA) located to the east of the Affected Area.

Existing General policies will ensure a robust assessment of the impacts of stormwater run-off created through new development.

Policy Theme: Emergency management and hazard avoidance

Policy 118: *Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, ...by designing and planning for development in accordance with a risk hierarchy of: avoidance, adaptation and protection.*

Policy 119: *Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning.*

Policy 121: *Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of land.*

Code Amendment Outcome:

Investigations undertaken have confirmed that the existing Overlays and General policies that apply

Greater Adelaide Regional Plan - Discussion Paper

The *Greater Adelaide Regional Plan: Discussion Paper* ('GARP') was published on 14 August 2023 by the State Planning Commission. The GARP seeks to prompt debate and the exchange of ideas to tackle issues relating to how and where we accommodate future population growth, jobs associated with that growth and the like. The debate and exchange of ideas will be used to prepare the next iteration of the Greater Adelaide Regional Plan to replace the current 30 Year Plan for Greater Adelaide.

The GARP identifies four (4) outcomes in consideration of the State Planning Policies and the global trends, which will guide the growth of the Greater Adelaide region, as listed below:

- A greener, wilder and climate resilient environment;
- A more equitable and socially cohesive place;
- A strong economy built on a smarter, cleaner, regenerative future; and

- A greater choice of housing in the right places.

The Affected Area is located within an area identified for future residential and housing growth along the southern spine which focusses opportunities around the coastal towns of Victor Harbor and Goolwa with the following identified as reasons:

- There is existing demand in the southern coastal communities, which provide an attractive lifestyle opportunity, and a convenient alternative to living in the Adelaide urban area;
- There is limited land supply or development opportunities in other parts of the southern region, due to topographical constraints, or protections associated with primary production, character or environmental value (e.g. McLaren Vale); and
- Further development would build on and leverage the current development activity that is already planned for Victor Harbor and Goolwa, anticipated to provide more than 10,000 additional dwellings

Code Amendment Outcome :

The Code Amendment will deliver greater choice of accommodations that cater to the increasing aged population in close proximity the township of Goolwa, with access to the services and facilities located with the existing Lakeside Goolwa Residential Park.

Other Key Policy Documents

Strategic Management Plan (A2040)

The Strategic Management Plan identifies the following key indicators that are relevant to this Code Amendment:

- **Liveable** – *distinctive villages, places, spaces and transport networks to support active lifestyles, vibrant cultures and productive enterprise.*
- **Green** – *nature is valued and resources are managed sustainably*
- **Connected** – *safe, healthy and enjoy accessible infrastructure and services*

The proposed Code Amendment will support these principles through delivery of new housing within an area already designated for residential growth. The Affected Area is well situated to existing and future services and community infrastructure, which will promote healthy and active lifestyles for the new community.

The proposed Residential Park Zone will support the creation of an urban village supporting active lifestyles, connected to existing infrastructure and services within the Goolwa township, and maintaining existing high value environmental attributes.

Alexandrina Council: Goolwa (and Surrounds) Growth Concept Plan (TBC)



Alexandrina Council is planning for growth in and around Goolwa and is preparing a 'Goolwa Growth Concept Plan', with a number of options put forward for consultation in late 2023. At the time of preparation of this Code Amendment, Council had not resolved to endorse any of the proposed Concept Plans.

Alexandrina Council: Economic Development Strategy 2022-2027

The Economic Development Strategy is focussed on a sustainable economic growth philosophy based on the concept of regenerative economics, building a sustainable economy that meets the needs of people and the environment.

The Strategy identifies four key action areas:

1. Leadership and advocacy
2. Investment attraction
3. Town building
4. Business and Industry development

The Code Amendment will support and facilitate the expansion of an existing business (a Residential Park), encouraging investment in the region and enabling population growth (aimed at the largest cohort in the local area) that will in turn support local businesses within the Goolwa township.

Southern and Hills Local Government Association Regional Health and Wellbeing Plan 2022-2027

The Regional Public Health Plan (RPHP) for the Southern and Hills Region is a collaboration between the six Council constituents of the Southern and Hills Local Government Association, including Alexandrina Council. The Plan supports public health and wellbeing as a key priority, recognising that the health and wellbeing of individuals and communities are influenced by social, economic, political, cultural and environmental factors. The Plan's vision is "Healthy, liveable, connected and resilient communities for all".

Whilst the focus of the Plan is on public health planning to address the needs of the population, it recognises the following population and demographic characteristics that are relevant to the Code Amendment and the Alexandrina LGA:

- *An aging population, with high numbers of Age Pension recipients;*
- *High population growth;*
- *High levels of housing stress (mortgage and rental);*
- *Fewer social housing dwellings available for rent; and*
- *Decline in volunteering (but reliance on a volunteer base for essential roles that contribute to community health and wellbeing).*



The Code Amendment enables the expansion of a Residential Park that will provide additional affordable housing for older residents, enabling existing residents of Goolwa to 'age in place', with integrated facilities (including indoor recreation and outdoor facilities and open space) that supports community building and resident health and wellbeing.

The Code Amendment aligns with the following Goals of the Plan, particularly:

- Promote: *Stronger Communities and Healthier Environments;*
- Prepare: *Communities are aware of and responding to the health risks of climate change; and*
- Prevent: *Communities are empowered for healthy living.*