



**PROPOSAL TO INITIATE AN AMENDMENT TO  
THE PLANNING AND DESIGN CODE  
GOOLWA NORTH CODE AMENDMENT**

BY AMBO PTY LTD

A handwritten signature in blue ink, appearing to read 'Paul Shyde', is written over a horizontal line.

AMBO PTY LTD

Date: 16 February 2023

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 Plan SA portal by the Department for Trade and Investment.

A handwritten signature in blue ink, appearing to read 'Nick O'Connell', is written over a horizontal line.

MINISTER FOR PLANNING

DATE: 4/5/23

### Proprietary Information Statement

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## 1. INTRODUCTION

The Proponent, Ambo Pty Ltd, is proposing to initiate an amendment (the Code Amendment) to the Planning and Design Code (the Code) as it relates to land between Alexandrina Road and Byrnes Road, Goolwa (the Affected Area) on Ngarrindjeri country.

The purpose of this Proposal to initiate is to seek the 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 Proponent has an interest in the land which forms the whole of the Area Affected, with the registered owner being Ambo Pty Ltd Group. A DPA was previously submitted for a larger parcel of land at Goolwa North. The DPA proposed a new Suburban Neighbourhood Zone and Deferred Urban Zone. The DPA reached public consultation stage which ran until September 2020.

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 new Code Amendment, which includes a land area of 241 hectares, all of which falls under single landownership. 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 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 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent (Ambo Pty Ltd) 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 under the Act; and
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7) of the Act.
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
  - (a) Name - Michael Osborn (Director – Future Urban)
  - (b) Email - [michael@futureurban.com.au](mailto:michael@futureurban.com.au)
  - (c) Phone - 0408 808 143
- 1.1.4. The Proponent intends to undertake the Code Amendment by engaging Future Urban Pty Ltd to provide the professional services required to undertake the Code Amendment. Michael Osborn will oversee the Code Amendment and has a planning qualification (Graduate Diploma in Urban and Regional Planning – 1992) and significant experience (25 years) in the areas of planning policy preparation and land use investigations.

In addition, this person has experience in engagement and the preparation of engagement plans and will ensure engagement accords with the Community Engagement Charter. Michael has prepared numerous engagement plans and undertaken engagement activities

for both private developers and state government agencies over the last 16 years. Michael will be assisted by others within the Future Urban team who have IAP2 accreditation.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

## **1.2 Rationale for the Code Amendment**

The Alexandrina Council has been proactively planning for the growth of Goolwa over a number of years and in 2009 produced a key strategic report titled 'GO 2030 Making Sense of Goolwa's Growth Opportunities' which identified a preferred growth scenario for Goolwa in a staged manner towards the north of the existing urban area. Goolwa North is identified as a Growth Area in the State Government's Regional Plan, *The 30-Year Plan for Greater Adelaide*. In 2016, another key strategic report was produced titled 'Goolwa North Enquiry by Design Workshop – Outcomes Report' which prepared a Masterplan to guide the future growth of Goolwa North. The Masterplan identifies the core road network, the general location of facilities and services for the growth area which will provide the framework for the future urban growth in Goolwa North.

Given the considerable amount of planning and engagement already undertaken, it is the intent of the Code Amendment to install the necessary planning policy framework to assist with the implementation of the 2016 Masterplan. Importantly, development of the Affected Area will not compromise the eventual development of the remaining portions of the growth area.

In the latest *Land Supply Report for Greater Adelaide: Part 1 Greenfield* produced by the State Government, the population of Fleurieu Peninsula Region grew by 6,400 persons between 2010 and 2019, at an average annual rate of 1.7%. This greenfield growth rate is higher than all other regions, with the exception of Outer North, which grew at a rate of 1.8% annually. 4,700 dwellings were built in the region between 2010 and 2019 and there is an estimated demand of 3,700 (medium) and 4,700 (high) for the period 2020-2030. As of June 2021, there was only 84 development ready allotments, 260 vacant allotments and 422 undeveloped zoned allotments in Goolwa. There were 412 dwellings built in Goolwa since 2012, meaning there is less than 15 years of land supply at the current growth rate. An updated Land Supply Report is expected to be released soon, with revised methodology likely to result in a decline in the estimated residential yield for broadacre land.

Population projections prepared by .id (informed decisions) predict the Goolwa Growth Area will grow by 2,441 people by 2041. Using an average of 2 people per household, it is assumed that approximately 1,220 dwellings will house this population over the next 20 years. This generally aligns with the estimated demand in the State Government's Land Supply Report and amount of land sought to be rezoned through this process.

| Area                                | Forecast year |        |        |        |        | Change between 2021 and 2041 |                      |
|-------------------------------------|---------------|--------|--------|--------|--------|------------------------------|----------------------|
|                                     | 2021          | 2026   | 2031   | 2036   | 2041   | Total change                 | Avg. annual % change |
| Alexandrina Council                 | 28,012        | 29,980 | 32,168 | 34,542 | 36,907 | +8,895                       | 1.4                  |
| Goolwa - Goolwa Beach               | 7,181         | 7,358  | 7,520  | 7,664  | 7,793  | +612                         | 0.4                  |
| Goolwa Growth Area                  | 25            | 321    | 859    | 1,614  | 2,466  | +2,441                       | 25.8                 |
| Hindmarsh Island - Mundoo Island    | 1,806         | 2,277  | 2,691  | 2,942  | 3,138  | +1,332                       | 2.8                  |
| Middleton and District              | 1,523         | 1,587  | 1,653  | 1,724  | 1,804  | +281                         | 0.9                  |
| Mount Compass - Kuitpo and District | 2,893         | 2,894  | 2,958  | 3,033  | 3,112  | +219                         | 0.4                  |
| Port Elliot and District            | 2,764         | 2,948  | 3,095  | 3,203  | 3,317  | +553                         | 0.9                  |
| Strathalbyn District                | 5,489         | 5,666  | 5,845  | 6,239  | 6,920  | +1,431                       | 1.2                  |
| Strathalbyn Town                    | 6,331         | 6,927  | 7,548  | 8,122  | 8,356  | +2,025                       | 1.4                  |

Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), December 2021.

Given the growth already occurring and the future growth expected in the region, the State and Federal Government has recognised the need for investment in road infrastructure and funded the Main South Road and Victor Harbor Road duplication projects and Long Valley Road improvement works. Construction on these projects is currently underway.

House prices in the Goolwa area have seen substantial increases over the past 12 months, well above that seen in Adelaide as demonstrated in the table below. On the market currently, there is only 13 blocks of land for sale in the wider Goolwa area (as at 14 February 2023). There is an urgent need for further land supply and affordable housing.

| Location     | Median House Price | 12 month % increase (Feb 22 – Jan 23) | Number of interested buyers |
|--------------|--------------------|---------------------------------------|-----------------------------|
| Goolwa       | \$460,000          | 17.4%                                 | 905                         |
| Goolwa North | \$645,000          | 44.6%                                 | 437                         |
| Goolwa South | \$535,000          | 21.3%                                 | 643                         |
| Goolwa Beach | \$565,000          | 34.0%                                 | 743                         |
| Adelaide     | \$646,045          | 6.9%                                  | N/A                         |

(Source: [www.realestate.com.au](http://www.realestate.com.au) and Corelogic Feb 2023)

The township of Goolwa has also recently benefited from investment, with the opening of the Goolwa Secondary College in 2022. This new public high school was developed following closure of Investigator College in 2019 in recognition of the expected growth of the town. Furthermore, Stage One of the Goolwa Oval Recreational Precinct was completed in 2022 and Stage Two is currently underway.

The rezoning of the Affected Area is envisaged to accommodate a low density and low scale residential community, with associated non-residential uses such as retail and community facilities. In recognition of Goolwa as a Cittaslow town, it is highlighted that rezoning of the Affected Area is to provide future land supply for the expected growth area, however, it is likely that growth will occur incrementally over a long period.

For context:

- the recently endorsed Hackham Code Amendment will rezone approximately 211 hectares to accommodate 2,000 dwellings;
- the William Lakes development within the Roseworthy Growth Area is 130 hectares and will accommodate around 1,700 dwellings. This is one portion of a much larger development area which is now accommodating five different housing estates; and

- the Renewal SA land at Aldinga development is 95 hectares in area and is expected to accommodate approximately 1000 dwellings.

Such demonstrates that it is not uncommon for particular areas to be rezoned to accommodate several years of supply, with development undertaken on a staged basis as demand and development capacity permits.

**Figure 1.1** Code Amendment Context and Affected Area



In considering the rationale to rezone the Affected Area to the Master Planned Township Zone (or Neighbourhood-type Zone), there are several key influencing factors, including:

- the rezoning represents an opportunity to better utilise undeveloped land for residential purposes within the established township of Goolwa and in doing so, encourage economic and population growth;
- the original planning for the Strategic Growth of Goolwa (GO 2030 Making Sense of Goolwa's Growth Opportunities) by Council anticipated the eventual future development of the Affected Area for residential purposes;
- Council has been proactively planning for the growth of the Goolwa township and the GO 2030 report was important in informing the identified growth area of the State Government's *30-Year Plan for Greater Adelaide*;
- in 2016, Council produced a Goolwa North Masterplan that identified the core road network for future growth, and general location of facilities and services for the growth area including education, health, retail, employment and recreation. It further identifies a potential stormwater management system comprising detention ponds and wetlands;

- the Code Amendment is an opportunity to install the necessary planning policy framework to assist with the implementation of the 2016 Masterplan and will not compromise the delivery of the remaining portion of the growth area;
- the Affected Area is within the Fleurieu Peninsula Region, which, under a medium population growth scenario, there is an estimated requirement for 4,200 additional dwellings between 2020 and 2030. Only 10% of allotments within the region are deemed Development Ready and Goolwa contains just 6 hectares of development ready allotments and while this might be the case, there is very limited land on the market for sale;
- there is strong demand in the region, particularly with older persons and on the back of the COVID-19 pandemic which has impacted lifestyle and work life balance demands. This is evident in the changing numbers of unoccupied dwellings in Goolwa which averaged 30% in 2016 and dropped to 24% in 2021 (this excludes Goolwa Beach which is largely holiday homes);
- the Zone allows for a variety of dwelling types, including affordable housing, which provides and opportunity to diversify the housing stock and provide lifecycle accommodation within Goolwa; and
- the Affected Area is adjacent to established residential and rural living neighbourhoods and represents a logical expansion of the existing township.

## 2. SCOPE OF CODE AMENDMENT

### 2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area, which comprises the following parcels:

- Section 2420 of Hundred 150400 - Certificate of Title Volume 5463 Folio 530;
- Section 2419 of Hundred 150400 - Certificate of Title Volume 6071 Folio 445;
- Section 2418 of Hundred 150400 - Certificate of Title Volume 5463 Folio 531;
- Section 2403 of Hundred 150400 - Certificate of Title Volume 5463 Folio 532; and
- Allotment 4 of Deposited Plan 22658 - Certificate of Title Volume 5413 Folio 829.

The Certificate of Titles are included in **Attachment 1**.

The Affected Area is located within the suburb of Goolwa, which is within the Alexandrina Council area (the Council).

The Affected Area has:

- frontage to Alexandrina Road, Rickaby Road, North Road, and Byrnes Road; and
- a total area of 241 hectares.

With the exception of established vegetation and some small-scale agricultural buildings, the Affected Area can be generally described as vacant land of limited agricultural, horticultural or mining value.

The locality contains the following key land uses:

- Currency Creek to the north;
- rural living style allotments to the east and south-west;

- established residential development to the south-east;
- rural land to the north and west; and
- Goolwa Airport approximately 3km to the west.

Refer to **Attachment 2** for a location map, which includes the current zoning identified by the Code.

## 2.2 Scope of Proposed Amendments

|                          |  |
|--------------------------|--|
| <b>Current Policy</b>    | <p><b>Rural Zone</b></p> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Hazards (Flooding – Evidence Required)</li> <li>• Hazards (Bushfire – Medium Risk)</li> <li>• Airport Building Heights (Aircraft Landing Area)</li> <li>• Building Near Airfields</li> <li>• Major Urban Transport Routes</li> <li>• Traffic Generating Development</li> <li>• Native Vegetation</li> <li>• Murray-Darling Basin</li> <li>• Limited Land Division</li> <li>• Water Resources</li> </ul>  |
| <b>Amendment Outline</b> | <p>The overall intent of the amendment is to facilitate low density and low scale residential development outcomes and associated non-residential land uses, such as an activity centre. Given the size of the Affected Area, development will require a coordinated approach in delivering the necessary infrastructure, services, facilities and open space in conjunction with residential dwellings.</p> <p>This will necessitate the Affected Area to be rezoned from the Rural Zone to a Master Planned Zone, with the Master Planned Township Zone considered most appropriate. Subject to investigations, a portion of the land may be rezoned to Deferred Urban Zone.</p>                                 |
| <b>Intended Policy</b>   | <ul style="list-style-type: none"> <li>• Rezone the Affected Area to Master Planned Township Zone or Neighbourhood Zone (subject to investigations), as shown on the mapping included in <b>Attachment 3</b></li> <li>• Apply the Emerging Township Activity Centre Subzone over part of the Affected Area</li> <li>• Apply the Deferred Urban Zone over the remaining portion of the Affected Area</li> <li>• Apply the Noise and Air Emissions Overlay to the portion of land adjacent to the rail corridor</li> <li>• Apply the Affordable Housing Overlay over the Affected Area</li> <li>• Remove the Limited Land Division Overlay from the Affected Area</li> <li>• Inclusion of a concept plan.</li> </ul> |

### 3. STRATEGIC PLANNING DOCUMENTS

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

- Strategic Planning Policies (SPPs);
- Regional Plans; and
- Other relevant strategic documents.

#### 3.1 Summary of Strategic Planning Outcomes

The key strategic planning considerations include (but not limited to):

- Ensuring adequate land supply for Goolwa and the Fleurieu region;
- Infrastructure and services to support the future residential population;
- Potential traffic management interventions to support the additional traffic movements arising from future development;
- Interface between different land uses; and
- Preservation of worthy vegetation including regulated/significant trees.

The investigations undertaken in association with the Goolwa North Residential DPA has explored some of these matters.

The investigations to be undertaken for this Code Amendment will address these matters and have regard to the investigations undertaken to inform the other Code Amendments (as applicable).

#### 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 SPPs outlined in **Table 3.1** below.

**Table 3.1** Code Amendment alignment with State Planning Policies (SPPs)

| State Planning Policy (SPP)   | Code Amendment Alignment with SPPs   |
|---|--|
| <p><b>State Planning Policy 1 – Integrated Planning:</b> To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</p> <p><i>(1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</i></p> <p><i>(1.2) Provide an orderly sequence of land development that enables the cost-effective</i></p> | <p>The proposed Code Amendment seeks to deliver planned residential growth within Greater Adelaide. The proposal has the potential to yield up to 1000 allotments (depending on the area of land rezoned to a Master Planned Zone/Neighbourhood Zone and densities) and will deliver an appropriate and desired offering in the south east of the Fleurieu region.</p> <p>The proposed Code Amendment will see a logical expansion of an existing township and</p> |

|  |  |
|--|--|
| <p><i>and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i></p> <p><i>(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</i></p> <p><i>(1.9) Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.</i></p>  | <p>ensure there is adequate land supply for projected growth.</p> <p>Development of the Affected Area through a master planned neighbourhood, accompanied by a concept plan, will ensure there is adequate staging and provision of necessary infrastructure. The Code Amendment will deliver a range of new low-density residential outcomes in a walkable neighbourhood.</p> |
| <p><b>State Planning Policy 2 – Design Quality:</b> To elevate the design quality of South Australia's built environment and public realm.</p> <p><i>(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.</i></p> <p><i>(2.10) Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</i></p> <p><i>(2.13) Provide a diverse range of high quality green public open spaces and streetscapes, particularly in areas of growth and renewal.</i></p> <p><i>(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.</i></p> | <p>The Master Planned Township Zone (or Neighbourhood Zone) will facilitate development that is complementary to existing township settlement patterns, adjacent rural landscapes and natural features.</p> <p>The future development of the land will deliver public open space in a manner that provides both local amenity and a stormwater management function.</p>        |
| <p><b>State Planning Policy 4 – Biodiversity:</b> To maintain and improve our state's biodiversity and its life supporting functions</p> <p><i>(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.</i></p>  | <p>Development of a large master planned neighbourhood presents an opportunity to provide a connected green infrastructure system.</p>   |
| <p><b>State Planning Policy 6 – Housing Supply and Diversity:</b> To promote the development of well-serviced and sustainable housing and land choices where and when required.</p> <p><i>(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.</i></p>  | <p>The Code Amendment will deliver the rezoning of approximately 241ha of land to support residential growth in an area with limited zoned land supply.</p> <p>Development outcomes sought will be well-designed and take into account the Affected Areas characteristics, including topography and natural features.</p>  |

|  |  |
|--|--|
| <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>(6.6) A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p> <p><i>(6.7) Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).</i></p> <p><i>(6.8) Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.</i></p> <p><i>(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.</i></p> | <p>The Code Amendment seeks to apply the Affordable Housing Overlay to the whole of the Affected Area, which provides incentives for provision of affordable housing.</p> <p>The Affected Area is within a planned growth area and can be developed to minimise land use conflicts.</p> <p>The Master Planned Township Zone (or Neighbourhood Zone) will facilitate coordinated development of a walkable, healthy neighbourhood. The zone also facilitates a variety of housing types and allotment sizes to ensure a diverse range of housing is provided, flexible to market preferences.</p> <p>The Affected Area is not within an Environmental and Food Production Area.</p> |
| <p><b>SPP 8: Primary Production:</b> A diverse and dynamic primary industry sector making the best use of natural and human assets.</p> <p><i>(8.4) Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.</i></p>   | <p>Master planning of the Affected Area will ensure the interface with primary production areas is managed effectively. A concept plan may also be used to reinforce buffer and interface areas.</p>   |
| <p><b>SPP 9: Employment Lands:</b> To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</p> <p><i>(9.2) Enable opportunities for employment and encourage development of underutilised lands</i></p>   | <p>Investigations will review previous work undertaken to determine the appropriate amount of retail and commercial space to support the growth area and determine an appropriate policy response.</p>   |

|   |   |
|---|---|
| <p><i>connected to, and integrated with, housing, infrastructure, transport and essential services.</i></p> <p><i>(9.7) Encourage appropriate retail development through the implementation of best practice retail planning guidelines.</i></p> <p><i>(9.8) Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.</i></p>   |   |
| <p><b>SPP 11: Strategic Transport Infrastructure:</b> 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> <p><i>(11.3) Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.</i></p> <p><i>(11.4) Minimise negative transport-related impacts on communities and the environment.</i></p>  | <p>Infrastructure deeds may be required to ensure contributions are made towards the funding and provision of required infrastructure. This process is made considerably easier due to the Affected Area being in single ownership.</p> <p>Investigations relating to noise quality will be undertaken and appropriate mitigation measures will be put in place to ensure transport-related impacts are minimised.</p>  |
| <p><b>SPP 15: Natural Hazards:</b> To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p> <p><i>(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.</i></p> <p><i>(15.4) Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.</i></p> <p><i>(15.6) Avoid development in high or extreme hazard risk areas (such as bushfire risk areas) that will necessitate the removal of native vegetation.</i></p> | <p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire – Medium Risk) Overlay; and</li> <li>• Hazards (Flooding – Evidence Required) Overlay.</li> </ul> <p>These Overlays provide clear guidance on matters related to natural hazards. Notwithstanding, detailed investigations will be undertaken to understand the likely impact of natural hazards such as bushfire and flooding and ensure appropriate measures are taken to mitigate against risk.</p> |

### 3.3 Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the 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 for Greater Adelaide – 2017 update (30 Year Plan) is relevant for this Code Amendment. The Code Amendment aligns with a number of the priorities and targets in the 30 Year Plan as outlined in **Table 3.2** below.

**Table 3.2** Code Amendment alignment with Regional Plan (30 Year Plan)

| Regional Plan identified priorities or targets   | Code Amendment Alignment with Regional Plan   |
|--|---|
| <b>Transit corridors, growth areas and activity centres</b>  |   |
| <p><b>P11</b> 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><b>P12</b> 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 Affected Area is located within the planned urban lands to 2045 as contained in the 30-Year Plan.</p> <p>The Code Amendment seeks to provide an area for low density, low scale residential development which is contiguous to the existing built-up area and represents a logical expansion of the township and associated infrastructure.</p>              |
| <b>Design Quality</b>  |   |
| <p><b>P26</b> 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><b>P28</b> Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.</p> <p><b>P29</b> 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><b>P30</b> Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</p> | <p>The Code Amendment will introduce a zone which will facilitate a range of housing typologies and can respond to local demand and changing household needs.</p> <p>The introduction of a Master Planned Zone (or Neighbourhood Zone) will ensure a coordinated and well-designed development which is compatible with the character of the existing township.</p> |
| <b>Housing mix, affordability and competitiveness</b>  |   |

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| <p><b>P36</b> Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p> <p><b>P37</b> 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"> <li>• ancillary dwellings such as granny flats, laneway and mews housing</li> <li>• dependent accommodation such as nursing homes</li> <li>• assisted living accommodation</li> <li>• aged-specific accommodation such as retirement villages</li> <li>• small lot housing types</li> <li>• in-fill housing and renewal opportunities.</li> </ul> <p><b>P42</b> Provide for the integration of affordable housing with other housing to help build social capital.</p> <p><b>P43</b> Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).</p> <p><b>P44</b> Enable and encourage the provision of affordable housing through linking incentives, including the benefits of re-zoning such as planning policy bonuses or concessions to new affordable housing supply.</p> <p><b>P46</b> 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>It is expected that the Code Amendment will introduce the Master Planned Township Zone (or Neighbourhood Zone) which facilitates residential development.</p> <p>This zone is considered sufficiently flexible to enable development of allotments (and associated housing product) which responds to market preference and choice in this location. Currently around 92% of dwellings in Goolwa are separate houses and a rezoning presents an opportunity to increase housing diversity and offer a variety of housing choices for all ages.</p> <p>An increase in the supply of residential zoned land will increase competition in the Fleurieu residential land markets and therefore assist in relieving pricing pressures. The Affordable Housing Overlay will be applied to ensure provision of at least 15% affordable housing within the development.</p> |
| <p><b>Health, Wellbeing and Inclusion</b></p>  |  |
| <p><b>P47</b> Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p>  | <p>The 2016 Masterplan identified the core road network, the general location of facilities and</p>  |

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| <ul style="list-style-type: none"> <li>• diverse housing options that support affordability</li> <li>• access to local shops, community services and facilities</li> <li>• access to fresh food and a range of food services</li> <li>• safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity</li> <li>• diverse areas of quality public open space (including local parks, community gardens and playgrounds)</li> <li>• sporting and recreation facilities</li> <li>• walkable connections to public transport and community infrastructure.</li> </ul> <p><b>P49</b> Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p> <p><b>P50</b> 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><b>P53</b> Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.</p> | <p>services for the growth area and will form the basis of a concept plan.</p> <p>The Master Planned Township Zone (and Neighbourhood Zone) contains policies to ensure future development has good quality open space, landscaping, tree planting and activity centres.</p> <p>The 2016 Master Plan will be reviewed and amended to reflect the investigations that will be undertaken on the Code Amendment, such as the size and location of any activity centre, buffer areas and road network.</p> |
| <b>The economy and jobs</b>   |   |
| <p><b>P62</b> Manage the interface between townships and adjacent primary production activities and areas of nature protection.</p>   | <p>Investigations will be undertaken to ensure appropriate interface management strategies are in place.</p>  |
| <b>Infrastructure</b>   |   |
| <p><b>P86</b> Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p>   | <p>The proposed Code Amendment will include investigations relating to hard and soft infrastructure to identify existing capacity and the potential need to augment services.</p>   |

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| <ul style="list-style-type: none"> <li>walking and cycling paths and facilities</li> <li>local stormwater and flood management including water sensitive urban design</li> <li>public open space</li> <li>sports facilities</li> <li>street trees</li> <li>community facilities, such as childcare centres, schools, community hubs and libraries</li> </ul> <p><b>P88</b> 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>Relevant infrastructure agreements will be entered into where necessary.</p> <p>Use of the Emerging Township Activity Centre Subzone a concept plan is proposed (subject to investigations) to ensure infrastructure and future activity centre/s are identified.</p>                     |
| <b>Biodiversity</b>  |  |
| <p><b>P93</b> Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.</p>  | <p>Investigations will be undertaken to inform environmental opportunities (such as greenways along existing vegetated drainage lines) and constraints (such as areas of native vegetation).</p>   |
| <b>Open space, sport and recreation</b>  |  |
| <p><b>P99</b> Ensure quality open space is within walking distance of all neighbourhoods to:</p> <ul style="list-style-type: none"> <li>link, integrate and protect biodiversity assets and natural habitats</li> <li>provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres</li> <li>be multi-functional, multi- use (including the shared use of strategically located school facilities) and able to accommodate changing use over time</li> <li>incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity</li> <li>contain appropriate and low- maintenance species and locate trees to maximise shade</li> <li>encourage unstructured recreation opportunities such as the provision of a</li> </ul> | <p>A new master planned neighbourhood provides the opportunity to ensure open space and other facilities are well designed and within walking distance to all future residents. Policies within the Master Planned Township Zone (or Neighbourhood Zone) will facilitate these outcomes.</p> |

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| <p>variety of paths and children's play equipment</p> <ul style="list-style-type: none"> <li>• foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.</li> </ul> <p><b>P103</b> Ensure that public open space is adequately greened and irrigated (where appropriate) to act as a natural cooling system to reduce heat island effects in urban areas.</p> <p><b>P104</b> 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> |  |
| <b>Water</b>   |  |
| <p><b>P115</b> 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><b>P117.</b> 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"> <li>• run-off from infill development</li> <li>• urban flooding from increased short-duration intense rainfall events associated with climate change</li> <li>• pollution from roads and other developed areas.</li> </ul>                   | <p>The Code includes policies which are instructive in respect water quality, use and management.</p> <p>Engineering investigations will ensure that the proposed urban development will not be contrary to the relevant water policies.</p>   |
| <b>Emergency Management and Hazard Avoidance</b>   |  |
| <p><b>P118</b> 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 designating and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> <li>• avoidance</li> <li>• adaptation</li> <li>• protection</li> </ul> <p><b>P120</b> Decrease the risk of loss of life and property from extreme bushfires through</p>   | <p>Overlays that apply to the Affected Area provide guidance on matters related to natural hazards. Investigations will be undertaken to understand the likely risk of hazards such as bushfire and flooding and make recommendations for a policy response to mitigate against potential impacts.</p> |

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| <p>creating buffers in new growth areas that are in or adjacent to areas identified as high risk from bushfires (See Map 13).</p> <p><b>P122</b> Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.</p> |  |
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### 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 table below identifies other documents relevant to this proposed Code Amendment.

**Table 3.3** *Other strategic documents relevant to the Code Amendment*

| Other Relevant Documents   | Code Amendment Alignment with Other Relevant Documents  |
|--|---|
| <p><b>Strategic Management Plan Alexandrina 2040 (Alexandrina Council)</b></p> | <p>Key indicators from the Strategic Plan that are relevant to this Code Amendment are:</p> <ul style="list-style-type: none"> <li>• Liveable – distinctive villages, places, spaces and transport networks to support active lifestyles, vibrant cultures and productive enterprise</li> <li>• Green – nature is valued and resources are managed sustainably</li> <li>• Connected – safe, healthy and enjoy accessible infrastructure and services</li> </ul> <p>The Code Amendment will investigate to ensure that the Affected Area is suitable for residential purposes, with the resulting zone to be selected which supports an urban form and density consistent with the Council's Strategic Plan.</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.

| Investigation/s Undertaken   | Summary of Scope of Investigations   | Summary of Outcome of Recommendations  |
|--|--|--|
| <i>Preliminary Transport Investigations (CIRQA)</i>                | <p>CIRQA Transport Consultants assessed:</p> <ul style="list-style-type: none"> <li>The potential traffic generation associated with the proposed rezoning and redevelopment of the subject land</li> <li>The associated impact on the adjacent existing road network</li> <li>Anticipated infrastructure upgrades/requirements.</li> </ul>  | <p>CIRQA adopted a rate of eight trips per dwelling for the assessment of anticipated traffic impact of rezoning under three different density/staging scenarios.</p> <p>As part of the assessment CIRQA identified potential interventions to support the rezoning and general traffic volume growth (subject to further assessment). These interventions include intersection upgrades, level crossing upgrades and road upgrades.</p> <p>A copy of the report is provided in <b>Attachment 6</b>.</p>   |
| <i>Servicing and Stormwater Requirements (Greenhill Engineers)</i> | <p>Greenhill Engineers previously analysed the growth area, including the approximate location of the existing service infrastructure, the requirements of the proposed residential expansion and any substantial constraints that the existing infrastructure may have.</p> <p>This work was undertaken as part of the Goolwa North Growth Area DPA.</p> <p>Greenhill has provided updated preliminary advice in relation to the proposed Code Amendment. This advice is provided in <b>Attachment 7</b>.</p> | <p>Greenhill advised that a roadside swale system to be directed towards a network of stormwater channels leading to a detention basin and pond system located directly north of Byrnes Road. The system will detain the flows and discharge the stormwater to the existing detention basin system, located south of Byrnes Road, which is directly connected to the Goolwa Channel.</p> <p>The basins are proposed to detain the post-development major storm (1% Average Recurrence Interval (AEP)) flows to pre-development major storm stormwater flows.</p> |

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|  |  | <p>Preliminary stormwater modelling was undertaken using DRAINS to determine the detention storage requirements to reduce post-development flows to pre-development.</p> <p>As part of the assessment, Greenhill advised on the capacity of the existing Wastewater treatment plant (WWTP), owned by Alexandrina Council, which acts as the existing sewerage system for Goolwa. The sewer system was considered to be adequate for the previously proposed rezoning of 200ha, but was determined to require upgrading for the entire growth area.</p> <p>Potable Water is of limited supply and will need duplicating to supply the growth area.</p> <p>SAPN advised that standard augmentation charges will apply to the development (subject to annual increases). An additional zone substation augmentation charge may apply if the development exceeds the substation capacity of 2,500 kVA within a 7-year rolling period.</p> <p>Telecommunications - NBN Co. has advised that the Growth Area can be serviced and that the required headworks will be contingent upon how development is to proceed.</p> <p>As outlined above, a significant amount of infrastructure will be required to support the future residential areas of Goolwa North. This includes the upgrade of existing infrastructure as well as the provision of additional (new) infrastructure.</p> <p>While a proportion of the required infrastructure will be the responsibility of the developer and will be delivered within the development sites, a significant proportion of the infrastructure</p> |
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|  |   | <p>will be 'external' to the sites and its delivery will need to be negotiated with the Council as well as State Government Agencies such as SA Water and the Department for Infrastructure and Transport (DIT).</p> <p>Greenhill's most recent preliminary advice indicated that it is anticipated that the Affected Area can be adequately serviced by stormwater, sewer, potable water, electricity, recycled water, telecommunications and gas subject to authority requirements.</p>  |
| <i>Preliminary Site Investigation (Mud Environmental)</i>          | Two main landowners prepared detailed site history reports and Mud Environmental were engaged to prepare a Preliminary Site Investigation Report.   | There is a low likelihood of potentially significant soil contamination within the growth area and it is not anticipated that any areas would require extensive remediation for any site development.  |
| <i>Enquiry by Design Workshop and associated Masterplan (2016)</i> | <p>Investigations included:</p> <ul style="list-style-type: none"> <li>• Demographic and Growth Projections</li> <li>• Infrastructure, Transport and Open Space</li> <li>• Social infrastructure analysis, including retail, schools, open space, recreation, community facilities</li> <li>• Yield analysis</li> <li>• Northern Entrance to Goolwa – Gateway analysis</li> <li>• Pedestrian / cycling / greenways</li> </ul> | <p>The DPA indicated that detached dwellings should be located on sites 600m<sup>2</sup> in area with frontages 15m in width, however, higher densities would be appropriate in strategic locations (i.e. close to activity centres). The expected yield for development of 200ha was between 1600 dwellings and 3400 dwellings, which equated to a future land supply of approximately 20-40 years.</p> <p>The Enquiry by Design Masterplan placed a strong emphasis on the retention of existing native vegetation while also providing environmental linkages along drainage corridors. These environmental linkages are also intended to provide recreational opportunities for the existing and future residents of Goolwa through the creation of walking and cycling trails traversing the area and, potentially, providing links to the Ramsar wetland and coast</p> |

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|   |  | <p>The Masterplan determined a site for a major recreational facility (Goolwa Oval Recreational Precinct). Stage One of this facility is now complete and Stage Two is underway.</p> <p>The Enquiry by Design Masterplan for Goolwa North identified two, relatively modest 'village hubs' within the eastern and western precincts of the growth area, however these should have minimal retail development.</p> <p>The eastern hub should have a health, education and community focus while the western hub should have a recreation focus as well as local convenience shopping for both hubs.</p> <p>An important element of the Enquiry by Design Workshop was the creation of a new 'green entry statement' to Goolwa for people arriving from the north, reflecting rural atmosphere, a landscape of remnant vegetation and additional buffer planting.</p> |
| <p><i>Goolwa North Future Urban Growth Area Vegetation Assessment (EBS Ecology)</i></p> | <p>Assessment was undertaken to fill knowledge gaps in existing vegetation datasets on unmade road reserves, private land and areas which may have changed in structure in recent years. The report recommended the best way forward in regards to protection and enhancement of vegetation within the urban growth boundary.</p> <p>Undertaken as part of the Enquiry by Design Masterplan.</p> | <p>Road reserves and private land in the Skewes Road, Stuart Road, Alexandrina Road / Steam Ranger rail reserve all provide high value patches of intact, poorly conserved vegetation.</p> <p>All planning should consider all intact sections of vegetation as having a 20m buffer on top of the existing extent to reduce the risk of clearance. This would result in no net loss. To enhance any patches of vegetation, it may well be considered that there is a desire for a 10m revegetation buffer, additional to a 20m fire safety buffer from any development zones.</p>   |

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|  |  | Based on the ecological value categories, it was recommended that any patches with a rating of A-C should be enhanced with these buffers as part of any planning.  |
| <i>Investigations undertaken as part of the Goolwa North Growth Area Development Plan Amendment not listed above</i> | <ul style="list-style-type: none"> <li>• Site analysis (Ekistics)</li> <li>• Supply and demand analysis (Ekistics)</li> <li>• Population and demographics (Ekistics)</li> <li>• Economic Considerations (Essential Economics Pty Ltd)</li> <li>• Concept plan (Ekistics)</li> <li>• Infrastructure delivery mechanism</li> </ul> | <p>The majority of the land is used for farming purposes. The land gently slopes up from the south-east to the north-west. There are a number of stands of native vegetation scattered across the land. There are a number of unformed road reserves and watercourses or natural drainage channels across the land.</p> <p>The population forecast assumes that, from the early 2020s, the planned Goolwa Growth Area will commence development which will significantly increase residential development opportunities to the north of Goolwa. A more detailed forecast for the Goolwa North Growth Area indicates that the population is likely to grow substantially from 25 people in 2021 to 2,466 people in 2041. To accommodate this increase in population, it is forecasted that the number of dwellings will increase from 9 dwellings in 2021 to 1,359 dwellings in 2041. This represents a development rate of approximately 68 dwellings per year.</p> <p>Council was considering the best mechanism for the provision of infrastructure. The three options were an infrastructure scheme under the PDI Act, infrastructure deeds or a special charge under the Local Government Act.</p> |

## 4.2 Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment. Investigations will be undertaken by Future Urban on behalf of the Proponent, except where technical consultant expertise is required.

| <b>Investigations Proposed</b>   | <b>Explanation of how the further investigations propose to address an identified issue or question</b>   |
|--|---|
| <i>Preliminary Site History Report</i>                                   | Review and update the previous site investigations report.  |
| <i>Infrastructure and Servicing Report</i>                               | Prepare a comprehensive infrastructure analysis which identifies the capacity of existing stormwater, sewer, potable water, power and telecommunications infrastructure and the servicing requirements of the proposed residential expansion. Identify any need for augmentation and associated responsibilities. |
| <i>Traffic Advice</i>  | Prepare detailed traffic investigations for the Affected Area that have regard to existing and future road networks, traffic associated with future development and any required traffic interventions within the existing road network. Analysis will also include active and sustainable transport provisions.  |
| <i>Vegetation, Fauna and Environmental Investigations</i>                | Review and update previous environmental investigations already undertaken.   |
| <i>Infrastructure delivery mechanism</i>                                 | Determine the most appropriate mechanism for infrastructure delivery, to ensure that the required infrastructure is delivered equitably and efficiently.  |
| <i>Aboriginal Heritage Investigations</i>                                | Undertake a search of the Register of Aboriginal Sites and Objects to confirm if the Affected Area is subject to any Aboriginal Sites or Objects.   |
| <i>Site analysis</i>   | Provide an overview of the site, natural features, view points and review gateway analysis undertaken as part of the Enquiry by Design Masterplan. Consider the integration with surrounding built up areas.  |
| <i>Supply and demand, population and demographics and yield analysis</i> | Housing supply and demand, population projections and demographics profiles will be reviewed and updated. A yield analysis will also be undertaken to determine the likely future housing scenario, densities and estimated future land supply.   |
| <i>Retail capacity analysis</i>  | Outline the extent and impacts of any of retail uses proposed to be facilitated through the application of the Emerging Township Activity Centre Subzone on existing non- residential development in Goolwa.  |
| <i>Social infrastructure analysis</i>                                    | Investigations will relate to retail, schools, open space, recreation, community facilities, existing capacities and estimated requirement for additional facilities.   |

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| <i>Bushfire</i>             | Investigations in respect to the risk and impact of bushfire, including discussions with the CFS. |
| <i>Interface management</i> | Identify potential land use interface issues and determine design or policy solutions.            |
| <i>Concept plan</i>         | The investigations undertaken on the Code Amendment will be used to inform a concept plan.        |

### 4.3 Engagement already Undertaken

In accordance with Practice Direction 2, the Alexandrina Council has been consulted on this proposal (refer to **Attachment 8**). Early engagement occurred with Council staff and the Chief Executive Officer to brief them of the intent of the proposal. A briefing of the newly elected Council is planned for early 2023. In summary, the following matters were raised by the Council:

- There is potential to revisit the existing Structure Plan that was developed for the growth area;
- Goolwa is a Cittaslow town and the community expects slow growth;
- Future development should not impact the main street or the economic viability of existing non-residential uses within Goolwa;
- Goolwa is in need of more housing that is affordable;
- Emphasis should be put on the front-end research, including population and housing supply assumptions;
- The Code Amendment should not seek to meet demand entirely on the eastern side of Alexandrina Road;
- Consideration should be given to use of the Neighbourhood Zone;
- Engagement on the Code Amendment must be extensive; and
- Wastewater and stormwater can be accommodated but further detail on yields and staging is required in order to provide more detailed advice in relation to augmentation requirements (this process is currently underway and discussions are ongoing).

In light of this advice, the Proponent will undertake economic analysis, investigate use of the Neighbourhood Zone and increase the land area targeted for the Deferred Urban Zone.

In addition, the following engagement has also occurred:

- Planning and Land Use Services (PLUS) division of the Department for Trade and Investment;
- State Member for Finnis – Mr David Basham MP (refer to **Attachment 9**).

A summary of outcomes or matters raised through engagement already undertaken is as follows:

- Engagement should involve advertisements/articles in the local newspapers as these are prominent within the local community;
- Consider the environmental impacts of the rezoning; and
- Consider potential for staging any future development.

#### 4.4 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, further engagement on the Code Amendment will occur once the Code Amendment is initiated. The draft Engagement Plan is provided in **Attachment 4**.

### 5. CODE AMENDMENT PROCESS

#### 5.1 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 Proponent has prepared an Engagement Plan (**Attachment 4**) which includes 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 or 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.

#### 5.2 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 to 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.

#### 5.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined in **Attachment 5**. 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. The timetable is attached in **Attachment 5**.

**ATTACHMENT 1: CERTIFICATE OF TITLE**

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5463 Folio 532

**Parent Title(s)** CT 5285/518  
**Creating Dealing(s)** SC 8315765  
**Title Issued** 27/10/1997      **Edition** 3      **Edition Issued** 22/05/2001

## Estate Type

FEE SIMPLE

## Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)  
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

## Description of Land

SECTION 2403  
HUNDRED OF GOOLWA  
IN THE AREA NAMED GOOLWA

## Easements

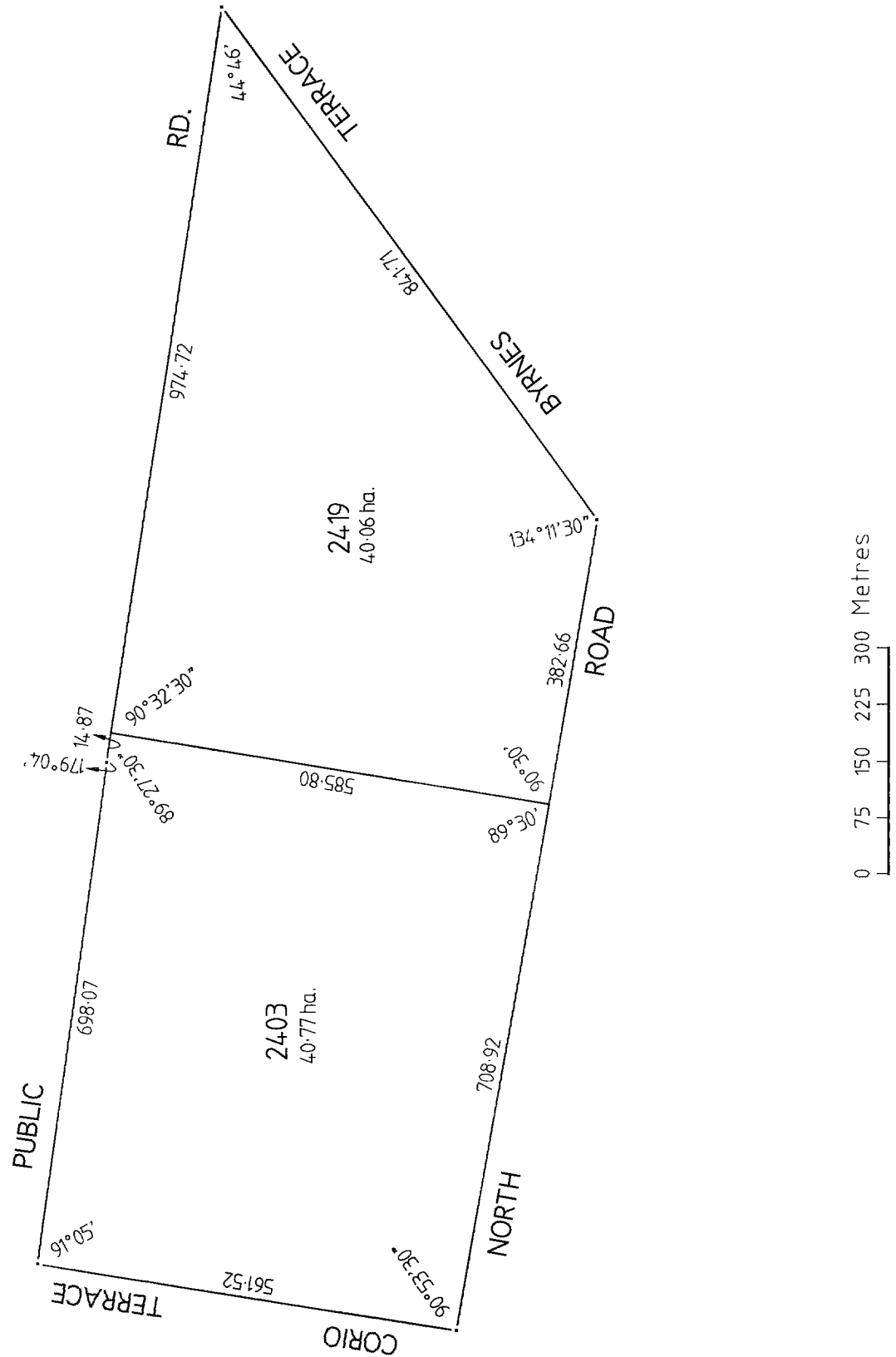
NIL

## Schedule of Dealings

NIL

## Notations

|                                  |     |
|----------------------------------|-----|
| <b>Dealings Affecting Title</b>  | NIL |
| <b>Priority Notices</b>          | NIL |
| <b>Notations on Plan</b>         | NIL |
| <b>Registrar-General's Notes</b> | NIL |
| <b>Administrative Interests</b>  | NIL |



REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 6071 Folio 445

**Parent Title(s)** CT 5463/533  
**Creating Dealing(s)** TG 11497720  
**Title Issued** 31/01/2011 **Edition** 1 **Edition Issued** 31/01/2011

## Estate Type

FEE SIMPLE

## Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)  
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

## Description of Land

SECTION 2419  
HUNDRED OF GOOLWA  
IN THE AREA NAMED GOOLWA

## Easements

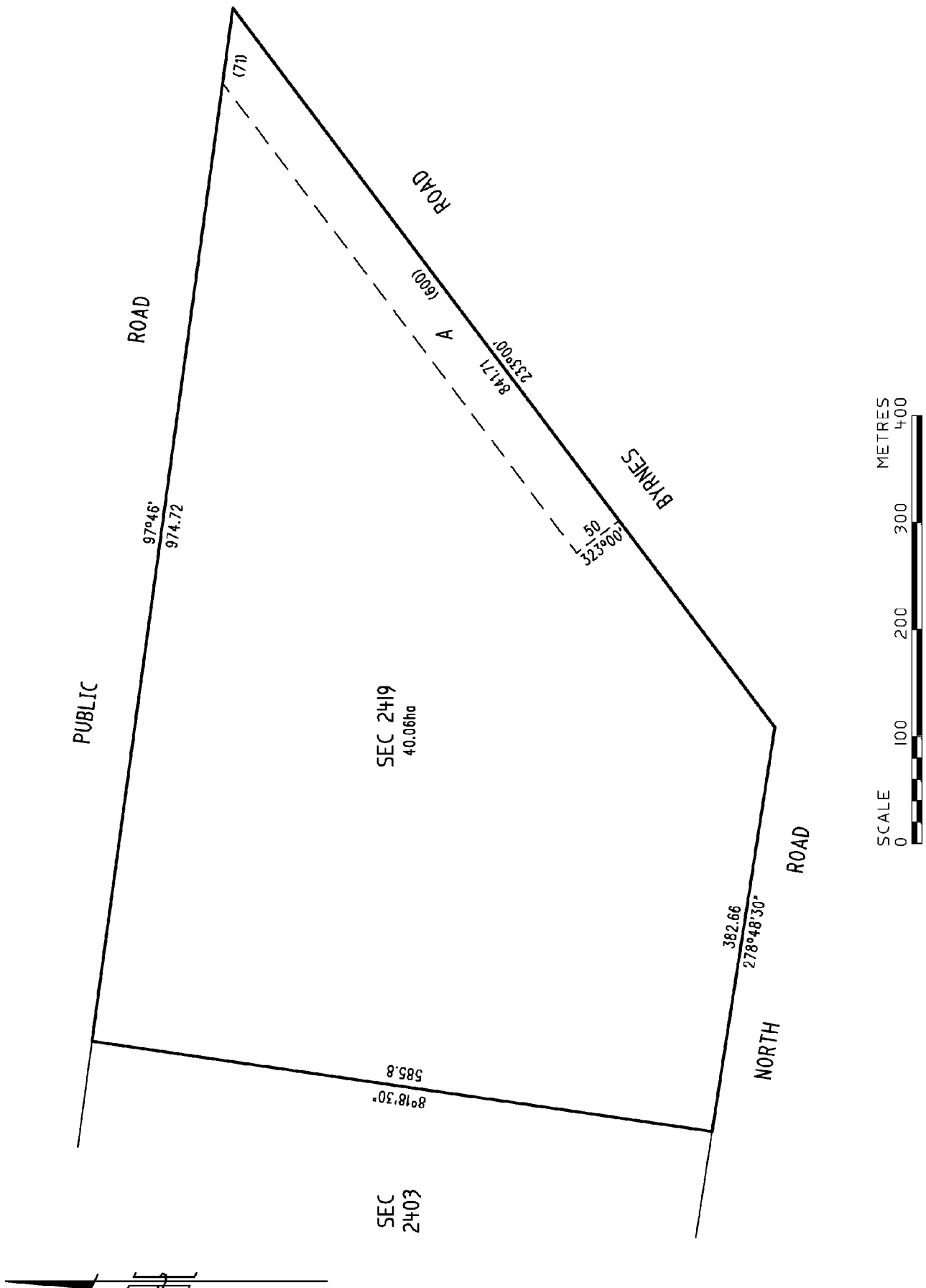
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (TG 11497720)

## Schedule of Dealings

NIL

## Notations

|                                  |     |
|----------------------------------|-----|
| <b>Dealings Affecting Title</b>  | NIL |
| <b>Priority Notices</b>          | NIL |
| <b>Notations on Plan</b>         | NIL |
| <b>Registrar-General's Notes</b> | NIL |
| <b>Administrative Interests</b>  | NIL |



## Certificate of Title

**Title Reference:** CT 6071/445

**Status:** CURRENT

**Parent Title(s):** CT 5463/533

**Dealing(s) Creating Title:** TG 11497720

**Title Issued:** 31/01/2011

**Edition:** 1

## Dealings

No lodged Dealings found.

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5463 Folio 531

**Parent Title(s)** CT 5285/517  
**Creating Dealing(s)** SC 8315765  
**Title Issued** 27/10/1997      **Edition** 3      **Edition Issued** 22/05/2001

## Estate Type

FEE SIMPLE

## Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)  
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

## Description of Land

SECTIONS 2400 AND 2418  
HUNDRED OF GOOLWA  
IN THE AREA NAMED GOOLWA

## Easements

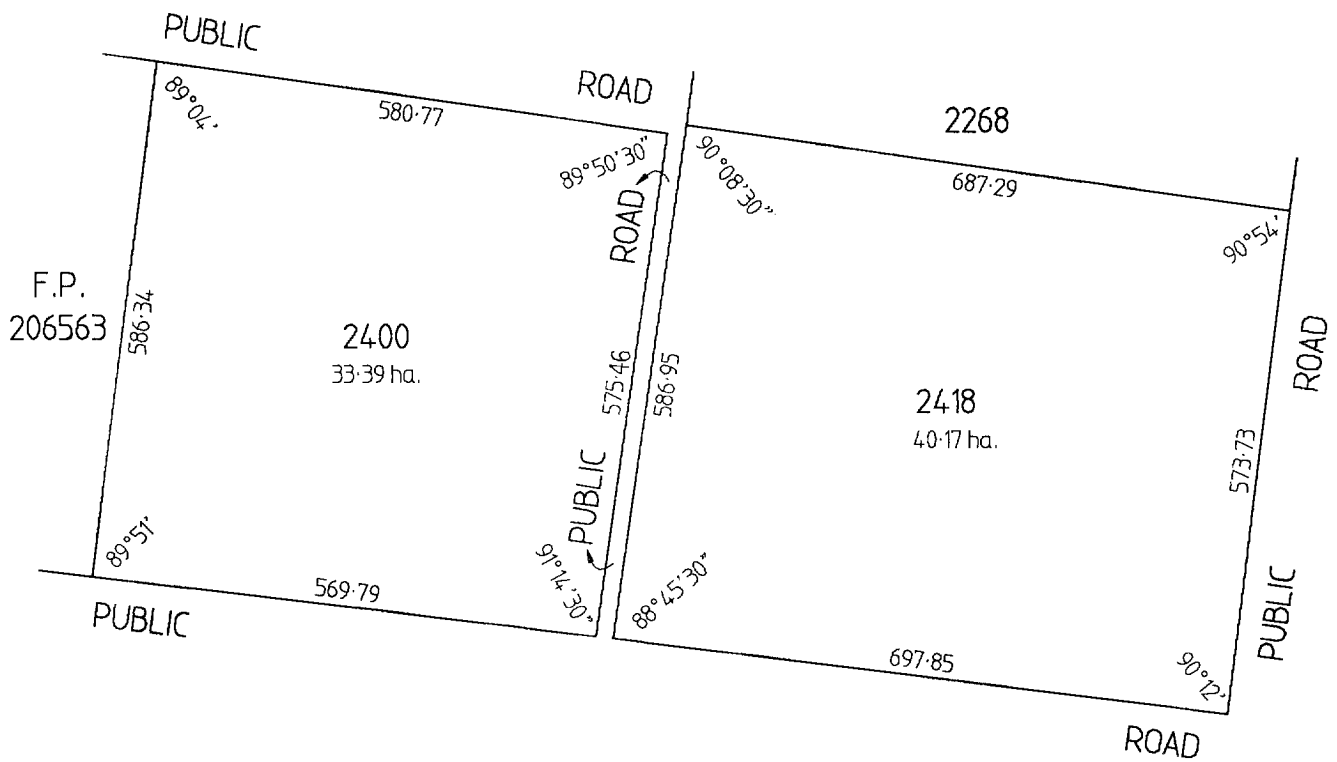
NIL

## Schedule of Dealings

NIL

## Notations

|                                  |     |
|----------------------------------|-----|
| <b>Dealings Affecting Title</b>  | NIL |
| <b>Priority Notices</b>          | NIL |
| <b>Notations on Plan</b>         | NIL |
| <b>Registrar-General's Notes</b> | NIL |
| <b>Administrative Interests</b>  | NIL |



0 75 150 225 300 Metres

REAL PROPERTY ACT, 1886



South Australia

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## Certificate of Title - Volume 5463 Folio 530

**Parent Title(s)** CT 5285/516  
**Creating Dealing(s)** SC 8315765  
**Title Issued** 27/10/1997      **Edition** 3      **Edition Issued** 22/05/2001

## Estate Type

FEE SIMPLE

## Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)  
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

## Description of Land

SECTION 2420  
HUNDRED OF GOOLWA  
IN THE AREA NAMED GOOLWA

## Easements

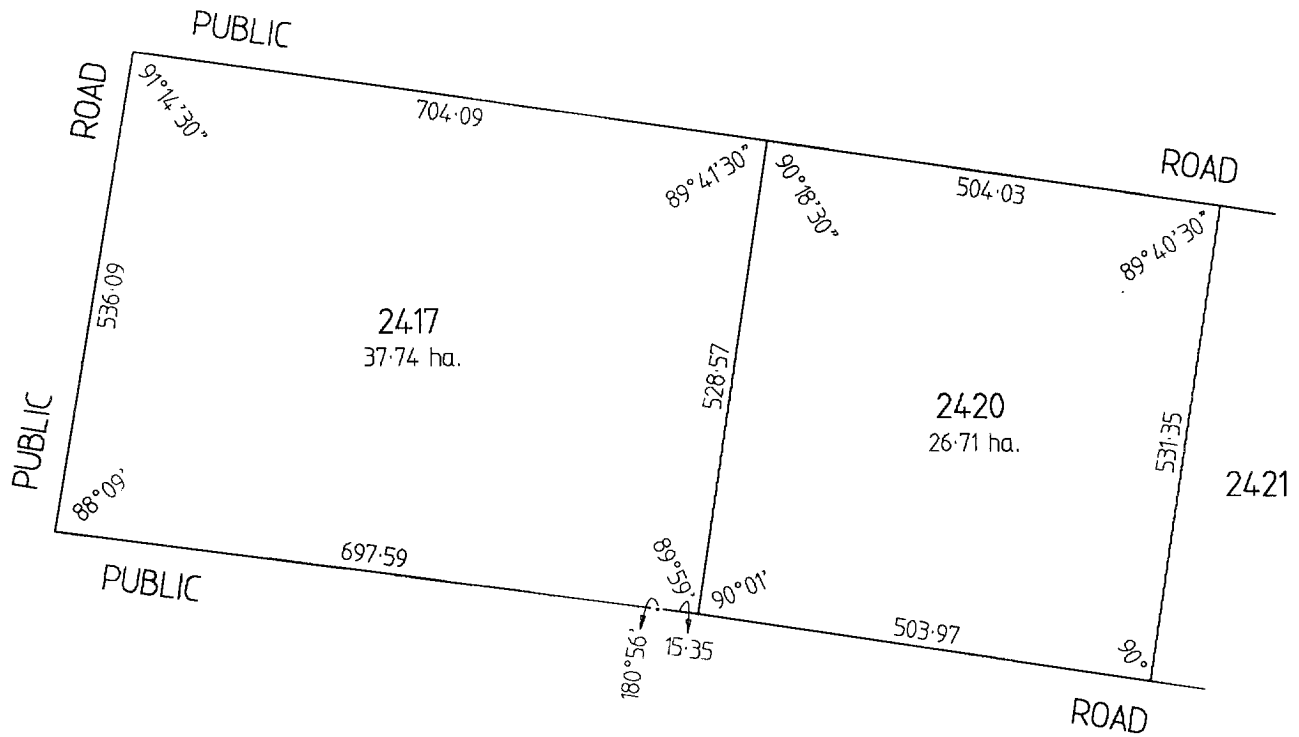
NIL

## Schedule of Dealings

NIL

## Notations

|                                  |     |
|----------------------------------|-----|
| <b>Dealings Affecting Title</b>  | NIL |
| <b>Priority Notices</b>          | NIL |
| <b>Notations on Plan</b>         | NIL |
| <b>Registrar-General's Notes</b> | NIL |
| <b>Administrative Interests</b>  | NIL |



0 75 150 225 300 Metres

REAL PROPERTY ACT, 1886



South Australia

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## Certificate of Title - Volume 5463 Folio 529

**Parent Title(s)** CT 5285/515**Creating Dealing(s)** SC 8315765**Title Issued** 27/10/1997**Edition** 3**Edition Issued**

22/05/2001

## Estate Type

FEE SIMPLE

## Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)  
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

## Description of Land

SECTION 2417  
HUNDRED OF GOOLWA  
IN THE AREA NAMED GOOLWA

## Easements

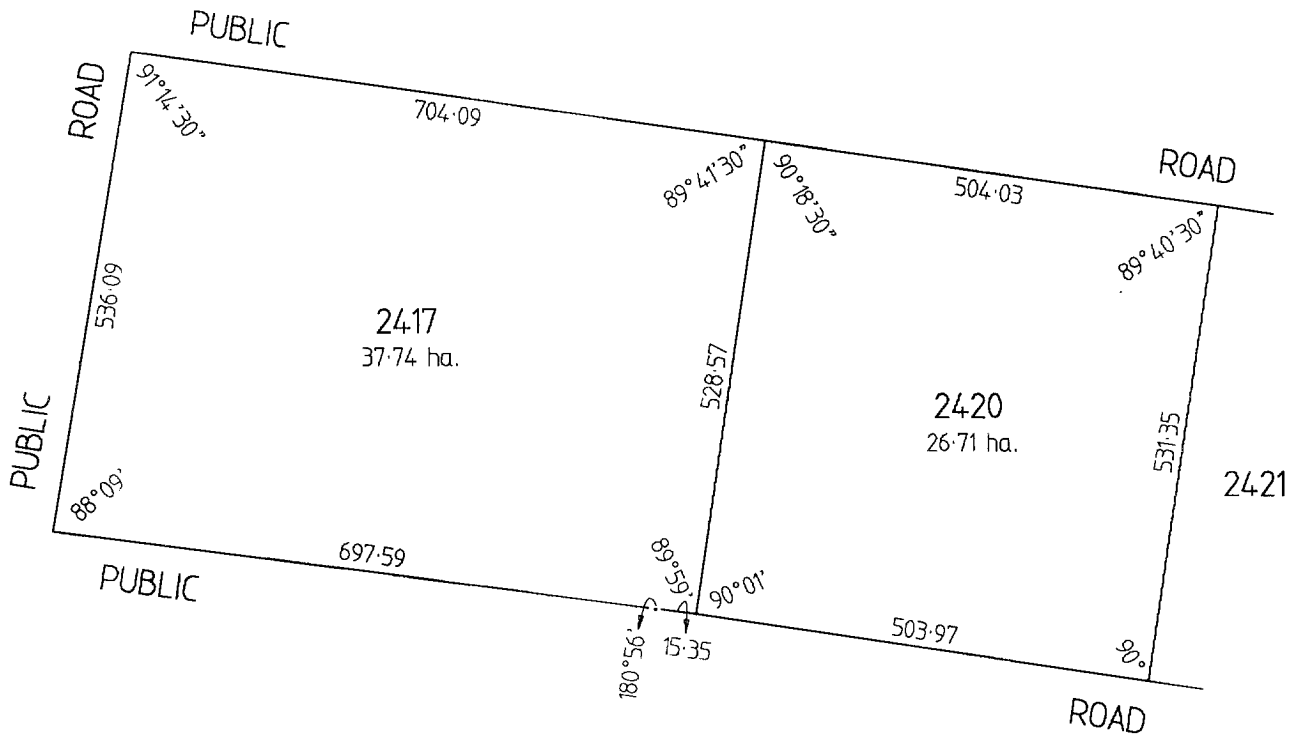
NIL

## Schedule of Dealings

NIL

## Notations

**Dealings Affecting Title** NIL**Priority Notices** NIL**Notations on Plan** NIL**Registrar-General's Notes** NIL**Administrative Interests** NIL



0 75 150 225 300 Metres

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5413 Folio 829

**Parent Title(s)** CT 4318/395  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 18/04/1997 **Edition** 5 **Edition Issued** 29/01/2007

## Estate Type

FEE SIMPLE

## Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)  
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

## Description of Land

ALLOTMENT 4 DEPOSITED PLAN 22658  
IN THE AREA NAMED GOOLWA  
HUNDRED OF GOOLWA

## Easements

NIL

## Schedule of Dealings

NIL

## Notations

|                                  |     |
|----------------------------------|-----|
| <b>Dealings Affecting Title</b>  | NIL |
| <b>Priority Notices</b>          | NIL |
| <b>Notations on Plan</b>         | NIL |
| <b>Registrar-General's Notes</b> | NIL |
| <b>Administrative Interests</b>  | NIL |



**ATTACHMENT 2: LOCATION PLAN AND CURRENT ZONE**



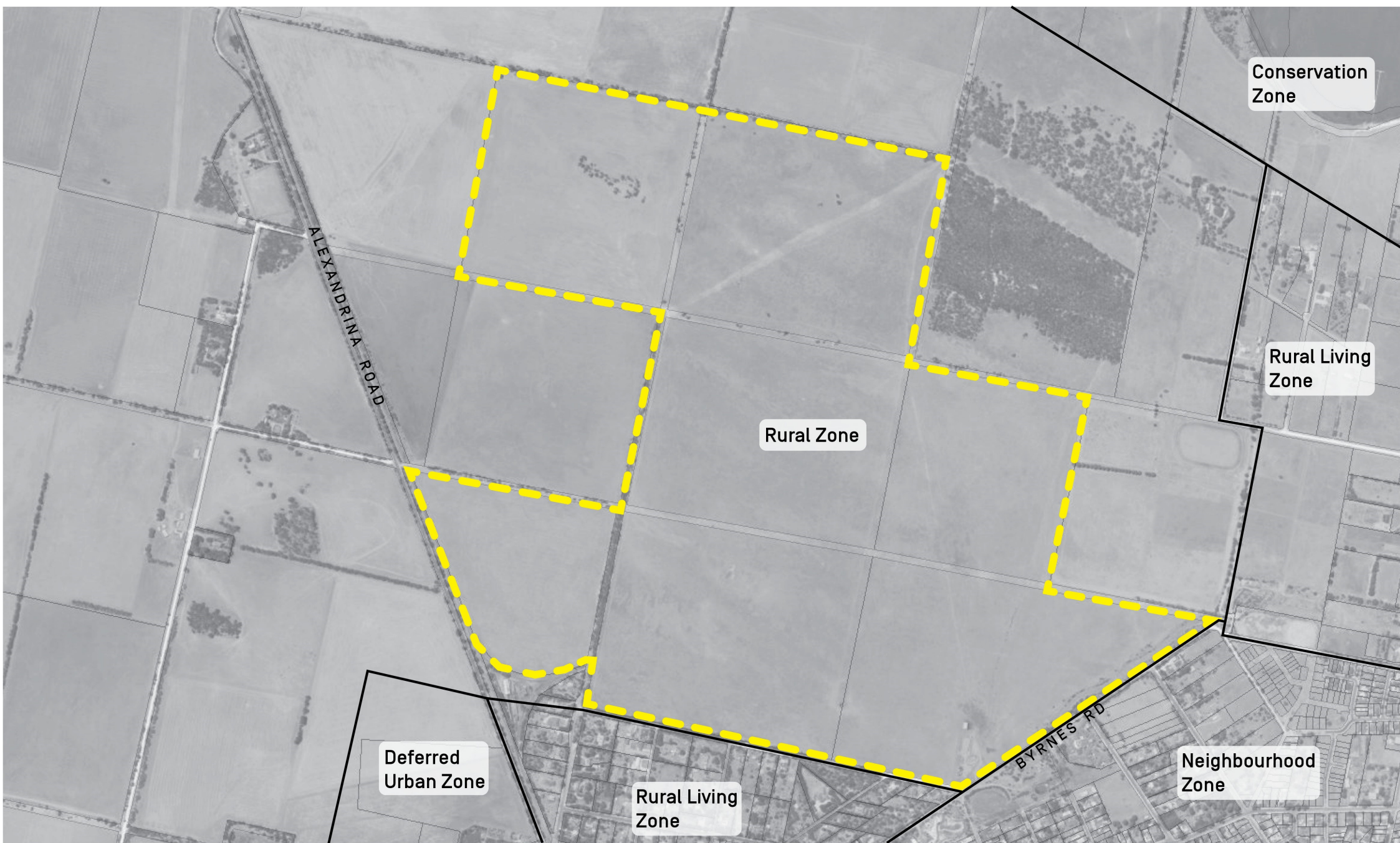
Plan Production Date: 07.10.2022

Affected Area

LEGEND

— — — — — Affected area boundary





Plan Production Date: 07.10.2022

Current Zoning

LEGEND

— — — — — Affected area boundary

— — — — — Zone boundary



**ATTACHMENT 3: PROPOSED ZONE**



Plan Production Date: 17.02.2023

Proposed Zoning

LEGEND

— — — — — Affected area boundary

— Zone boundary



## **ATTACHMENT 4: ENGAGEMENT PLAN**



# **ENGAGEMENT PLAN**

## **Goolwa North Code Amendment**

By Ambo Pty Ltd

Date:  
**20.02.2023**

**Contact Details**  
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Director  
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8221 5511

Document Control

| Revision | Description               | Author | Date       |
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| V1       | Draft                     | BM     | 02.11.2022 |
| V2       | Updated for client review | BM     | 16.02.2023 |
|          |                           |        |            |
|          |                           |        |            |
|          |                           |        |            |

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## APPENDICES

APPENDIX 1: STAKEHOLDER AND COMMUNITY MAPPING  
 APPENDIX 2: PLANNING YOUR ENGAGEMENT APPROACH  
 APPENDIX 3: MEASURING SUCCESS  
 APPENDIX 4: CLOSING THE LOOP AND REPORTING BACK

## 1. BACKGROUND INFORMATION

### 1.1 What is proposed?

Ambo Pty Ltd (the Proponent) is proposing to amend (the Code Amendment) the Planning and Design Code (the Code) as it relates to land the Affected Area, which comprises the following parcels:

- Section 2420 of Hundred 150400 - Certificate of Title Volume 5463 Folio 530;
- Section 2419 of Hundred 150400 - Certificate of Title Volume 6071 Folio 445;
- Section 2418 of Hundred 150400 - Certificate of Title Volume 5463 Folio 531;
- Section 2403 of Hundred 150400 - Certificate of Title Volume 5463 Folio 532; and
- Allotment 4 of Deposited Plan 22658 - Certificate of Title Volume 5413 Folio 829.

The Affected Area is located to the north of Goolwa, off Alexandrina Road, as indicated in **Figure 1.1** below.

**Figure 1.1** Location



Plan Production Date: 07.10.2022

Affected Area | LEGEND  
 --- Affected area boundary



### 1.2 Why is this project being initiated?

The overall intent of the Code Amendment is to enable low scale, low density residential development to be established on the land. This will necessitate the land being rezoned from the Rural Zone to an alternate zone, with the Master Planned Township Zone or Neighbourhood Zone from the Planning and Design Code (the Code) considered the most appropriate (subject to investigations).

The subject land adjoins the Rural Zone to the north and west, the Rural Living Zone to the east and south-west and the Neighbourhood Zone to the south. The land is within an identified growth area and not within an Environment and Food Production Area.

The proposed rezoning aligns with a large number of relevant State Planning Policies in relation to integrated planning, design quality, housing supply and diversity, biodiversity, primary production, employment lands, strategic transport infrastructure and natural hazards. The proposed rezoning also aligns with a number of relevant policies within *The 30-Year Plan for Greater Adelaide* (the 30 Year Plan), as outlined within the Code Amendment Initiation document. In particular, the proposal correlates with the 30 Year Plan policies in respect to growth areas and activity centres, design quality, housing mix, affordability and competitiveness, health, wellbeing and inclusion, economy and jobs, infrastructure, open space, water, biodiversity and natural hazards.

### 1.3 Investigations completed

Investigations undertaken to date include:

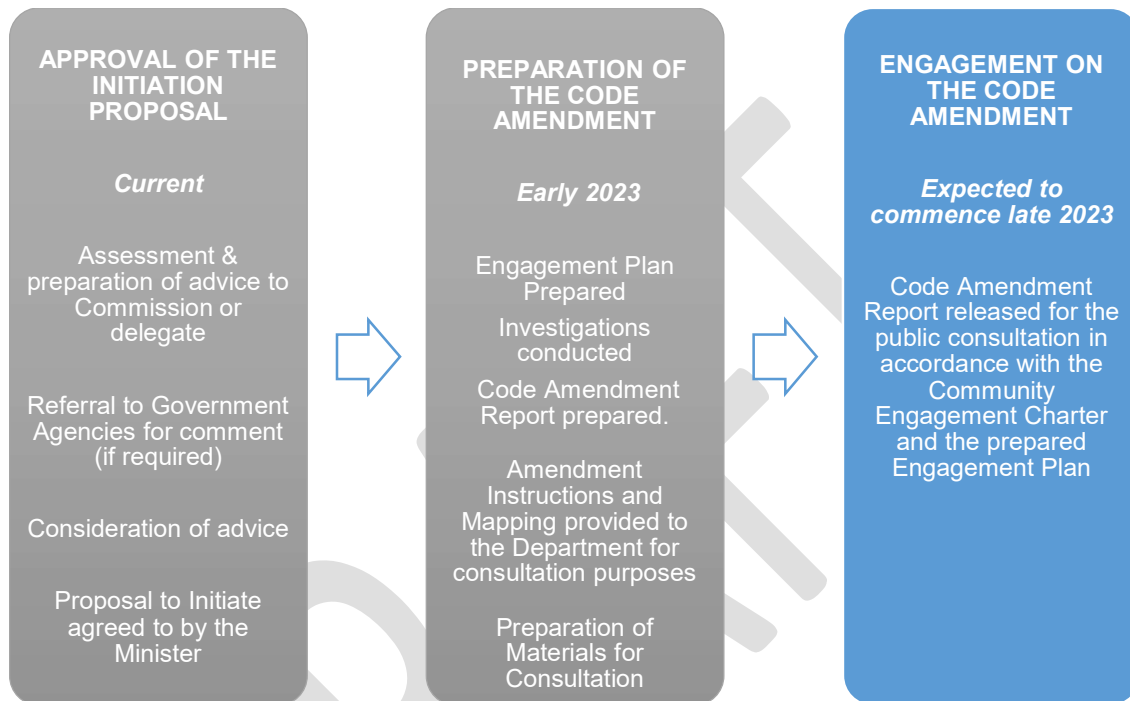
- Transport Investigations 2020 (CIRQA)
- Preliminary Infrastructure and Servicing Report 2020 (Greenhill Engineers)
- Preliminary Site Investigation 2020 (Mud Environmental)
- Enquiry by Design Workshop and associated Masterplan (2016), including:
  - » Demographic and Growth Projections
  - » Infrastructure, Transport and Open Space
  - » Social infrastructure analysis, including retail, schools, open space, recreation, community facilities
  - » Yield analysis
  - » Northern Entrance to Goolwa – Gateway analysis
  - » Pedestrian / cycling / greenways.
- Goolwa North Future Urban Growth Area Vegetation Assessment 2016 (EBS Ecology)
- Investigations undertaken as part of the Goolwa North Growth Area Development Plan Amendment (2020) not listed above, including:
  - » Site analysis (Ekistics)
  - » Supply and demand analysis (Ekistics)
  - » Population and demographics (Ekistics)
  - » Economic Considerations (Essential Economics Pty Ltd)
  - » Concept plan (Ekistics)
  - » Infrastructure delivery mechanism (Ekistics).

Rezoning of the Affected Area was previously proposed as part of the Council-led Goolwa North Growth Area Development Plan Amendment (DPA) and an engagement process was undertaken in 2020. The Council inevitably decided not to proceed following community engagement due to community concerns relating to the level of growth and the timing of the introduction of the Planning and Design Code.

## 1.4 What is the status of the Code Amendment

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step are outlined within **Figure 1.2**. Most of the engagement activities will occur after the preparation of the Code Amendment, shown in blue below.

**Figure 1.2** Status of the Code Amendment



## 2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the Affected Area to enable the future development of the land for residential purposes.

Specifically, the engagement will:

- Communicate to raise awareness that a Code Amendment is being prepared;
- Provide information about what is proposed by the Code Amendment including the location of where the proposed changes will apply;
- Provide the opportunity for stakeholders to identify issues and opportunities early, so that they can be considered in the preparation of the Code Amendment;
- Enable stakeholders and community to provide feedback on the Code Amendment prior to it being finalised and submitted to the Minister for Planning;
- Close the loop with stakeholders and community to inform them of the final version of the Code Amendment;

- Meet statutory requirements as they relate to engagement on a Code Amendment;
- Build relationships and a community of interest to support future activities (i.e. construction);
- Maximise the opportunity for the media to be well informed, minimising reporting of inaccurate or biased reporting.

### 3. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

- Share information with the public about the Code Amendment;
- Create an understanding of the reasons for the Code Amendment;
- Understand the views of the stakeholders;
- Inform and improve the quality of the policy within the Code Amendment; and
- Comply with the Community Engagement Charter and the *Planning, Development and Infrastructure Act 2016* (Act).

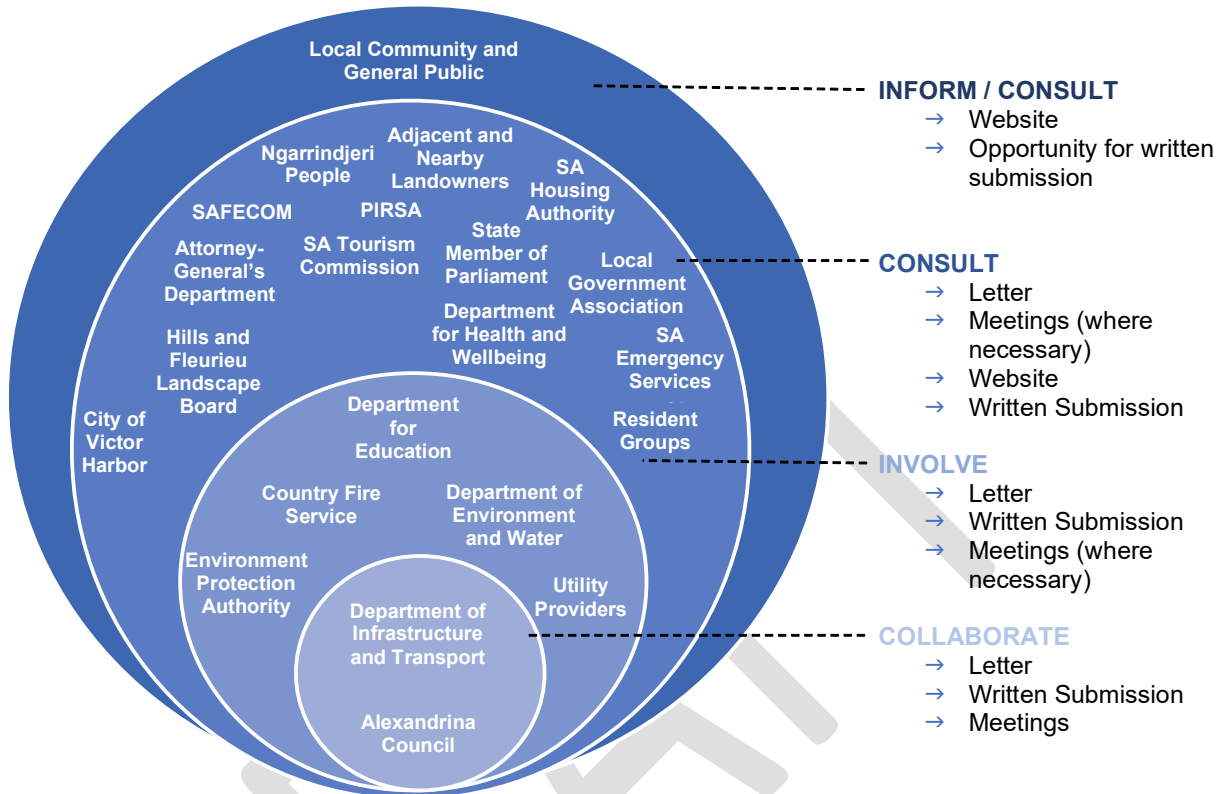
### 4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The Code Amendment has a group of stakeholders whose involvement, interest and influence vary, including the Alexandrina Council, State Agencies and the adjacent land owners.

Overall, the aim of the community engagement is to provide a level of influence which seeks to work directly with the relevant stakeholders throughout the process to ensure that concerns and aspirations are understood, considered and reflected in the Code Amendment.

A stakeholder identification and analysis has been undertaken and the outcomes of this are provided in **Appendix 1**, with a summary of this analysis provided in **Figure 4.1** below.

**Figure 4.1** Stakeholder Analysis Summary (adapted from Lorenz Aggens, *Orbits of Public Participation*)



The stakeholders which have been identified are:

- Adjacent land owners and occupiers shown in **Figure 4.2** below;
- Alexandrina Council;
- City of Victor Harbor;
- Ngarrindjeri Aboriginal Corporation RNTBC – Ngarrindjeri People;
- Local Government Association;
- Department for Infrastructure and Transport (DIT);
- Planning and Land Use Services division of the Department for Trade and Investment;
- Environment Protection Authority (EPA);
- Department for Environment and Water (DEW);
- Department of Primary Industries and Regions SA (PIRSA);
- SA Housing Authority;
- Attorney-General's Department – Aboriginal Affairs and Reconciliation;

- Country Fire Service (CFS);
- SA State Emergency Service (SAES);
- SA Fire and Emergency Services Commission (SAFECOM);
- Department for Education;
- Department for Health and Wellbeing;
- Hills and Fleurieu Landscape Board;
- SA Tourism Commission;
- Utility providers;
- State Member of Parliament - Mr David Basham MP - State Member for Finniss;
- State Planning Commission;
- Resident groups;
- Goolwa Airport; and
- General Public.

**Figure 4.2** *Extent of adjoining landowners and occupiers to be directly notified*

*Insert map - TBA*

The level of each stakeholder's interest (low, medium and high), the nature of their interests and their needs and expectations of the engagement process have been identified. Having regard to the level of interest, the potential impact of the project on each of the stakeholders' interests and the potential impact of each stakeholder on the Code Amendment, the level of engagement has been established. The outcomes of this analysis are included in **Appendix 1**.

The levels of engagement are informed by the IAP2 Spectrum of Public Participation and are summarised in **Table 4.1**.

**Table 4.1** *IAP2 Spectrum of Public Participation*

|                    | Inform   | Consult  | Involve  | Collaborate   | Empower  |
|--------------------|--|--|--|---|--|
| Participation Goal | To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions. | To obtain feedback on analysis, alternatives and/or decisions. | To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered. | To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution. | To place final decision making in the hands of the public. |

|                         |                                    |  |   |   |  |
|-------------------------|------------------------------------|--|---|---|--|
| Promise to Stakeholders | We will implement what you decide. |  |   |   |  |
|                         | We will keep you informed.         | We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. | We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision. | We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible. |  |
|                         |                                    |  |   |   |  |
|                         |                                    |  |   |   |  |
|                         |                                    |  |   |   |  |

In addition to stakeholder engagement outlined above, the Proponent also intends to engage with and seek the advice of the PLUS Code Control Group, particularly in the preliminary and early stages of drafting the Code Amendment Report and following stakeholder engagement to inform the Code Amendment.

## 5. SCOPE OF INFLUENCE

The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016*, for the purposes of development assessment and related matters within South Australia.

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

This Code Amendment is led by a private proponent, Ambo Pty Ltd. The scope of the Code Amendment is limited to the spatial application of existing policies within the Code. The Code Amendment cannot create additional policies/zones or make changes to existing policy/zone text.

Aspects of the project which stakeholders and the community can influence (i.e. are negotiable) are:

- Whether the Master Planned Township Zone is the most appropriate Zone for the Affected Area;
- Whether the Neighbourhood Zone is the most appropriate Zone for the Affected Area;
- The extent to which the Deferred Urban Zone is applied;
- Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area;
- Whether the Overlays and 'Technical and Numeric Variations' applied address key matters stakeholders would like to see future development meet; and
- Whether the Concept Plan reflects the desired vision for future development of the growth area.

Aspects of the project which stakeholders and the community cannot influence (i.e. are not negotiable) are:

- The geographic extent of the Code Amendment (i.e. the Affected Area);
- The residential intent of the Master Planned Township Zone / Neighbourhood Zone; and
- The policy wording within the Planning and Design Code.

## 6. IMPLEMENTATION PLAN

An implementation plan has been prepared which details the various engagement activities proposed for each engagement level.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement. The engagement activities are summarised in **Table 6.1** below.

**Table 6.1** *Engagement Activities*

| Stage                     | Stakeholders/ target audience  | Engagement activity  | Levels of Engagement  |
|---------------------------|--|--|-----------------------|
| Preliminary Engagement    | <ul style="list-style-type: none"> <li>Alexandrina Council</li> <li>Planning and Land Use Services (PLUS)</li> </ul>   | <ul style="list-style-type: none"> <li>Meeting(s) with Council staff and CEO</li> <li>Information sharing</li> <li>Opportunity for written and verbal feedback</li> </ul>  | Collaborate           |
| Early Engagement          | <ul style="list-style-type: none"> <li>Alexandrina Council (including Elected Members)</li> <li>State Member for Finniss</li> <li>SA Water, SAPN</li> </ul>  | <ul style="list-style-type: none"> <li>Information sharing</li> <li>Opportunity for written and verbal feedback</li> <li>Meetings</li> <li>Determine infrastructure capacity</li> </ul>  | Collaborate / Involve |
|                           | <ul style="list-style-type: none"> <li>Department for Trade and Investment (Code Control Group)</li> </ul>   | <ul style="list-style-type: none"> <li>Meeting</li> <li>Information sharing</li> <li>Opportunity for written and verbal feedback</li> </ul>  | Involve               |
|                           | <ul style="list-style-type: none"> <li>Resident groups</li> </ul>  | <ul style="list-style-type: none"> <li>Early engagement to gauge extent of land to be rezoned for residential growth</li> </ul>  | Consult               |
| Code Amendment Engagement | <ul style="list-style-type: none"> <li>Alexandrina Council</li> <li>Department for Infrastructure and Transport</li> </ul>   | <ul style="list-style-type: none"> <li>Letter</li> <li>Information provided on website</li> <li>Written submissions</li> </ul>   | Collaborate           |
|                           | <ul style="list-style-type: none"> <li>Department for Environment and Water</li> <li>Environment Protection Authority</li> <li>Country Fire Service</li> <li>Department for Education;</li> <li>Utility Providers</li> </ul> | <ul style="list-style-type: none"> <li>Meetings on request</li> <li>Letter</li> <li>Written submission</li> <li>Information provided on website</li> </ul>   | Involve               |
|                           | <ul style="list-style-type: none"> <li>Adjoining landowners and occupiers</li> <li>Ngarrindjeri People</li> <li>State Member for Finniss</li> <li>Department for Health and Wellbeing;</li> </ul>                            | <ul style="list-style-type: none"> <li>In person questions, answer and feedback sessions offered to all adjacent owners and occupiers</li> <li>Written submissions</li> <li>Letter</li> <li>Information provided on website</li> </ul> | Consult               |

| Stage | Stakeholders/ target audience   | Engagement activity  | Levels of Engagement |
|-------|---|--|----------------------|
|       | <ul style="list-style-type: none"> <li>SA Housing Authority</li> <li>Attorney-General's Department</li> <li>SA State Emergency Service</li> <li>SA Fire and Emergency Services Commission</li> <li>Local Government Association</li> <li>City of Victor Harbor</li> <li>PIRSA</li> <li>Hills and Fleurieu Landscape Board</li> <li>SA Tourism Commission</li> <li>Resident groups</li> <li>Surrounding land owners</li> <li>Goolwa Airport</li> </ul> | <ul style="list-style-type: none"> <li>Social media promotion</li> <li>Community open days</li> <li>Newspaper ads and articles</li> <li>One-on-one sessions offered</li> <li>Meetings offered</li> <li>Hard copies available at various locations</li> </ul> |                      |
|       | <ul style="list-style-type: none"> <li>Local Community</li> <li>General Public</li> </ul>   | <ul style="list-style-type: none"> <li>Information provided on website</li> <li>Any member of the public will be able to make a written submission</li> </ul>  | Inform / Consult     |

The overall engagement will consist of three stages, which include:

- Preliminary Engagement, undertaken prior to the drafting of the Code Amendment Report;
- Early Engagement, undertaken after the initial draft of the Code Amendment Report is prepared, but allowing for early input and sharing of information before the Code Amendment is publicly available; and
- Code Amendment Engagement, undertaken after the draft of the Code Amendment Report is completed and includes the Report being made available to the public and all stakeholders for review and input.

Within each stage of the engagement, the engagement activities generally include the following three milestones:

- Commencement of engagement;
- Engagement concludes; and
- Report back to the relevant stakeholders and/or the public on the outcomes and next steps.

## 7. APPLYING THE CHARTER PRINCIPLES IN PRACTICE

The stakeholders have been considered in respect to their needs and requirements to ensure that the design of the engagement allows all stakeholders to contribute equally. **Table 7.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented.

The adjacent owners and local community include residents within the areas of Goolwa, Goolwa North, Goolwa Beach and Goolwa South. The Community profile<sup>1</sup> of the area includes:

- Top responses for ancestry were listed as English, Australian, Scottish, Irish and German.
- The percentage of households where English is the only language is higher than the average for SA (93% compared to 78% for SA). People who indicated that they did not speak English well or at all listed the following language as the language spoken at home:
  - » Australian Indigenous Languages (6 households);
  - » Polish (6 households); and
  - » German (3 households).
- People 70 years of age and over varies between suburbs, the highest being Goolwa with 43.5% and lowest at Goolwa Beach with 27.9%. This indicates a significantly older population in comparison to SA, where 14.4% of the population is over 70;
- People under 20 years of age, form 13% of the local community; much lower than the SA average of 23%;
- The median age is 63, which is much higher than the average age of South Australians of 41 years;
- 65% of the local population are not in the labour force (compared to 36% of SA), which further indicates that the resident population is largely made up of retirees;
- People who needed assistance to undertake core activities form 10% of the local population; and
- Approximately 21% of residents did not access the internet at home (2016 census data).

The above groups all have varying needs. **Table 7.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented to improve accessibility to engagement.

**Table 7.1** *Applying the Charter Principles*

| Stakeholder  | Engagement need or technique   |
|--|--|
| Government Bodies and Agencies and Utility Providers | <ul style="list-style-type: none"> <li>• Time to review and respond to Code Amendment documents, particularly having regard to reporting cycles of local government.</li> </ul>  |
| Majority of adjacent owners and local community      | <ul style="list-style-type: none"> <li>• Time to review and respond to Code Amendment documents.</li> <li>• Explanatory information that explains the process and what they are being asked for feedback on in clear, plain English.</li> <li>• Ability to ask questions during the engagement process about the Code Amendment (generally via phone or email).</li> </ul> |

<sup>1</sup> Based on the Australian Bureau of Statistics 2021 Census Data

|   |  |
|---|--|
| People over 70  | <ul style="list-style-type: none"> <li>• Ability to access documents in hard copy at a convenient location (i.e., the local Council office).</li> <li>• Ability to provide feedback and/or communicate by post or via phone.</li> <li>• Promote the Code Amendment in the local newspapers.</li> </ul>     |
| English as a second language                          | <ul style="list-style-type: none"> <li>• Hard copy and website materials that are easily translatable and details, in their language.</li> <li>• Materials confirm how to access translated materials.</li> </ul>  |
| People with a core need for assistance                | <ul style="list-style-type: none"> <li>• In person meetings are held at a location that meets accessibility needs for people with reduced mobility.</li> <li>• Materials are accessible in a variety of mediums including website and hard copies, and websites include accessibility features.</li> </ul> |
| People who do not have access to the internet at home | <ul style="list-style-type: none"> <li>• Ability to access documents in hard copy at a convenient location (i.e., the local Council office).</li> <li>• Ability to provide feedback and/or communicate by post or via phone.</li> </ul>  |

The engagement activities have been identified and the relevant charter principles have been addressed which is outlined within **Table 7.2** below.

**Table 7.2** *Charter Principles in Practice*

| Charter Principles    | How does your engagement approach/activities reflect this principle in action?   |
|-----------------------|--|
| Engagement is genuine | <ul style="list-style-type: none"> <li>• The engagement process has targeted a wide range of stakeholders (based on stakeholder identification to determine who may be impacted/interested, and engagement materials have been prepared with accessibility in mind).</li> <li>• The engagement process has provided a sufficient time frame for stakeholders to review the information and respond as necessary.</li> <li>• Workshop and/or one-on-one meetings to be held on weekends or after work hours to maximise opportunity for people to attend, unless requested during business hours (i.e., with government agencies).</li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>• The engagement activities seek to provide clear and concise information that builds the community capacity to understand planning.</li> <li>• The engagement process provides opportunity for stakeholders and the community to identify their issues and solutions and for these issues to be analysed and considered before finalising the Code Amendment.</li> </ul>  |
| Engagement is inclusive and respectful | <ul style="list-style-type: none"> <li>• Affected and interested people have the opportunity to participate via website, direct letters, email and/or social media and have the opportunity to be heard via written submission.</li> <li>• Engagement material is appropriately varied and includes easy to understand information to help audiences understand how the Code Amendment may be relevant to them, supplemented with more detailed technical information for full transparency.</li> </ul> |
| Engagement is fit for purpose          | <ul style="list-style-type: none"> <li>• Clear and concise information will be publicly available to ensure people understand what is proposed and how to participate in the engagement.</li> </ul>   |
| Engagement is informed and transparent | <ul style="list-style-type: none"> <li>• Information (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation.</li> <li>• Each submission will be acknowledged and informed of next steps in the process.</li> <li>• The community engagement report will summarise the feedback received and how it has been, or will be, used to inform the Code Amendment.</li> </ul>                 |
| Engagement is reviewed and improved    | <ul style="list-style-type: none"> <li>• Measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report.</li> <li>• Any issues raised about the engagement process will be considered and action taken if appropriate.</li> </ul>   |

## 8. KEY MESSAGES

The following key messages will underpin the engagement regarding the Code Amendment:

- It is proposed to rezone the land located to the north of Goolwa from the Rural Zone to the Master Planned Township Zone or Neighbourhood Zone to facilitate the development of the land for low density, low scale residential purposes;
- A portion of the Affected Area will be rezoned to the Deferred Urban Zone;
- An amendment to the Planning and Design Code (i.e. a Code Amendment) is required to enable this rezoning;
- The rezoning represents an opportunity to better utilise undeveloped land for residential purposes within the established township of Goolwa and in doing so, encourage economic and population growth;
- Council has been proactively planning for the growth of the Goolwa township since 2009 and the Affected Area is identified as a growth area of the State Government's *30-Year Plan for Greater Adelaide*;
- In 2016, the Alexandrina Council produced a Goolwa North Masterplan that identified the core road network for future growth, and general location of facilities and services for the growth area including education, health, retail, employment and recreation. It further identifies a potential stormwater management system comprising detention ponds and wetlands;
- The Code Amendment will facilitate the further development of the land for a new residential neighbourhood. This includes:
  - » Careful management of the interface with existing housing and primary production purposes;
  - » Safe access and egress to Alexandrina Road and adjoining local roads;
  - » Potential for a new activity centre(s) within the development;
  - » Stormwater management;
  - » Landscaped open space designed to retain existing vegetation and provide public spaces for passive recreation; and
  - » A mechanism for the equitable and efficient provision of required infrastructure.
- There is currently a lack of land supply in Goolwa which is leading to affordability issues. The rezoning presents an opportunity to increase land supply to cater for the expected future population, while providing diverse and affordable housing options;
- It is recognised that Goolwa is a Cittaslow town. Rezoning of the Affected Area is to provide future land supply for the expected growth area; however, it is likely that growth will occur incrementally over a long period; and
- The Minister for Planning is the decision maker for approval or refusal of the proposed Code Amendment. The Minister will take into account the feedback received during the consultation period and whether the consultation was carried out in accordance with the Community Engagement Charter. The Minister may also seek the advice of the State Planning Commission prior to making a decision.

## 9. EVALUATION

As part of the engagement process, feedback from stakeholders regarding the engagement will be noted to ensure that the project team can:

- Address any changes for the implementation of the Code Amendment;
- Alter the engagement process if needed to respond to feedback; and
- Maintain the quality of the engagement activities.

**Appendix 3** includes a table which outlines a summary of measuring the success of the engagement process. Participants are invited to assess the success of the engagement against the criteria. The evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report).

Following an evaluation of the success of the engagement, a summary of the engagement process will be provided to the participants. The methods for reporting back and closing the loop are outlined within **Appendix 4**.

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**APPENDIX 1: STAKEHOLDER AND COMMUNITY MAPPING**

## Stakeholder and community mapping

| Stakeholder  | Level of interest in the project (i.e. high, medium or low) | Nature of interest in the project and/or the potential impact of the project  | Stakeholder needs/expectations for engagement in the project  | Level of engagement (i.e. inform, consult, involve, collaborate) |
|--|---|---|---|--|
| Adjacent landowners and occupiers, resident groups | High  | <ul style="list-style-type: none"> <li>• High interest in the Code Amendment proposal and impact as the Zone change is located within their locality;</li> <li>• How the Zone change will affect the value of their property;</li> <li>• How the Zone change will affect the general locality.</li> </ul> | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed.   | Consult  |
| Alexandrina Council                                | High  | <ul style="list-style-type: none"> <li>• High interest in the Code Amendment proposal as the land proposed to be rezoned is within the Alexandrina Council area.</li> </ul>   | <p>That we will seek the Council's feedback and innovation in formulating solutions and incorporate its advice and recommendations into the decisions to the maximum extent possible.</p> <p>That we will investigate and resolve an outcome with respect to the required infrastructure with the Council to facilitate the desired development outcomes of the Code Amendment.</p> | Collaborate  |

|  |        |   |  |             |
|--|--------|---|--|-------------|
| City of Victor Harbor                            | Medium | <ul style="list-style-type: none"> <li>Medium level interest as the Affected Area is close to the Council's boundary.</li> </ul>  | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed.  | Consult     |
| Local Government Association                     | Medium | <ul style="list-style-type: none"> <li>Low level of interest as the Code Amendment is specifically relevant to the Alexandrina Council;</li> <li>It is a mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the Act.</li> </ul> | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed.  | Consult     |
| State Planning Commission                        | Medium | <ul style="list-style-type: none"> <li>Medium level of interest.</li> </ul>   | That they will be made aware of the Code Amendment and kept informed.  | Inform      |
| Department of Infrastructure and Transport (DIT) | High   | <ul style="list-style-type: none"> <li>High level of interest;</li> <li>The Affected Area has frontage to Alexandrina Road which is state maintained.</li> </ul>  | That they will be made aware of the Code Amendment, be provided information through the process as part of a process of working through any identified issues and ultimately will have influence on the outcome. | Collaborate |
| Utility Providers                                | Medium | <ul style="list-style-type: none"> <li>Medium level of interest;</li> <li>The proposed rezoning may generate infrastructure demands which require assessment.</li> </ul>  | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed.  | Involve     |

|   |        |   |   |         |
|---|--------|---|---|---------|
| State Member of Parliament – Mr David Basham MP – Member for Finnis | High   | <ul style="list-style-type: none"> <li>• High level of interest;</li> <li>• Any rezoning process is likely to engender interest within the local community.</li> </ul>        | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| Environment Protection Authority (EPA)                              | Medium | <ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• River Murray Basin is located close to the site.</li> </ul>                                     | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Involve |
| Department for Environment and Water (DEW)                          | Medium | <ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• The Affected Area has various environmental Overlays.</li> </ul>                                | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Involve |
| Department of Primary Industries and Regions SA (PIRSA)             | Medium | <ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• The Affected Area is currently primary production land.</li> </ul>                              | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| Country Fire Service (CFS)  | Medium | <ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• The Affected Area is identified within the Hazards (Bushfire – Medium Risk) Overlay.</li> </ul> | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Involve |

|                                     |        |  |   |         |
|-------------------------------------|--------|--|---|---------|
| Ngarrindjeri Aboriginal Corporation | Medium | <ul style="list-style-type: none"> <li>Interest as the Traditional Owners of the Affected Area, and the impacts the change of zone will have on surrounding features.</li> </ul>     | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| SA Housing Authority                | Medium | <ul style="list-style-type: none"> <li>Interest in opportunities for affordable housing within any future development.</li> </ul>  | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| Department for Education            | Medium | <ul style="list-style-type: none"> <li>Further housing may impact school catchments and result in increased enrollments.</li> </ul>  | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Involve |
| Hills and Fleurieu Landscape Board  | Low    | <ul style="list-style-type: none"> <li>Low level of interest.</li> </ul>   | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| SA Tourism Commission               | Medium | <ul style="list-style-type: none"> <li>Medium level of interest;</li> <li>Goolwa is a strong tourism base. Interest in tourism impacts or opportunities for the township.</li> </ul> | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |

|                                     |        |   |   |         |
|-------------------------------------|--------|---|---|---------|
| Attorney-General's Department       | Low    | <ul style="list-style-type: none"> <li>• Low level of interest;</li> <li>• Search the Taa Wika and determine if there are any known cultural objects or items in the vicinity.</li> </ul>                             | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| Department for Health and Wellbeing | Low    | <ul style="list-style-type: none"> <li>• Low level of interest;</li> <li>• The Department may wish to influence health and wellbeing outcomes for such a large rezoning.</li> </ul>                                   | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| Department for Trade Investment     | Medium | <ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• Consistency with the Planning and Design Code and State strategic plans.</li> </ul>   | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| SA Emergency Services               | Low    | <ul style="list-style-type: none"> <li>• Low level of interest.</li> </ul>  | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |
| Goolwa Airport                      | Medium | <ul style="list-style-type: none"> <li>• Medium level of interest;</li> <li>• The Affected Area is close to the Goolwa Airport and is within the Airport Building Heights (Aircraft Landing Area) Overlay.</li> </ul> | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Consult |

|                |        |  |   |                |
|----------------|--------|--|---|----------------|
| General Public | Medium | <ul style="list-style-type: none"> <li>To keep informed in the overall process of the Code Amendment and Zone change;</li> <li>To provide feedback on the Code Amendment.</li> </ul> | That they will be made aware of the Code Amendment, have an opportunity to participate, influence the outcome and be kept informed. | Inform/Consult |
|----------------|--------|--|---|----------------|

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## **APPENDIX 2: PLANNING YOUR ENGAGEMENT APPROACH**

## Planning your engagement approach

| Stage                  | Objective  | Stakeholders/ target audience  | Engagement level | Engagement activity  | Timing  |
|------------------------|--|--|------------------|--|---|
| Preliminary Engagement | <ul style="list-style-type: none"> <li>To Share information about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders; and</li> <li>Inform and improve the quality of the policy within the Code Amendment.</li> </ul> | <ul style="list-style-type: none"> <li>Alexandrina Council</li> <li>State MP – Mr David Basham – Member for Finnis</li> <li>Planning and Land Use Services division of the Department for Trade and Investment</li> </ul>  | Involve          | <ul style="list-style-type: none"> <li>One-on-one meetings</li> <li>Presentations</li> <li>Letter</li> </ul> | Preliminary engagement to occur following initiation, but prior to drafting the Code Amendment Report.                              |
|                        |  | <ul style="list-style-type: none"> <li>Code Control Group</li> </ul>   | Nil              |  |   |
| Early Engagement       | <ul style="list-style-type: none"> <li>To Share information about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders; and</li> </ul>  | <ul style="list-style-type: none"> <li>Alexandrina Council</li> <li>Department of Infrastructure and Transport (DIT)</li> <li>Planning and Land Use Services division of the Department for Trade and Investment</li> <li>Local newspapers</li> <li>Resident groups</li> </ul> | Involve          | <ul style="list-style-type: none"> <li>One-on-one meetings</li> <li>Presentations</li> <li>Letter</li> </ul> | Early engagement to occur following initiation and prior to release of the Code Amendment Report for the Code Amendment Engagement. |

| Stage                     | Objective  | Stakeholders/ target audience   | Engagement level | Engagement activity   | Timing   |
|---------------------------|--|---|------------------|---|--|
|                           | <ul style="list-style-type: none"> <li>Inform and improve the quality of the policy within the Code Amendment.</li> </ul>  | <ul style="list-style-type: none"> <li>Code Control Group</li> </ul>  | Nil              |   |  |
| Code Amendment Engagement | <ul style="list-style-type: none"> <li>Share information with the public about the Code Amendment;</li> <li>Create an understanding of the reasons for the Code Amendment;</li> <li>Understand the views of the stakeholders;</li> <li>Inform and improve the quality of the policy within the Code Amendment; and</li> <li>Comply with the Community Engagement Charter and the Act.</li> </ul> | <ul style="list-style-type: none"> <li>Alexandrina Council</li> <li>Department of Infrastructure and Transport (DIT)</li> </ul>   | Collaborate      | <ul style="list-style-type: none"> <li>Letter</li> <li>Information provided on website</li> <li>Written submissions</li> <li>Meetings (if necessary)</li> </ul> | Code Amendment Engagement in anticipated to commence late 2023 |
|                           |  | <ul style="list-style-type: none"> <li>Environment Protection Authority (EPA)</li> <li>Department for Health and Wellbeing</li> <li>Country Fire Service (CFS)</li> <li>Department for Education</li> <li>Utility Providers</li> <li>Department of Environment and Water</li> </ul> | Involve          | <ul style="list-style-type: none"> <li>Letter</li> <li>Information provided on website</li> <li>Written submissions</li> <li>Meetings (if necessary)</li> </ul> |  |

| Stage | Objective | Stakeholders/ target audience  | Engagement level | Engagement activity  | Timing |
|-------|-----------|--|------------------|--|--------|
|       |           | <ul style="list-style-type: none"> <li>• Adjacent Land Owners and Occupiers</li> <li>• City of Victor Harbor</li> <li>• Goolwa Airport</li> <li>• Local Government Association</li> <li>• Hills and Fleurieu Landscape Board</li> <li>• SA Tourism Commission</li> <li>• Attorney-General's Department</li> <li>• State Member for Parliament</li> <li>• SA Housing Authority</li> <li>• Ngarrindjeri People</li> <li>• SA Emergency Services, SAFECOM</li> <li>• Community/resident groups</li> </ul> | Consult          | <ul style="list-style-type: none"> <li>• Letter</li> <li>• Information provided on website</li> <li>• Social media promotion</li> <li>• Written submissions</li> <li>• Community open days</li> <li>• Newspaper ads and articles</li> <li>• One-on-one sessions offered</li> <li>• Meetings offered</li> <li>• Hard copies available at various locations</li> </ul> |        |
|       |           | <ul style="list-style-type: none"> <li>• General Public</li> <li>• State Planning Commission</li> <li>• Department of Trade and Investment</li> </ul>  | Inform           | <ul style="list-style-type: none"> <li>• Information provided on website</li> <li>• Written submissions</li> </ul>   |        |

## **APPENDIX 3: MEASURING SUCCESS**

## Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

| # | Charter criteria                                    | Charter performance outcomes  | Respondent   | Indicator   | Evaluation tool  | Measuring success of project engagement |
|---|---|---|--------------|---|--|---|
| 1 | Principle 1: Engagement is genuine                  | <ul style="list-style-type: none"> <li>People had faith and confidence in the engagement process.</li> </ul>                      | Community    | I feel the engagement <b>genuinely sought</b> my input to help shape the proposal | Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree   | Per cent from each response.            |
| 2 | Principle 2: Engagement is inclusive and respectful | <ul style="list-style-type: none"> <li>Affected and interested people had the opportunity to participate and be heard.</li> </ul> | Community    | I am <b>confident my views were heard</b> during the engagement                   | Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree   | Per cent from each response.            |
|   |   |   | Project Lead | The <b>engagement reached</b> those identified as community of interest.          | <ul style="list-style-type: none"> <li>Representatives from most community groups participated in the engagement</li> <li>Representatives from some community groups participated in the engagement</li> <li>There was little representation of the community groups in engagement.</li> </ul> | Evaluation by Project Lead              |
| 3 | Principle 3:  | <ul style="list-style-type: none"> <li>People were effectively engaged and satisfied with the process.</li> </ul>                 | Community    | I was given sufficient <b>information</b> so that I could take an informed view.  | Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree   | Per cent from each response.            |

| # | Charter criteria  | Charter performance outcomes   | Respondent   | Indicator   | Evaluation tool  | Measuring success of project engagement |
|---|---|--|--------------|---|--|---|
|   | Engagement is fit for purpose                               | <ul style="list-style-type: none"> <li>People were clear about the proposed change and how it would affect them.</li> </ul>  |              | I was given an <b>adequate opportunity to be heard</b>  | Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree   | Per cent from each response.            |
| 4 | Principle 4: Engagement is informed and transparent         | <ul style="list-style-type: none"> <li>All relevant information was made available and people could access it.</li> <li>People understood how their views were considered, the reasons for the outcomes and the final decision that was made.</li> </ul> | Community    | I felt <b>informed</b> about why I was being asked for my view, and the way it would be considered.                       | Exit survey / follow-up survey with Likert scale - strongly disagree to strongly agree   | Per cent from each response.            |
| 5 | Principle 5: Engagement processes are reviewed and improved | <ul style="list-style-type: none"> <li>The engagement was reviewed and improvements recommended.</li> </ul>  | Project Lead | <b>Engagement was reviewed</b> throughout the process and improvements put in place, or recommended for future engagement | <ul style="list-style-type: none"> <li>Reviewed and recommendations made</li> <li>Reviewed but no system for making recommendations</li> <li>Not reviewed</li> </ul>   | Evaluation by Project Lead              |
| 6 | Engagement occurs early                                     | <ul style="list-style-type: none"> <li>Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence.</li> </ul>  | Project Lead | Engagement <b>occurred early enough</b> for feedback to genuinely influence the planning policy, strategy or scheme       | <ul style="list-style-type: none"> <li>Engaged when there was opportunity for input into scoping</li> <li>Engaged when there was opportunity for input into first draft</li> <li>Engaged when there was opportunity for minor edits to final draft</li> <li>Engaged when there was no real opportunity for input to be considered</li> </ul> | Evaluation by Project Lead              |
| 7 | Engagement feedback was                                     | <ul style="list-style-type: none"> <li>Engagement contributed to the substance of a plan or resulted in changes to a draft.</li> </ul>   | Project Lead | Engagement <b>contributed to the substance of the final plan</b>  | <ul style="list-style-type: none"> <li>In a significant way</li> <li>In a moderate way</li> <li>In a minor way</li> </ul>  | Evaluation by Project Lead              |

| # | Charter criteria   | Charter performance outcomes  | Respondent   | Indicator   | Evaluation tool   | Measuring success of project engagement |
|---|--|---|--------------|---|---|---|
|   | considered in the development of planning policy, strategy or scheme |   |              |   | <ul style="list-style-type: none"> <li>Not at all</li> </ul>  |   |
| 8 | Engagement includes 'closing the loop'                               | <ul style="list-style-type: none"> <li>Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement</li> </ul> | Project Lead | Engagement <b>provided feedback to community about outcomes</b> of engagement                                   | <ul style="list-style-type: none"> <li>Formally (report or public forum)</li> <li>Informally (closing summaries)</li> <li>No feedback provided</li> </ul> | Evaluation by Project Lead              |
| 9 | Charter is valued and useful   | <ul style="list-style-type: none"> <li>Engagement is facilitated and valued by planners</li> </ul>  | Project Lead | Identify <b>key strength</b> of the Charter and Guide<br>Identify <b>key challenge</b> of the charter and Guide |   | Evaluation by Project Lead              |

## APPENDIX 4: CLOSING THE LOOP AND REPORTING BACK

## Closing the loop and reporting back

| How will you respond to participants?   | Who's responsible?                              | When will you report back?   |
|---|---|--|
| Keep a contact register of all participants who made a submission during the engagement period to use to provide feedback on the process and outcomes                         | Future Urban on behalf of the Designated Entity | Ongoing across the engagement period                                       |
| Prepare an Engagement Report in accordance with section 73 of the PDI Act that includes summary of submissions, amendments to the Code Amendment and evaluation of engagement | Future Urban on behalf of the Designated Entity | As soon as practicable post-engagement                                     |
| Publish the Engagement Report   | Department of Trade and Investment              | As soon as practicable post-engagement                                     |
| Inform stakeholders on the outcome of the Code Amendment  | Future Urban on behalf of the Designated Entity | As soon as practicable following a decision on the proposed Code Amendment |
| Publish the outcome of the Code Amendment   | Department of Trade and Investment              | As soon as practicable following a decision on the proposed Code Amendment |

**ATTACHMENT 5: TIMETABLE FOR CODE AMENDMENT**

| CODE AMENDMENTS TIMETABLE   |                                    |  |
|---|------------------------------------|--|
| Steps   | Responsibility                     | Timeframes   |
| <b>Approval of the Proposal to Initiate</b>   |                                    |  |
| 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 ( <i>includes lodgement and allocation + referral to Government Agencies within the first week</i> ) |
| 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  |
| <b>Proposal to initiate</b> agreed to by the Minister.  | Minister                           | 2 weeks  |
| <b>Preparation of the Code Amendment</b>  |                                    |  |
| Engagement Plan prepared.<br>Investigations conducted; <b>Code Amendment Report</b> prepared.<br>The drafting instructions and draft mapping provided to the PLUS.  | Designated Entity                  | 12 weeks   |
| PLUS prepares Amendment Instructions and Mapping and provides to Council for consultation purposes  | PLUS                               | 1 week   |
| Preparation of Materials for Consultation.  | Designated Entity                  | 3 weeks  |
| <b>Engagement on the Code Amendment</b>   |                                    |  |
| <b>Code Amendment Report</b> released for public consultation in accordance with the Community Engagement Charter and the prepared <b>Community Engagement Plan</b> .   | Designated Entity                  | 8 weeks  |
| <b>Consideration of Engagement and Finalisation of Amendments</b>   |                                    |  |
| Submissions summarised, amended drafting instructions provided, <b>Engagement Report</b> prepared and lodged with PLUS.   | Designated Entity                  | 8 weeks  |
| Assess the Amendment and engagement.<br>Prepare report to the Commission or delegate.   | PLUS                               | 4 weeks  |

|  |                       |   |
|--|-----------------------|---|
| <i>(Timeframe will be put on hold if further information is required, or if there are unresolved issues)</i> |                       |   |
| Consideration of Advice.   | Commission (Delegate) | 2 weeks <i>(includes 1 week to process through Minister's office)</i> |
|  | Commission            | + 3 weeks   |
| <b>Decision Process</b>  |                       |   |
| Minister considers the <b>Code Amendment Report</b> and the <b>Engagement Report</b> and makes decision.     | Minister              | 3 weeks   |
| <b>Implementing the Amendment (operation of the Code Amendment)</b>  |                       |   |
| Go-live / Publish on the PlanSA portal.  | PLUS                  | 2-4 weeks   |
| <b>Parliamentary Scrutiny</b>  |                       |   |
| Referral of approved <b>Code Amendment</b> to ERDC.  | PLUS                  | 8 weeks   |

## **ATTACHMENT 6: PRELIMINARY TRAFFIC INVESTIGATIONS**



# **GOOLWA NORTH CODE AMENDMENT**

**PRELIMINARY TRANSPORT INVESTIGATIONS**



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[www.cirqa.com.au](http://www.cirqa.com.au)

## 1. EXECUTIVE SUMMARY

CIRQA has been engaged to undertake a preliminary review of the potential rezoning (Code Amendment) for approximately 245 ha of land located within Goolwa North (east of Alexandrina Road). CIRQA's preliminary review has been prepared to support the Proposal to Initiate.

Previous detailed transport investigations were prepared (by CIRQA) as part of a previous rezoning proposal (which did not proceed). The previous proposal included a larger area of land east of Alexandrina Road as well as a significant area to the west of Alexandrina Road. The current proposal contemplates the rezoning of a smaller portion of land.

CIRQA has prepared a preliminary review of the current proposal, the potential yields and potential interventions which may be associated with the future development of the affected area. While the preliminary outcomes will require further review and analysis (as part of more detailed investigations informing the Code Amendment process), they identify the sections of the road network which should form the focus of the ongoing investigations.

Generally, the preliminary review identifies relatively similar outcomes to the transport investigations prepared for the previous rezoning. Specifically, the following interventions should be considered and analysed in more detail as the Code Amendment progresses:

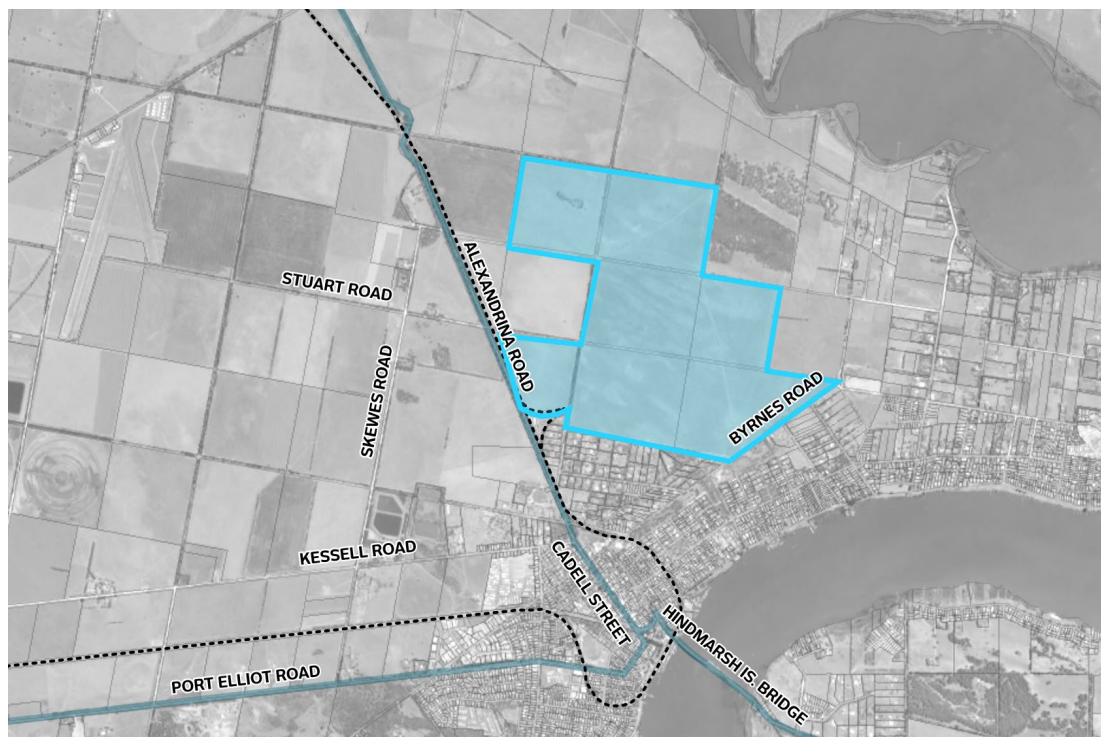
- potential requirement for a western link (bypass) between Alexandrina Road to Port Elliot Road (to minimise impacts on Cadell Street);
- additional intersections on Alexandrina Road (one or two intersections depending on yields achieved) to provide the primary access for the future development of the affected area. If a western link road is provided, one connection could be provided as a four-way intersection treated with a roundabout (or signal). The second connection (if warranted) would likely only require a T-intersection arrangement (given no current proposal for rezoning west of Alexandrina Road);
- new level crossings associated with the new road connections to Alexandrina Road. It is anticipated that the Department for Infrastructure and Transport (DIT) may require closure of one or two existing level crossings (effective relocation to the new connections), however, this can be further explored with the Department;
- likely upgrades of the intersections of Alexandrina Road with Airport Road and Goolwa (to Mount Compass) Road;

- upgrade of Byrnes Road and Vercoe Terrace to provide a minor collection route and assist with distribution of traffic to/from the affected area;
- upgrade of the intersections of Cadell Street with Glendale Grove/Vercoe Terrace and Gardiner Terrace (likely to single lane roundabouts);
- upgrade of the Port Elliot Road–Hutchinson Street–Hay Street alignment to form a continuous central median treatment (with openings/turn lanes where appropriate) as well as a roundabout at the intersection of Hutchinson Street/William Street/Oliver Street; and
- the need for any future upgrade to Port Elliot Road west of Goolwa depending on other anticipated growth areas and development along the Fleurieu Peninsula which, along with the development of the affected area, may compound capacity issues in the longer term.

## 2. BACKGROUND

### 2.1 SUBJECT SITE

The subject land is located at the northern side of the existing Goolwa township on the Fleurieu Peninsula and to the east of Alexandrina Road (refer Figure 1). The land comprises approximately 245 ha primarily utilised for primary production purposes. The Planning and Design Code identifies that the land is currently within a Rural Zone.



*Figure 1 – Location of the subject site and the surrounding road network*

## 2.2 ADJACENT ROAD NETWORK

The primary road frontage of the subject land is to Alexandrina Road (west of the site). Alexandrina Road is a Direct/Scenic Tourist Route under the care and control of DIT. The road comprises a single traffic lane and sealed shoulder in each direction separated by a marked centreline. Generally, an 80 km/h speed limit applies on Alexandrina Road within the vicinity of the site (which reduces to 50 km/h on approach to the Goolwa township). DIT data indicates the road has an Average Annual Daily Traffic (AADT) volume of approximately 5,100 vehicles per day (vpd) (albeit higher volumes are likely experienced during peak holiday periods). Additionally, the data recorded on Alexandrina Road is now approximately five years old and additional data collection would be desirable as part of the detailed investigations for the proposed Code Amendment.

Alexandrina Road continues as Cadell Street within the township. Cadell Street forms Goolwa's primary 'high street' with associated retail and commercial developments along it. Cadell Street also provides access to the Hindmarsh Island Bridge (via Goolwa Terrace and Brooking Street) and Port Elliot Road (via Hays Street and Hutchinson Street).

The remaining roads within and adjacent the subject land are generally local roads under the care and control of Alexandrina Council. These roads typically comprise two-way sealed roads with a single traffic lane in each direction. The roads primarily function to accommodate direct access to adjacent residential and primary production properties.

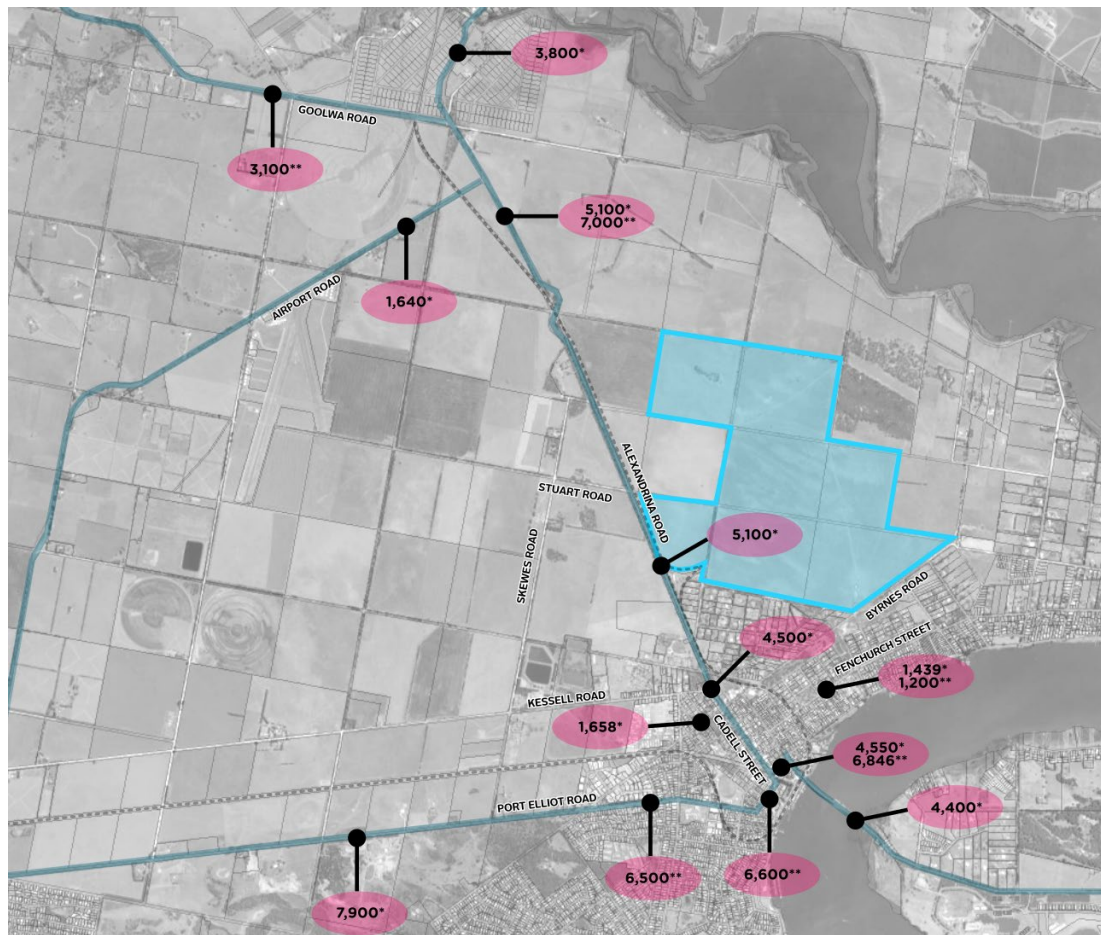
A rail corridor is located between the subject land and the alignment of Alexandrina Road (with a 'loop' around the eastern side of the central township area). The rail corridor services both the 'Southern Encounter' and 'Cockle Train' Steamranger services. The 'Southern Encounter' service operates between Mount Barker and Victor Harbor (via Goolwa) on the first and third Sunday of the month from June to the end of November (one trip in each direction on these days). The 'Cockle Train' service operates between Goolwa and Victor Harbor. The 'Cockle Train' service operates on a variable timetable with services typically undertaken on Saturdays, Sundays and Wednesdays outside of school holidays, with additional services on other days of the week also operating during school holidays. There are generally three services per day but additional services operate during peak periods (such as Christmas holidays).

Within the subject area, the following level crossings are provided:

- active (signal controlled) crossing with advanced active signage on Alexandrina Road (between Airport Road and Skewes Road);
- passive crossing on Corio Terrace (just east of Alexandrina Road); and

- passive crossing on Vercoe Terrace (east of Alexandrina Road).

Figure 2 illustrates the daily traffic volumes identified in the previous rezoning transport investigations report.



*Figure 2 – Previously identified daily traffic volumes on the surrounding road network (after CIRQA, 2020)*

## 2.3 PREVIOUS REZONING PROPOSAL

A previous rezoning proposal was prepared which encompassed the subject land, additional land immediately surrounding the subject land as well as additional land to the west of Alexandrina Road. Detailed transport investigations were prepared by CIRQA in support of the previous rezoning proposal. The previous investigations were based on anticipated yields of 1,600 dwellings within the existing Deferred Urban Zone and 2,920 dwellings within the existing Primary Production Zone (a total of 4,520 dwellings).

The investigations identified the potential impact of the rezoning (and the subsequent development anticipated) and provided recommendations in respect to improvements and upgrades required within the road network to

accommodate the increased traffic movements associated with it. The previous rezoning proposal did not proceed.

### 3. POTENTIAL REZONING

The current proposal is for the rezoning of the subject land (Deferred Urban Zone) to a Master Planned Township Zone or Master Planned Neighbourhood Zone with a possible Emerging Activity Centre Sub-Zone. Three yield scenarios have been identified for the subject land (affected area) as follows:

- **Scenario A (High)** – 5,423 lots (based on 300 m<sup>2</sup> allotments) comprising:
  - 2,295 lots in Stage 1;
  - 1,463 lots in Stage 2;
  - 1,665 lots in Stage 3;
- **Scenario B (Low)** – 2,033 lots (based on 800 m<sup>2</sup> allotments) comprising:
  - 861 lots in Stage 1;
  - 548 lots in Stage 2;
  - 624 lots in Stage 3;
- **Scenario C (Realistic)** – 2,437 lots (based on a mix of allotment sizes) comprising:
  - 971 lots in Stage 1;
  - 548 lots in Stage 2;
  - 780 lots in Stage 3.

### 4. PRELIMINARY TRAFFIC VOLUME ASSESSMENT

The previous transport investigations were based on a rate of eight daily trips per allotment (assuming a single dwelling is accommodated on each allotment). The previous report noted that this rate was likely to be conservative given a proportion of dwellings may be utilised as 'holiday homes' with typical traffic volume generation less than that identified by the above rate.

In addition, there will likely be additional non-residential land uses within the growth area. However, given these uses would be primarily associated with the future residential development, additional traffic generation assessment has not been undertaken for the non-residential uses (i.e. it would 'double-count' trips). The conservative rate applied to the residential uses therefore includes some allowance for additional trips generated by the non-residential uses.

Adopting the same approach for the current rezoning proposal, the following daily traffic generation is forecast for the various scenarios:

- **Scenario A (High)**
  - Stage 1 – 18,360 vehicles per day (vpd);
  - Stage 2 – 11,704 vpd;
  - Stage 3 – 13,320 vpd;
  - **Total – 43,384 vpd;**
- **Scenario B (Low)**
  - Stage 1 – 6,888 (vpd);
  - Stage 2 – 4,384 vpd;
  - Stage 3 – 4,992 vpd;
  - **Total – 16,264 vpd;**
- **Scenario C (Realistic)**
  - Stage 1 – 7,768 (vpd);
  - Stage 2 – 5,488 vpd;
  - Stage 3 – 6,240 vpd;
  - **Total – 19,496 vpd.**

The above forecasts indicate that, depending on the scenario adopted, daily volumes could be between approximately 16,000 to 43,400 vpd. This would equate to approximately 1,600 to 4,340 trips being generated during the am and pm peak hours (based on the typical assumption that 10% of the daily traffic volume occurs during the peak hours).

In comparison, the previous rezoning proposal was forecast to generate in the order of 36,000 vpd. The level of traffic associated with Scenario A (High) would be higher than that previously assessed (despite being associated with a smaller area of rezoned land). The realistic scenario (C) would result in forecast volumes in the order of 54% of that forecast for the previous rezoning proposal.

As adopted in the previous assessment, noting that there will be some non-residential land use that will provide retail and other supporting services for the new residential uses (i.e. within the Emerging Activity Centre Sub-Zone), it is assumed that 60% of trips will remain internal within the subject land. The remaining 40% of trips would be assumed to be distributed to/from the surrounding (existing) road network.

The distribution of movements on the broader network would be similar to that previously identified, albeit with less distribution to/from the road network west of Alexandrina Road (unless a western link is provided as discussed further below).

## 5. TRAFFIC IMPACTS AND INTERVENTIONS

The transport investigations prepared for the previous rezoning proposal identified a number of likely upgrade requirements for the surrounding road network. Based on the forecast volumes identified above for the current rezoning proposal (and various scenarios), many of the previously identified interventions would still likely apply to the subject development.

Specifically, while subject to further detailed investigations it is likely that the following interventions would be required (noting the current rezoning proposal no longer includes land west of Alexandrina Road and, depending on the scenario realised, the associated differences in volumes compared to those previously assessed:

- **internal road and path network** – the internal road network developed for the affected area would desirably provide a grid layout (or similar) with a high level of permeability for all road (and path) users. A clear road hierarchy should be developed reflecting primary connection(s) to Alexandrina Road as well as connections to Byrnes Road (south-east of the affected area) to assist with the distribution of traffic;
- **western ‘bypass’ road (via Skewes Road or similar)** – the volumes generated by the above scenarios would likely generate relatively high increases on traffic on Cadell Street if an alternative route was not provided. Noting the reduced connectivity to the road network west of Alexandrina Road (compared to the previous rezoning proposal), this would result in the current proposal distributing a high proportion of traffic to/from Cadell Street south of the affected area. Noting the constraints on the potential upgrade of Cadell Street, the traffic volumes identified above (regardless of scenario) would still likely require provision of an alternative road link between Alexandrina Road and Port Elliot Road (such as via Stuart Road and Skewes Road). A treatment (likely a roundabout) would also be required at the intersection with Port Elliot Road;
- **new Alexandrina Road intersection** – an intersection upgrade would need to be associated with the above western bypass road (likely a roundabout) on Alexandrina Road with connection into the affected area. Such an intersection is, however, difficult to achieve with the current alignment of Alexandrina Road being in close proximity to the rail corridor. The previous rezoning investigations suggested the intersection be widened to the west to increase separation between the upgraded Alexandrina Road intersection and the rail corridor. This alignment would previously have been located within the western portion of the proposed land to be rezoned (and likely easier to deliver), however, would now likely rely on land acquisition to achieve (unless the alternative approach of realigning the rail corridor and line was feasible). Such an access option would also result in the requirement

for an additional (active) level crossing. Noting DIT's reluctance to access additional level crossings, it was previously suggested that an existing level crossing be removed (either the crossing on Corio Terrace or the crossing south of Byrnes Road/Vercoe Road). While subject to further detailed assessment, such a recommendation would still likely apply;

- **second Alexandrina Road intersection** – by the third stage of the development of the affected area, a second intersection of Alexandrina Road would likely be required to accommodate the Scenario A yields and possibly the Scenario C yields (subject to further review). For the previous rezoning proposal, this was recommended to be provided as a roundabout (or signalised intersection) to service both sides of Alexandrina Road. However, as the current proposal does not include land west of Alexandrina Road, this could be provided as a standard T-intersection (with a right-turn lane likely warranted). The above comments regarding separation of the rail line would also apply to this location and a new level crossing required (and potential closure of a second existing crossing depending on DIT feedback). It is also acknowledged that the current affected area has less direct frontage to Alexandrina Road and a second intersection (if warranted) may require land acquisition to be achieved;
- **Alexandrina Road** – Alexandrina Road will generally have mid-block capacity to accommodate the anticipated increases associated with Scenarios B and C. While Scenario A would also likely result in future volumes within the capacity of the two lane road, additional demands during holiday periods may result in the available capacity being exceeded. This should be reviewed further as part of detailed investigations.

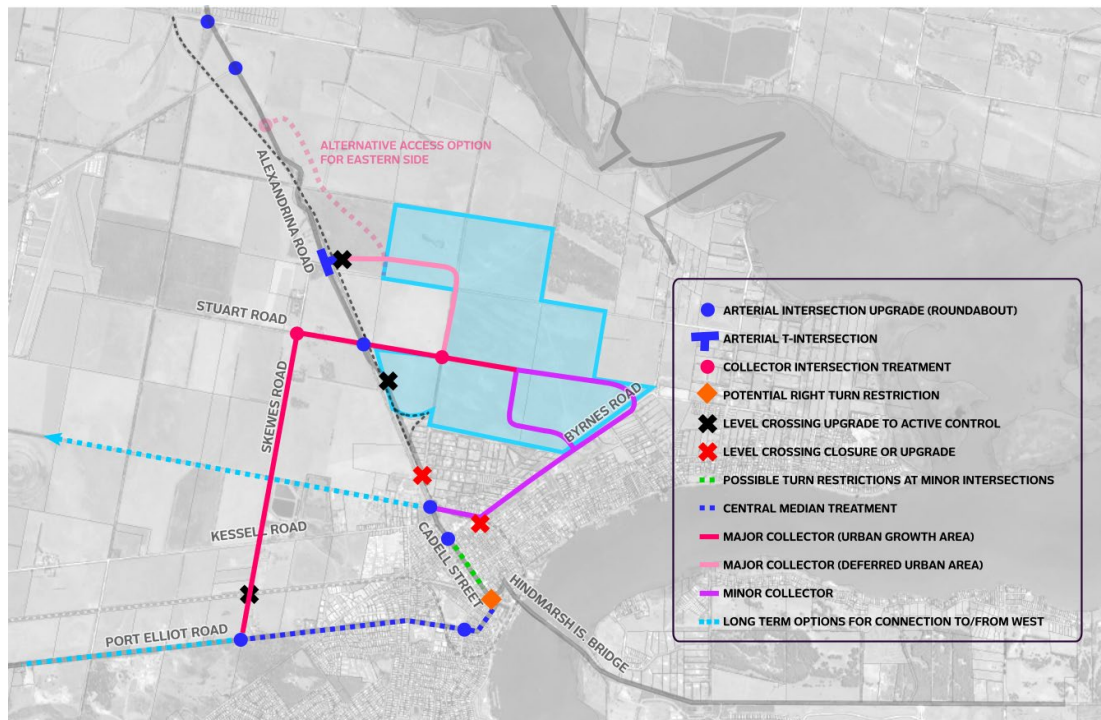
The additional volumes distributed to/from the north will have the potential to increase delays for drivers turning into and out of Alexandrina Road at its intersections with Airport Road and Goolwa (to Mount Compass) Road. As identified in the previous investigations, it is anticipated that the ultimate development of the affected area (particularly for Scenarios A and B) would warrant upgrade of these intersections given their strategic importance in the regional road network;

- **Byrnes Road and Vercoe Terrace** – the distribution of volumes via Byrnes Road and Vercoe Terrace would result in these roads forming a 'minor collector route' and would desirably be upgraded to a road cross section reflective of such a classification;
- **Glendale Grove/Vercoe Road/Cadell Street intersection** – given the affected area does not include land west of Cadell Street and Alexandrina Road, the previously recommended upgrade of Glendale Grove no longer applies. It is noted, however, that the former Investigator College (which was closed when the previous investigations were undertaken) has been reopened (as Goolwa Secondary College). Noting the likely higher function of

Vercoe Terrace, the existing four-way intersection and reopening of the school, it is anticipated that the increase in volumes associated with future development of the affected area (regardless of scenario) would warrant upgrade of the intersection to a roundabout. However, further analysis could be prepared as part of the detailed transport investigations for the Code Amendment to confirm such a recommendation (this may require collection of traffic count data at the intersection);

- **Gardiner Street/Cadell Street intersection** – given capacity constraints at the intersections towards the southern end of Cadell Street, it was previously identified that improved distribution of movements to/from Hindmarsh Island (via Brooking Street) would be desirable to balance the impacts of additional traffic on the subject road network. The previously identified recommendation for a roundabout at the intersection of Gardiner Street/Cadell Street is still likely to apply to the current rezoning proposal (particularly the higher volume scenarios, A and C);
- **Port Elliot Road–Hutchinson Street–Hay Street** – the increase in volumes associated with the current rezoning proposal scenarios would distribute similar volumes to these roads as was identified for the previous rezoning (or even more in the case of Scenario A). The central median treatment as well as the roundabout at the intersection of Hutchinson Street/William Street/Oliver Street would still likely be warranted by the additional volumes; and
- **Port Elliot Road** – further analysis will be required in respect to the distribution of additional peak hour movements along Port Elliot Road west of Goolwa as well as other developments in surrounding areas (such as Middleton, Port Elliot etc.) which could generate further increases on this road. While unlikely to be associated solely with the subject rezoning, there may be capacity issues with Port Elliot Road in the future with the potential need for duplication or an alternative bypass route. This can be discussed further with Council and DIT as part of the Code Amendment process and assessed in more detail at such time.

Based on the above preliminary review, the anticipated interventions diagram provided in the previous investigations has been updated to reflect the revised rezoning proposal (refer Figure 3). As noted above, further detailed assessment and analysis will be required to confirm the identified upgrade requirements (along with associated timing and trigger points). However, this summarises the key roads and intersections that should be considered as part of the ongoing Code Amendment investigations.



*Figure 3 – Potential interventions to support the rezoning and general traffic volume growth (subject to further assessment)*

## **ATTACHMENT 7: PRELIMINARY INFRASTRUCTURE INVESTIGATIONS**

22.3171

23 February 2023

Future Urban  
Level 1, 74 Pirie St  
Adelaide SA 5000

**Attention: Michael Osborne**

Dear Michael

## RE: GOOLA NORTH – PROPONENT INITIATED CODE AMENDMENT INFRASTRUCTURE AND SERVICING ADVICE

In June 2020 GREENHILL undertook a preliminary infrastructure and servicing investigation for the proposed Goolwa North urban growth area. The investigation included a review of existing services infrastructure, servicing requirements for the proposed Affected Area and any constraints that the existing infrastructure may have on the proposed Affected Area to inform a proposed development plan amendment.

The previous investigations was for an area of 565 ha which is significantly larger than currently proposed with a maximum yield in the order of 6,100 new dwellings. A review of the investigations previously undertaken has been completed for a portion of the area previously considered (approximately 240 ha) as indicated in the Affected Area concept plan prepared by Future Urban shown below. Three yield scenarios are to be considered depending on allotment size as follows:

- Scenario A (300 m<sup>2</sup> allotments) 5,500 dwellings
- Scenario B (800 m<sup>2</sup> allotments) 2,100 dwellings
- Scenario C (Allotments of varied size 5% - 300 m<sup>2</sup>, 50% - 600 m<sup>2</sup>, 45% - 800 m<sup>2</sup>) 2,500 dwellings



## Topography

The slope of the Affected Area is generally flat with a fall from north to south, at a grade in the order of 0.6% and 0.8%. A small section to the north of the Affected Area (approximately 35 ha) grades towards Currency Creek. Future gravity sewer and stormwater infrastructure is anticipated to follow the natural topography of the land which will minimise the extent of earthworks required.

## Underlying Soils

A review of publicly available soil information and geotechnical reports from the previous investigations undertaken in 2020 indicate soils to generally consist of clayey soils with transition to more sandy soils on approach to the Goolwa Channel. Previous investigations did not include an assessment of geotechnical conditions within the affected area and it is recommended that a geotechnical investigation be undertaken to confirm the soil profile and the impact on future civil works once a proposed for development is determined.

## Stormwater Drainage

Management of existing stormwater runoff from the affected area is via multiple detention basin systems which ultimately discharge into the Goolwa Channel. Current surplus stormwater is stored in the Goolwa Township where it is pumped to the former waste water lagoons for storage and reuse.

Stormwater flows within the Affected Area are proposed to be managed with a system of road drainage, pipes, swales, channels and floodways to convey flows to detention basins, water treatment systems. New development stormwater flows in the Affected Area will be captured and directed into new basins which will be required to be sized for the 1% Average Recurrence Interval (AEP) (100-year storm), in order to reduce post-development flows to pre-development flows. These basins will then outflow into the existing stormwater infrastructure of Goolwa. There is an opportunity to make use of several former waste water lagoons located at Kessel Road to store and reuse stormwater for public space irrigation.

Stormwater quality treatment measures proposed include individual allotments to provide a minimum 5 kL rainwater tank plumbed for reuse in toilets and laundries. Road and allotment stormwater runoff is proposed to flow through a system of vegetated swales and water treatment ponds/detention basins prior to discharge to the Goolwa Channel.

The previous investigation indicated that stormwater drainage could be adequately managed for a larger area than the currently proposed affected area.

## Sewer

Sewer in the Goolwa area is managed by the Alexandrina Council and treated at the Waste Water Treatment Plant (WWTP) located near the intersection of Skewes Road and Kessell Road. It was advised previously that the WWTP could cater for an additional 0.45 ML of wastewater per day. The additional 0.45 ML per day will not cover the entire extent of the Affected Area and to cater for this the WWTP would require reactor upgrades at the least. Water is treated to class B classification.

The existing sewer infrastructure in Goolwa comprises of two systems, a gravity system and a vacuum pump system. Both of these systems convey wastewater to the WWTP for treatment before being pumped to turf farms in Boettcher Road and the Goolwa Oval for reuse as irrigation. The wastewater vacuum pump station is located at the intersection of Byrnes Road and Boston Street and had capacity to cater to an additional 1,600 allotments at the time of the previous investigation. Since June 2020 council

has advised that the catchment which the vacuum pump station caters for has undergone significant growth. Due to this, the system's capacities and constraints will require revised waste water assessment to determine capacity limits and any upgrades.

As the Affected Area is expected to add approximately 2,500 to 5,500 allotments the Alexandria Council has advised that substantial capital upgrades and expansion to the existing vacuum network, downstream WWTP, storage and irrigation capabilities will be required to service the Affected Area.

Alexandria Council has also advised that for the required capital upgrades a considered engineering response is needed with refined hydraulic layouts, hydraulic recommendations and future engineering requirements to be provided. Alexandria Council's external hydraulic engineers will be required to test hydraulic assumptions, configurations and development proposals suggested.

The Affected Area is anticipated to be serviced by a gravity sewer trunk main with pipes up to 300 mm in diameter and the vacuum pump station to convey waste water flows to the above noted infrastructure.

## **Potable Water Supply**

The Affected Area is located in a 'Limited Supply area' for potable water and significant augmentation work will be required. An augmentation charge per allotment would likely be implemented to fund the works to improve water supply. SA Water's previous advice was based on 6,100 new dwellings. The proposed allotment yield is approximately 2,500 to 5,500 new dwellings depending on the scenario for allotment size. The previous SA Water advice indicated that a duplication of the existing 450mm MSCL main from Port Elliot to EL95 Tanks is required to provide a minimum service to the Affected Area.

Internal to the Affected Area, water supply would be provided via water mains between 100 mm and 450mm in diameter. The previous advice was provided based on the information submitted at the time and if this proposal progresses past the initial phase further liaison should be undertaken with SA Water to confirm water supply requirements.

## **Electrical Supply**

SAPN has existing infrastructure in the affected area with 11 kV overhead power supply lines in Alexandrina Road, North Road, Kerr Street, Skewes Road and underground 11 kV cables in Glendale Grove.

Preliminary advice provided by SAPN indicates that this existing infrastructure could be extended to accommodate new developments in the affected area.

Standard augmentation charge may apply to the development if the development exceeds the substation capacity of 2,500 kVA within a 7-year rolling period. New infrastructure for the Affected Area is anticipated to be installed as an underground electrical reticulation and lighting network. Alternately a private network may be provided.

## **Recycled Water**

It is advised in the previous 2020 report that wetlands provided within the Affected Area as part of new developments will cover the additional demand for irrigation created by it.

## Telecommunication Supply

There are existing Telstra and NBN infrastructure within the surrounding area. NBN Co had previously advised that the Affected Area can be serviced with telecommunication services. A typical pit and pipe system for telecommunications infrastructure will be required for new developments in the Affected Area.

## Gas Supply

There is currently no gas infrastructure within the Affected Area or surrounding areas. Alternately a gas reticulation network could be provided and would require a tank farm to be constructed. The size of the tank farm would be dependent on the size of the proposed development.

If demand is sufficient and viable, APA Group has advised that proposed tank farms could be replaced with natural gas with gas lines being extended to Goolwa.

## Summary

It is anticipated that the Affected Area can be adequately serviced by stormwater, sewer, potable water, electricity, recycled water, telecommunications and gas subject to authority requirements discussed above. Serviceability of the Affected Area is subject to further detailed investigations and discussions with service authorities to confirm the investigations noted above.

Yours sincerely,  
For GREENHILL



**Cindy Oliver**  
Principal Engineer

**ATTACHMENT 8: LETTER FROM ALEXANDRINA COUNCIL**

File: 3.71.069

KW:NM

14 February 2023

Mr Michael Osborn  
Director  
Future Urban  
Level 1, 74 Pirie Street  
ADELAIDE SA 5000

Via email: michael@futureurban.com.au

Dear Michael

**Proposal to Initiate an Amendment to the Planning and Design Code – Goolwa North Code Amendment**

I acknowledge receipt of the email from Belinda Monier of your organisation dated 29 November 2022, providing a draft Goolwa North Code Amendment Proposal to Initiate the rezoning of 241 hectares of Rural zoned land comprising the following parcels:

- Section 2420 of Hundred 150400 - Certificate of Title Volume 5463 Folio 530;
- Section 2419 of Hundred 150400 - Certificate of Title Volume 6071 Folio 445;
- Section 2418 of Hundred 150400 - Certificate of Title Volume 5463 Folio 531;
- Section 2403 of Hundred 150400 - Certificate of Title Volume 5463 Folio 532; and
- Allotment 4 of Deposited Plan 22658 - Certificate of Title Volume 5413 Folio 829.

It is noted that the proposal seeks to apply the Master Planned Township Zone to the entire Affected Area and the Emerging Township Activity Centre Subzone over the whole, or part of the Affected Area with potential application of the Deferred Urban Zone, subject to further investigations.

The draft Proposal to Initiate also suggests that the Code Amendment will seek to make the following additional changes to the Affected Area:

- apply the Affordable Housing Overlay;
- remove the Limited Land Division Overlay; and
- include a concept plan

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 that are raised as a result.

I confirm your meeting on Monday 7 November 2022 with Council staff to discuss the proposal and offer the following preliminary feedback regarding matters requiring consideration should the proposal be approved by the Minister. It is considered that these considerations are largely consistent with those outlined in your draft Proposal to Initiate.

### Investigations/Considerations

First and foremost, the outcomes of the community consultation process of the Council led Goolwa North Urban Growth Area Development Plan Amendment (DPA) undertaken in September 2020 must be acknowledged. As you are aware, the DPA proposed a similar planning policy outcome for the affected land, along with a broader area of rural zoned land. The consultation process resulted in 92% of 287 submissions opposing the DPA and Council's subsequent decision not to proceed, but rather 'to prepare a comprehensive Master Plan for the future development of the Goolwa area, with special attention to ensuring the preservation of the character of the area.

Whilst an 'Enquiry by Design' process and a Master Plan were prepared to inform the DPA, it is considered that the scale of the rezoning was a key contributor to the community opposition, along with the following key concerns:

- Loss of Goolwa's appeal / attraction / sense of community / Cittaslow philosophies
- Impact of development on entry to Goolwa
- Increased traffic impacts within the town and surrounding road networks
- Concern with impact on infrastructure
- Opposed to developing on farm land
- Impact on natural environment
- No land demand / supply analysis

Subsequently, revised Concept Plans were prepared.

It is requested that the relevant components of the Enquiry by Design and resultant Master Plan and the revised Concept Plans (refer Attachment) be used to inform your proposed Code Amendment, including in the potential allocation of Deferred Urban Land and also in preparing the Concept Plan proposed to apply to the affected area via the Planning and Design Code.

From a strategic planning perspective, when considering the overall residential and other land use demand figures, the Code Amendment should also recognise the desire to provide for these land uses on the western side of Alexandrina Road outside of the Area Affected by this Code Amendment (as is illustrated by the original Master Plan and revised Concept Plans) and should not seek to meet demand entirely on the eastern side of Alexandrina Road.

In addition to the Concept Plans, it is requested that your investigations also address the concerns raised by the community as part of the previous DPA (listed above) and:

- Proposed strategy for maintaining the Goolwa township character for the entrance to the township.
- Interface with non- residential land uses areas.
- Integration with surrounding built up areas.
- Economic impact analysis to outline the impacts of any of non- residential uses proposed to be facilitated through the application of the Emerging Township Activity Centre Subzone on existing non- residential development in Goolwa (ie what is an appropriate extent etc).
- Provision of, interface with, and proposed connectivity with Open Space.
- Stormwater management and civil infrastructure impacts.
- Waste Water infrastructure (Community Wastewater Management Scheme – CWMS) requirements (as per your ongoing discussions with Council's CWMS team).
- Traffic management.

### Engagement Plan

- Council would consider that a minimum of 8 weeks would be required to provide for meaningful consultation and to provide the ability for Council to review the documentation, obtain Council's position and prepare a submission.
- A presentation to Council undertaken prior to the commencement of the consultation period is also recommended to ensure early engagement with the elected members.
- A 'drop in' or similar informal face to face information opportunity should be incorporated into the engagement process.

Council administration do not have any in principle objection to the initiation of the Code Amendment, however Council's ultimate position will be informed by the final proposed Code Amendment when it is released for consultation.

I trust that this information will assist you in finalising the relevant documentation to enable the Proposal to Initiate the Goolwa North Code Amendment to be lodged with the Attorney General's Department.

Should you require any clarification please contact either Kylie Weymouth, Acting Manager Strategic Development via [kylie.weymouth@alexandrina.sa.gov.au](mailto:kylie.weymouth@alexandrina.sa.gov.au) or telephone 8555 7298.

Yours sincerely

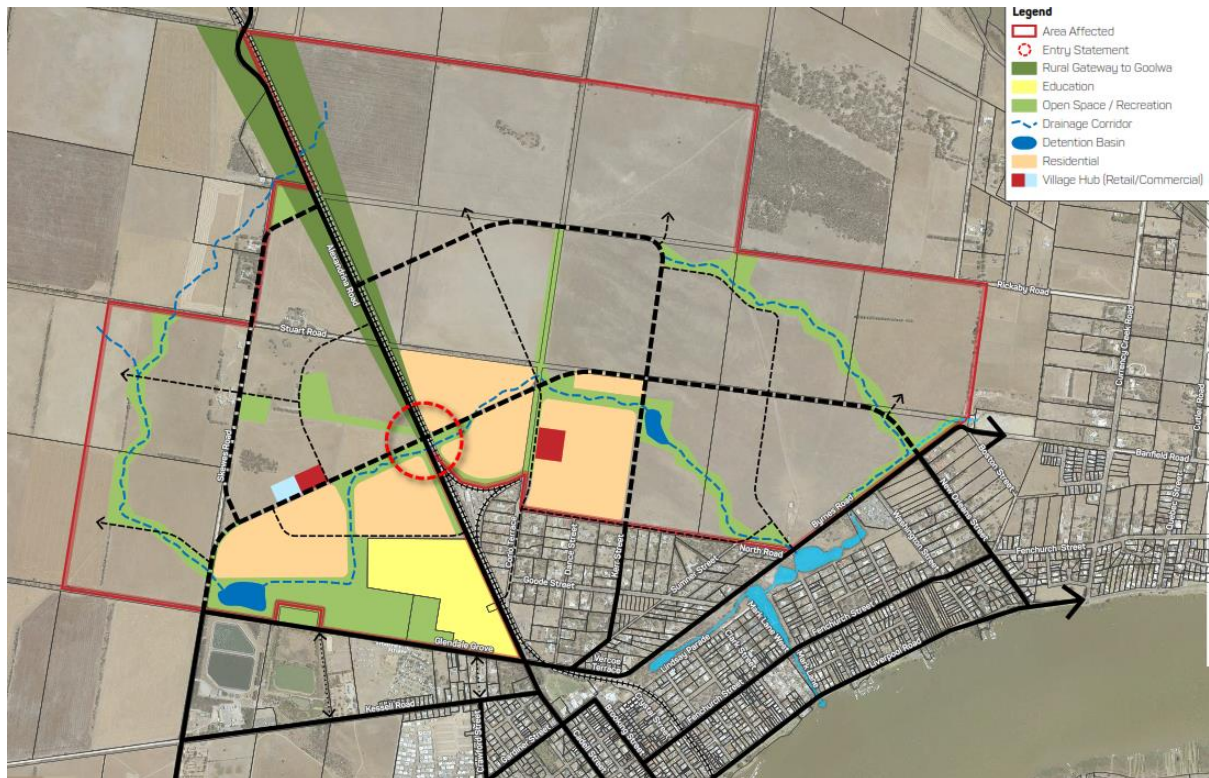
A handwritten signature in black ink, appearing to read "Nigel Morris".

Nigel Morris

**Chief Executive Officer**

Attachment: revised Goolwa North Concept Plans

Attachment – Revised Goolwa North Growth Area Concept Plans



**ATTACHMENT 9: LETTER FROM STATE MP**



## David Basham MP Member for Finniss



Belinda Monier, Senior Consultant  
Future Urban  
Level 1, 74 Pirie Street  
ADELAIDE SA 5000  
belinda@futureurban.com.au

Dear Belinda,

RE: Future Urban Proposal to Initiate, Goolwa North Code Amendment

Thank you for initiating a meeting to discuss the potential rezoning of land in the Goolwa North growth area.

To follow on from our conversation, I wish to confirm that you have undertaken preliminary consultation with me, as the Local Member of Parliament. At our meeting we discussed possible consultation formats and stakeholders for inclusion and encourage you to continue to keep me updated.

Thank you for providing your Draft proposal and keeping me informed about this important issue.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D. Basham", with a long horizontal flourish extending to the right.

David Basham MP  
Member for Finniss  
22 / 12 / 2022