



Agenda Report for Decision

Meeting Date: 23 January 2025

Item Name	Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Goolwa Township Neighbourhood Code Amendment	
Presenters	Nadia Gencarelli, Chelsea Spangler	
Purpose of Report	Decision	
Item Number	4.1	
Strategic Plan Reference	N/A	
Work Plan Reference	N/A	
Confidentiality	Not Confidential (Release Delayed). To be released following final decision by the Minister for Planning on initiation of the Code Amendment. Anticipated by March 2025	
Related Decisions	2 May 2024 Item 4.1 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Goolwa Residential Code Amendment	
Conflicts Declared	Nil	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment.
2. Advise the Minister that it:
 - 2.1 Recommends the initiation of the Goolwa Township Neighbourhood Code Amendment under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
 - a) The Goolwa Residential Code Amendment is formally withdrawn by the Proponent.

- b) The scope of the Code Amendment is expanded to include the application of the Urban Tree Canopy Overlay.
- c) Prior to public consultation, a copy of the proposed Concept Plan is to be provided to Planning and Land Use Services (PLUS) to ensure that the content aligns with the drafting rules for the Code.
- d) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays or technical and numerical variations provided for under the published Planning and Design Code (the Code) on the date the Amendment is released for engagement. Note that if the Emerging Township Activity Centre Subzone is being applied, it will also be necessary to include the anticipated locations for any Activity Centres on a Concept Plan.
- e) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
- f) Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).

2.2 Recommends that Craven Securities Pty Ltd be the Designated Entity responsible for undertaking the Code Amendment process.

- 3. Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
 - o Goolwa Secondary College
 - o Department for Education
 - o Department for Infrastructure and Transport
 - o Office of the Technical Regulator (for existing plumbing encumbrance)
 - o Goolwa Airport
 - o SteamRanger
 - o Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers.
 - o State Members of Parliament for the electorates in which the proposed Code Amendment applies.
- 4. Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
 - o A comprehensive infrastructure analysis by an appropriately qualified expert (or experts) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment and provides a strategy that offers funding and delivery solution for all required infrastructure works.

- An updated review of the Hazards (Bushfire) Overlay over the affected area upon implementation of the imminent State-wide Bushfire Hazards Overlay Code Amendment. Note that if any part of the affected area contains or is adjacent to an area of high bushfire risk, a hazard assessment is to be undertaken.
 - An updated Preliminary Site Investigation that considers any potential site contamination for the whole of the affected area and ensure that it is suitable for its intended use.
 - Investigate the proximity of the affected area to the Alexandrina Council's Kessell Stormwater Ponds and Wastewater Treatment Plant and the potential interface issues relating to odour and amenity issues.
 - Given the proximity of existing sports, recreation and educational facilities, the investigations into Community Infrastructure are to be expanded to include shared pedestrian connectivity opportunities that promote active living.
 - Investigate potential interface issues with the adjacent rural land uses, and where necessary identify options to manage any interface conflicts.
 - An analysis of projected housing supply and demand, including analysis of population growth trends, potential yield, and dwelling typologies.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letters with conditions (**Attachment 2**).
 6. Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
 7. Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

Background

Section 73(2)(b)(vii) of the Act provides that a proposal to amend the Code may be initiated by a person who has an interest in the relevant land with the approval of the Minister, acting on the advice of the Commission, in relation to the following matters:

- Strategic assessment against the State Planning Policies and *The 30-Year Plan for Greater Adelaide: 2017 Update*.
- Any person or body that must be consulted by the Designated Entity, pursuant to section 73(6)(e) of the Act.
- Any investigations to be carried out or information to be obtained by the Designated Entity, in accordance with section 73(6)(f) of the Act.

The purpose of this report is therefore to provide the Commission with advice to be provided to the Minister in relation to the Proposal to Initiate submitted by the Craven Securities Pty Ltd (**Attachment 1**).

Discussion

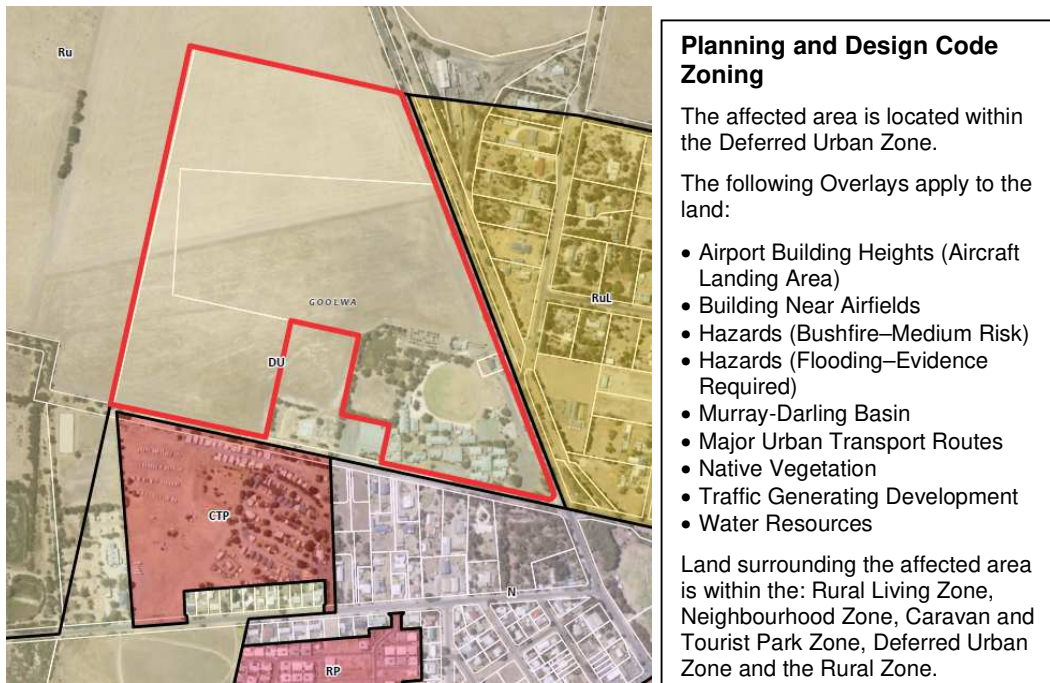
Scope of the Amendment

The Proposal seeks to amend the Planning and Design Code (the Code) by rezoning a 27-hectare parcel of land from Deferred Urban Zone to the Master Planned Township Zone to support residential development.

It seeks to replace an earlier version of the Code amendment, entitled the Goolwa Residential Code Amendment, where the Commission sought that the Proponent work with the Department of Education to include additional land to achieve a better outcome. The Department for Education has agreed to the inclusion of their land and as such a condition has been recommended for the Proponent to formally withdraw the Goolwa Residential Code Amendment, as the Code Amendment covers a different area.

The Proposal will also investigate the application of the Emerging Township Activity Centre Subzone to allow for local retail and related activities, as well as the application of a Concept Plan and the Affordable Housing Overlay.

The affected area and current zoning are shown in the figure below.



Advice to the Minister

The attached advice to the Minister sets out the statutory and procedural elements that must be considered as part of the initiation of a Code Amendment (**Attachment 3**).

The advice recommends that the Minister approve the initiation of the Code Amendment for the following reasons and subject to conditions (as set out below).

Strategic considerations

The Proposal to Initiate seeks to rezone the affected area from Deferred Urban to Master Planned Township to facilitate residential development. The Deferred Urban zoning limits land division and thus restricts the ability for residential development, however, its desired outcome calls for the safeguarding of land for future urban growth. The Proponent has considered there is an opportunity to develop this land for residential uses and support the strategic growth of Goolwa.

The affected area is located within the Planned Urban Lands Boundary to 2045 from the 30 Year Plan for Greater Adelaide (update 2017). It is also consistent with the draft Greater Adelaide Regional Plan (GARP). The population of the Fleurieu Peninsula region is projected to grow between 19,100 to 24,250 people by 2041. Only the townships of Goolwa and Victor Harbor have significant greenfield land supply potential, however, much of this requires rezoning before development can occur.

The most recent land supply reporting indicates that there are few development-ready allotments within the township of Goolwa and furthermore there is currently an insufficient supply of zoned land to support the continued growth of the township. Specifically, as of 30 June 2024, there are only 43 development ready allotments in Goolwa. Goolwa, however, has a future urban growth potential of 4,400 lots. This future growth potential is land that is currently zoned as Deferred Urban or Rural and includes the affected area.

The affected area is of reasonable shape and scale to accommodate the proposed dwelling yield of approximately 410 dwellings, as well as other proposed uses such as childcare centre or a small local centre. Given the context of the land, it is considered that the proposal will result in an orderly expansion of the Goolwa township. Furthermore, as the affected area contains a High School and is adjacent to community recreational facilities, it readily lends itself for integration with existing community assets.

The Proponent has advised that as part of their further investigations that existing infrastructure will be reviewed to ensure that suitable infrastructure can be appropriately managed. It is acknowledged that there are known constraints in SA Water potable water capacity across the area. Additionally, Alexandrina Council owns and operates its own Community Wastewater Management Scheme and has advised that in principle, they are supportive of a wastewater connection to service future development within the affected area. This however is subject to the developer supplying hydraulic information and a master planned design across the affected area.

Should investigations identify that capacity in either system would not be available to support intended densities, full augmentation costs may be required to be resolved prior to finalisation of the Code Amendment.

Other potential constraints that have been identified for further investigation and consideration, are as follows:

- Transport and Access
- Site Contamination
- Interface management with rural/ cropping land, sensitive educational uses, infrastructure facilities
- Bushfire

- Native vegetation
- Retail demand.

Further strategic considerations and discussion are provided in **Attachment 3**.

Procedural considerations

The Proposal meets all procedural requirements, as detailed in the attached advice to the Minister (**Attachment 3**).

Conditions proposed and items specified

A number of conditions have been recommended to be specified by the Minister, pursuant to sections 73(5)(b) of the Act. In addition, it has been recommended that the Commission specify persons or bodies to be consulted with by the Designated Entity under section 73(6)(e) of the Act, as outlined in the advice to the Minister (**Attachment 3**).

Attachments:

1. Proposal to Initiate the Goolwa Township Neighbourhood Code Amendment (#22520169)
2. Draft approval letters to:
 - a) Craven Securities Pty Ltd (#22371010)
 - b) Alexandrina Council (#22371074)
3. State Planning Commission Advice to the Minister (#22367117)

Prepared by: Chelsea Spangler

Endorsed by: Nadia Gencarelli and Andy Humphries

Date: 7 January 2025

23ADL-0117
27 SEPTEMBER 2024

Goolwa Township Neighbourhood Code Amendment

Proposal to Initiate an Amendment to the
Planning & Design Code



BY CRAVEN SECURITIES PTY LTD (THE PROPONENT)



Proposal to Initiate an Amendment to the Planning & Design Code

Signature (Required)



Craven Securities Pty Ltd (the Proponent)

Date

2.10.2024

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the Planning, Development and Infrastructure Act 2016.

By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents may be published on the PlanSA portal by the Department of Housing and Urban Development.

Signature (Required)

Date

Minister for Planning



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Attachment A – Map of Affected Area

Attachment B – Zones and Overlays

Attachment C – Timetable for Code Amendment by Proponent

Attachment D – Letter from Alexandrina Council

Attachment E – Master Planned Township Zone Details

1. Introduction

Craven Securities Pty Ltd is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at Lot 23 Skewes Road, Goolwa (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning (the Minister) to initiate the Code Amendment under section 73(2)(b) of the Planning, Development and Infrastructure Act 2016 (the Act).

The proposal is seeking to rezone the Affected Area from Deferred Urban to Master Planned Township Zone to support the logical expansion of the Goolwa township. This proposal will enable land that has been identified as Deferred Urban to be utilised for residential and lifestyle needs and capitalise on a strategically located parcel of land.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The proponent has an interest in the Affected Area in accordance with section 73(2)(b)(vii) and section 73(2)(b)(ii). The proponent owns Lot 5 Alexander Road, Goolwa (CT6291/467) and has interest in 2-30 Glendale Grove, Goolwa (CT6040/246) and Lot 3 Alexandrina Road, Goolwa (CT5162/463), which is subject to an Unsolicited Proposal.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1 Rationale for the Code Amendment

Craven Securities Pty Ltd is seeking to rezone CT6291/467, CT6040/246 and CT5162/463 from Deferred Urban to Master Planned Township Zone. The Affected Area is approximately 28ha and is located on the north-western fringe of the Goolwa township. The Affected Area is the gateway to the Goolwa township and is of high strategic value.

Goolwa is located 82km south of Adelaide where the Murray Mouth and Southern Ocean meet. Goolwa is the most eastern township in the coastal cluster of Middleton, Port Elliot and Victor Harbor. The township is a popular location for families, retirees and holidaymakers. In the five-year period from 2016 to 2021 the population experienced consistent growth from 7,771 to 8,756 residents, with an average annual growth rate of 2.7%.¹ This growth is expected to continue as people seek a sea change or pursue the lifestyle benefits Goolwa offers.

The Draft Greater Adelaide Regional Plan has identified Goolwa as an area for future population growth. Development in Goolwa will capitalise on state and federal government investment in the Fleurieu Connections project (duplication of Main South and Victor Harbor roads) connecting Adelaide to this region. Across Goolwa and Victor Harbor it has been identified that development could provide more than

¹ ABS Quick Stats – Goolwa <https://abs.gov.au/census/find-census-data/quickstats/2021/UCL414001>

10,000 dwellings which will positively contribute to the 300,000 required over the next 30 years. The Affected Area is in a location that has been identified for Future Urban Growth.

The Land Supply Report for Greater Adelaide has investigated the Fleurieu region. The document identifies Goolwa as having more than double the future urban growth potential of any other township in the region. This potential can only be realised through the appropriate zoning and staged release of land.

During 2020 Alexandrina Council (Council) consulted on a Development Plan Amendment (DPA) for a large portion of land in Goolwa North. Council has spent considerable time planning for the growth of the Goolwa township. The DPA sought to apply a Residential Zone as well as Deferred Urban. The DPA did not progress, but the need to provide sufficient land for growth remains. This proposed rezoning aligns with the objectives of this previous work and will ensure a portion of land identified for development is brought online.

Council has since progressed work on the Alexandrina South Coast Growth Strategy. This has included community consultation on growth options. Following the background work and consultation, Council has endorsed 1 to 15-year and 16 to 30-year growth areas. The Affected Area is identified within Area L to provide growth in the next 1 to 15-years. The preferred growth approach will now seek community feedback for final endorsement. The Affected Area is identified as an orderly expansion of the Goolwa township and infrastructure and will provide residential, educational and community services.

The current Deferred Urban Zone allows primary production by way of broad acre cropping, grazing and/or low-intensity animal husbandry. Deferred Urban limits land division which restricts the ability for residential development. The desired outcome calls for the safeguarding of land for future urban growth. The opportunity is now available to develop this land for residential and community services and support strategic growth of Goolwa.

Goolwa is an established residential area which is popular for families, retirees and holiday makers. The proximity to Adelaide and lifestyle opportunities makes the area attractive for future development. The existing nature of development is low density dwellings, transitioning to areas of rural living and primary production.

2. Scope of the Code Amendment

2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area that is land within the Alexandrina Council identified as:

- Lot 5 Alexandrina Road, Goolwa (CT6291/467)
- 2-30 Glendale Grove, Goolwa (CT6040/246)
- Lot 3 Alexandrina Road, Goolwa (CT5162/463)

A map of the Affected Area can be found in Figure 1 below and in Attachment A.



Figure 1 Affected Area

2.2 Locality Description

The Affected Area is located on the north-eastern fringe of the Goolwa township. Goolwa is located 82km south of Adelaide. The township is situated along the River Murray and Goolwa Beach. Figure 2 shows the locality of the Affected Area.

The Affected Area is relatively flat and currently utilised for dry land cropping and some grazing, with Goolwa Secondary School occupying the southeastern corner. To the north and west of the Affected Area is Rural Zoned land used for dry land cropping and grazing. To the south of the Affected Area is Discovery Parks Goolwa and residential development. Adjacent to the Affected Area on the eastern side is residential development within the Rural Living Zone. The school has partnered with the Council to share a community gymnasium which is located on a parcel of land between the school grounds and the rural land.



Figure 2 Affected Area Locality

2.3 Scope of the Proposed Code Amendment

The scope of the amendment is to introduce a policy framework that facilitates additional residential development.

Table 1 Current and Proposed Policy

	Description
Current Policy	<p>Zone</p> <ul style="list-style-type: none"> Deferred Urban <p>Overlays</p> <ul style="list-style-type: none"> Airport Building Heights (Aircraft Landing Area) – seeks to ensure building height does not pose a hazard to the operation and safety requirements of aircraft landing areas. Building Near Airfields – to maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife. Hazards (Bushfire – Medium Risk) – seeks to ensure development responds to the medium level of bushfire risk by siting and designing

	Description
	<p>buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.</p> <ul style="list-style-type: none"> • Hazards (Flooding – Evidence Required) - adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development. • Murray-Darling Basin - seeks to ensure sustainable water use in the Murray-Darling Basin area. • Major Urban Transport Routes - seeks to ensure safe and efficient vehicle movement and access along major urban transport routes. • Native Vegetation - seeks to protect, retain and restore areas of native vegetation. • Traffic Generating Development - to ensure the safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. And to ensure the provision of safe and efficient access to from urban transport routes and major urban transport routes. <p>Additional Overlays (2-30 Glendale Grove, Goolwa (CT6040/246) and Lot 3 Alexandrina Road, Goolwa (CT5162/463)</p> <ul style="list-style-type: none"> • Water Resources – to protect the quality of surface waters in South Australia.
Amendment Outline	<p>The Code Amendment seeks to rezone the land to Master Planned Township Zone to support residential development. The Emerging Activity Centre Subzone will be investigated to allow for local retail and related activities.</p>
Intended Policy	<ul style="list-style-type: none"> • The Code Amendment intends to replace the Deferred Urban Zone with the Master Planned Township Zone over the Affected Area. • A Concept Plan will be investigated to guide future development. • Apply the Emerging Activity Centre Subzone. • Apply the Affordable Housing Overlay to the Affected Area.

3. Strategic Planning Outcomes

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents

3.1 Summary of Strategic Planning Outcomes

The strategic planning outcomes for the site include:

- Development that is compatible with the surrounding land uses.
- Logical expansion of residential development.
- Provide affordable housing outcomes.
- Supports the timely delivery of approximately 410 dwellings (approx. early 2026).
- Provide residential development in an area which is strategically identified and well serviced by infrastructure and community services.
- Allows for the future expansion of the secondary school or provision of new education/childcare facilities should the demand arise.
- Develop land which has been strategically identified for future development through its Deferred Urban zoning.
- Create an integrated and walkable neighbourhood.

Interface

The Affected Area is bordered by rural land to the north and west, primarily used for cropping, which has some seasonal impacts. These impacts will be investigated during the rezoning process. The Goolwa township boundary has several areas where rural and residential zones meet. Managing this interface for the Affected Area will be consistent with these areas. Interface is not seen as an impediment to the Code Amendment of future residential development.

Given that the Affected Area is zoned Deferred Urban it has already been earmarked to be developed for residential and community purposes. The Code Amendment is seeking to deliver on this outcome. The Code Amendment process will include suitable investigations to address this issue, as well as community engagement which will provide adjoining owners with the opportunity to have their say on how the proposal could impact upon their operations.

Bushfire

The Affected Area is currently within the Hazards (Bushfire – Medium Risk) Overlay.

The State-wide Bushfire Hazards Overlay Code Amendment seeks to update the spatial application of the bushfire hazard overlays to reflect recent bushfire hazard mapping, and review the policy contained in each of the overlays.

The Amendment is proposing that the Affected Area be included within the Medium Bushfire Hazard Area. This proposes no change to the bushfire hazard rating of the site.

The Medium Bushfire Hazard Area seeks to set development to minimise the threat and impact of bushfires on life and property through considerations like:

- Setbacks from vegetation (asset protection zones)
- Designing buildings to prevent trapped debris
- Siting buildings on flatter land
- Locating sheds, carports etc away from dwellings
- Designing roads and driveways to accommodate fire trucks.

Necessary bushfire requirements can therefore be dealt with at the land division and dwelling application stages.

The Country Fire Service (CFS) will be consulted with during the development of the Code Amendment Report.

3.2 Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 1 – Integrated Planning	
To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.	
1.1 An adequate supply of land (well services by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.	The Code Amendment seeks to expand the residential footprint of the town of Goolwa into the existing Deferred Urban Zone. The identified site is a logical expansion of an established township and is well located in relation to services and infrastructure. Future development will complement with the School. The Code Amendment will positively contribute to the delivery of housing supply in an area identified for future urban growth.
1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment	The Code Amendment has identified land zoned Deferred Urban to be rezoned for residential purposes. The Deferred Urban zoning earmarks the

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
commensurate with the rate of future population growth.	<p>area for future development. Goolwa has experienced a growth rate of 2.69% over the 5-year period from 2016-2021. The rezoning will provide additional allotments to support housing supply and continued growth.</p> <p>The Affected Area is a logical extension of the existing township footprint.</p>
1.4 Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.	<p>The Code Amendment seeks to rezone land currently zoned Deferred Urban. This zoning implies the land has been identified for future development. Development will not impede or reduce the amount of Rural Zoned land to the north and west.</p>
1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.	<p>Development facilitated by the Code Amendment will provide a variety of housing options sought in the area. This includes affordable housing outcomes. Future residential development will also incorporate additional social infrastructure and open space.</p>
1.9 Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.	<p>The Code Amendment will facilitate development that provides quality open space and connection. This will encourage walking and cycling within the Affected Area and to Goolwa. The proximity of residential development to services such as the School will encourage walkable neighbourhoods and development a strong community feel.</p>
<p>SPP 2 – Design Quality</p> <p>To elevate the design quality of South Australia’s built environment and public realm.</p>	
2.8 Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.	<p>The Code Amendment will facilitate development which will respond to the natural environment and contribute positively to the established character of the Goolwa township. The Code Amendment will support the logical and orderly expansion of the Goolwa township.</p>
2.9 Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.	<p>The Code Amendment will respect the established character of the area and ensure any future development is complementary.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	Development will consider the surrounding context and support the development of an integrated and connected neighbourhood.
2.10 Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.	The Code Amendment will facilitate development that references good design principles and includes high quality open spaces for the community.
2.14 Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.	The Code Amendment is proposing residential development that will include quality open space for active and passive recreation. Future development will also link with existing sport and recreation facilities for the benefit of the community and School.
SSP 4 – Biodiversity To maintain and improve our state's biodiversity and its life supporting functions.	
4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.	The Code Amendment is proposing to develop land zoned Deferred Urban and currently utilised for dry cropping. The proposed rezoning and development of the land will not impact land of high natural value. The adjacent Rural Zone land will remain in operation with appropriate buffers to be formed with the development.
4.4 Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.	<p>The Code Amendment is proposing additional residential land with quality streetscape and open space to create a well-connected and diverse neighbourhood.</p> <p>Future development will feature high quality public realm and prioritise the connection of residents to services. Given the location and surrounding services, the Code Amendment will facilitate a highly connected and walkable neighbourhood.</p>
SPP 5 – Climate Change Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.	
5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people	The land is subject to Evidence Required Flooding Overlay and Medium Bushfire Risk Overlay. Investigations will be undertaken to identify risks to

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
and property are mitigated to an acceptable or tolerable level through cost-effective measures.	people and property. The Affected Area is not considered to be at high risk of natural hazards and future design will mitigate these risks to an acceptable level.
<p>SPP 6 – Housing Supply and Diversity</p> <p>To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p>	
<p>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</p>	<p>The Code Amendment seeks to provide additional housing options within the Goolwa township. This will include affordable housing options to cater for a variety of lifestyle needs.</p> <p>Additional housing supply with associated services will respond to need identified by council and state government.</p>
<p>6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</p>	<p>The Code Amendment is proposing to develop land on the fringe of the Goolwa township which provides connection to existing infrastructure and community services. Additional services will be provided for the benefit of the whole Goolwa community.</p>
<p>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.</p>	<p>The Code Amendment seeks to develop housing which will provide a variety of housing types, open space, recreation areas and connect with an established community.</p> <p>Future development facilitated by the Code Amendment will enhance connectivity and contribute to healthy neighbourhoods.</p>
<p>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.</p>	<p>The Code Amendment is seeking to rezone land that is earmarked for urban development and is adjacent to existing residential and community services.</p> <p>The Affected Area is a logical expansion of the Goolwa township and aligns with Council's and the state's growth objectives.</p>
<p>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</p>	<p>The Code Amendment seeks to support residential development. Goolwa has been identified as having a diversity of housing needs. To address this the future development will consider a variety of housing</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	options and include a minimum of 15% affordable housing.
6.8 Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.	The Code Amendment seeks to provide a variety of residential housing outcomes including affordable housing outcomes.
6.10 Limit the establishment of rural living allotments in areas that impact on the future expansion of townships and result in the inefficient delivery of infrastructure and social services.	The Code Amendment does not seek to include any rural living allotments. The future development facilitated by the Code Amendment will be of a higher density than rural living allotments.
6.11 Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.	<p>The Code Amendment is seeking to rezone land zoned Deferred Urban. The development will not fragment valuable primary production land or conflict with sensitive land uses.</p> <p>Buffers will be used to manage any interface matters further beyond the site boundaries and ensure that the ongoing agricultural/primary production uses in the locality do not impact residential development and vice versa.</p>
<p>SPP 11 – Strategic Transport Infrastructure</p> <p>To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p>	
11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.	The Code Amendment will capitalise on recent investment in the surrounding transport network between Adelaide and the Fleurieu Peninsula. Recent investments have upgraded commuter and freight routes to ensure better accessibility for residential and employment land uses.
11.6 Allow for the future expansion and intensification of strategic transport infrastructure and service provision (corridors and nodes) for passenger and freight movements.	The development facilitated through this Code Amendment will not impact on any future strategic transport works. To the contrary, development would support recent investments in nearby infrastructure
<p>SPP 14 – Water Security & Quality</p> <p>To ensure South Australia's water supply is able to support the needs of current and future generations.</p>	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
14.5 Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.	The Code Amendment will facilitate development which incorporates water sensitive urban design principles. This will enhance liveability and positively contribute to flood risk mitigation.
14.6 Support development that does not adversely impact on water quality.	The Code Amendment will support residential development and associated services which will incorporate water sensitive urban design principles and ensure matters such as stormwater are managed appropriately across the development.
SPP 15 – Natural Hazards To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.	
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.	The Code Amendment will rezone land that is located between a township and rural areas. Appropriate measures will be taken to mitigate against the risks of fire, flooding and climate change.

3.3 Alignment with Regional Plans

The 30-Year Plan for Greater Adelaide is the relevant Regional Plan for this Code Amendment. This document is currently under review and will be replaced by the Greater Adelaide Regional Plan (GARP).

A discussion paper has been released to assist with the development of the GARP which will set the intent for the Greater Adelaide Region to 2051. The Discussion Paper has identified Goolwa for population and employment growth. Recent investment in road infrastructure and existing demand have Goolwa identified as a key area for future investigation and development. This Code Amendment aligns with the intent of the Discussion Paper. It is anticipated the GARP will be released in 12 months' time.

The 30-Year Plan and State Planning Policies (SPPs) provide the current long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30-Year Plan includes six targets, underpinned by a range of policies that help to measure progress on delivering a new urban form. The targets are:

1. Containing our urban footprint and protecting our resources

2. More ways to get around
3. Getting active
4. Walkable neighbourhoods
5. A green liveable city
6. Greater housing choice.

The Code Amendment proposal will reinforce the objectives of the Plan and is considerate of the type of development and its locality. The proposed policy framework will support development in a strategically important location, cluster services, not negatively impact on primary production and provide employment opportunities within the region.

The draft GARP is currently out for consultation. The GARP will replace the 30-Year Plan for Greater Adelaide when released in March next year. The draft GARP has identified Goolwa as a growth opportunity given its strategic location, connection to recent major infrastructure investment and lifestyle benefits. Goolwa has been identified for both residential and employment growth. Land within Goolwa outside of the Environment and Food Production Area (EFPA) has strategic importance and is identified to provide residential and employment land supply in the short-term. Within the draft GARP the Affected Area has been identified as a Future Urban Growth Area. This Code Amendment seeks to achieve the intent outlined in the draft GARP.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Transit corridors, growth area and activity centres</p> <p>P11 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.</p> <p>P12. 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.</p>	<p>The Code Amendment seeks to develop a parcel of land at the gateway of the Goolwa township which has been identified for future growth. Future development will extend the exiting township footprint and connect with established services and community infrastructure.</p>
<p>Design quality</p> <p>P26. 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.</p> <p>P28. Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new</p>	<p>The Code Amendment will facilitate development that creates safe, accessible and connected spaces. Future development will be complementary to the adjacent land uses and positively contribute to the existing Goolwa township. New streets, paths, housing and roads will be planned and integrated to with the natural environment.</p> <p>Policy in the Code Amendment will ensure that future development responds to the surrounding context, location and place. Development will be an extension</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>growth areas and infill redevelopment areas that incorporate green infrastructure.</p> <p>P29 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.</p> <p>P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</p> <p>P31. Recognise the unique character of areas by identifying their valued physical attributes.</p>	<p>of the established township and continue the strong community and identity of Goolwa.</p> <p>Appropriate buffers to rural land will be provided to manage any potential interface issues.</p>
<p>Housing mix, affordability and competitiveness</p> <p>P37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> • ancillary dwellings such as granny flats, laneway and mews housing • dependent accommodation such as nursing homes • assisted living accommodation • aged-specific accommodation such as retirement villages • small lot housing types • in-fill housing and renewal opportunities. <p>P40. Use government-owned land and large underdeveloped or vacant sites as catalysts for stimulating higher density development and innovative building forms.</p> <p>P42. Provide for the integration of affordable housing with other housing to help build social capital.</p> <p>P45. Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure)</p>	<p>The focus of the Code Amendment is to facilitate residential development. As part of this a variety of dwelling options are envisaged with affordable housing options to be a focus. This will be reflected in the new policy.</p> <p>The Goolwa township has experienced consistent growth over the last 5 years. This growth is expected to continue with many families and retirees seeking to take advantage of the lifestyle benefits available.</p> <p>Rezoning land earmarked for future development through this Code Amendment is a logical expansion of the township footprint. The Code Amendment will provide additional land supply for residential development.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>and quality-built form that is well integrated into the community.</p> <p>P46. Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15-year supply).</p>	
<p>Health, wellbeing and inclusion</p> <p>P47. Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • 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. <p>P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p> <p>P53 Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.</p>	<p>The Code Amendment seeks to apply a zone which supports housing, lifestyle needs and recreation to ensure that the area is appropriately serviced.</p> <p>The Code Amendment will seek to implement a Concept Plan that will, identify desired locations for open space to support walkable neighbourhoods; along with locations for desired local shops and non-residential land uses, which could provide supporting retail, services and potential community facilities.</p>
<p>The economy and jobs</p>	<p>The Affected Area will manage the interface between township and rural land through both</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>P62. Manage the interface between townships and adjacent primary production activities and areas of nature protection.</p>	<p>design and policy. The Code Amendment is proposing to rezone land which is more valuable for residential development than primary production. These two land uses can co-exist within this locality with many examples of interface management across the Goolwa township.</p>
<p>Transport</p> <p>P74. Ensure development does not adversely impact the transport function of freight and/or major traffic routes and maintains access to markets.</p>	<p>Investigations informing the Code Amendment will review transport movements in the locality and the interaction of new development. No impacts on freight are envisaged.</p>
<p>Infrastructure</p> <p>P86. Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> • walking and cycling paths and facilities • local stormwater and flood management including water sensitive urban design • public open space • sports facilities • street trees • community facilities, such as childcare centres, schools, community hubs and libraries <p>P88. Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.</p>	<p>Investigations will be undertaken as part of the Code Amendment to ensure that future development proposed by the Code Amendment can be serviced. Any updates or trigger points for infrastructure upgrades will be highlighted.</p> <p>As stated above a Concept Plan will guide the location and design of infrastructure.</p>
<p>Open space, sport and recreation</p> <p>P99. Ensure quality open space is within walking distance of all neighbourhoods to:</p> <ul style="list-style-type: none"> • link, integrate and protect biodiversity assets and natural habitats. 	<p>The Code Amendment is seeking to support residential development that includes high quality open space. Open space will reflect the natural environment, provide opportunity for sport and recreation and link with existing services to encourage active transport.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> • provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres. • be multi-functional, multiuse (including the shared use of strategically located school facilities) and able to accommodate changing use over time. • incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity. • contain appropriate and low maintenance species and locate trees to maximise shade. • encourage unstructured recreation opportunities such as the provision of a variety of paths and children’s play equipment. • foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities. <p>P104 Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.</p>	<p>Linkages with adjacent open space will also be considered to ensure high quality outcomes for the community and future needs.</p>
<p>Climate change</p> <p>P105. Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> • protect valuable primary production land • reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas • conserve areas of nature protection areas • safeguard the Mount Lofty Ranges Watershed • reduce vehicle travel and associated greenhouse gas emissions. 	<p>The Code Amendment is proposed for land zoned Deferred Urban and therefore earmarked for future development. Development of strategically identified land ensures impacts on primary production land and areas of high value can be managed.</p>
<p>Water</p>	<p>Design policy in relation Water Urban Sensitive Design (WUSUD) will be applied to future</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p> <p>P117. Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:</p> <ul style="list-style-type: none"> • 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. 	<p>development. The future development facilitated by the Code Amendment will feature stormwater systems and water reuse that adds to the amenity.</p>
<p>Emergency management and hazard avoidance</p> <p>P118. Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designing and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> • avoidance • adaptation • protection 	<p>The Affected Area is located on the edge of the Goolwa township with rural surrounds. Management of environmental impacts and hazards will be dealt with in design. Appropriate mitigation measures will be put in place to reduce the threat of hazards.</p>

3.4 Alignment with other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table (Table 2) identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<p>Alexandrina 2040 – Our Plan to Thrive (Four Year Plan)</p>	<p>Climate Response - Climate change is the issue of greatest concern to the people of Alexandrina.</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<p>Increasingly frequent adverse events, the fragility of our ecosystems and the security of our water supplies led to our Climate Emergency declaration in 2019.</p> <p>The Code Amendment will facilitate development which provides an appropriate climate response. Future development will feature design measures to support this and mitigate risks.</p> <p>Appropriate Growth - Well managed development relies on the best available social and physical infrastructure and services. Appropriate growth supports residents, farmers, businesses, community organisations and the many visitors central to job creation and our economic destiny.</p> <p>The Code Amendment is seeking to rezone Deferred Urban land. The Deferred Urban zoning earmarks the land for future development. The development will ensure valuable primary production land remains and the township footprint can be expanded in a logical and strategic manner.</p> <p>Community Inclusion - Bringing generations and communities together, welcoming visitors into our region and embracing diversity will support our growing population, stimulate spending and attract investment.</p> <p>The Code Amendment seeks to integrate with existing community land uses on the adjacent land. Additional open space and community services will support residential growth and provide the community with a high level of amenity.</p> <p>Transport Connections - Our community needs a high-quality road, water, rail and trail network that is safe, well maintained, supportive of healthy lifestyles, and environmentally sustainable.</p> <p>Investigations as part of the Code Amendment will report will detail any required upgrades to the transport network. An internal road network will be developed as part of future development and feed into the existing network.</p> <p>Environmental Innovation - It is clear that we can go well beyond the management of waste, water and energy and</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<p>extend to circular resource systems, regenerative farming, aquaculture and nature-based recreation and ecotourism.</p> <p>The future development facilitated by the Code Amendment will work with Council to achieve environmental outcomes. Development will seek to enhance the natural environment.</p> <p>Green Alexandrina - 2.3 Encourage community participation and partnerships with key stakeholders for greater involvement in sustainability issues and promote the adoption of a sustainable lifestyle.</p> <p>The Proponent will work with relevant stakeholders to ensure partnerships are built with the community and relevant stakeholders regarding sustainability and future development should the Code Amendment be successful.</p> <p>Connected Alexandrina - 3.1 Support prosperity and wellbeing in Alexandrina by building the resilience of our communities, the economy and the environment to a variable and changing climate.</p> <p>The Code Amendment seeks to facilitate residential development that will grow and enhance the established community. Future development will support economic growth and focus on health, well-being and creating connected communities.</p>
<p>Draft Greater Adelaide Regional Plan (GARP)</p>	<p>The draft GARP was released in September 2024 for community consultation.</p> <p>The GARP will replace the 30-Year Plan for Greater Adelaide, setting new strategic planning priorities for the next 30 years.</p> <p>The Discussion Paper identified the Affected Area within southern spine investigation area for future residential and employment activities. Specifically, the Affected Area has been identified in the document as a Future Urban Growth Area.</p> <p>Development initiated by the Code Amendment will capitalise on:</p> <ul style="list-style-type: none"> • Significant investment in road infrastructure. • Planned infrastructure investment.

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
	<ul style="list-style-type: none"> • The favourable coastal setting and desirable lifestyle. • Connection to Adelaide and growing residential and employment opportunities locally.
<p>Land Supply Report for Greater Adelaide – Residential (July 2023)</p>	<p>The Land Supply Report (LSR) provides a point in time analysis of residential and employment land development trends, projected demand and land supply across the Greater Adelaide Planning Region.</p> <p>The LSR identified Goolwa as having a large portion of future urban growth potential which covers the Affected Area. It is important this future urban growth land is transitioned to development ready land through the rezoning process. The Code Amendment seeks to provide additional development ready land for housing and community services in Goolwa for the benefit of the Fleurieu Peninsula region.</p>
<p>Alexandrina South Coast Growth Strategy</p>	<p>Alexandrina Council has released the Draft Alexandrina South Coast Growth Strategy for comment. The strategy has considered different growth investigation areas and prioritised growth areas over 1 to 15 years and 16 to 30 years.</p> <p>The Affected Area is identified with Area L of the Strategy which is considered for growth in the next 1 to 15 years.</p> <p>Area L is identified to provide residential, educational and community services. The Code Amendment seeks to provide a policy framework to deliver on these objectives.</p>

4. Investigations and Engagement

4.1 Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Table 2 Investigations Undertaken

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Preliminary Site Investigations (TMK)	Considers any potential site contamination and ensure that it is suitable for its intended use.	<p>Preliminary Site Investigation (PSI) was undertaken to understand the environmental site history. Investigations found:</p> <ul style="list-style-type: none"> The land has been used for agricultural purposes since before 1949. Low-intensity Livestock grazing and broad acre farming activities are not listed within the South Australian <i>Environment Protection Act 1993</i> or within PlanSA practice direction 14. TMK concludes that the risk of environmental impacts within the proposed residential development area would be low.
Site Survey (FYFE)	Preparation of a feature survey and boundary model.	<p>Survey prepared detailing:</p> <ul style="list-style-type: none"> Natural surfaces. Trees and vegetation (stump, spread, height if significant) Fencing and structures. Visible services – top stones. U/G services not marked or surveyed. (Provide DBYD info only).

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
		<ul style="list-style-type: none"> Edge of bitumen and centreline of Alexandrina Road.

4.2 Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations will be undertaken to support the Code Amendment.

Table 3 Proposed Investigations

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Native Vegetation, including flora and fauna	To identify existing Native Vegetation and land of biodiversity value. Undertake a Significant Tree/Regulated Tree survey.
Stormwater Investigations	To confirm that stormwater runoff can be appropriately managed.
Infrastructure Services Investigations	Existing utility infrastructure will be reviewed to ensure suitable infrastructure can be provided.
Traffic Investigations	To identify the impact of the proposed Code Amendment on the road network and the scope and timing of any road upgrades required to support future development (if any).
Retail Assessment	Retail analysis to assess the demand for a local centre.
Aboriginal Heritage Register	Consult with Aboriginal Heritage Register for any areas of significance affecting the site.
Community Infrastructure	Identification of existing community services and future demand.

4.3 Engagement Already Undertaken

In accordance with Practice Direction 2, the Alexandrina Council's Chief Executive Nigel Morris has been consulted on this proposal. In summary, the following matters were raised by the Council with a full letter in **Attachment D**:

- With the broader context in mind, a mix of dwelling types and allotment sizes is supported in a way that is sympathetic to the rural/regional nature of Goolwa and that does not create interface issues that undermine the surrounding economically important agricultural areas.
- Council does not support the Master Planned Township Zone and would prefer to see the Neighbourhood Zone applied.
- Goolwa has been identified as a potential area for growth in the State in the GARP.
- It is noted that there is continued need to provide sufficient land for growth and more detail is required to support this in the Proposal.

While Council is concerned with the zone selection, the Master Plan Township Zone has been specifically provided for in the Code Zone Library to support master planned developments on the edge of townships. The Zone allows for the establishment of a Building Envelope Plan that is designed to create improved coordination and better development outcomes.

We have had regular correspondence with Council on this matter and continue to keep them informed of its progress.

PLUS Code Control Group (CCG) has been consulted on the proposal. The following was detailed in their response:

- CCG highlighted the opportunity to engage with the Housing Infrastructure Planning and Development Unit (HIPDU) regarding the future of the greater Goolwa area.
- No issues with zone choice or overlay application were identified.
- The CCG did not identify any additional investigations.
- There was a discussion on application of Affordable Housing Overlay.
- The CCG recommended reviewing the Greater Adelaide Regional Plan Discussion Paper for context on Goolwa's future.

We have continued to engage with PLUS during the development of this Proposal to Initiate.

In developing the Proposal to Initiate URPS has held regular meetings with the Department for Education (DE). DE is supportive of the approach to the Code Amendment, and the inclusion of the Minister for Education's land within the proposal. URPS has also met with staff from Goolwa Secondary School, DE, and the Proponent to inform them of the Code Amendment process and to identify matters that are important to them. These matters included opportunities to maximise student safety, and ongoing school operations.

We will continue to work collaboratively with DE and the School to ensure the Concept Plan proposed for inclusion in the Code Amendment responds to the local setting of the school and maximises the overall community benefits of the proposal.

4.4 Further Engagement Proposed

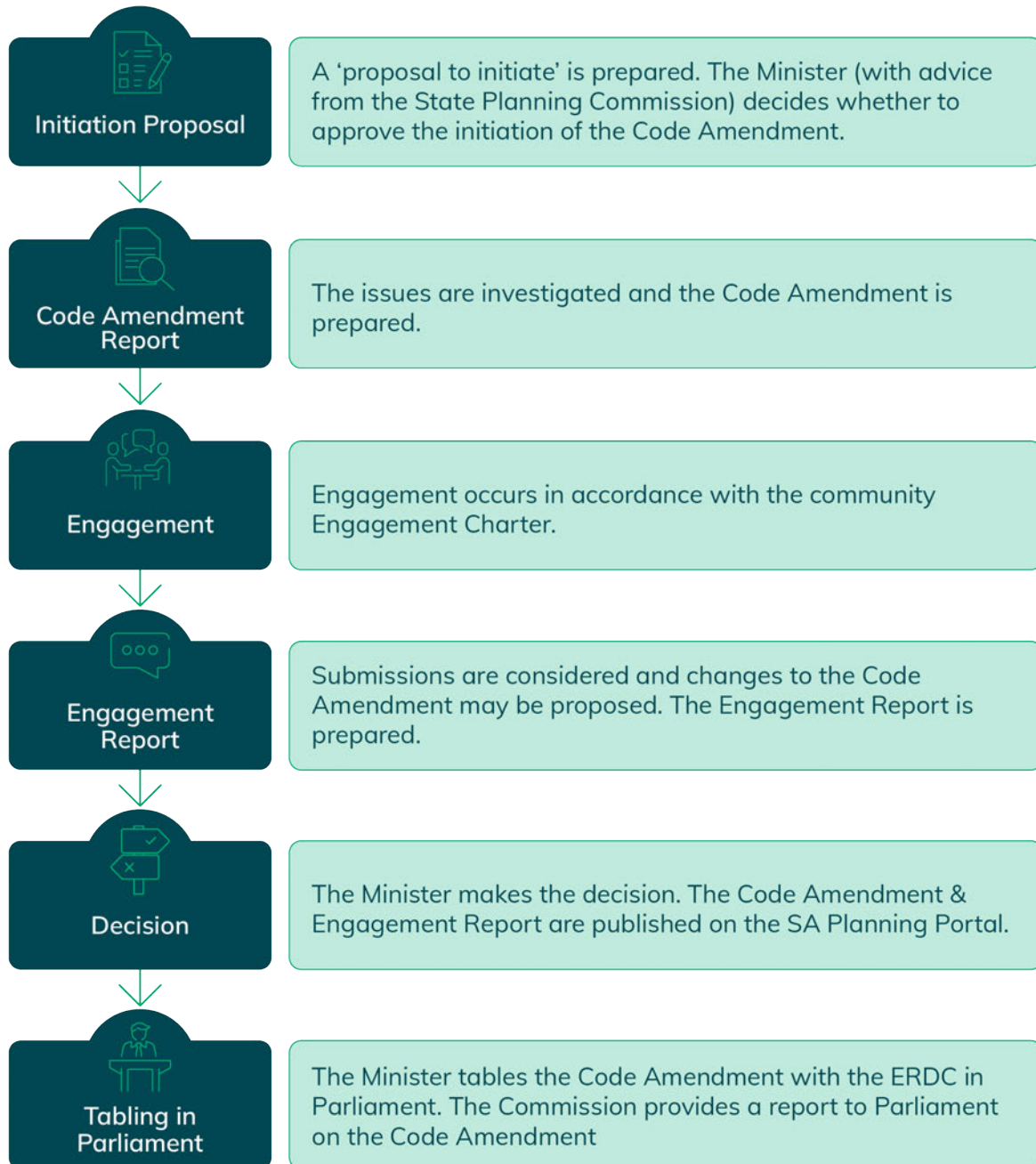
In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

Table 5 Proposed Engagement

Further Engagement Proposed	Explanation of how the further engagement proposes to address an identified issue or question
Notification and meeting with Neighbouring Landowners	To be addressed in an Engagement Plan. Process likely to include, preparation and distribution of fact sheet, letterbox drops, face-to-face meetings, information session etc.
Department of Trade and Investment – PLUS Code Control Group	Engagement prior to formal community consultation to inform final zone selection and local policy content.
Local MP – David Basham MP	Engagement as the Local Member.
Federal MP – Rebekha Sharkie MP	Engagement during investigations to ensure they are informed and understand their level of interest.
Engage with Ngarrindjeri Nation	Engage during Investigations to understand their level of interest.
Engagement with relevant agencies including Department of Environment and Water (DEW), Department of Trade and Investment (DTI), Department for Education, Department of Primary Industries and Regions (PIRSA), Country Fire Service (CFS) and Environment Protection Authority (EPA)	To investigate any impacts on these agencies and ensure the Code Amendment aligns with their strategic objectives.
Utility service providers i.e. SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN, and other telecommunications providers	Investigate capacity of the existing infrastructure networks and identify any augmentation or upgrades required.

5. Code Amendment Process

The Code Amendment process includes the following steps:



5.1 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements of the Act.
- 1.1.2. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

Anita Allen
Associate Director, URPS
8333 7999
- 1.1.3. This person is equivalent to an Accredited Professional level 1.
- 1.1.4. The Engagement Activities will be overseen by Emma Williams, Principal Consultant URPS, who is IAP2 Accredited.
- 1.1.5. The Proponent intends to undertake the Code Amendment by:
 - a) Engaging URPS to provide the professional services required to undertake the Code Amendment.

5.2 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone on subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land; and
 - owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.3 Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

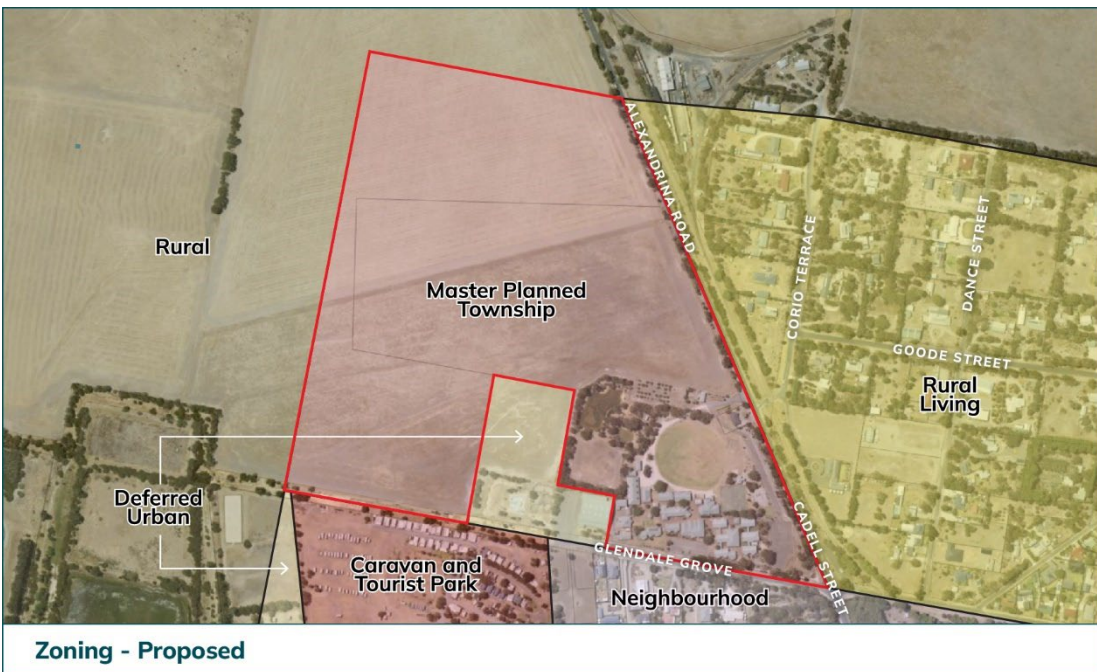
5.4 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined Attachment B. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

Attachment A – Map of Affected Area



Attachment B – Zones and Overlays





Subzone - Proposed



Airport Building Heights (Aircraft Landing Area) Overlay

NO CHANGES PROPOSED



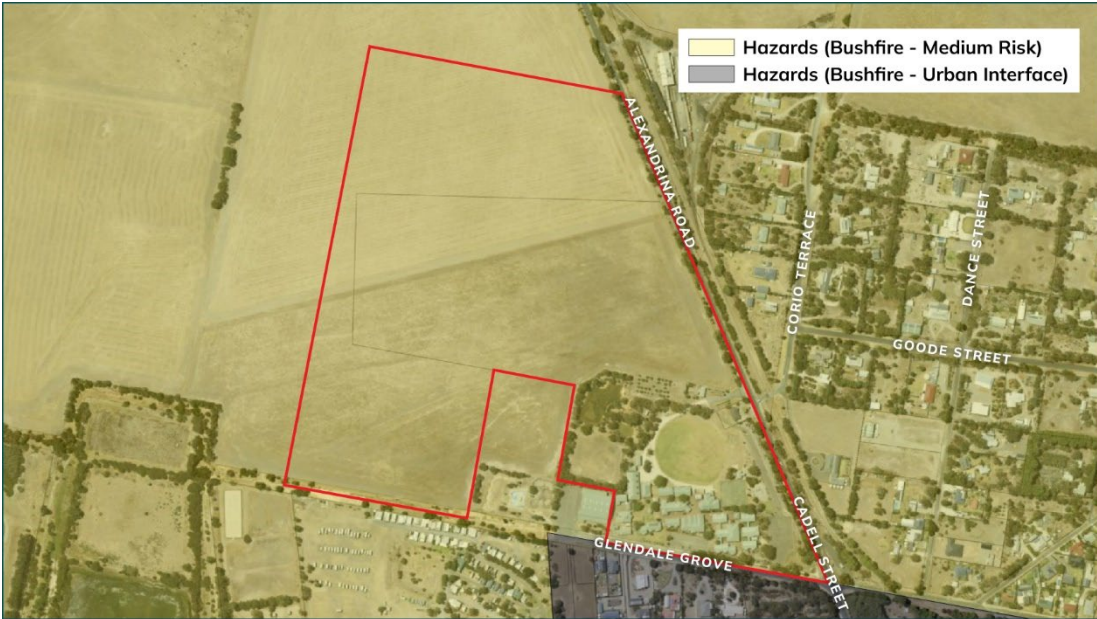
Building Near Airfields Overlay

NO CHANGES PROPOSED



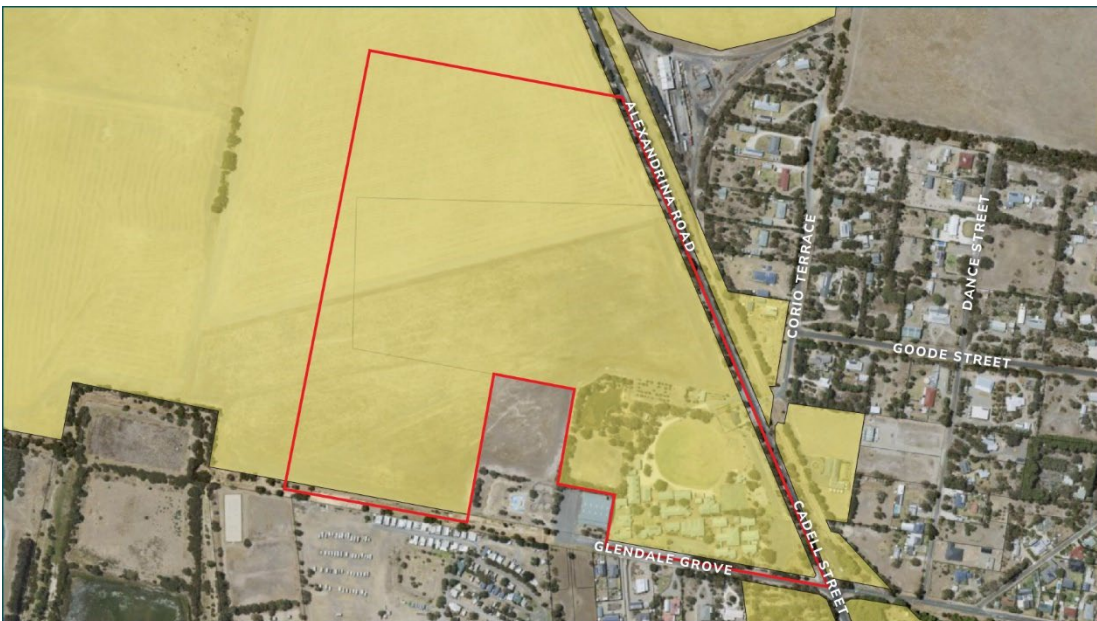
Hazards (Flooding) Overlay

NO CHANGES PROPOSED



Hazards (Bushfire) Overlay

NO CHANGES PROPOSED



Major Urban Transport Routes Overlay

NO CHANGES PROPOSED



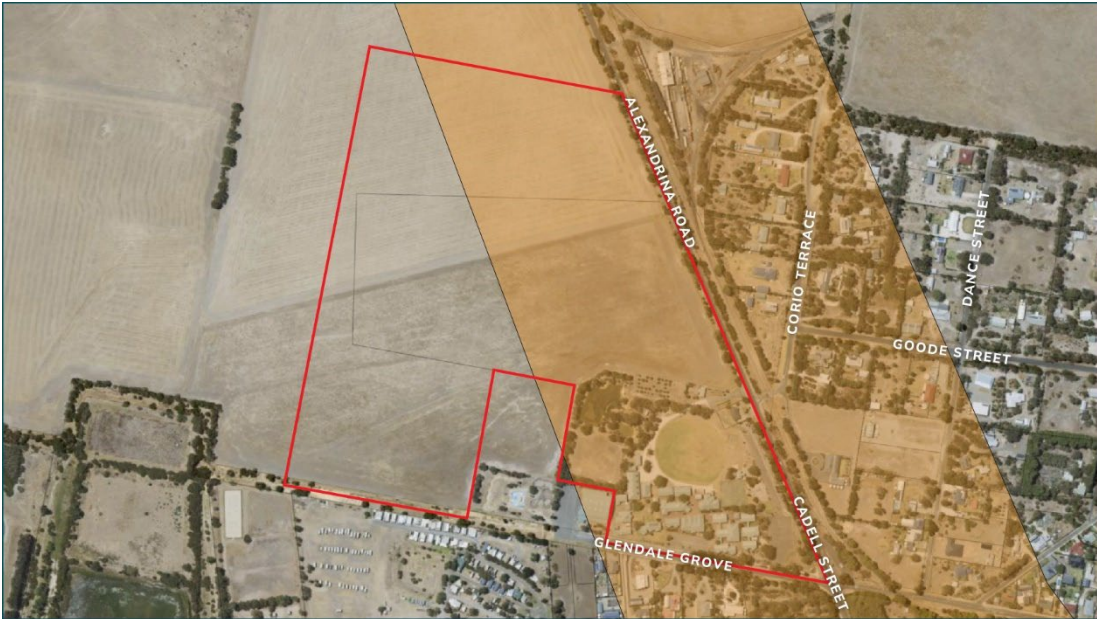
Murray Darling Basin Overlay

NO CHANGES PROPOSED



Native Vegetation Overlay

NO CHANGES PROPOSED



Traffic Generating Development Overlay

NO CHANGES PROPOSED

Attachment C – Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	PLUS	2 weeks (includes lodgement and allocation + referral to Government Agencies within the first week)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	PLUS, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared The Drafting instructions and draft mapping provided to PLUS	Designated Entity	6 weeks
PLUS prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	PLUS	1 week
Preparation of Materials for Consultation	Designated Entity	To be informed by Engagement Plan
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	Anticipated to commence in January 2025

Step	Responsibility	Timeframe
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with PLUS	Designated Entity	4 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	PLUS	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks (includes 1 week to process through Minister's office)
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA Portal	PLUS	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	PLUS	8 weeks

Attachment D – Letter from Alexandrina Council



21 November 2024

Craven Securities Pty Ltd
C/- URPS
27 Halifax Street
ADELAIDE SA 5000

Via email to: [REDACTED]

Dear Sarah

Proposal to Initiate – Goolwa Township Neighbourhood Code Amendment

I acknowledge receipt of your correspondence dated 23 October 2024 seeking Council's comments on the draft Proposal to Initiate the Goolwa Township Neighbourhood Code Amendment (the Code Amendment) by Craven Securities Pty Ltd (the Designated Entity). The Code Amendment seeks to amend the planning policies applying to the following land which encompasses the 'Affected Area':

- Lot 5 Alexandrina Road, Goolwa
- 2-30 Glendale Grove, Goolwa
- Lot 3 Alexandrina Road, Goolwa

It is proposed to rezone the Affected Area from Deferred Urban Zone to Master Planned Township Zone to facilitate additional residential development and support the logical expansion of the Goolwa township. In addition, it is proposed to apply the Emerging Activity Centre Subzone and Affordable Housing Overlay to the Affected Area. Some 410 residential allotments are estimated for the Affected Area.

In accordance with Section 73 of the *Planning, Development and Infrastructure Act 2016* and Practice Direction 2, I acknowledge that a private proponent must provide evidence of undertaking preliminary consultation with the Chief Executive Officer of Council on the Proposal to Initiate a Code Amendment and detail any matters raised as a result.

Please find detailed below a combination of preliminary feedback and the identification of matters requiring consideration or further investigation in addition to, or expanding on those investigations listed in your email dated 23 October 2024.

Strategic Context:

As you are aware, Council has undertaken extensive community consultation on the draft Alexandrina South Coast Growth Strategy (SCGS). The SCGS

proposes a number of growth areas to accommodate housing and employment lands for the next 15 years, (Phase 1) as well as a following 15 years (Phase 2) as required. The Affected Area has been identified to accommodate growth within the next 15 years (Phase 1).

Council will be considering the feedback from the community consultation at a Council Information Session on 9 December and at a subsequent Council Meeting, will endorse a final South Coast Growth Strategy.

In addition to the SCGS, the State Planning Commission released the draft Greater Adelaide Regional Plan (GARP) for community consultation. The GARP identified the Affected Area as an existing future urban growth area. Consultation has now finished on the GARP and at its 18 November 2024 meeting, Council resolved that it will submit its *endorsed SCGS as Council's submission to the Greater Adelaide Regional Plan no later than end January 2025*. Whilst both the GARP and the SCGS strategies still require further investigation, it is recognised that the existing 30-Year Plan for Greater Adelaide (2017 Update) confirms that the Affected Area is within the Planned Urban Lands to 2045. Notwithstanding, it will be expected that a thorough population growth trends, projected demand and supply analysis be provided.

Investigations/Considerations:

Proposed Zone, Density and Interface

The Affected Area lies between two areas that currently accommodate vastly different densities of development, with the Rural Zone to the north-west and Deferred Urban closely bordered by Rural Living, Neighbourhood and Caravan and Tourism Park Zones to the south and east. The Affected Area is located on the outskirts of the township, which displays a transition to the rural areas by way of the abutting zones and zone policy.

With the broader context in mind, a mix of dwelling types and allotment sizes is supported in a way that is sympathetic to the rural/regional nature of Goolwa and that does not create interface issues that undermine the surrounding economically important agricultural areas.

Whilst the Master Planned Township Zone provides for a mix of dwelling types, it does not provide a policy framework that will achieve certainty or suitable outcomes for our current or future communities due to a lack of ability to:

- require suitable allotment sizes for the different localities within the Affected Area;
- require suitable site frontages, front and side setbacks, or site coverage;
- prevent 'medium rise' development which supports up to 6 building levels across the entirety of the Affected Area; or
- apply important urban greening policies such as the policies from the Urban Tree Canopy Overlay (noting that planning approval is not required for dwellings in many circumstances which means that these important policies are unable to be used).

Council administration therefore prefers the Neighbourhood Zone with the ability to provide Technical and Numeric Variations suitable to Goolwa, augmented by a Concept Plan which can identify areas for medium density development (bordering the school site) and larger allotments adjacent the peripheries to the rural type zones.

The Concept Plan will also be able to define landscaped buffers at the interface with adjacent rural type settings, connectivity with the centre of Goolwa (activity centre) and

school/community facilities, infrastructure provision, open space areas, pedestrian linkages amongst other things.

Emerging Township Activity Centre Subzone

It is proposed to apply the Emerging Activity Centre Sub-zone across the Affected Area. The subzone does not specify a minimum floor area nor building height policy to ensure an appropriate transition to adjacent rural zoned land.

The Code Amendment will therefore need to include a retail and commercial analysis, and reconsider the extent of application of the subzone, to ensure that the viability of the commercial centre of Goolwa is not in any way compromised by any future commercial or retail activity within the Affected Area.

Future Expansion of School

With the extent of growth proposed for Goolwa (particularly as expressed in the draft GARP, it is fundamental that there will be sufficient area within the school site to allow for future expansion and an increase in student numbers. The Code Amendment documentation will need to provide evidence that this has been investigated.

Fire Risk

Given the proximity of grasslands, future fire risk of this locality based on a proposal to rezone and introduce a greater number of sensitive land uses will require careful consideration.

Environmental Considerations

Any significant impacts, including cumulative, on Matters of National Environmental Significance (MNES) for example - *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) listed species are required to be assessed against the EPBC Act. It is the landowner's responsibility to gain any approvals required for activities that may impact on an MNES.

Integrated Water Management Plan

The Integrated Water Management Plan for the Rural Communities of Goolwa and Hindmarsh Island October 2012 by SKM Engineers findings and recommendations need to be considered in any future planning for the site.

Vegetation and Tree Canopy

Council's Tree Canopy Benchmark Study & Thermal Imaging report (February 2023) highlights that Goolwa Township has only 14.3% tree canopy cover. Avoidance of areas with vegetation and particularly canopy cover and reintroducing canopy cover should be a priority. Consideration should be given to the application of overlays that encourage future tree planting within the public realm (streetscape, open space areas).

Please also note that the land is subject to the *Native Vegetation Act 1991* and approvals will be required should any clearance of native vegetation be required as a result of any future land division (including for access). There is significant remnant vegetation located on the unmade section of Glendale Grove adjacent the subject land.

In addition, appropriate buffers to vegetation on public land and within the Affected Area is required so that the trees are not compromised due to fire risk and requirements by the Country Fire Service. Appropriate buffers can be illustrated on the suggested Concept Plan.

ATTACHMENT 1 – Infrastructure Comments

Wastewater Management:

In principle, the Water Infrastructure Team is supportive of wastewater connection, to service future development within the proposed 'Affected Area', to the Goolwa Community Wastewater Management System (CWMS) via existing Rising Main(s) to the South or direct connection to the Goolwa Wastewater Treatment Plant (WTTP). Critically, connection is subject to hydraulic information & a master planned design across the Affected Area (to be supplied by the developer) and subsequent network capacity assessment by Council.

Upon assessment of hydraulic, masterplan design and capacity information, it is proposed the developer and Council enter into an Infrastructure Agreement (IA) detailing responsibilities and connection costs. Any network augmentations or upgrades triggered by the proposed development will be borne by the developer with Council proposing costs to be proportioned equitably across the proposed Affected Area and any adjoining developments that benefit from upgrades and augmentation based on a Council wastewater network masterplan. This ensures capital contribution remain equitable and proportional to the level of development.

It is also noted that the proposed Affected Area encroaches on the existing Goolwa WWTP buffer zone. Any future development must be designed outside this area to avoid odour issues.

Stormwater Management:

Stormwater investigations will be required to demonstrate that discharge levels will be maintained at or below predevelopment levels. Stormwater investigations will also be required to provide an assessment of the suitability of downstream infrastructure for handling concentrated stormwater flows from the site. Water Sensitive Urban Design (WSUD) principles and devices are to be explored to aid in the effective treatment and management of stormwater.

Traffic Management:

A comprehensive traffic study is required to be prepared to determine the impact on existing roads and the intersection at Glendale and Cadell Street, with specific attention to the suitability of the current road width and intersection layout for a potential increase in traffic. Consideration should also be given to establishing a new access point from Alexandrina Road. In addition, pedestrian infrastructure and connections to existing footpaths on Glendale and Cadell Street should be evaluated.

Attachment E – Master Planned Township Zone Details

Part 2 - Zones and Sub Zones

Master Planned Township Zone

Assessment Provision (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	Expansion of an existing township with a range of housing that caters to prevailing and emerging housing needs and lifestyles within easy reach of services, facilities and open space.
DO2	Development complementary to existing township settlement patterns, adjacent rural landscapes and natural features.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Diverse housing choices with compatible recreational, community services and other activities to support a growing community and create a pleasant place to live that complements the established township development pattern.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Display home (f) Dwelling (g) Educational facility (h) Indoor recreation facility (i) Office (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Supported accommodation.
<p>PO 1.2</p> <p>Land division results in a low density neighbourhood that contains a diverse range of housing types and allotment sizes.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Residential development at increased densities close to open space, public transport, activity centres and community facilities to enhance community access to community services.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.4</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> (i) does not exceed 50m² gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
Coordinated and Orderly Development	

PO 2.1 Land division and infrastructure occur in a coordinated manner and orderly sequence.	DTS/DPF 2.1 None are applicable.								
PO 2.2 Development and infrastructure are staged and provided in a manner that supports the orderly expansion of existing townships and the economic provision of infrastructure and services.	DTS/DPF 2.2 None are applicable.								
Community Facilities									
PO 3.1 Community facilities such as schools, community centres, recreation centres and public open space are co-located within activity centres or with complementary uses to reinforce their role as a focal point for community.	DTS/DPF 3.1 None are applicable.								
PO 3.2 Community facilities are located and designed to maximise accessibility by public and/or community transport, walking and cycling.	DTS/DPF 3.2 None are applicable.								
Open Space									
PO 4.1 The size and distribution of open space encourages recreation and healthy lifestyles.	DTS/DPF 4.1 None are applicable.								
PO 4.2 The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art.	DTS/DPF 4.2 None are applicable.								
Building Height									
PO 5.1 Buildings generally establish a low rise residential character, with medium rise development appropriate where complementing the scale of the existing township and where a located adjacent activity centres, open space and/or public transport.	DTS/DPF 5.1 Buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists: (a) a maximum building height of 2 building levels or 9m and (b) a maximum wall height of 6m (except where a gable end).								
Primary Street Setback									
PO 6.1 Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.	DTS/DPF 6.1 Buildings setback from the primary street boundary in accordance with the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Development Context</th> <th style="text-align: left;">Minimum setback</th> </tr> </thead> <tbody> <tr> <td>Where a building envelope plan exists.</td> <td>Consistent with the building envelope plan.</td> </tr> <tr> <td>Where the allotment adjoins a public reserve greater than 2000m² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment.</td> <td>1.5m</td> </tr> <tr> <td>In all other cases.</td> <td>5m</td> </tr> </tbody> </table> For the purposes of DTS/DPF 6.1 : (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table	Development Context	Minimum setback	Where a building envelope plan exists.	Consistent with the building envelope plan.	Where the allotment adjoins a public reserve greater than 2000m ² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment.	1.5m	In all other cases.	5m
Development Context	Minimum setback								
Where a building envelope plan exists.	Consistent with the building envelope plan.								
Where the allotment adjoins a public reserve greater than 2000m ² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment.	1.5m								
In all other cases.	5m								
Secondary Street Setback									
PO 7.1 Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.	DTS/DPF 7.1 Building walls (except for ancillary buildings and structures) are set back consistent with a building envelope plan, or where none exists at least 900mm from the boundary of the allotment with the secondary street frontage.								
Boundary Walls									

<p>PO 8.1</p> <p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p>	<p>DTS/DPF 8.1</p> <p>Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b):</p> <p>(a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height</p> <p>or</p> <p>(b) do not:</p> <p>(i) exceed 3.0m in wall height</p> <p>(ii) exceed 11.5m in length</p> <p>(iii) with respect to all boundary walls on the same boundary, exceed 45% of the total length of the boundary</p> <p>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>
Side Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the emerging character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 9.1</p> <p>Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:</p> <p>(a) where the wall height does not exceed 3m - at least 900mm</p> <p>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings</p> <p>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.</p>
Rear Boundary Setback	
<p>PO 10.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the emerging character of the locality</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) open space recreational opportunities</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 10.1</p> <p>Building walls are set back from the rear boundary consistent with a building envelope plan, or at least:</p> <p>(a) 3m for the first building level or 0m where the rear boundary adjoins a laneway</p> <p>(b) 5m for any second building level or 0m where the rear boundary adjoins a laneway</p> <p>(c) 5m plus any increase in wall height over 7m for buildings three building levels and above.</p>
Site Dimensions and Land Division	
<p>PO 11.1</p> <p>Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable</p>
<p>PO 11.2</p> <p>Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants.</p>	<p>DTS/DPF 11.2</p> <p>Allotments not connected to mains sewer or an approved common waste water disposal service accord with the following:</p> <p>(a) site areas are not less 1200m²</p> <p>(b) site frontages are not less than 20m.</p>
<p>PO 11.3</p> <p>Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.</p>	<p>DTS/DPF 11.3</p> <p>Development will not result in more than 1 dwelling on an existing allotment.</p>
Land Division Pattern	
<p>PO 12.1</p> <p>Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable</p>

<p>PO 12.2</p> <p>Development provides an appropriate transition with the existing township and the interface with rural land.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>											
<p>Tree Canopy</p>												
<p>PO 13.1</p> <p>Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.</p>	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>											
<p>Concept Plans</p>												
<p>PO 14.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development, provision of infrastructure and the location of new activity centres.</p>	<p>DTS/DPF 14.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary (where defined). The following Concept Plans are relevant:</p> <table border="1" data-bbox="831 465 1522 851"> <thead> <tr> <th data-bbox="831 465 1522 495">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 495 1522 524">Concept Plan 14 - Buckland Park</td> </tr> <tr> <td data-bbox="831 524 1522 553">Concept Plan 17 - Angle Vale</td> </tr> <tr> <td data-bbox="831 553 1522 582">Concept Plan 18 - Playford North</td> </tr> <tr> <td data-bbox="831 582 1522 611">Concept Plan 19 - Playford North Infrastructure</td> </tr> <tr> <td data-bbox="831 611 1522 640">Concept Plan 21 - Virginia</td> </tr> <tr> <td data-bbox="831 640 1522 669">Concept Plan 22 - Virginia Infrastructure</td> </tr> <tr> <td data-bbox="831 669 1522 698">Concept Plan 16 - Angle Vale Infrastructure</td> </tr> <tr> <td data-bbox="831 698 1522 728">Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td> </tr> <tr> <td data-bbox="831 728 1522 757">Concept Plan 99 - Two Wells</td> </tr> <tr> <td data-bbox="831 757 1522 786">Concept Plan 104 - Aldinga Beach</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 14.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 14.1 is met.</p>	Description	Concept Plan 14 - Buckland Park	Concept Plan 17 - Angle Vale	Concept Plan 18 - Playford North	Concept Plan 19 - Playford North Infrastructure	Concept Plan 21 - Virginia	Concept Plan 22 - Virginia Infrastructure	Concept Plan 16 - Angle Vale Infrastructure	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints	Concept Plan 99 - Two Wells	Concept Plan 104 - Aldinga Beach
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Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints												
Concept Plan 99 - Two Wells												
Concept Plan 104 - Aldinga Beach												
<p>Advertising and Display Homes</p>												
<p>PO 15.1</p> <p>Advertising is limited to temporary displays to promote the sale of land and buildings within the zone.</p>	<p>DTS/DPF 15.1</p> <p>Advertisements:</p> <p>(a) are of a temporary nature and will be removed within 2 years from the date of installation</p> <p>(b) promote the sale of land or buildings within the zone.</p>											
<p>PO 15.2</p> <p>Display homes provide sufficient car parking.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>											
<p>Earthworks and Sloping Land</p>												
<p>PO 16.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 16.1</p> <p>Earthworks associated with development are consistent with a building envelope plan, or do not involve:</p> <p>(a) excavation exceeding a vertical height of 1m</p> <p>(b) filling exceeding a vertical height of 1m</p> <p>(c) a total combined excavation and filling vertical height of 2m or more.</p>											
<p>Ancillary Structures and Buildings</p>												
<p>PO 17.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 17.1</p> <p>Ancillary buildings and structures:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m²</p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the dwelling to which it is ancillary</p> <p>or</p>											

	<ul style="list-style-type: none"> (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
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<p>PO 17.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 17.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Design Table 1 - Private Open Space (b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
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<p>PO 17.3</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p>	<p>DTS/DPF 17.3</p> <p>Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table border="1" data-bbox="901 1417 1238 1523"> <thead> <tr> <th>Allotment size</th> <th>Floor area</th> </tr> </thead> <tbody> <tr> <td>≤500m²</td> <td>60m²</td> </tr> <tr> <td>>500m²</td> <td>80m²</td> </tr> </tbody> </table> (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that 	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
Allotment size	Floor area						
≤500m ²	60m ²						
>500m ²	80m ²						

	<p>would be adjacent to or about the proposed wall or structure</p> <ul style="list-style-type: none"> (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Private Open Space	
<p>PO 18.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 18.1</p> <p>Dwellings are provided with a minimum area of private open space nominated on a building envelope plan, or in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>

Adelaide

27 Halifax Street
Enter via Symonds Pl
Adelaide, SA 5000

(08) 8333 7999

Melbourne

Level 3, 107 Elizabeth Street
Melbourne, VIC 3001

(03) 8593 9650

Perth

15 Railway Road
Subiaco, WA 6008

(08) 6285 3177



urps.com.au



TO: MINISTER FOR PLANNING

RE: PROPOSAL TO INITIATE THE GOOLWA TOWNSHIP NEIGHBOURHOOD CODE AMENDMENT BY CRAVEN SECURITIES PTY LTD – FOR INITIATION

PURPOSE

To recommend that you approve, with conditions, the Proposal to Initiate the Goolwa Township Neighbourhood Code Amendment (the Proposal).

BACKGROUND

Section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act) provides that a proposal to amend a designated instrument may be initiated by a Proponent with your approval, acting on the advice of the State Planning Commission (the Commission).

The Proponent (care of URPS) has lodged a Proposal to Initiate the Goolwa Township Neighbourhood Code Amendment to amend the Planning and Design Code (the Code) as it relates to the affected area (**Attachment 1**).

The Commission considered the Proposal to Initiate at its meeting of 23 January 2025 and resolved to support the Code Amendment, subject to conditions.

DISCUSSION

The following sets out the strategic, policy and procedural considerations in relation to the Proposal to Initiate, including conditions that are recommended should you agree to initiate the Code Amendment.

Proposal

The Proposal seeks to amend the Planning and Design Code (the Code) by rezoning a 27-hectare parcel of land from Deferred Urban Zone to the Master Planned Township Zone to support residential development.

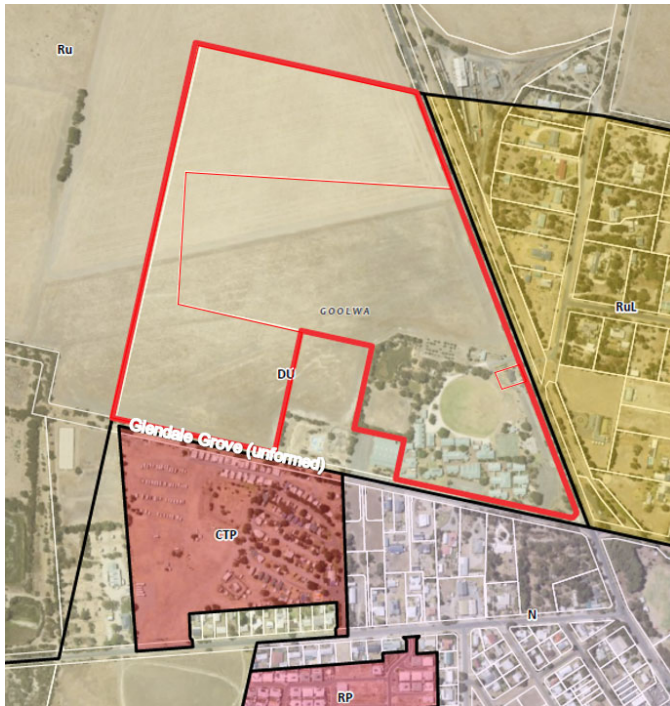
The Proposal will also investigate the application of the Emerging Township Activity Centre Subzone to allow for local retail and related activities, as well as the application of a Concept Plan and the Affordable Housing Overlay.

The parcel of land (the affected area) consists of three allotments, being:

- Lot 5 Alexandrina Road, Goolwa (CT6291/467). This 11.3 ha allotment is owned by the Proponent.
- 2-30 Glendale Grove, Goolwa (CT6040/246). This 15.54 ha allotment is owned by the Minister for Education.
- Lot 3 Alexandrina Road, Goolwa (CT5162/463). This 995m² allotment is owned by the Minister for Education.

The affected area is located in the Alexandrina Council (the Council) on Ngarrindjeri Country.

The affected area and current zoning are shown in the figures below.



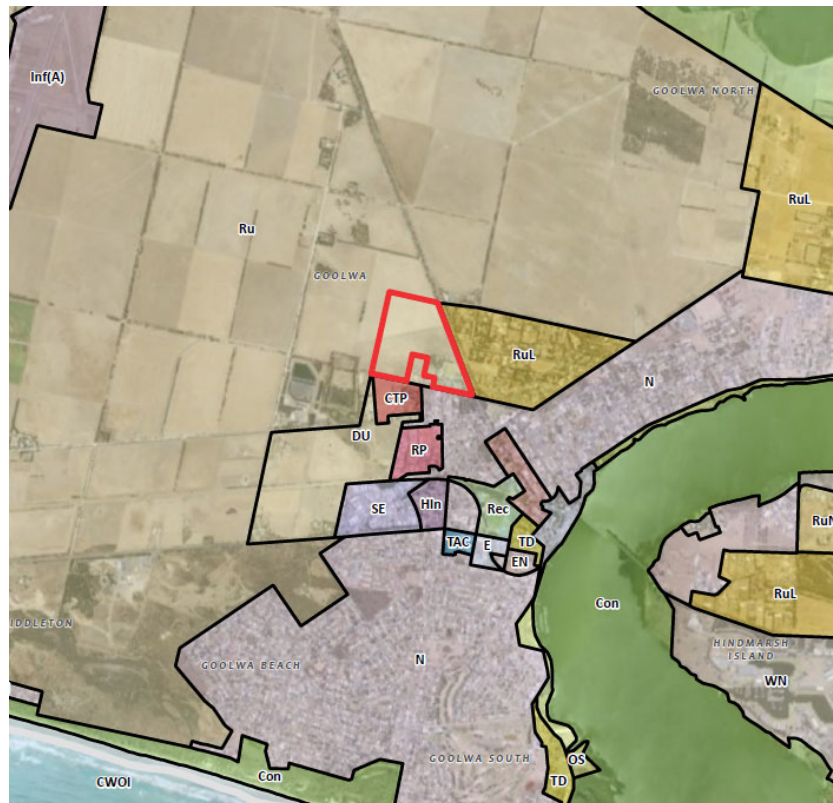
Planning and Design Code Zoning

The affected area is located within the Deferred Urban Zone.

The following Overlays apply to the land:

- Airport Building Heights (Aircraft Landing Area)
- Building Near Airfields
- Hazards (Bushfire–Medium Risk)
- Hazards (Flooding–Evidence Required)
- Murray-Darling Basin
- Major Urban Transport Routes
- Native Vegetation
- Traffic Generating Development
- Water Resources

Land surrounding the affected area is within the: Rural Living Zone, Neighbourhood Zone, Caravan and Tourist Park Zone, Deferred Urban Zone and the Rural Zone.



Related Code Amendment

The Proponent has previously submitted the Goolwa Residential Code Amendment. This previous Code Amendment proposed to rezone Lot 5 Alexandrina Road, Goolwa (CT6291/467) only to Master Plan Township Zone. This previous Proposal was presented to the Commission at their meeting on 2 May 2024, where a decision was deferred pending a request for further information.

Specifically, the Commission considered that while the Proposal offered land supply benefits for additional housing, they were also of the view that the irregular shape of the affected area could result in the inefficient delivery of houses and infrastructure, and that further consultation with the adjoining landowner (Department for Education) was warranted to see if more land could be included within the investigation area.

The proponent was already in confidential negotiations with the Government via an unsolicited bid to purchase the adjacent vacant land owned by the Minister for Education. The Proponent, represented by their planning consultant URPS, PLUS and staff from the Department for Education have since been in regular discussions to progress the unsolicited bid, but also to understand what the potential future education requirements were for Goolwa and the subject land.

The Department for Education has now written to advise that they do intend to proceed with the unsolicited proposal and given this, the Proponent has submitted a new proposal to initiate, being the Goolwa Township Neighbourhood Code Amendment, that incorporates the original land as well as the two adjacent allotments owned by the Minister for Education.

The Proponent has acknowledged that the expansion of the affected area could have been submitted as an amendment to the previous Code Amendment, however, believes that a separate proposal provides the most clarity and minimises administrative burden.

It is noted that the Goolwa Residential Code Amendment has yet to be withdrawn by the Proponent and therefore a condition is recommended that requires the Proponent to withdraw the previous Code Amendment once this new Code Amendment is initiated. Withdrawal is required as this current proposal will address the intent of the original Proposal as well as the Commission's previous advice on the matter. A condition is recommended in this regard.

Strategic considerations

The following sets out the strategic considerations relating to this proposal and rationale for the Commission recommending support for the Code Amendment.

An assessment against the State Planning Policies (SPPs) and relevant Regional Plan are provided in **Appendix A**.

Strategic advice

The Proposal seeks to rezone the affected area from Deferred Urban Zone to Master Planned Township Zone. The affected area is located on the northwestern outskirts of Goolwa and abuts land within the Rural Zone along its northern and western boundaries.

Alexandrina Road, being a Major Urban Transport Route, runs along the eastern boundary of the affected area and a local street, Glendale Grove, runs along the southern boundary noting that part of this road is unformed.

The affected area surrounds an allotment that is also zoned as Deferred Urban land. This allotment is owned by the Alexandrina Council and currently contains the Goolwa Sports Stadium (indoor sports facility) and the Goolwa Skate Park and Pump Track.

The Neighbourhood Zone and Caravan and Tourist Park Zone are located to the south, and to the east, is the Rural Living Zone. The main street of Goolwa is also within 400 metres of the affected area.

The affected area is largely vacant and has been historically used for cropping purposes. The affected area however also contains Goolwa Secondary College, the only secondary school campus located in Goolwa and the only primary school, being Goolwa Primary School, is located directly south-east of the High School.

The affected area is of reasonable shape and scale to accommodate the proposed dwelling yield of approximately 410 dwellings, as well as other proposed uses such as childcare centre or a small local centre. Given the context of the land, it is considered that the proposal will result an orderly expansion of the Goolwa township. Furthermore, the sites proximity to a High School, as well as sporting facilities, readily lends itself for integration with existing community and educational assets.

Residential land supply

The subject land is located within the Fleurieu Peninsula Region of the Greater Adelaide Planning Region (GAPR).

The Fleurieu Peninsula region is comprised of multiple townships, many of which are popular coastal holiday destinations. Much of the region is protected by the Environment and Food Protection Area (EFPA). Only the townships of Goolwa and Victor Harbor have significant greenfield land supply potential, however, much of this requires rezoning before development can occur.

The Land Supply Reports (LSRs) for Greater Adelaide indicate that by 2030, the Fleurieu region is projected to grow by between 7,100 (medium) and 9,300 (high) persons. This translates to an estimated demand of 4,100 (medium) and 5,200 (high) dwellings.

In Goolwa, there are currently 43 development ready lots and another 87 proposed lots. Land that is appropriately zoned for residential development, could potentially add an additional 290 residential allotments, if developed to their maximum potential. Goolwa, however, has a future urban growth potential of 4,400 lots. This future growth potential is land that is currently zoned as Deferred Urban or Rural and includes the affected area.

Land use characteristics

The Affected Area is located within the Deferred Urban Zone, a zone that allows primary production land use activities by way of broad acre cropping, grazing and/or low intensity animal husbandry to occur on the land.

Whilst the Deferred Urban zoning limits land division and thus restricts the ability for residential development, its desired outcome calls for the safeguarding of land for future urban growth. The Proponent has considered there is an opportunity to develop this land for residential uses and support the strategic growth of Goolwa.

A majority of the Affected Area has been cleared for farming purposes and presents an open rural land holding with a corridor of vegetation located along the northeastern property boundary (along the verge of Alexandrina Road). The exception to this is the portion of land to which Goolwa Secondary School and its associated facilities i.e. sports oval, a dam, educational agricultural spaces, is located. It is understood that the school may need to expand in the future, and therefore sufficient land will be needed to accommodate this.

The Proposal notes that the land is relatively flat, and no significant topographical features are present on the land. No easements apply to the land.

Transport and access

The Affected Area has frontage to Alexandrina Road to the east and a partly unformed road to the south. The Steam Ranger train line that takes trains between Victor Harbor, Goolwa and Strathalbyn runs parallel to the eastern boundary of Alexandrina Road.

The Proponent has outlined in their proposal the investigations informing the Code Amendment will review the impact of the proposal on the road network and the scope and timing of any road upgrades required to support future development (if any).

These traffic investigations will also be largely influenced by the need to consider the potential future development of additional residential land to the east and south of the Affected Area (west of Alexandrina Road) and ensure an integrated approach to any future traffic infrastructure.

In response to the Initiation document, the Council have determined that a comprehensive traffic study of the area to determine traffic volumes as well as additional pedestrian traffic will be required. This would then be used to determine what assets might be required such as upgrading roads and footpaths into the area.

Services and infrastructure

The Proponent has advised that as part of their further investigations that existing infrastructure will be reviewed to ensure that suitable infrastructure can be appropriately managed. However, there are known constraints in SA Water potable water capacity across the area, and therefore, should investigations identify that capacity in the system would not be available to support intended densities, full augmentation costs may be required to be resolved prior to finalisation of the Code Amendment.

In regard to wastewater, Alexandrina Council owns and operates its own Community Wastewater Management Scheme and has advised that in principle, they are supportive of a wastewater connection to service future development within the Affected Area. This, however, is subject to the developer supplying hydraulic information and a master planned design across the affected area. The Council will undertake a subsequent network capacity assessment and then proposes that the Proponent and Council enter into an Infrastructure Agreement detailing responsibilities and connection costs.

An SA Water form has been provided by the Proponent in accordance with the recently agreed Code Amendment triaging process. The form (**Appendix B**) indicates that connection to SA Water potable and wastewater systems will be required. The Commission is satisfied that the proposed investigations and recommended conditions will ensure any upgrade requirements will be appropriately understood and funded.

Interface Management

As part of the Commission's consideration of the previous Goolwa Residential Code Amendment, the Commission requested further information addressing matters around rural land use conflict, particularly in regards to mitigation measures that include buffer zones, access and traffic implications.

The Proponent has advised that the affected area is bordered by rural land to the north and west, which is primarily utilised for cropping. It is thought that cropping will have some seasonal impacts to residential areas and therefore these impacts will be investigated during the Code Amendment process. The Proponent, however, notes that managing this interface is not seen to be an impediment to the future residential development, given the Goolwa township boundary has several areas where rural and residential zones meet.

The Proponent has not explicitly listed interface as a matter to be investigated as part of the Code Amendment and therefore this has been listed a recommended additional investigation.

Bushfire

The affected area is currently covered by the Hazards (Bushfire – Medium Risk) Overlay as is most of the adjacent land to the site.

As part of the Commission's consideration of the previous Goolwa Residential Code Amendment, the Commission requested further information addressing matters around bushfire risk, particularly in regards to mitigation measures that include buffer zones, access and traffic implications.

The Proponent has advised that the State-wide Bushfire Hazards Overlay Code Amendment is proposing that the affected area be included within the Medium Bushfire Hazard Area. This proposes no change to the bushfire hazard rating of the site. Given this, necessary bushfire requirements can be dealt with at the land division and dwelling application stages.

Given the State-wide Bushfire Hazards Overlay Code Amendment is yet to be determined and implemented, it is recommended that the Proponent revises their investigations to ensure it still aligns once the State-wide Bushfire Hazards Overlay Code Amendment has been implemented.

A decision on the State-wide Bushfire Hazards Overlay Code Amendment is expected imminently.

Greater Adelaide Regional Plan

The draft Greater Adelaide Regional Plan (draft GARP) was released for consultation after the receipt of the Proposal. In reviewing the proposal against the draft GARP, it is noted that the affected area has not been identified as an investigation area for potential future growth. Instead, the affected area is included as part of the land identified as existing future growth.

Essentially, the land has already been accounted for in its contribution to future residential supply in the short term (i.e. next 10 years). The draft GARP has concentrated on identifying land supply for the medium and long term, and therefore why the affected area has not been highlighted. Interestingly, the land identified by the draft GARP is located further northwest of the affected area, and therefore will rely on the development of the affected area to ensure integration and connectivity.

Procedural considerations

The following sets out the key procedural considerations that satisfy the legislative requirements. Pursuant to section 73(5) of the Act, approval for a Proposal to Initiate may be given on conditions prescribed by the regulations (there are none at this time) or as specified by you, as Minister for Planning. As such, several conditions are recommended by the Commission as set out below.

Information requirements

In accordance with *Practice Direction 2 – Preparation of Amendment of Designated Instruments*, the mandatory information requirements have been met, and therefore, the Proposal is of a suitable form to be considered by you.

Consistent with the State Planning Policies and Regional Plan

The Code must be consistent with the principles of the SPPs and should be consistent with the directions of the relevant Regional Plan, which, in this instance, is *The 30-Year Plan for Greater Adelaide: 2017 Update*.

This assessment is provided in **Appendix A**. A more detailed analysis is also located in the Proposal. In summary, the Proposal is consistent with the SPPs and Regional Plan, and furthermore, with the draft Greater Adelaide Regional Plan.

Designated Entity

As this proposal is by a private proponent, under section 73(4) of the Act, you may decide to enable the Proponent to be the Designated Entity and conduct the Code Amendment processes, or alternatively, you can give the Chief Executive of the Department for Housing the responsibility for undertaking the processes, in which case the Chief Executive can charge the person or entity reasonable costs associated with doing so (pursuant to section 73(4)(b)). It is recommended that the Proponent undertake the Code Amendment.

The documentation should, however, be prepared by a suitably qualified person to ensure statutory procedures and good planning outcomes are addressed.

Investigations to support the Amendment

The investigations undertaken to date are outlined in the Proposal (**Attachment 1**). It is noted however that these investigations appear to only relate to Lot 5 Alexandrina Rd, Goolwa, i.e. the original affected area, and not the Minister for Education land. The Proponent has not advised whether they are proposing to expand these investigations to the rest of the affected area. As such, it is recommended that one of these investigations be expanded to the whole of the affected area.

The Proponent has identified further investigations to support the Code Amendment, including:

- Native vegetation including flora and fauna. This will include a significant/ regulated tree survey.

- Stormwater investigations, being to confirm that stormwater runoff can be appropriately managed.
- Infrastructure services, where existing utility infrastructure will be reviewed to ensure suitable infrastructure can be provided
- Traffic investigations, including identifying the impact of the proposal on the road network and the scope and timing of any road upgrades required to support future development.
- Retail assessment, being a retail analysis to assess the demand for a local centre.
- Aboriginal Heritage Register.
- Community Infrastructure, being the identification of existing community services and future demand.

The Commission has resolved that these investigations are suitable, however, has recommended, under section 73(6)(f) of the Act, further investigations in addition to those outlined in the Proposal to Initiate, as provided in the recommendations. These seek to address:

- Infrastructure requirements, funding and delivery
- Bushfire risk.
- Site contamination.
- Interface impacts associated with the Kessell Stormwater Ponds and Wastewater Treatment Plant.
- Pedestrian connectivity and active living.
- Rural interface and conflict management.
- Housing supply, demand, yield and typologies.

Application of the Code

The Proposal seeks to rezone land from the Deferred Urban Zone to the Master Planned Township Zone to support residential development. This will also include the application of the Affordable Housing Overlay. Consideration will also be given to applying the Emerging Township Activity Centre Subzone as well as a Concept Plan.

Preliminary Engagement - Alexandrina Council

The Proponent has undertaken preliminary consultation with the Alexandrina Council (Council). A copy of Council's response letter is in **Attachment 2**.

Council have identified a list of matters that require further consideration or further investigation that are in addition to or expanding on those investigations provided by the Proponent in their discussions with Council. The further investigations are summarised as follows:

- A population growth trends, projected demand and supply analysis
- Reconsideration of the application of the Master Planned Township Zone as Council prefers the Neighbourhood Zone in order to allow Technical and Numeric Variations (TNVs) that are suitable to Goolwa and can identify areas for medium density development and larger allotments adjacent to peripheries to the rural type zones.

- Reconsideration of the extent of the application of the Emerging Township Activity Centre Subzone.
- A retail and commercial analysis is requested to ensure the viability of the commercial centre in Goolwa is not in any way compromised by any future commercial or retail activity in the affected area.
- Provide evidence that sufficient area will remain for Goolwa Secondary College to accommodate future expansion and increase in student numbers.
- Consideration of the future fire risk to sensitive land uses.
- Any significant impacts, including cumulative impacts, on Matters of National Environmental Significance
- Consideration of the findings and recommendations of the Integrated Water Management Plan for the Rural Communities of Goolwa and Hindmarsh Island October 2012 by SKM Engineers.
- Consideration of the application of overlays that encourage future tree planting within the public realm.
- A Concept Plan that incorporates appropriate buffers to vegetation on public land.
- Consideration of the Council's Recreation, Open Space and Sport Strategy.
- Investigate current capacity and potential wastewater network augmentations, including hydraulic design and master plan. Noting that the developer and Council may need to enter into an Infrastructure Agreement.
- Stormwater investigations will be required to demonstrate that discharge levels will be maintained at or below predevelopment levels.
- Comprehensive traffic study including the impact of the proposal on existing roads and intersections, the establishment of a new access point from Alexandrina Road and pedestrian infrastructure and connections to existing footpaths.

Most of the above investigations have already been captured by the Proponent, as additional investigations under section 73(6)(f) of the Act, or will naturally occur as part of the Proponents ongoing consultation with the Council and infrastructure providers. However, the population growth trends, projected demand and supply analysis is in addition to these.

The Commission has determined that these investigations are reasonable and therefore, to ensure that these investigations identified by Council are captured, are to be provided as per section 73(6)(f) of the Act.

Council has advised that their ultimate position on the Code Amendment will be informed by the final proposed Code Amendment following consideration of the outcomes of further investigations and feedback received during consultation.

Preliminary Engagement - Other

The Proponent has also undertaken preliminary consultation with the Department for Education and staff from Goolwa Secondary School. This consultation was largely in relation to the unsolicited bid but also to inform them of the Code Amendment process and to understand matters of importance to them. These matters included opportunities to maximise student safety and ongoing school operations. It is recommended that this consultation continues.

Engagement

In accordance with the Community Engagement Charter, the Designated Entity is required to prepare an Engagement Plan that will outline how, when and with whom it engages with regarding the proposed Code Amendment. Engagement is scheduled to commence early 2025.

The Commission has determined to specify the following further persons or bodies that the Designated Entity must consult with in relation to the proposed Code Amendment, as permitted under section 73(6)(e) of the Act and outlined in the recommendations below.

In addition, in accordance with sections 44(6) and 73(6)(d) of the Act, consultation must be undertaken with:

- Alexandrina Council
- Owners or occupiers of the land and adjacent land in accordance with the *Planning, Development and Infrastructure (General) Regulations 2017*.

RECOMMENDATIONS

It is recommended that you:

1. Note the advice of the State Planning Commission provided to you as required under section 73(2)(b) of the Act. NOTED / NOT NOTED
2. Note that the State Planning Commission has, under section 73(6)(e) of the Act, specified that the Designated Entity must consult with the following nominated individuals and entities, and advise the Designated Entity accordingly: NOTED / NOT NOTED
 - Goolwa Secondary College
 - Department for Education
 - Department for Infrastructure and Transport
 - Office of the Technical Regulator (for existing plumbing encumbrance)
 - Goolwa Airport
 - Steam Ranger
 - Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.

3. Note that the State Planning Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations to that outlined in the Proposal to Initiate, and advise the Designated Entity accordingly:

NOTED / NOT NOTED

- A comprehensive infrastructure analysis by an appropriately qualified expert (or experts) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment and provides a strategy that offers funding and delivery solution for all required infrastructure works.
- An updated review of the Hazards (Bushfire) Overlay over the affected area upon implementation of the imminent State-wide Bushfire Hazards Overlay Code Amendment. Note that if any part of the affected area contains or is adjacent to an area of high bushfire risk, a hazard assessment is to be undertaken.
- An updated Preliminary Site Investigation that considers any potential site contamination for the whole of the affected area and ensure that it is suitable for its intended use.
- Investigate the proximity of the affected area to the Alexandrina Council's Kessell Stormwater Ponds and Wastewater Treatment Plant and the potential interface issues relating to odour and amenity issues.
- Given the proximity of existing sports, recreation and educational facilities, the investigations into Community Infrastructure are to be expanded to include shared pedestrian connectivity opportunities that promote active living.
- Investigate potential interface issues with the adjacent rural land uses, and where necessary identify options to manage any interface conflicts.
- An analysis of projected housing supply and demand, including analysis of population growth trends, potential yield, and dwelling typologies.

4. Approve initiation under section 73(2)(b) of the Act, subject to the following conditions, under section 73(5) of the Act:

APPROVED / NOT APPROVED

- a) The Goolwa Residential Code Amendment is formally withdrawn by the Proponent.
- b) The scope of the Code Amendment is expanded to include the application of the Urban Tree Canopy Overlay.
- c) Prior to public consultation, a copy of the proposed Concept Plan is to be provided to Planning and Land Use Services (PLUS) to ensure that the content aligns with the drafting rules for the Code.
- d) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code on the date the Amendment is released for engagement. Note that if the Emerging Township Activity Centre Subzone is being applied, it will also be necessary to include the anticipated locations for any Activity Centres on a Concept Plan.
- e) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
- f) Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).

5. Under section 73(4)(a) of the Act, approve the initiation of the Code Amendment on the basis that the Proponent will undertake the Code Amendment processes (as the Designated Entity) required under the Act.

APPROVED / NOT APPROVED

- | | |
|--|---------------------|
| 6. Agree to sign the Proposal to Initiate the Goolwa Township Neighbourhood Code Amendment (Attachment 1). | AGREED / NOT AGREED |
| 7. Agree to sign the attached letters to the Proponent (Attachment 3) and the Alexandrina Council (Attachment 4) advising of your approval and conditions. | AGREED / NOT AGREED |



CRAIG HOLDEN
Chair, State Planning Commission
03 / 02 / 2025

NICK CHAMPION MP
/ / 2025

Attachments:

1. Proposal to Initiate the Goolwa Township Neighbourhood Code Amendment (#22520169)
2. Letter from Alexandrina Council (#22475733)
3. Suggested letter to Craven Securities Pty Ltd (#22371010)
4. Suggested letter to the Alexandrina Council (#22371074)

Appendices:

- A. Assessment against the State Planning Policies and Regional Plan (#22367268)
- B. Water and Waste Water Requirements Form (#22337503)

Contact: Nadia Gencarelli

Tel No: [REDACTED]