

APPENDIX 10. INVESTIGATIONS – LAND SUPPLY



RESIDENTIAL SUPPLY AND DEMAND REPORT

GOOLWA NORTH CODE AMENDMENT

Prepared for:
Ambo Pty Ltd

Date:
25.08.2023

Proprietary Information Statement

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1. INTRODUCTION

1.1 Purpose

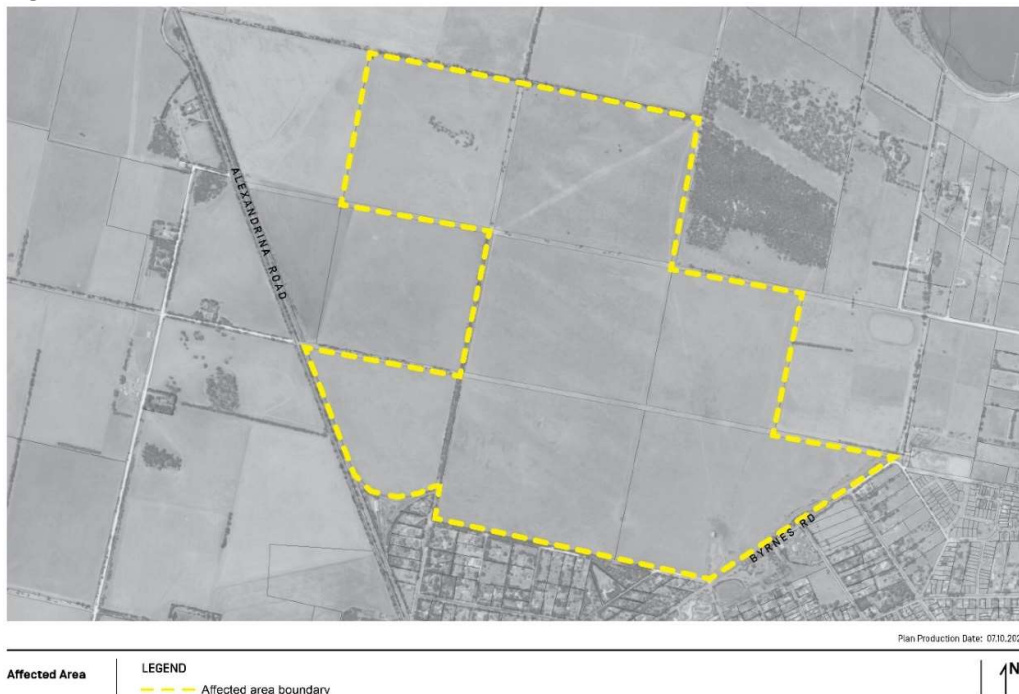
Ambo Pty Ltd has a vision to facilitate the establishment of a model residential community which includes a variety of housing types, as well as complementary non-residential uses such as open space, retail, commercial and community facilities.

The vision relates to 241 hectares of land shown in Figure 1.1 below. The land is the subject of a Code Amendment, which is seeking to rezone the land from the Rural Zone to the Master Planned Township Zone, which will enable the urban development of the land.

This housing supply and demand assessment has been undertaken to support the above Code Amendment and considers the following:

- **Strategic, Regional and Site Context:** provides an overview of the subject site at a strategic, and regional level and the key aspects of the proposed development.
- **Policy Context:** provides an overview of key strategic drivers and their role in informing housing demand and supply within Greater Adelaide.
- **Supply and Demand Indicators:** presentation of local and regional housing demand and supply indicators including population growth and housing trends.
- **Market Demand Analysis:** provides an assessment of historic market trends and potential residential land demand influences.
- **Greenfield Land Supply:** provides an assessment of the greenfield land supply data identified in the Greenfield Land Supply report. This will include a review of its availability to deliver the greenfield supply and what this means for the subject site.

Figure 1.1 Goolwa North Code Amendment Affected Area



The purpose of this report is to provide an analysis of current and future residential land supply together with future demand scenarios which can be used to inform infrastructure planning and associated investment. It makes a series of assumptions to inform predicted growth patterns and projection yields.

While the analysis has been underpinned by historical trends, the market will ultimately drive future growth. Such can be influenced by a variety of factors which are unable to be definitively predicted in the long term. Such factors include:

- Global and local economic trends;
- Interest rates and access to finance;
- Population and employment growth for Greater Adelaide;
- Housing market choices and lifestyle preferences;
- Relative affordability compared to alternate housing options/locations.

An approach has been adopted whereby assumed demand drivers are modelled at the higher end of the spectrum. This is because it is far preferable to assume higher infrastructure needs and demands as compared to a more conservative approach, which could result in infrastructure needs in terms of quantum and timing lagging behind demand.

1.2 Strategic Context

The future development of the Goolwa future urban growth area has been identified as of key strategic importance within State and Greater Adelaide Region to deliver a future housing supply that will both align with and positively contribute to achieving the urban infill goals of the State Planning Policies (SPPs) and the 30 Year Plan for Greater Adelaide.

The rezoning of a portion of the future urban growth area will also align with many of policies within the 30 Year Plan for Greater Adelaide in respect of contributing to growth areas, design quality, housing mix and affordability, health, wellbeing and inclusion, the economy and jobs, infrastructure, biodiversity, open space and water.

The Regional Plan is in the process of being updated (at the time of writing this report). The Greater Adelaide Regional Plan Discussion Paper has been released which highlights Goolwa as a satellite city.

In this context, the rezoning of the subject site is significant for both the State and Greater Adelaide region.

1.3 Regional Context

The Goolwa North Code Amendment Affected Area is located approximately 80 kilometres south of the Adelaide CBD, within the Alexandrina Council LGA and within the Greater Adelaide Region.

Goolwa North has been identified as a future growth area within the State Government's 30-Year Plan for Greater Adelaide since 2010.

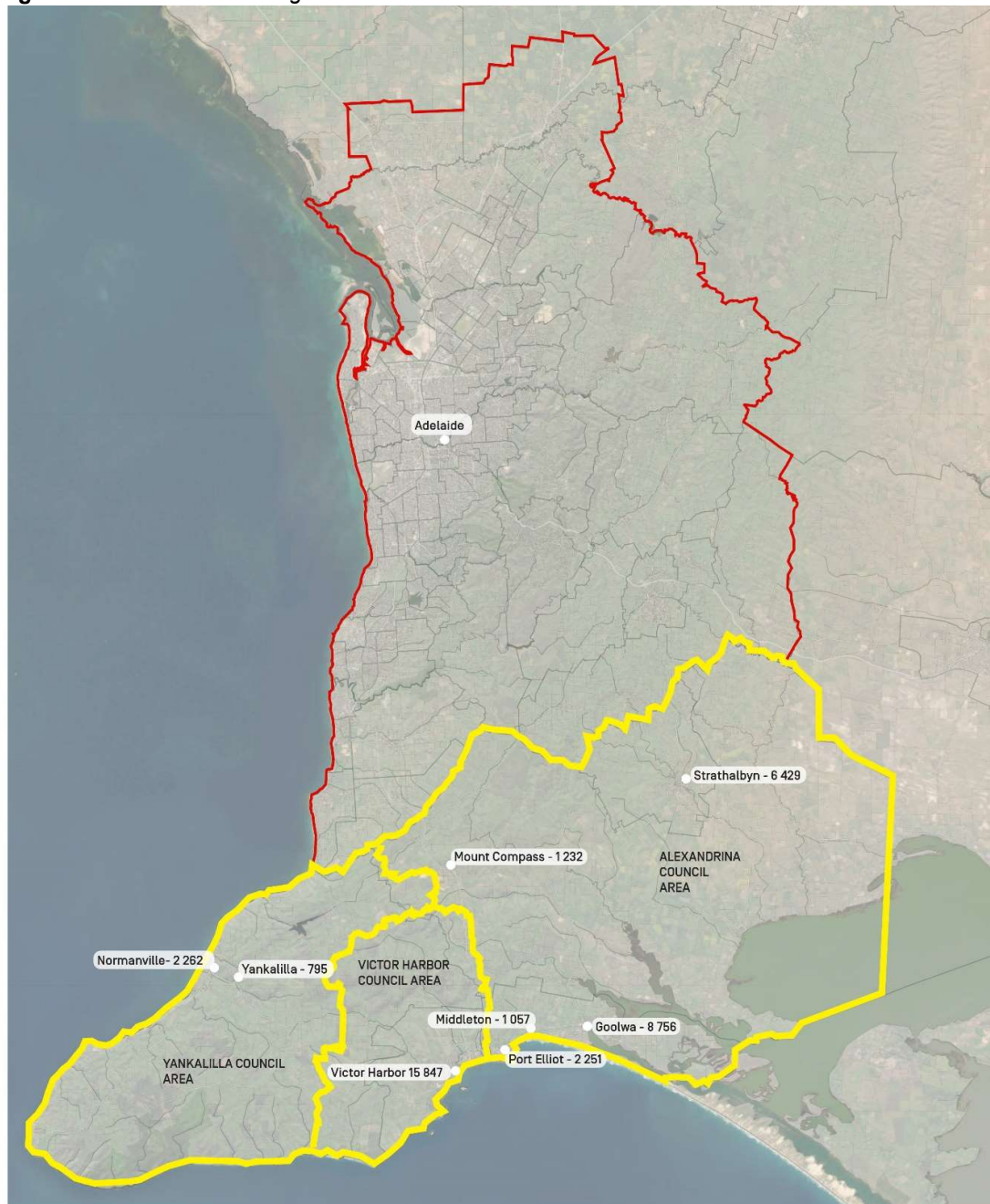
Given the growth already occurring and the future growth expected in the region, the State and Federal Government has recognised the need for investment in road infrastructure and funded the Main South Road and Victor Harbor Road duplication projects and Long Valley Road improvement works. Construction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

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.

Established residential suburbs of Goolwa and Goolwa North are located immediately to the south and east. The larger township of Victor Harbor is located approximately 20km to the west.

Figure 1.2 shows the geographic context of Greater Adelaide, the Fleurieu Region and the local government areas within it. Figure 1.2 also provides an overview of the location and population of the larger townships within the region.

Figure 1.2 Goolwa North Regional Context



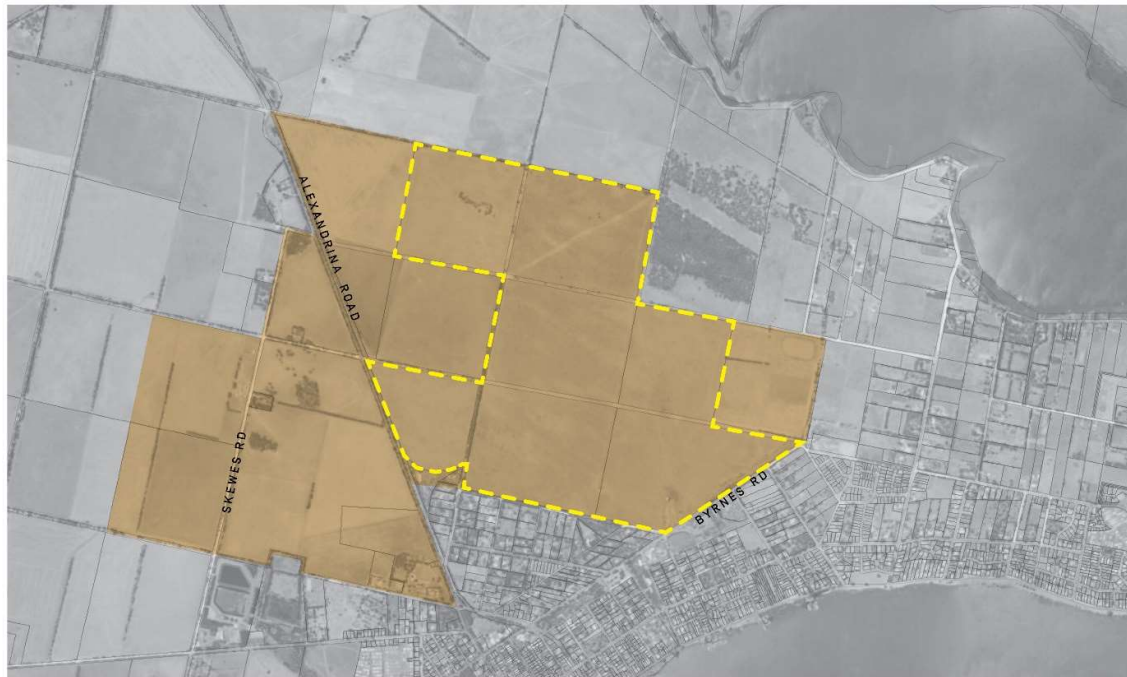
1.4 Growth Area Context

As identified by Figure 1.3, the Code Amendment Affected Area represents approximately 42% of the Goolwa future urban growth area, as defined by the 30 Year Plan for Greater Adelaide.

It is envisaged that the Affected Area will be developed in stages, with stage one anticipated to deliver approximately 1,000 dwellings, stage two 700 dwellings and stage three 800 dwellings. The remaining land within the Goolwa future urban growth area is likely to yield approximately 3,500-4,000 dwellings.

Only the Affected Area land referred to above is within the scope of the proposed Code Amendment.

Figure 1.3 Site Context



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**Affected Area
& Future Urban
Growth**

LEGEND

--- Affected area boundary

Future Urban Growth Areas



2. POLICY CONTEXT

This section analyses a range of key State Government and Alexandrina Council documents that have informed the assessment of the housing demand and supply for the subject site and wider catchment area.

2.1 State Planning Policies

The State Planning Policies ('SPPs') prepared by the State Planning Commission is the highest order policy document in South Australia's planning system. Its purpose is to collectively set out the State's overarching goals for the planning system and provide a framework for land use planning and development that supports the ongoing liveability, prosperity and sustainability of South Australia.

A set of 16 SPPs with supporting objectives and principles were outlined. Of relevance to land supply, the SPPs:

- seeks to accommodate the expected growth of cities and towns through the consolidation and redevelopment of existing urban areas to avoid encroachment on places of rural, landscape or environmental significance;
- seeks for an adequate land supply made available to accommodate housing and employment growth that is supported by sufficient infrastructure;
- identifies that housing demand is to be informed by projected population growth and demographic trends;
- Regional Plans (such as the 30 Year Plan) should identify appropriate areas for future housing development that are well connected to services, employment and infrastructure; and
- acknowledge that *'providing land in the right places to be developed at the right time provides certainty to the property industry, stabilises land markets and provides communities with a range of lifestyle and housing choices.'*

2.2 30 Year Plan for Greater Adelaide

The *30 Year Plan for Greater Adelaide (2017 update)* is the long-term vision for regions or areas that guides urban growth for South Australia and sets the directions for the planning system to respond to.

Of relevance, the 30 Year Plan prioritises the revitalisation of existing neighbourhoods, new transit orientated developments and mixed-use precincts. It recognises that urban development can no longer sprawl outside of existing urban areas to preserve agricultural land and places of environmental significance.

To achieve this objective and manage growth, the 30 Year Plan defined an urban growth boundary, identified as *'Planned Urban lands to 2045'*.

Policy 46 of the 30 Year Plan seeks to ensure that an adequate land supply is available to accommodate housing and employment growth for at least a 15 year supply.

In providing this supply, it also brought attention to timing, noting the long lead time required to bring housing to the market and the need for land supply to quickly respond to housing demand.

The 30 Year plan also identifies future sources of housing supply which includes the Goolwa future urban growth area.

At the timing of writing this report, the Regional Plan was in the process of being updated. The Greater Adelaide Regional Plan Discussion Paper has been released which highlights Goolwa as a satellite

city. The Discussion Paper also introduces an idea of setting minimum housing / population targets for new master planned communities.

2.3 Land Supply Report for Greater Adelaide

The State Government published a Land Supply Report ('LSR') for Greater Adelaide in June 2022, which investigated the projected demand and land supply across the Greater Adelaide Planning Region.

The LSR is to be used to inform Planning and Design Code amendments, inform the review of the Environment and Food Production Areas (EFPA), preparation of future state level plans and the location and delivery of key infrastructure. Accordingly, the LSR is an important tool for the basis of this land supply and demand assessment.

The LSR analysis divided the Greater Adelaide area into 10 sub-regions as shown in Figure 2.2. The Goolwa North Code Amendment Affected Area is wholly located within the 'Fleurieu Peninsula' region of Greater Adelaide which includes the Local Government Areas of Alexandrina, Victor Harbor and Yankalilla.

The Goolwa future urban growth area contributes to the greenfield land supply largely in the future growth category. As shown by Figure 2.1 below, the LSR highlights the importance of the Goolwa future urban growth area for the future supply of residential land, with an estimated future supply of just over 4,500 dwellings.

The methodology used to estimate land supply was refined by Department for Trade and Investment (DTI) in the latest land supply report. This approach applied a discount to the future urban growth area land by 30% to account for greater uncertainty about how much land will be zoned for residential use and set aside of infrastructure.

Figure 2.1 *Greenfield Land Supply by Development Front*

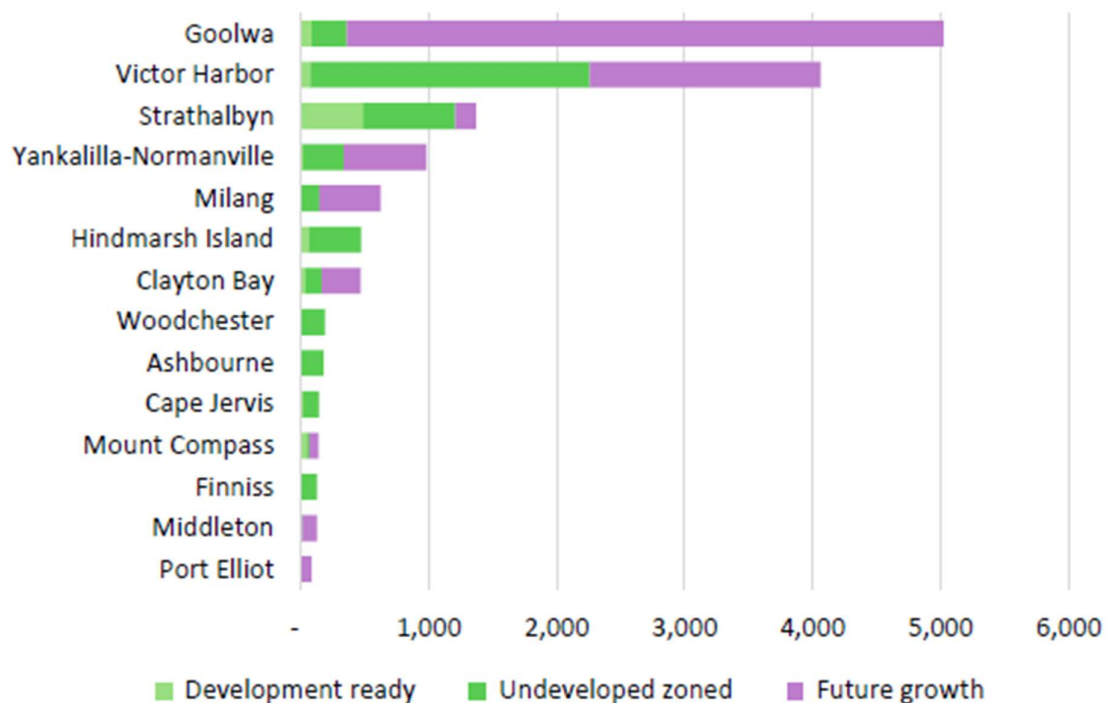
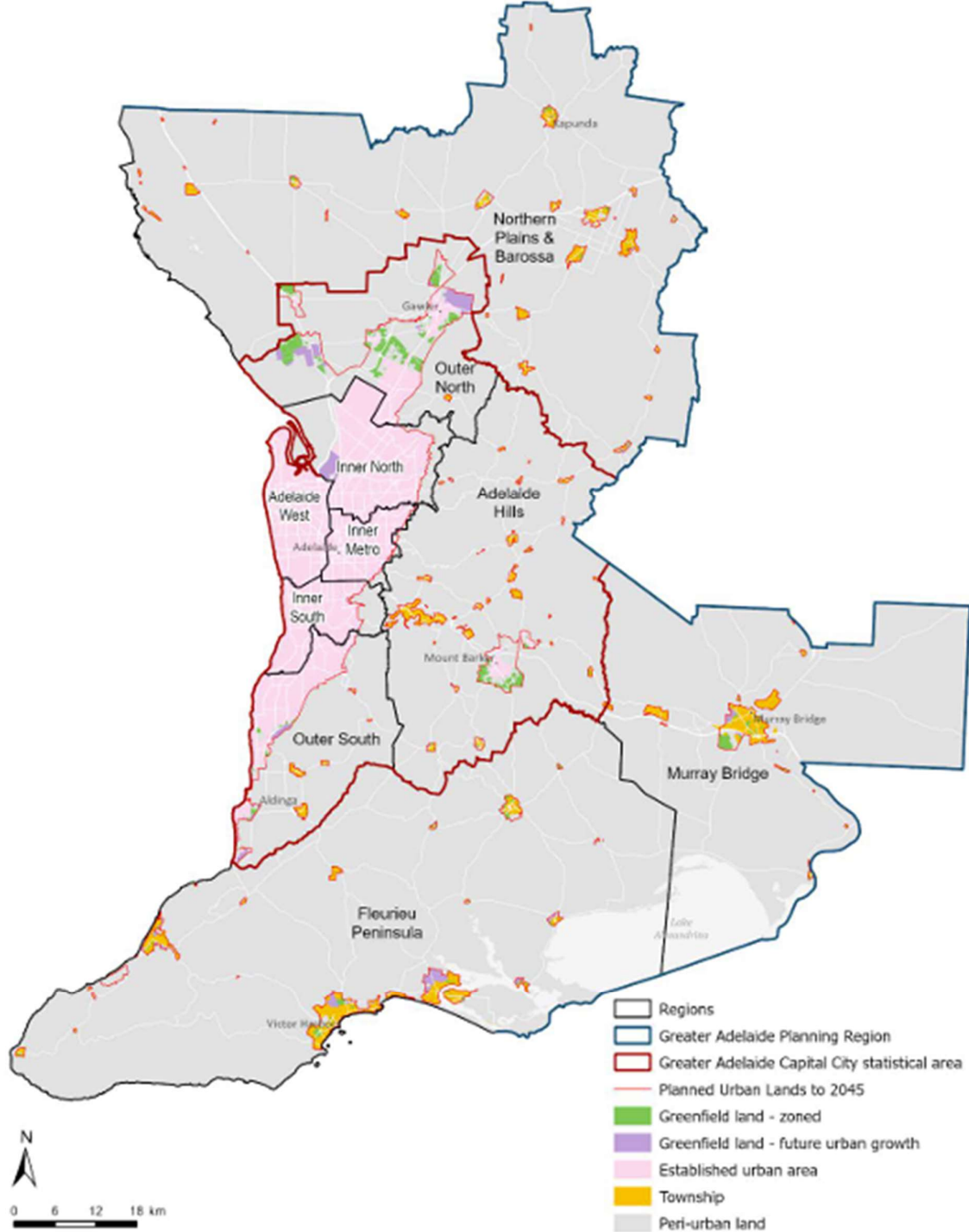


Figure 2.2 Greater Adelaide Regions Land Supply Report



2.4 Alexandrina 2040

At the municipal level, the Alexandrina 2040 Plan, published in 2020, set out key strategic priorities to provide a liveable, green and connected community.

Our work to achieve A2040's aspirations take place across five action areas under each of the three strategic priorities of liveable, green and connected. These aspirations are listed below.

Liveable Alexandrina

- 1.1 Increase township greening and tree planting for canopy cover.
- 1.2 Attract and retain younger residents to live, work and play in Alexandrina.
- 1.3 Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals.
- 1.4 Advocate for a rethink of transport planning to focus on needs identification for improving accessibility, social inclusion and wellbeing.
- 1.5 Commit to purchasing recycled materials and products in our public spaces.

Green Alexandrina

- 2.1 Reduce Council greenhouse gas emissions and advocate for the uptake of renewable energy.
- 2.2 Work with industry partners to identify and embed nature-based tourism experiences to secure funding to protect, conserve and enjoy our natural environment.
- 2.3 Encourage community participation and partnerships with key stakeholders for greater involvement in sustainability issues and promote the adoption of a sustainable lifestyle.
- 2.4 Explore opportunities to integrate eco-friendly and sustainable materials into the procurement process and practices to road management.
- 2.5 Contribute to the development of a long-term approach to waste management on the Fleurieu Peninsula.

Connected Alexandrina

- 3.1 Support prosperity and wellbeing in Alexandrina by building the resilience of our communities, the economy and the environment to a variable and changing climate.
- 3.2 Partner on community-led Village Innovation Plans (VIPs) to identify and enhance sustainable social, economic and environmental outcomes for Alexandrina.
- 3.3 Leverage Business Alexandrina to increase opportunities to co-design innovative solutions for industry.
- 3.4 Advocate for multiple modes of public transport that connect communities to Adelaide and across our region.
- 3.5 Support local industry to connect, explore and pilot new initiatives.

2.5 Planning and Design Code

The Planning and Design Code version 2023.6 (gazetted 27 April 2023) is the relevant planning instrument used for the assessment of development at the time of this report, including residential land divisions and dwellings within the Goolwa area and surrounds.

The Goolwa future urban area, including the Goolwa North Code Amendment Affected Area, is located within the Rural Zone and Deferred Urban as shown in Figure 2.3 below.

The primary objective of the Rural Zone is to support the productive value of rural land and facilitate a range of primary production activities and associated uses. The Rural Zone generally allows one dwelling to be built per allotment, however, in this location, the land within the Rural Zone is also currently covered by the Limited Land Division Overlay which assigns land divisions as a 'restricted' form of development.

The primary objective of the Deferred Urban Zone is to safeguard land for future urban growth though the prevention of development that is incompatible with or would prejudice the future conversion of the land to urban development. The Zone assigns dwellings and land division as 'restricted' forms of development other than where it does not result in more than one dwelling on the land or land division does not create additional allotments, other than for the purpose of providing public infrastructure.

Figure 2.3 Zoning



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Current Zoning

LEGEND

— Affected area boundary

— Zone boundary



3. RESIDENTIAL LAND DEMAND ANALYSIS

This section of the report seeks to assess population growth, demographics, housing choices and population forecasts to inform potential demand drivers for the Alexandrina LGA. Dwelling construction rates, approvals, and the number of allotments being deposited can be assessed to indicate potential future housing supply. This section also includes an overview of the residential land market trends to identify any housing market trends.

3.1 Data Selection for Demand Indicators

To undertake this assessment, a variety of catchment areas have been utilised for comparative purposes. These are outlined below.

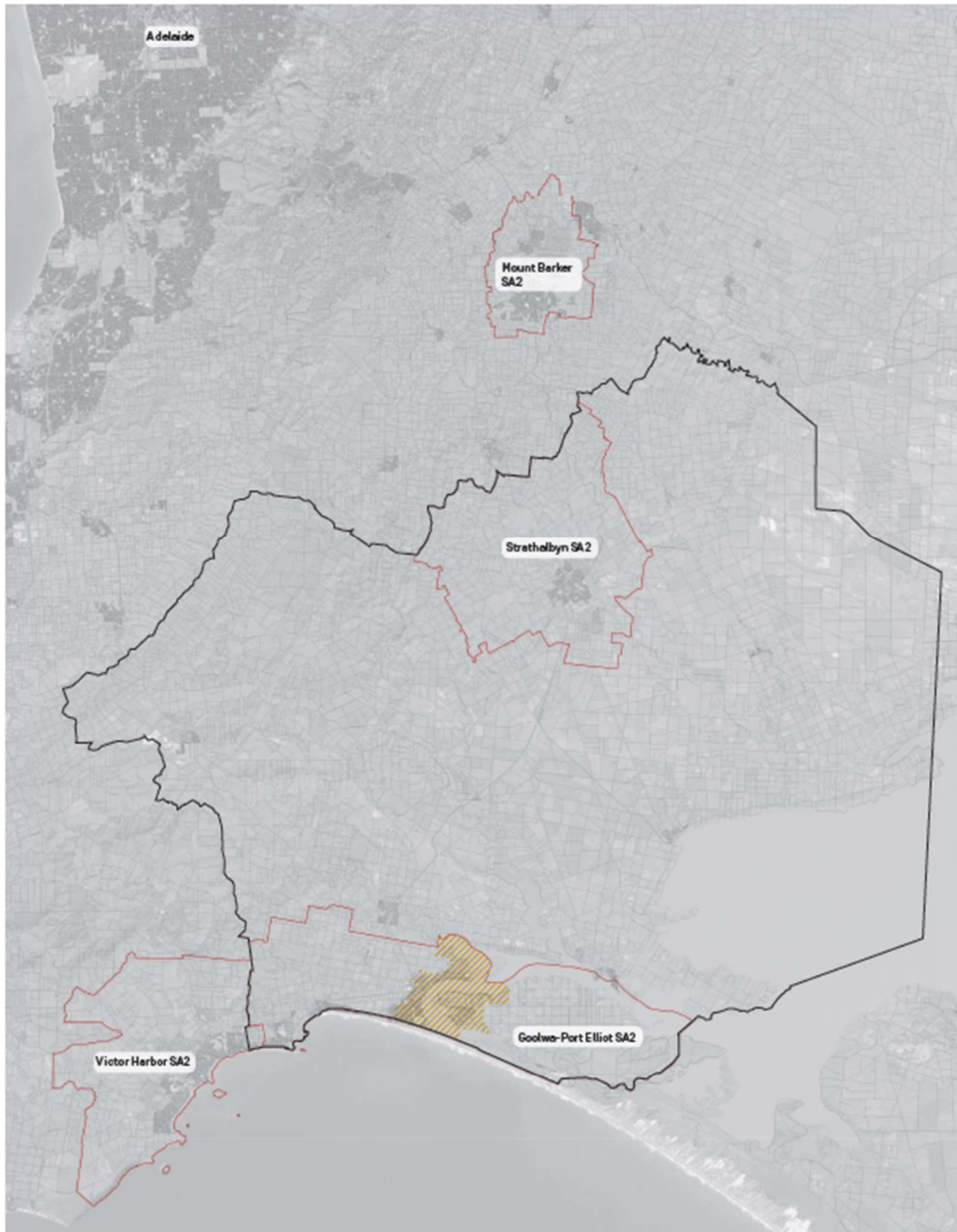
To further assess the available land supply, an assessment of the greenfield land supply identified within the LSR has also be undertaken with consideration of the practical availability of the identified supply to cater for the anticipated population growth. This is discussed in detail within the following section of this report (Section 4).

The following geographic areas were utilised to identify housing market trends of relevance to the Goolwa North Code Amendment Affected Area:

- Alexandrina LGA;
- Goolwa-Port Elliot SA2;
- Goolwa (urban centre);
- Strathalbyn SA2;
- Mount Barker SA2;
- Victor Harbor SA2; and
- Greater Adelaide (Greater Adelaide City Statistical Area) (refer Figure 1.2 and Figure 2.2).

These catchments are illustrated in Figure 3.1 below.

Figure 3.1 *Catchment Areas*



Context Map

LEGEND

— Alexandrina LGA boundary

▨ Goolwa (urban centre)

— Statistical area 2



3.1.2 Data Sources

To fulfill the purpose of this report, information has been collected from a range of data sources predominantly including the following:

- Australian Bureau of Statistics (ABS) Census of Population and Housing (2011, 2016 and 2021);
- Department of Planning, Transport and Infrastructure (DPTI) Population Projections for South Australia, December 2019 release and June 2023 release (region level only);
- PlanSA residential land development monitor;
- Forecast.id Alexandrina population and dwellings forecast;
- The 30 Year Plan for Greater Adelaide;
- Land Supply Report for Greater Adelaide;
- Alexandrina 2040 Plan;
- RP Data; and
- Residential Broadhectare Land Supply Report 30 June 2019.

This information will be collated and reviewed to establish any housing supply, demand, and market trends.

3.2 Population Growth and Projections

3.2.1 Historic Population Growth

The Alexandrina Council increased in population from 23,699 persons in 2011 to 28,730 persons in 2021. This represented an average annual population growth rate of approximately 2.1%, or 503 persons per year, over the 10-year period. This growth rate is increasing and is higher in the Goolwa-Port Elliot SA2 and Goolwa urban centre, as illustrated in Table 3.1.

This was significantly higher than the population growth rate for the Greater Adelaide region which experienced an average annual growth rate of 1.3% from 2011 to 2021.

In 2021, the Goolwa-Port Elliot SA2 made up 44% of the total population within the Alexandrina council area, and historically has been a significant contributor to population growth.

For comparative purposes, the Victor Harbor, Strathalbyn and Mount Barker SA2 data has also been obtained and is included in Table 3.1.

Table 3.1 *Total Population Alexandrina LGA compared with other centres and Greater Adelaide, 2011-2021*

Year	2011 Census	2016 Census	2021 Census	Average Annual Population Growth Rate, 2011 to 2021	Average Annual Population Growth Rate, 2016 to 2021
Alexandrina LGA	23,699	25,873	28,730	2.1%	2.2%

Goolwa-Port Elliot SA2	10,438	11,126	12,516	2.0%	2.5%
Goolwa (urban centre)	N/A	7,717	8,756	N/A	2.7%
Strathalbyn SA2	6,453	7,097	7,871	2.2%	2.2%
Mount Barker SA2	14,917	17,367	22,113	4.8%	5.5%
Victor Harbor SA2	13,411	14,374	15,847	1.8%	2.0%
Greater Adelaide	1,225,235	1,295,714	1,387,290	1.3%	1.4%

Source: Australian Bureau of Statistics, Census

3.2.2 Population Projections

A range of projected annual population growth rates have been published for the Alexandrina LGA and are depicted in Table 3.2 below.

As evident, the 2019 Population Projections by the former Department of Planning, Transport and Infrastructure (DPTI) identified that the Alexandrina LGA will experience an annual average population growth rate of 1.47% over 20 years. New projections have now been released to inform the Regional Plans. These projections are not yet available at LGA level, but predict a 2.35% annual growth rate for the high series, or 1.85% for the medium series.

Put into context, for the year ending 31 December 2022, South Australia's population growth was 1.6% and the new population projections predict South Australia will grow at 1.35% per annum under a high growth scenario, or 0.98% annually under a medium growth scenario.

Forecast.id have also published on the Alexandrina Council's Housing Monitor that the Alexandrina LGA is projected to grow by 1.49% per annum to 2041. This rate is well below the actual growth rate over the last 5 years and 10 years.

Table 3.2 Current and Predicted Annual; Population Growth Rates, Alexandrina Council

Census	DPTI Population Projections (high series)	Forecast.id Housing Monitor
2.2% (2016 to 2021)	2.35% (2021 to 2041)	1.49% (2021 to 2041)

The Forecast.id population forecasts predict an annual growth rate of 29.4%, 155 people per year, for the Goolwa Growth Area, as shown in Figure 3.3.

Table 3.3 *Forecast.id Population Summary, localised areas within the Alexandrina Council*

Population summary							
Alexandrina Council	Forecast year					Change between 2021 and 2041	
Area	2021	2026	2031	2036	2041	Total change	Avg. annual % change
Alexandrina Council	29,321	31,523	33,974	36,687	39,409	+10,088	+1.49
Goolwa - Goolwa Beach	7,479	7,679	7,826	7,946	8,079	+600	+0.39
Goolwa Future Urban Area	18	379	1,074	2,048	3,124	+3,106	+29.41
Hindmarsh Island - Mundoo Island	1,876	2,411	2,872	3,174	3,412	+1,536	+3.04
Middleton and District	1,613	1,717	1,821	1,904	2,014	+401	+1.12
Mount Compass - Kuitpo and District	3,099	3,093	3,164	3,279	3,388	+289	+0.45
Port Elliot and District	2,846	3,016	3,133	3,223	3,332	+486	+0.79
Strathalbyn Remainder	5,950	6,060	6,211	6,601	7,302	+1,352	+1.03
Strathalbyn Town	6,440	7,168	7,873	8,511	8,759	+2,318	+1.55

Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), February 2023.

At a regional level, the Land Supply Report ('LSR') analysed the historical and projected population growth rates for Greater Adelaide using medium and high population growth scenarios as part of the DPTI Population Projections, 2019. These population projections then informed an estimated dwelling demand for regions across Greater Adelaide.

The Goolwa North Code Amendment Affected Area is situated within the Fleurieu Peninsula region of Greater Adelaide in the LSR (2021). Table 3.4 below identifies that the Fleurieu Peninsula region is projected to experience a projected population growth of up to 9,600 persons from 2020 to 2030. This equates to an average of 960 persons, or 3.3% per year.

Table 3.4 *Projected Population Growth 2020 to 2030*

Region	Medium Growth	High Growth
Fleurieu Peninsula	7,100	9,600
Greater Adelaide Planning Region	139,000	195,100

Source: Land Supply Report for Greater Adelaide July 2021

It is apparent from Table 3.4 above that the Fleurieu Peninsula region is anticipated to accommodate approximately 5% of population growth within Greater Adelaide region over the next 10 years.

In terms of housing demand, the LSR has projected that up to 5,200 dwellings will be required to accommodate the population growth of the Fleurieu Peninsula region of Greater Adelaide, as shown in Table 3.5. This equates to an average of 520 dwellings each year from 2020 to 2030.

Table 3.5 Total Estimated Dwelling Demand, 2020 to 2030

Region	Medium Growth	High Growth
Fleurieu Peninsula	4,100	5,200
Greater Adelaide Planning Region	63,600	88,800

Source: Land Supply Report for Greater Adelaide July 2021

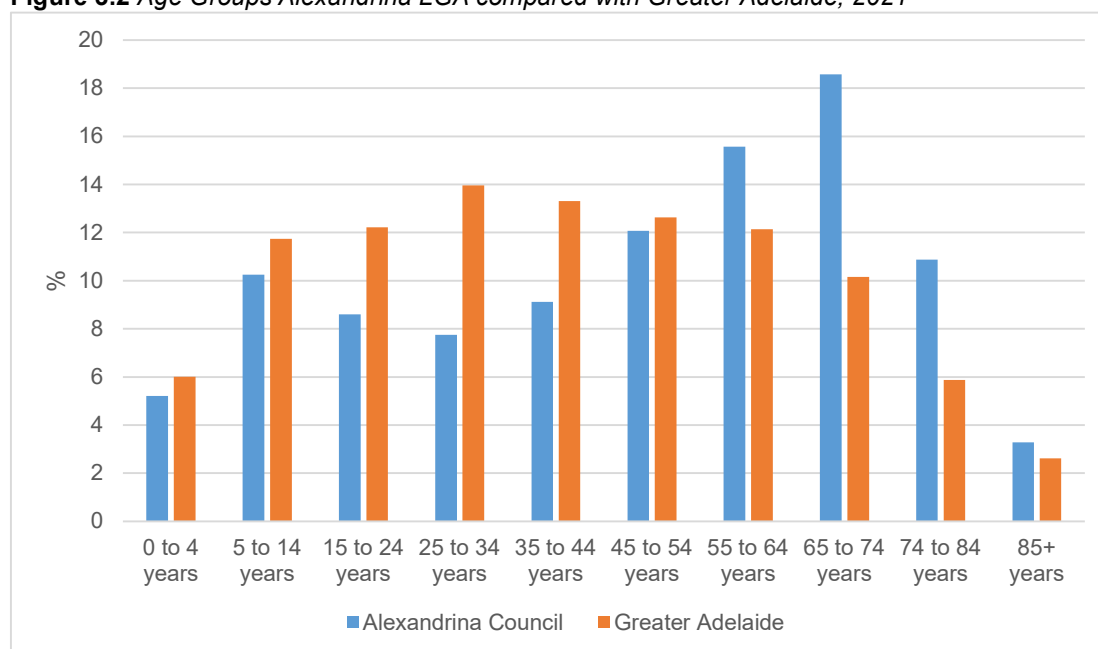
3.3 Demographic Trends

3.3.1 Age Groups

Figure 3.2 below illustrates that the Alexandrina LGA area contains a higher proportion of persons aged 55 years and older compared with Greater Adelaide. This indicates a strong presence of older person households.

This is further supported by the ABS Census of Population and Housing 2021 statistics, which indicated that the most prevalent household type within the Alexandrina LGA comprised couples without children at 36.3% compared with the Greater Adelaide region at 25.3%. This trend is fairly consistent across the Fleurieu Region.

Figure 3.2 Age Groups Alexandrina LGA compared with Greater Adelaide, 2021



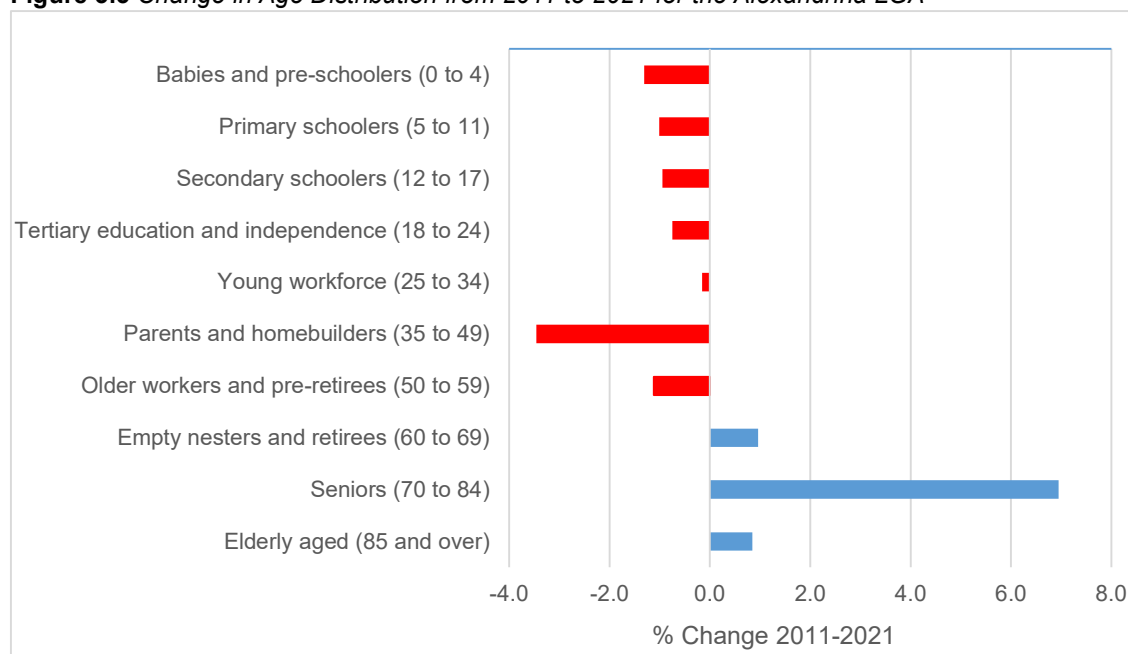
Source: Australian Bureau of Statistics, Census

Figure 3.3 indicates an increase in the population aged 60 and over for the Alexandrina LGA for the time period between 2011 to 2021.

All age groups below 60 years of age have experienced a decline in growth. Whereas, the age cohorts from 60 years onwards have all experienced an increase. Of note, the 70 to 84 years age bracket grew by 6.9% from 2011 to 2021.

This trend suggests that the Affected Area could provide a full range of dwelling types suitable for all household types, including retirement living. Affordable housing options could entice more family households into the LGA. Similarly, greenfield housing estates typically attract first home buyers and/or the younger demographic. Provision of such estates can contribute to facilitating a shift in the population characteristics of the council area.

Figure 3.3 *Change in Age Distribution from 2011 to 2021 for the Alexandrina LGA*



Source: Australian Bureau of Statistics, Census

3.3.2 Household Occupancy

The Alexandrina LGA contained an average household size of 2.3 persons for the 2021 Census as shown in Table 3.6, while the Goolwa-Port Elliot Statistical Area Level 2 (SA2) had an average household size of 2.0.

The Greater Adelaide region contained an average household size of 2.5 persons for the 2021 Census which is reflective of the higher proportion of family household types in comparison to the Alexandrina LGA and Goolwa-Port Elliot SA2.

According to the Land Supply Report for Greater Adelaide, *“the number of people per household continues to decline and lone person households are projected to show the greatest increase over the next 10 years”*. This is supported by the trends shown in Figure 3.3 above, which show all age groups greater than 60 years of age increasing.

Accounting for an ageing population but also a view to attract and accommodate more family households, a range of 2.2 to 2.5 persons per household has been adopted for the purposes of this assessment.

In using our estimated annual population growth range of between 575 to 774 persons per year, this indicates a projected housing demand of between 230 dwellings to 352 dwellings per annum for the Alexandrina LGA. The higher end of this range is considered to be the most realistic in an available land supply environment.

Table 3.6 Average Household Sizes, 2021

Alexandrina LGA	Goolwa – Port Elliot (SA 2)	Greater Adelaide
2.3	2.0	2.5

3.3.3 Housing Tenure

Table 3.7 shows that the Alexandrina LGA contains a higher proportion of owners without mortgages than the Greater Adelaide region. This is considered to be representative of the older age cohort within the Alexandrina LGA who are in their retirement years. Such demonstrates the potential need for increased affordable housing opportunities within the Alexandrina LGA to attract more working age family households.

Table 3.7 Housing Tenure Alexandrina LGA vs Greater Adelaide, 2021

Tenure Type	Alexandrina LGA	Greater Adelaide
Owned outright	44.3%	30.9%
Owned with mortgage	32.6%	37.1%
Rented	17.8%	28.4%

Source: Australian Bureau of Statistics, Census

3.3.4 Dwelling Occupancy

Of particular relevance to the Alexandrina LGA is the dwelling occupancy rate. The Alexandrina LGA has a large 'absent' and 'part-time' population, with 27.1% of its dwellings being unoccupied, compared to Greater Adelaide where just 7% of houses were unoccupied. This number has fallen 4.2% since the previous Census period, which could indicate the population is shifting towards a more permanent resident base. Potential drivers for this could be numerous, including a transitional population base due to the impact of ageing.

Some caution should be taken in respect to projecting any long-term trend due to the presence of COVID at the time of the Census, however, in comparison to other coastal townships (Normanville 1.3%, Wallaroo 0.1%, Ardrossan 0.8%, Victor Harbor 5% drop in unoccupied houses), the Fleurieu Peninsula area clearly has experienced a noticeable reduction in unoccupied dwellings.

Table 3.8 Dwelling Occupancy Alexandrina LGA vs Greater Adelaide, 2021

Tenure Type	Alexandrina LGA	Greater Adelaide
Occupied Private Dwellings	72.9%	93.0%
Unoccupied Private Dwellings	27.1%	7.0%

Source: Australian Bureau of Statistics, Census

3.4 Development Activity

3.4.1 Dwelling Approvals

Table 3.9 below confirms the number of dwellings constructed in the Alexandrina LGA and illustrates an increase in 2,565 dwellings from 2011 to 2021. This indicates an average total dwelling supply rate of 257 dwellings per annum, or 273 dwellings per annum over the past 5 years. This represents an annual increase of 1.8%, which is significantly below the population growth rate.

Table 3.9 *No. of Private Dwellings in Alexandrina LGA compared with other centres and Greater Adelaide, 2011-2021*

	2011 Census	2016 Census	2021 Census	Avg. Dwellings Per Annum 2011-2021	Avg. Dwellings Per Annum 2016-2021
Alexandrina LGA	14,176	15,378	16,741	257 (1.8%)	273 (1.8%)
Goolwa – Port Elliot SA2	8,015	8,602	9,327	131 (1.6%)	145 (1.7%)
Goolwa (urban centre)	N/A	5,646	6,224	N/A	116 (2%)
Strathalbyn SA2	2,765	3,064	3,376	61 (2.2%)	62 (2%)
Mount Barker SA2	6,002	7,054	9,160	316 (5.3%)	412 (6%)
Victor Harbor SA2	8,329	9,159	9,718	139 (1.7%)	112 (1.2%)
Greater Adelaide	533,511	562,147	593,881	6037 (1.1%)	6347 (1.1%)

Source: Australian Bureau of Statistics, Census

The number of dwelling approvals in the last five years is slightly higher than the dwellings constructed between census periods. Table 3.10 shows a higher number of annual dwelling approvals have been obtained. This more recent trend is likely to be a better indicator of dwelling demand.

Table 3.10 Annual Number of Dwelling Approvals by LGA, 2018-2022

	2018	2019	2020	2021	2022	5-year Average
Alexandrina LGA	271	257	239	406	339	302
Victor Harbor LGA	137	111	145	211	179	157
Mount Barker LGA	498	499	639	770	622	606

Source: Residential Land Supply Monitor, PlanSA 2023

3.5 Market Influences

This section explores existing market trends and potential influences to residential land demand.

3.5.1 Dwelling Types

Table 3.11 below indicates that the supply of housing in the Alexandrina LGA has been strongly dominated by detached dwellings (separate dwellings). This is likely to correlate with the lower density, lifestyle housing in demand in outer urban areas.

While there has been a small increase in semi-detached/row/terrace housing over time, detached housing remains the dominant housing form.

Table 3.11 Proportion of Dwelling Types, Alexandrina LGA, 2011-2021

Dwelling Types	2011 Census	2016 Census	2021 Census
Separate house	92.6%	94.3%	93.1%
Semi-detached, row or terrace house, townhouse etc.	4.2%	2.6%	4.6%
Flat, unit or apartment	1.8%	1.6%	1.1%

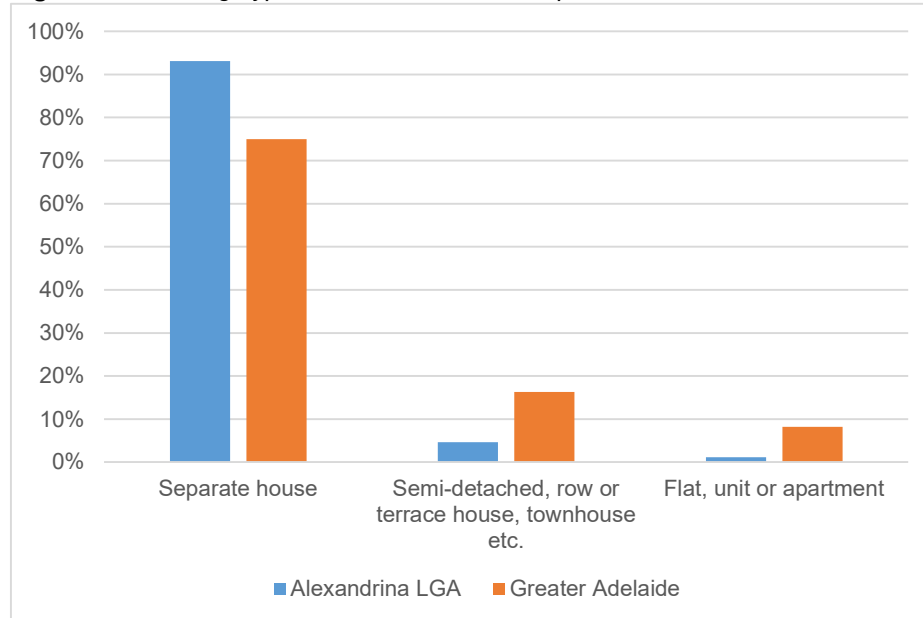
Source: Australian Bureau of Statistics, Census

Figure 3.4 below provides a comparison between the preferred dwelling types for the Alexandrina LGA and the Greater Adelaide area in 2021.

As evident, the Greater Adelaide Area comprises a greater demand for smaller household types than the Alexandrina LGA.

The average household size in the Alexandrina LGA is 2.3 people, whereas the predominant housing type is detached dwellings. While housing preferences may account for the larger degree of detached houses, it is evident that there is a disparity between the housing types available and the housing needs of the occupiers.

Figure 3.4 Dwelling Types Alexandrina LGA compared with Greater Adelaide, 2021



Source: Australian Bureau of Statistics, Census

3.5.2 Residential Dwelling Market

In order to understand the housing market demand, the residential sales market has been assessed using RP data for vacant lots for the last five years between July 2018 and June 2023.

The following suburbs have been utilised for assess the residential sales market:

- Goolwa;
- Goolwa North;
- Goolwa South;
- Goolwa Beach;
- Hindmarsh Island;
- Strathalbyn; and
- Victor Harbor.

As shown in Figure 3.5 below, median house prices have been increasing significantly since the COVID-19 pandemic. While this is slowing, real estate in Alexandrina in both house sales and rentals continues to show steady growth. LGA has median house price of \$606,500 (RP data, Feb 2023) is well above the current price point for affordable housing of \$417,000 (SA Housing Authority, 2023).

House prices have risen 50-77% in the last 4 years, while metropolitan Adelaide has risen by 45% over the same period (Table 3.12).

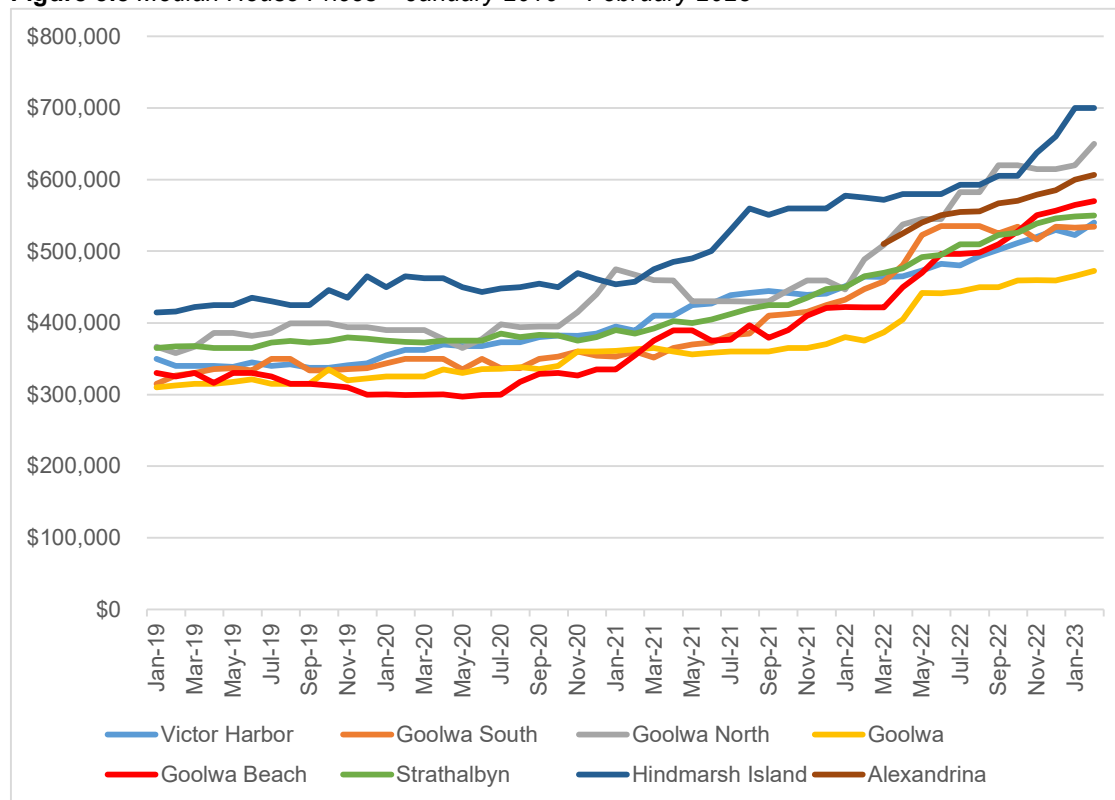
Table 3.12 Median House Price Growth 2019-2023

	Median House Price March 2019	Median House Price February/ March 2023	% Change 2019-2023	% Change 2022-2023
Goolwa	\$315,000	\$472,750	+50%	+26%
Goolwa North	\$366,500	\$650,000	+77%	+33%
Goolwa South	\$330,000	\$534,000	+62%	+19%
Goolwa Beach	\$330,000	\$570,000	+73%	+35%
Hindmarsh Island	\$422,000	\$700,000	+66%	+22%
Strathalbyn	\$367,500	\$550,000	+50%	+18%
Victor Harbor	\$340,000	\$540,000	+59%	+16%
Metropolitan Adelaide	\$476,000	\$675,000	+42%	+4%

Source: RP Data 2023

Strong demand is pushing property prices up well above the median house price due. Supply constraints are a key reason for price escalation. While house prices have started to steady in Metropolitan Adelaide, suburb prices in the Alexandrina council area are continuing to rise (Table 3.12).

Figure 3.5 Median House Prices – January 2019 – February 2023



Source: RP Data, 2023

As evident in Table 3.13, 42% of dwellings sales comprise land between 701 and 1200 square metres in size and 28% of dwelling sales are on allotments 401-700 square metres in size. This demonstrates a clear and resounding preference for larger allotments, however, also highlights the importance of providing smaller allotment options to cater for people who may wish to downsize or are after a more affordable option.

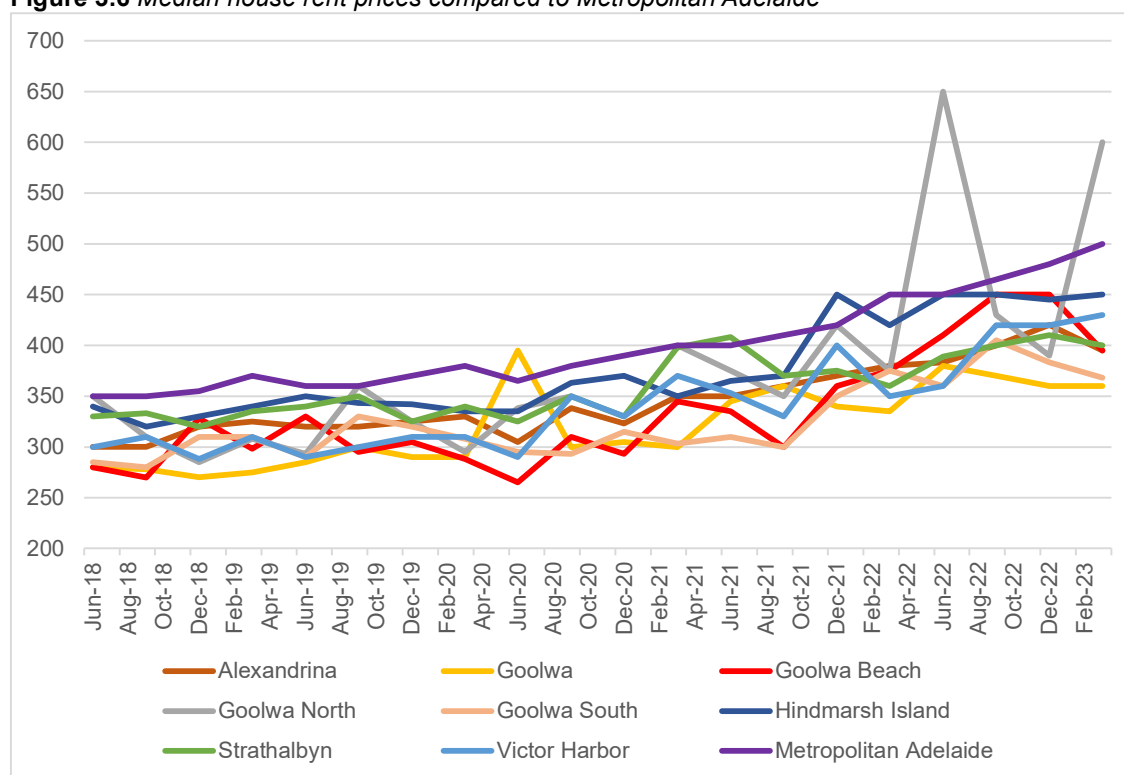
Table 3.13 Dwelling Sales in all Suburbs by Allotment Size July 2018 - June 2023

Suburb	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
Goolwa	133	98	68	8	40	347
Goolwa North	5	51	66	14	31	167
Goolwa South	34	116	83	2	0	235
Goolwa Beach	0	61	286	5	0	352
Hindmarsh Island	38	105	156	26	46	371
Strathalbyn	44	231	332	90	127	824
Victor Harbor	222	163	247	15	38	685
Total	476	825	1238	160	282	2981
% of Total	16%	28%	42%	5%	9%	

3.5.3 Rental Market

The rental market is experiencing strong growth, with a 32% increase over the last 5 years, compared to 43% in metropolitan Adelaide. Rental vacancy rates are down to 3.4%¹. Such is evident from Figure 3.6.

Figure 3.6 Median house rent prices compared to Metropolitan Adelaide



Source: Rental Bond Data Set of the Tenancies Branch, Office of Consumer and Business Services, provided by Data Analytics, SA Housing Authority March 2018 – March 2023

At any given time, there are very few rental properties available for rent (i.e. only 11 listed from all four suburbs on 5/6/23) and the number of people actively looking for a rental is over 100 (realestate.com.au).

In contrast, there are approximately 240 listings on AirBnB and approximately 234 listings on Stayz (June 2023) for short term leases. This is further exasperating the shortage of rental properties as many owners clearly have a preference for higher income, short term stays over longer-term tenancies.

3.5.4 Vacant Land Sales

Vacant land sales over the last 5 years for suburbs within the southern land market are provided in Table 3.14 and Appendix 1. The suburbs include:

- Goolwa;
- Goolwa North;

¹ Inquiry into South Australian Housing Affordability, Economic and Finance Committee, LGA Submission, February 2023 (data as of January 2023)

- Goolwa South;
- Goolwa Beach;
- Hindmarsh Island;
- Strathalbyn; and
- Victor Harbor.

It is clear that the majority of land sales are 401-700 square metres and 701-1200 square metres in size. While there are some sales of smaller land sizes, it is evident that these areas attract purchasers looking to move into the area for lifestyle, with larger blocks close to the beach.

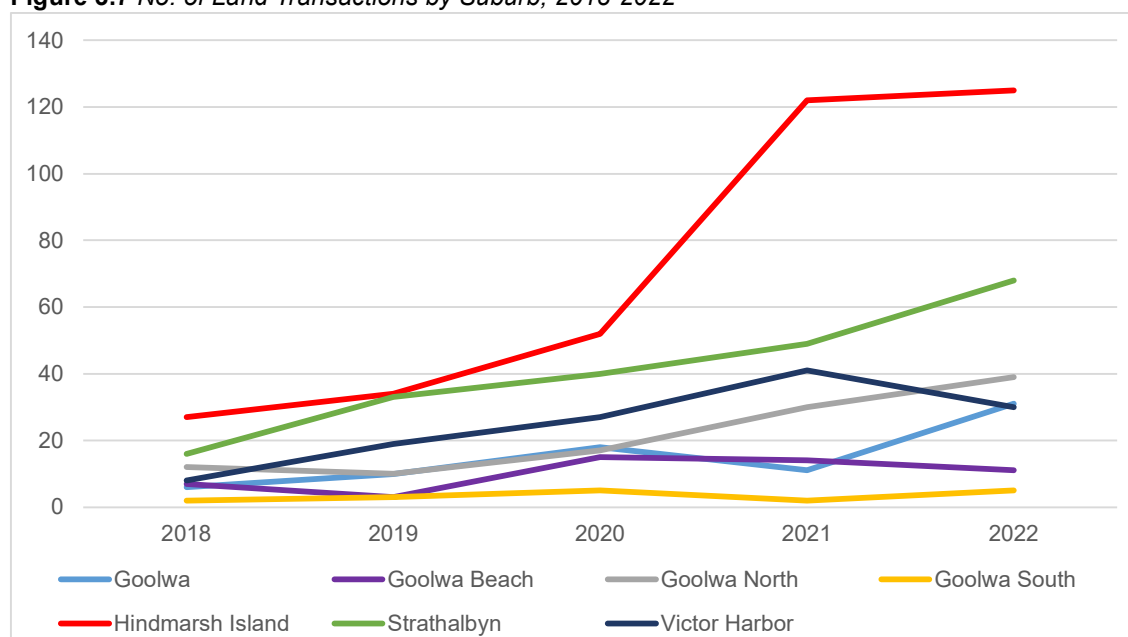
Over 70% of vacant allotments sold are 400-1200 square metres in size. The median allotment size sold between 2018 and 2023 was 763 square metres which indicates a clear market preference for larger allotment sizes.

Table 3.14 Land sales in all suburbs July 2018 - June 2023

Year Sold	Land Size (m ²)				
	0-400	401-700	701-1200	1200-2000	2001+
Average Land Size	309	581	872	1470	32314
% of total sales	7%	32%	40%	6%	15%

As shown in Figure 3.7, the number of land sales is increasing, particularly in suburbs where there is development ready land supply such as Strathalbyn and Hindmarsh Island. It is evident that there are few land sales in the suburbs of Goolwa, Goolwa South, Goolwa Beach and Goolwa North. This is largely due to the lack of allotments available for sale.

Figure 3.7 No. of Land Transactions by Suburb, 2018-2022



Source: RP Data, 2023

3.5.5 Supply Led Demand

South Australia is facing an unprecedented housing shortage and there is no question that there is significant demand for housing. As land supply diminishes in the Outer South (ie Onkaparinga Council), an increasing proportion of demand will inevitably shift to other areas.

Greenfield sites are typically able to provide optimal urban form and design outcomes in comparison to the ad hoc re-development of general infill areas. Master planned communities typically enable future residents to have convenient access to open space and activity centres. These attractions are a key driver of demand for housing within greenfield sites.

There is demonstrated demand in the wider Goolwa area and high land sales in areas with development ready allotments for sale. The rezoning of land within the Goolwa future urban growth area is likely to affect demand as there has been no significant greenfield development within Goolwa for 23 years. This represents a unique situation and is likely to result in higher than anticipated demand.

Demand can also be generated as a result of supply. For example, a significant amount of land was rezoned in Mount Barker in 2010 to accommodate residential development. Subsequently, Mount Barker is experiencing significant population growth as a direct result of an increase in supply. The improvement of services and increased amenity that new and large residential estates often offer are also considered to stimulate demand, as a result of supply. This is especially the case in areas where more affordable outcomes can be delivered.

This form of supply led demand may be experienced in Goolwa given it fills a market 'niche' and offering a lifestyle choice which is distinct to that offered at Mount Barker, Strathalbyn and other locations on the South Coast.

3.5.6 Supply Choices and Location

Master planned residential developments are typically able to provide a diverse range of housing options, particularly through the allocation of sites for retirement villages and the like. Goolwa does not currently have a wide range of housing types, however the population is ageing. The subject site therefore presents a unique opportunity within the Alexandrina LGA to cater for all age groups by a diverse offering of housing stock and affordable housing options.

Further, master planned community where services, facilities and retail are within walking distance, will assist in reducing private vehicles trips and a more sustainable, walkable community.

The forced lifestyle changes brought about by the COVID-19 pandemic has resulted in a shift in housing location preferences. It is unknown if this shift will be permanent, however, the increase in working from home arrangements has resulted in greater preference for housing in locations further from the Adelaide CBD. This is particularly evident in the Alexandrina LGA where population growth has been higher than growth within Greater Adelaide.

3.5.7 Other Influencing factors

The most prevalent issues facing growth in South Australia and Greater Adelaide currently are:

- A lack of available housing (to rent or buy) and available land supply (that is development ready²);
- Initiatives by the State and Federal Governments to boost housing supply and affordability;

² Development Ready refers to land that has a proposed or approved land subdivision plan lodged

- Data may indicate a relative supply of housing and land but this is actually unavailable (i.e. is not on the market, available to rent or buy, is a holiday home, AirBnB, being held for future retirement etc);
- A shortage of building materials which is leading to extended building timeframes;
- High interest rates;
- Rising inflation and cost of living; and
- High fuel prices.

Key influencing factors specific to Alexandrina are:

- Environment and Food Production Areas restricting land for future growth;
- A lack of housing and land supply more generally in the Fleurieu region;
- Upgrades to key infrastructure (i.e., duplication of Main South Road and Victor Harbor Road);
- The need to attract more families and younger households into Alexandrina; and
- Large scale projects which could act as large attractors (i.e., a significant tourism development).

3.6 Demand Analysis Summary and Discussion

3.6.1 Forecast Demand for Residential Land

This section of the report has identified that the Alexandrina LGA has historically experienced a population growth rate of 2.2% or 2,857 persons per year from 2016 to 2021, which is significantly higher than the Greater Adelaide population growth rate of 1.4%.

Dwelling approvals being sought are also a good indicator of future demand. The 5-year average for Alexandrina Council is 302 dwellings per year and the 5-year high is 406 dwellings per year.

In metropolitan growth areas where demand is high and there is a consistent supply of development ready allotments, such as Mount Barker and Virginia/Riverlea, population growth commonly sits at between 5 and 6%.

Therefore, with consideration of the existing population projections, strong population growth for the Alexandrina LGA and Goolwa-Port Elliot SA2, and the historical evidence of supply led demand increasing population growth to around 5.5%, conservative average annual growth rate range scenarios of 2.0%, 3.0% and 4.0% has been adopted for the purposes of this assessment.

This equates to an average annual population growth rate of between 574 to 1149 persons per annum when applied to the 2021 Census total population for the Alexandrina LGA. Planning for a high growth scenario is an approach supported by the 30 Year Plan and will lead to better outcomes in regards to infrastructure provision.

The Alexandrina LGA demographics were predominantly made up of an older age cohort. To account for an ageing population but also a view to attract and accommodate more family households, a range of 2.2 to 2.5 persons per household has been adopted for the purposes of this assessment.

These household occupancy rates result in a potential dwelling demand of between 230 dwellings to 522 dwellings per annum for the Alexandrina LGA.

Table 3.15 *Growth Scenarios*

	Growth Scenario 1	Growth Scenario 2	Growth Scenario 3
Growth Rate	2%	3%	4%
Average Annual Population Growth	574	862	1149
Household Size	2.5	2.5	2.2
Dwelling Demand Per Annum	230	345	522

Overall, the demand analysis demonstrates a clear preference for larger allotment sizes, with the majority of land sales being 401-700 square metres and 701-1200 square metres in size. However, given the ageing population and price pressures, it is also important to factor in smaller allotment sizes to accommodate housing diversity and affordable housing.

4. RESIDENTIAL LAND SUPPLY

4.1 Existing Supply

The existing residential broadhectare land supply is shown in Figure 4.1 to Figure 4.5 below. The Department for Trade and Investment (DTI) classifies land as broadhectare if it is residentially zoned (including mixed use zones), greater than 4,000 square metres, and satisfies certain land use and ownership criteria. Broadhectare land includes greenfield, townships and established urban areas. Broadhectare land is mapped on the SA Property and Planning Atlas (SAPPA) and this data has been used to determine broadhectare land supply. In some instances, however, land was removed as it was deemed unlikely to accommodate residential development (i.e. the land was already fully developed or subdivided).

Within the existing areas zoned for residential development, the following approvals exist for the creation of the following allotments:

- 63 allotments in Strathalbyn by Strath Property Investments Pty Ltd (DA 455/D417/21);
- 79 allotments in Strathalbyn by Oakford Homes (DA 455/D412/21);
- 186 allotments in Strathalbyn by Hickinbotham Group of Companies (DA 455/D405/22);
- 55 allotments in Hindmarsh Island by Robert Williamson (DA 455/D402/22);
- 52 allotments in Goolwa North by Oakford Homes (DA 455/D440/21);
- 51 allotments in Goolwa North by A V Jennings Properties Ltd (DA 455/D415/21);
- 12 allotments in Goolwa North by New Orleans Developments Pty Ltd (DA 455/D462/22); and
- 178 & 55 allotments in Waitpinga by Civecon Developments Pty Ltd (DA 453/D425/22 and 453/D427/22).

In total, 731 allotments are being prepared to be released to the market.

In addition to the above, development applications have been lodged for creation of the following:

- 21 allotments in Waitpinga by Civecon Developments Pty Ltd (DA 453/D426/22); and
- 16 allotments in Strathalbyn by Strath Property Investments Pty Ltd (DA 455/D028/19).

A large number of other land divisions have been lodged and approved; however, these were not pursued and have since lapsed. There are also a number of smaller land divisions which are not recorded above.

The above listed land divisions have been removed from the yield calculations so that they are not double counted.

Figure 4.1 Residential Growth Areas in Goolwa – Hindmarsh Island



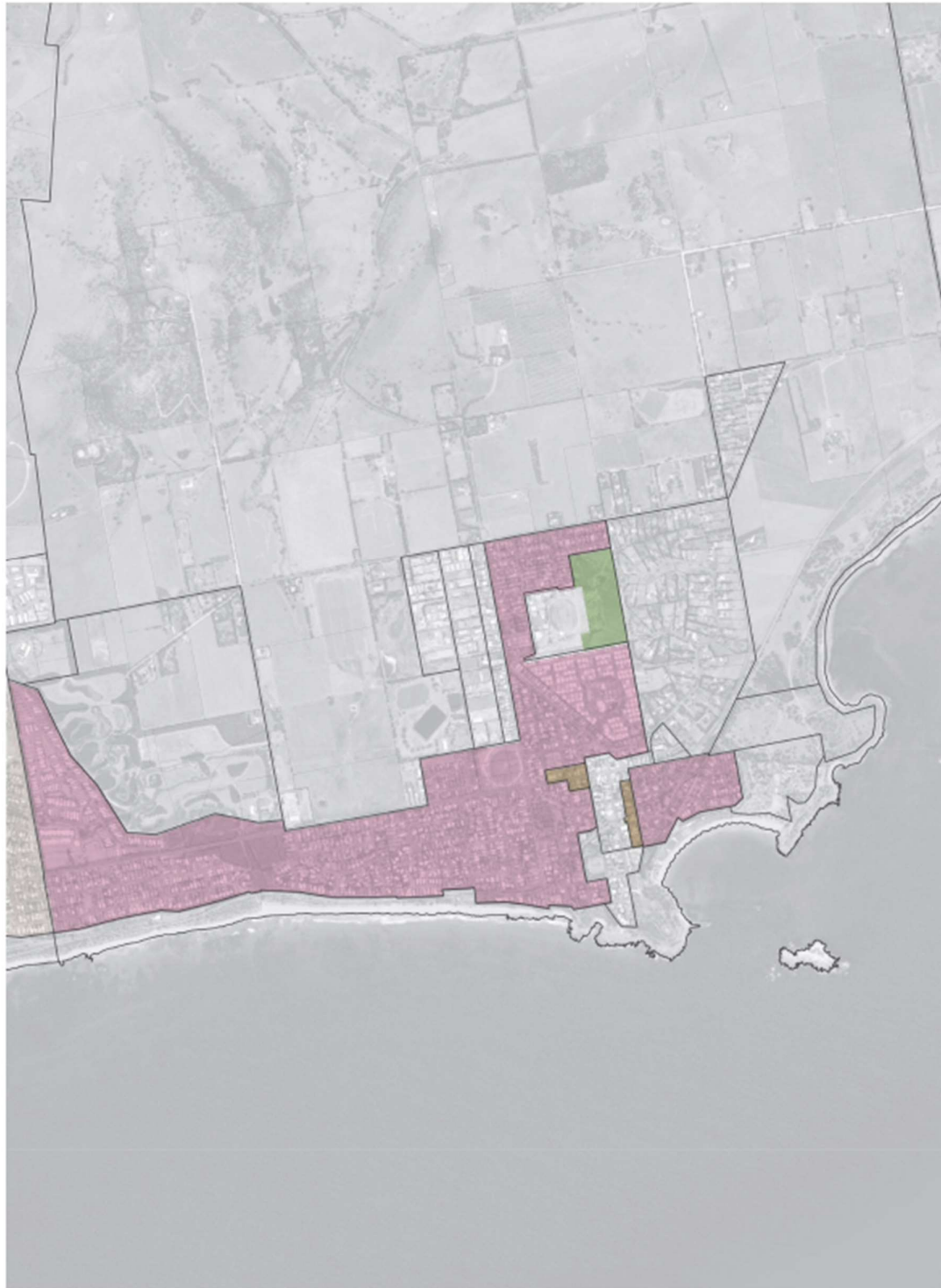
**Goolwa &
Hindmarsh Island**

LEGEND

- | | | |
|-------------------------------|---------------------------|--------------------------------|
| Waterfront Neighbourhood Zone | Neighbourhood Zone | Broadacre land (113,258ha) |
| Rural Neighbourhood Zone | Established Neighbourhood | Future Growth area (583,458ha) |



Figure 4.2 Residential Growth Areas in Port Elliot



Port Elliot

LEGEND

Neighbourhood Zone
Suburban Neighbourhood Zone

Future Growth area (8.333ha)
Established Neighbourhood Zone



Figure 4.3 Residential Growth Areas in Middleton



Middleton

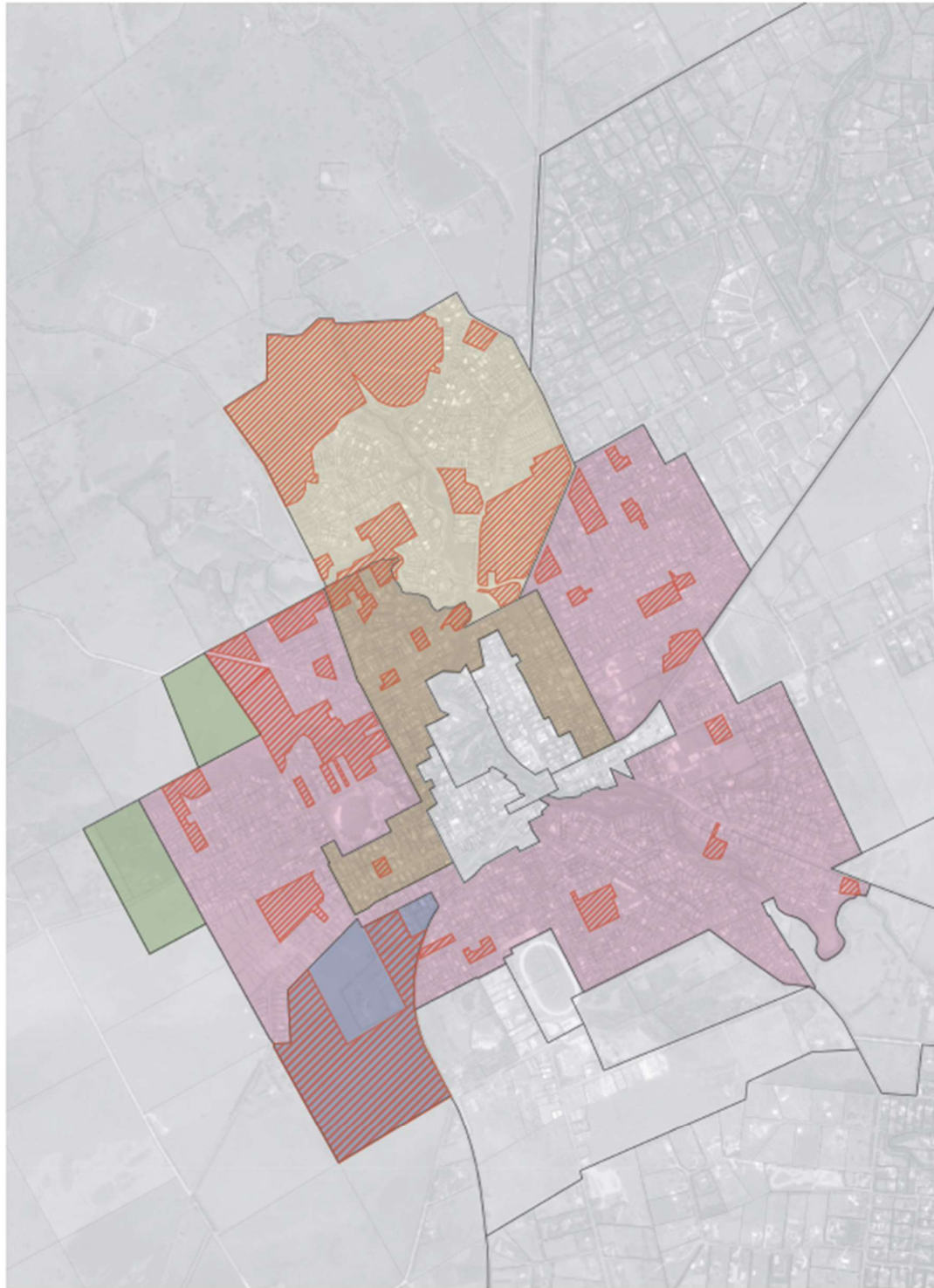
LEGEND

Neighbourhood Zone

Future Growth area (20.007ha)



Figure 4.4 Residential Growth Areas in Strathalbyn



Strathalbyn

LEGEND

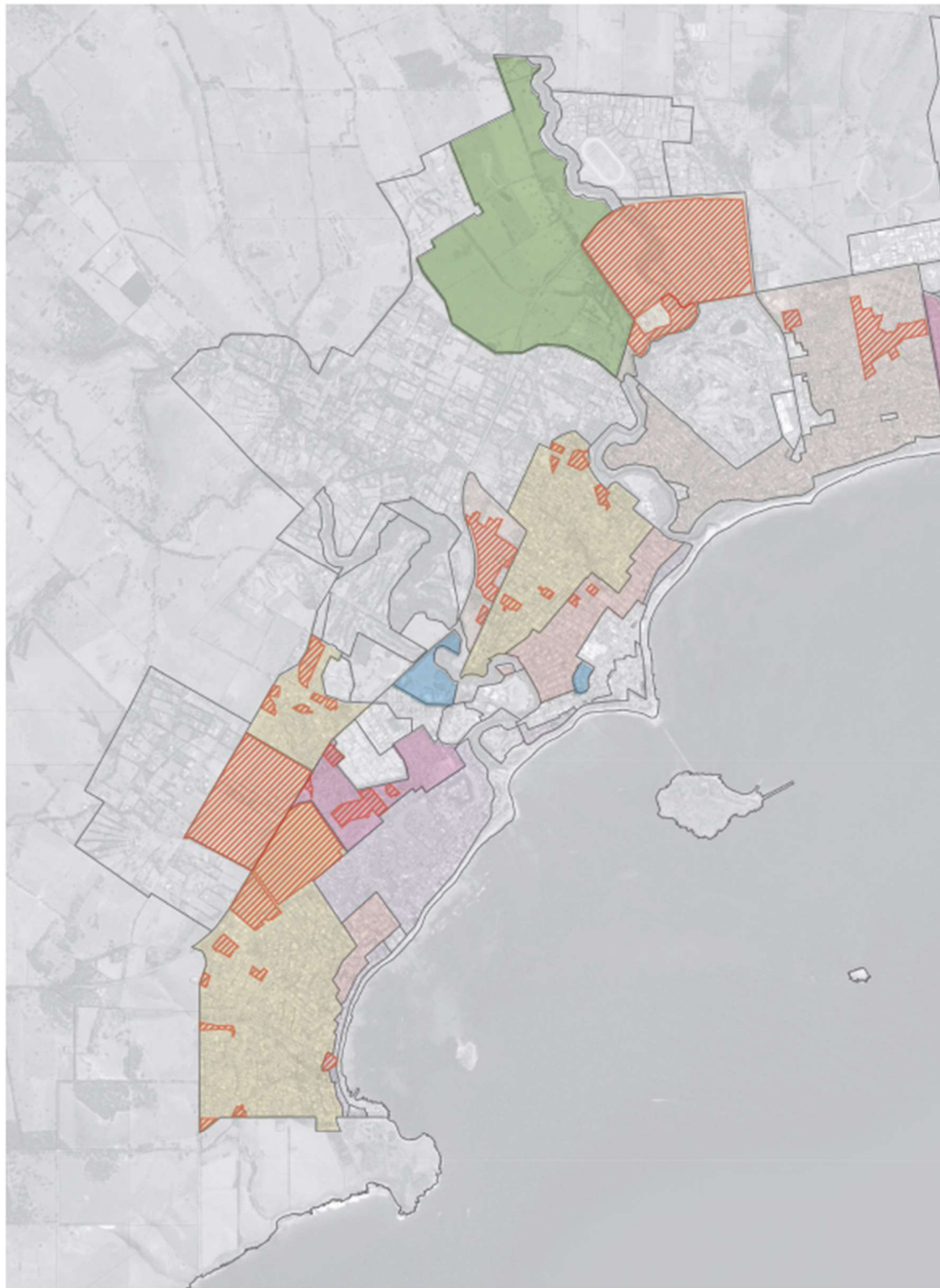
Neighbourhood Zone
Hills Neighbourhood Zone

Established Neighbourhood Zone
Master Planned Township Zone

Broadacre land (140.629 ha)
Future Growth area (25.763ha)



Figure 4.5 Residential Growth Areas in Victor Harbor LGA



Victor Harbor

LEGEND

Waterfront Neighbourhood Zone
Township Neighbourhood Zone
Neighbourhood Zone

Masterplanned Neighbourhood Zone
Business Neighbourhood Zone
General Neighbourhood Zone
Hills Neighbourhood Zone
Housing Diversity Neighbourhood Zone
Suburban Neighbourhood Zone
Broadacre land (268,043ha)
Future Growth area (218,101ha)



The proposed land divisions represent the following gross densities:

- Goolwa – 8.7 hectares – 115 allotments = 13.22 dwellings per hectare;
- Hindmarsh Island – 5.7 hectares – 55 allotments = 9.65 dwellings per hectare;
- Victor Harbor – 20.8 hectares – 254 allotments = 12.21 dwellings per hectare; and
- Strathalbyn – 44.1 hectares – 344 allotments = 7.8 dwellings per hectare.

With respect to the amount of vacant residential broadhectare land, Table 4.1 shows two estimated yield calculations using two methods. These being:

1. gross densities from proposed developments within the suburb; and
2. a land reduction of 32.5% to account for open space (12.5%), roads and stormwater infrastructure (20%), multiplied by the average 600 square metre allotment size which is most commonly sold in the region.

The results provide an allotment yield range for the remaining zoned land within the region.

Table 4.1 Residential Land Supply and Estimated Yields

Area	Remaining Zoned Land Supply (Ha)	Allotments @ Gross Density	Allotments @ 600sqm ³
Goolwa	51.21	677	576
Hindmarsh Island	44.85	460	505
Strathalbyn	91.93	717	1034
Victor Harbor	247.24	3019	2781
TOTAL	435.23	4873	4896

Using the average 5-year consumption rate and a 5-year high consumption rate, the remaining years' supply of residential land supply was calculated, as shown in Table 4.2.

³ Minus 32.5% land for roads, stormwater and open space

Table 4.2 Residential Land Supply Years' Supply Remaining

Area	Lots @ Gross Density	Total Lots ⁴	Years Supply 5-Year Average	Years Supply 5-Year High	Lots @ 600sqm ⁵	Total Lots ⁶	Years Supply 5-Year Average	Years Supply 5-Year High
Alexandrina LGA	1854	2368	7.8	5.8	2115	2629	8.7	6.5
Victor Harbor LGA	3019	3273	20.8	15.5	2781	3035	19.3	14.4

Based on an average 5-year consumption rate and 5-year high consumption rate, the existing zoned supply has the ability to cater for 5.8 to 8.7 years of residential growth within the Alexandrina Council.

Any general infill delivered during this period will further increase supply, however, given the preference for larger allotments in this region, minor infill (i.e. two for ones) is not considered a factor in accommodating future dwelling growth.

While there is land zoned for residential land uses that could provide supply for the short term, these numbers can be misleading as there is no certainty that zoned land will be released to the market. Relevantly, there is no requirement for a land owner to release or develop land. Some land owners may have no intention to sell or develop their land. Other factors, in particular infrastructure provision, is also critical to the availability of land. In other words land may be zoned for a use, but is not readily available due to lack of infrastructure.

4.2 Future Supply

The following areas within the region have land designated for future growth:

- Goolwa – 583.46 hectares;
- Strathalbyn – 26.76 hectares;
- Port Elliot – 8.33 hectares;
- Middleton - 20 hectares; and
- Victor Harbor – 218.1 hectares.

The future growth areas all require rezoning to enable residential development. There is a Code Amendment currently being sought in Middleton which is 8.78 hectares and will yield approximately 52 allotments. The Goolwa North Code Amendment seeks to rezone 241 hectares of the 583.46 hectares within Goolwa. It is understood two other Code Amendments are being pursued in Goolwa.

The presence of the Environment and Food Production Area (EFPA) which surrounds these townships is a significant barrier to future growth. Once land supply is exhausted, a boundary change to the EFPA is required in order to accommodate future residential growth. While this is not necessary at this stage as the future land supply is sufficient to cater for projected growth, it is still an important consideration in future planning and requires regular monitoring.

⁴ including allotments within approved and proposed land divisions

⁵ Minus 32.5% land for roads, stormwater and open space

⁶ including allotments within approved and proposed land divisions

Another important consideration is the availability of land supply to the market. While areas of Deferred Urban Zone and designated future growth are present, unless these areas are rezoned, the land will not be available to the market to accommodate future residential dwellings. There is also a significant time lag between a rezoning occurring and land being ready for development.

For context:

- the recently endorsed Hackham Code Amendment rezoned 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 and approximately 1000 dwellings; and
- Riverlea is currently zoned to accommodate approximately 12,000 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.

Identified and planned growth areas can also have many positive benefits, such as planning and investment in infrastructure. Goolwa has recently benefitted from this through State Government investment in the new Goolwa Secondary College. The investment in such infrastructure is a reflection of the existing demand but also anticipated demand which will occur as a result of residential development within the designated growth area.

4.3 Supply Delivery Scenarios

The analysis contained within section 3.5 of this report shows a clear preference for larger allotment sizes, with the majority of land sales being 401-700 square metres and 701-1200 square metres in size. However, given the ageing population and price pressures, it is also important to factor in smaller allotment sizes to accommodate housing diversity and affordable housing.

Given the size of the Affected Area, a staged delivery approach is anticipated. For the purposes of this assessment, three stages have been identified, with the first stage being closest to the existing township and working north (see Figure 4.6).

Expected yields have been calculated by dividing the land area by the expected minimum allotment size, noting the land area has been reduced by 32.5% to account for the estimated amount of land required for infrastructure and public open space. A discount has not been applied to cater for non-residential land uses.

Affected Area

Two scenarios have been developed to guide planning for infrastructure. Scenario A assumes a split of allotment sizes in accordance with market preferences in the region. Scenario B assumes a slightly higher yield. The higher yield (Scenario B) will be used for infrastructure planning purposes.

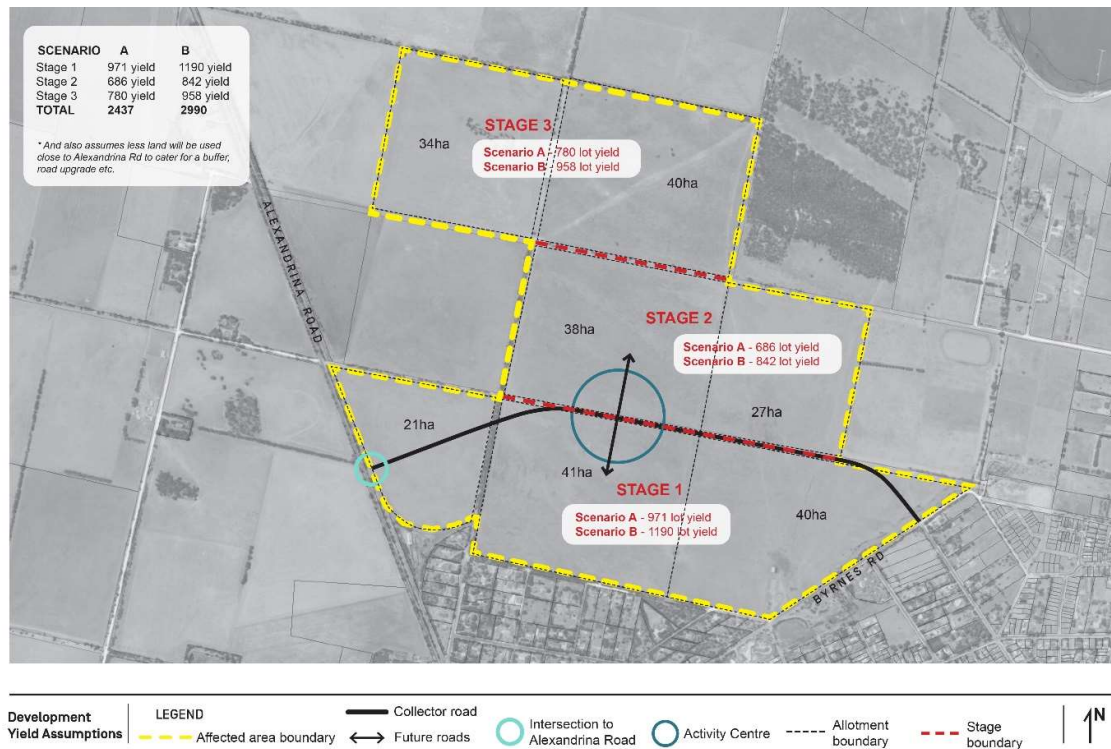
Table 4.3 Scenario A Yields by Stage and Allotment Size

Assume	Lot size	Stage 1 Yield	Stage 2 Yield	Stage 3 Yield	TOTAL
5%	300sqm	104	73	83	260
50%	600sqm	518	366	416	1300
45%	800sqm	349	247	281	877
TOTAL		971	686	780	2437

Table 4.4 Scenario B Yields by Stage and Allotment Size

Assume	Lot size	Stage 1 Yield	Stage 2 Yield	Stage 3 Yield	TOTAL
20%	300sqm	414	293	333	1040
60%	600sqm	621	439	500	1560
20%	800sqm	155	110	125	390
TOTAL		1190	842	958	2990

Figure 4.6 Staging Plan and Yield Scenarios



The population in Goolwa currently accounts for approximately 36% of the population of the Alexandrina Council. On this basis, to determine the likely years' land supply, on the assumption that development within the Affected Area will account for approximately 40% of growth within the council area, development of the Affected Area could add an additional 6-10 years land supply for stage 1, 4-7 years of additional supply for stage 2 and 4.5-8 years of additional supply for stage 3.

In total, it is predicted that development of the Affected Area could take anywhere between 14 and 25 years to complete. This is considered a good balance of steady supply to cater for the future housing population demand and the slow, sustainable growth aspirations within the wider community. Such will also assist in maintaining affordable land prices over the longer term.

Remaining Growth Areas in Goolwa

The remaining 342 hectares of land designated for future growth within Goolwa is likely to yield anywhere between 3,500 dwellings and 4,500 dwellings. Yields would be determined at the time of development, noting that a rezoning process would need to be undertaken in order to pursue any future development.

Again, these expected yields have been calculated by dividing the land area by the expected minimum allotment size, noting the land area has been reduced by 32.5% to account for the estimated amount of land required for infrastructure and public open space. A discount has not been applied to cater for non-residential land uses.

Table 4.5 *Remaining Growth Areas – Potential Yield – Scenario 1*

Assume	Lot size	Yield
5%	300sqm	365
50%	600sqm	1823
45%	800sqm	1230
Total		3418

Table 4.6 *Remaining Growth Areas – Potential Yield – Scenario 2*

Assume	Lot size	Yield
20%	300sqm	1539
60%	600sqm	2309
20%	800sqm	577
Total		4425

5. KEY FINDINGS

The investigations contained in this housing supply and demand report have been prepared to inform the Code Amendment to rezone approximately 241 ha of land within the Goolwa future urban growth area.

This is a point in time assessment and all information is relevant to the existing residential market as at July 2023.

This assessment has identified the following key findings:

- The following demographic trends were observed for the Alexandrina LGA:
 - the Alexandrina LGA has been historically characterised by an older population;
 - an increase in the older population aged from 60 to 85 and above has occurred for the time period between 2011 to 2021;
 - housing tenure of the Alexandrina LGA contained a high proportion of homes owned outright. This is typically representative of the high proportion the older age cohort who are more likely in their retirement years;
 - a high higher rate of unoccupied dwellings within the Alexandrina LGA, likely attributed to high proportions of holiday homes; and
 - affordable housing is needed within the Alexandrina LGA.
- To account for an ageing population but also a view to attract and accommodate more family households, a range of 2.2 to 2.5 persons per household has been adopted for the purposes of this assessment.
- These household occupancy rates result in a potential dwelling demand of between 230 dwellings to 522 dwellings per annum for the Alexandrina LGA. As mentioned, planning for the higher end of the demand will ensure infrastructure provision is suitable, should land be zoned and developed for housing purposes and with consideration to a higher proportion of dwellings which may be developed for other purposes (such as a holiday home or short term rental).
- With consideration of the existing population projections, strong population growth for the Alexandrina LGA and Goolwa-Port Elliot SA2, and the historical evidence of supply led demand increasing population growth to around 5.5%, a conservative average annual growth rate range between 2.0% and 4.0% has been adopted for the purposes of this assessment. This equates to an average annual population growth rate of between 574 to 1149 persons per annum when applied to the 2021 Census total population for the Alexandrina LGA.
- With recent government road and education investment, along with strong demand in the region on the back of the COVID-19 pandemic, there is a need to plan for a high growth scenario.
- The number of dwellings constructed in the Alexandrina LGA experienced an increase in 1,363 dwellings from 2016 to 2021 with an average total dwelling supply rate of 273 dwellings per annum.
- Dwelling approvals being sought are a good indicator of current demand. The 5-year average for Alexandrina Council is 302 dwellings per year and the 5-year high is 406 dwellings per year. These figures have been used to determine the likely consumption rate of zoned land.
- Based on an average 5-year consumption rate and 5-year high consumption rate, the existing supply has the ability to cater for 5.8 to 8.7 years of residential land supply within the Alexandrina Council.
- It is therefore considered necessary that rezoning occurs to cater for the projected population.

- Two scenarios have been developed to guide planning for infrastructure. Scenario A assumes a split of allotment sizes in accordance with market preferences in the region. Scenario B assumes a slightly higher yield. The higher yield (Scenario B) will be used for infrastructure planning purposes.
- Scenario A assumes the Affected Area will yield approximately 2437 allotments and Scenario B will yield approximately 2990 allotments.
- The population in Goolwa currently accounts for approximately 36% of the population of the Alexandrina Council. On this basis, to determine the likely years' land supply, on the assumption that development within the Affected Area will account for approximately 40% of growth within the council area, development of the Affected Area could add an additional 6-10 years land supply for Stage 1, 4-7 years of additional supply for Stage 2 and 4.5-8 years of additional supply for Stage 3.
- In total, it is predicted that development of the Affected Area could take anywhere between 14 and 25 years to complete. This is considered a good balance of steady supply to cater for the future housing population demand and the slow, sustainable growth aspirations within the wider community. Such will also assist in maintaining affordable land prices over the longer term.
- The remaining 342 hectares of land designated for future growth within Goolwa is likely to yield between 3,500 dwellings and 4,500 dwellings. Yields would be determined at the time of development, noting that a rezoning process would need to be undertaken in order to pursue any future development.

APPENDIX 1. DWELLING AND LAND SALES

Dwelling Sales July 2018 - June 2023

Goolwa						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	9	4	5		2	20
2019	19	12	12	1	9	53
2020	26	23	21	1	11	82
2021	37	25	17	2	10	91
2022	29	25	11	2	5	72
2023	13	9	2	2	3	29
Total	133	98	68	8	40	347
Goolwa North						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	1	3	3	2		9
2019		6	12	1	2	21
2020	1	13	17	4	6	41
2021		13	15	2	11	41
2022	3	15	12	3	9	42
2023		1	7	2	3	13
Total	5	51	66	14	31	167
Goolwa South						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	3	10	3			16
2019	6	15	16			37
2020	5	32	20	1		58
2021	8	31	24			63
2022	9	20	19			48
2023	3	8	1	1		13
Total	34	116	83	2		235
Goolwa Beach						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018		9	18			27
2019		6	61	1		68
2020		9	58			67
2021		19	62	1		82
2022		16	62	3		81
2023		2	25			27
Total		61	286	5		352

Hindmarsh Island						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	4	7	11	1	6	29
2019	4	14	27	5	10	60
2020	12	27	33	7	12	91
2021	5	31	37	6	11	90
2022	12	17	33	6	6	74
2023	1	9	15	1	1	27
Total	38	105	156	26	46	371
Strathalbyn						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018		15	24	6	11	56
2019	6	43	70	11	19	149
2020	13	39	66	17	22	157
2021	8	58	86	27	41	220
2022	15	50	68	20	21	174
2023	2	26	18	9	13	68
Total	44	231	332	90	127	824
Victor Harbor						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	8	8	21	1	2	40
2019	45	29	32	2	7	115
2020	32	40	55	2	11	140
2021	60	33	64	4	9	170
2022	49	40	57	4	3	153
2023	28	13	18	2	6	67
Total	222	163	247	15	38	685

Vacant Land Sales July 2018 - June 2023

Goolwa						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	1	1	2		2	6
2019	3	1	3		3	10
2020	4	6	4		4	18
2021	3		4		4	11
2022	9	1	2	2	17	31
2023	1	1	1		2	5
Total	21	10	16	2	32	81
Goolwa North						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018		4	3	3	2	12
2019		2	5	2	1	10
2020		4	7	2	4	17
2021		19	6		5	30
2022	2	25	12			39
2023		7	8		1	16
Total	2	61	41	7	13	124
Goolwa South						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	1		1			2
2019		2	1			3
2020	1	3	1			5
2021		2				2
2022		4	1			5
2023						0
Total	2	11	4	0	0	17
Goolwa Beach						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018		1	6			7
2019			3			3
2020		2	13			15
2021		2	12			14
2022		3	8			11
2023			1			1
Total	0	8	43	0	0	51

Hindmarsh Island						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	1	9	7	1	9	27
2019	3	14	12	1	4	34
2020	3	13	23	5	8	52
2021	2	22	78	6	14	122
2022	6	25	74	14	6	125
2023	1	1	8	1	3	14
Total	16	84	202	28	44	374
Strathalbyn						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018		3	6	1	6	16
2019		12	11	2	8	33
2020		17	8	1	14	40
2021		17	11	5	16	49
2022	1	32	22	5	8	68
2023	1	6	19	2	4	32
Total	2	87	77	16	56	238
Victor Harbor						
Year Sold	Land Size (m ²)					
	0-400	401-700	701-1200	1200-2000	2001+	Total
2018	1	5	1		1	8
2019		11	4	2	2	19
2020	3	13	7	1	3	27
2021	17	18	1	3	2	41
2022	4	10	10	1	5	30
2023		9		1		10
Total	25	66	23	8	13	135