

# GOOLWA NORTH CODE AMENDMENT

## FREQUENTLY ASKED QUESTIONS

### WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) contains the zone, subzone, overlay and general policies that guide what can be developed in South Australia. Planning authorities use the Code to assess development proposals. The Code can be viewed here: <https://code.plan.sa.gov.au/>

The Code is supported by the SA Property and Planning Atlas (SAPPA) which is an electronic mapping system that outlines all of the Zone, Subzone and Overlay boundaries within the State, guiding what types of development are suitable in which locations (i.e. residential development in neighbourhood type zones and industrial development in employment type zones). SAPPA can be viewed here: <https://sappa.plan.sa.gov.au>

### WHAT IS A CODE AMENDMENT?

A Code Amendment is a proposal to change the policies or spatial mapping within the Code, which can change the way future developments are assessed. This is sometimes referred to as a rezoning. Code Amendments must be prepared according to certain processes set out by legislation.

### WHERE WILL THE CODE AMENDMENT APPLY?

The Code Amendment will apply to land situated to the north of Goolwa, off Alexandrina Road (Affected Area), shown below.

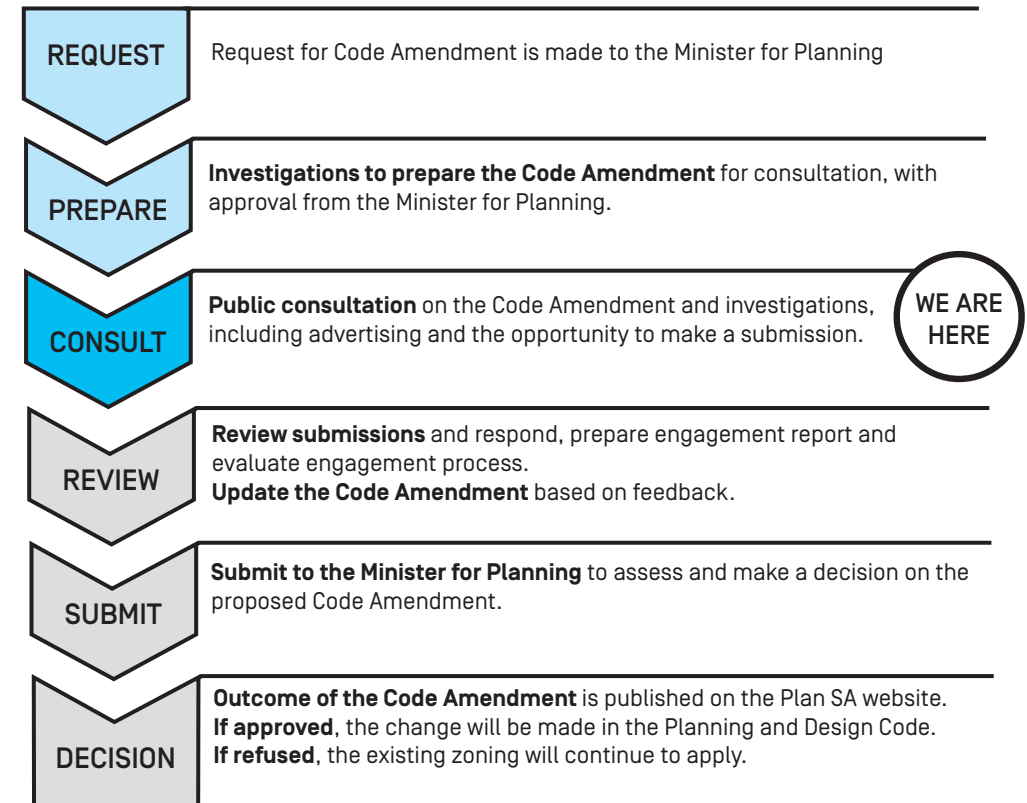


Plan Production Date: 07/10/2022

Affected Area | LEGEND  
— Affected area boundary



### WHAT IS THE PROCESS FOR A CODE AMENDMENT?



## WHAT IS PROPOSED?

### WHAT IS THE CURRENT ZONING?

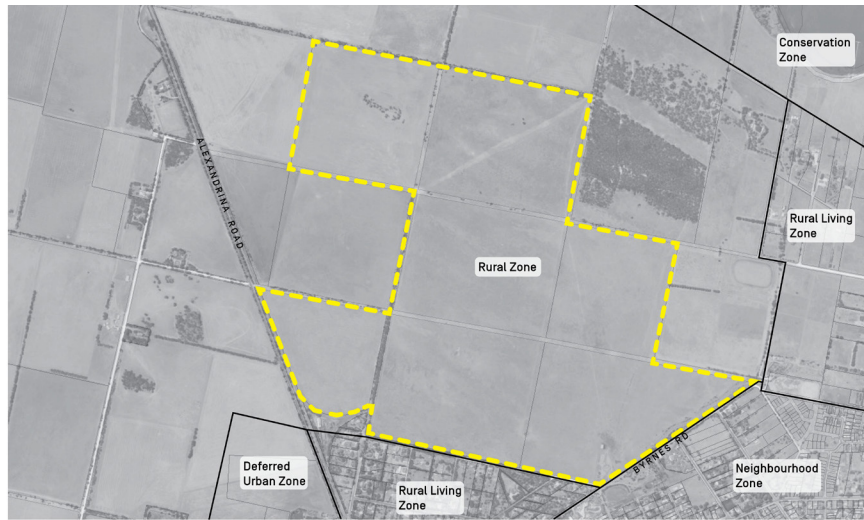
The land is currently in the Rural Zone.

### WHAT COULD BE DEVELOPED UNDER THE CURRENT ZONING?

The Rural Zone seeks to ensure the productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

Some of the land uses which are anticipated within the current Zone include:

- » Agricultural building
- » Brewery / Cidery / Distillery
- » Dairy
- » Dwellings associated with farming land uses
- » Farming
- » Horse keeping
- » Horticulture
- » Industry
- » Animal husbandry
- » Renewable energy facility
- » Stock slaughter works
- » Tourist accommodation
- » Transport distribution
- » Warehouse
- » Winery
- » Workers' accommodation



**Current Zoning**

**LEGEND**

— — — Affected area boundary

— Zone boundary

Plan Production Date: 07/10/2022



## WHAT IS BEING PROPOSED AND WHAT DOES THIS MEAN?

The Code Amendment seeks to rezone the land from the Rural Zone to the Master Planned Township Zone. If approved, this would change the types of land uses which are anticipated on the Affected Area.

Some of the land uses that are anticipated in the Master Planned Township Zone are:

- » Child care facility
- » Community facility
- » Dwellings
- » Educational facility
- » Indoor recreation facility
- » Office
- » Recreation area
- » Retirement facility
- » Shop
- » Supported accommodation

The Code Amendment also seeks to apply the Emerging Township Activity Centre Subzone. The Subzone works in conjunction with the Zone and will apply over the same area. This subzone introduces further policy to allow for an activity centre to be developed within the Affected Area, at a location identified on the Concept Plan.

Some of the land uses that could occur in the Emerging Township Activity Centre Subzone are:

- » Child care facility
- » Community facility
- » Consultation room
- » Educational facility
- » Emergency services facility
- » Hospital
- » Hotel
- » Indoor recreation facility
- » Library
- » Office
- » Place of worship
- » Retail fuel outlet
- » Shop
- » Tourist accommodation



**Proposed Zoning**

**LEGEND**

— — — Affected area boundary

— Zone boundary

Plan Production Date: 17/02/2023



## WHY IS THE CODE AMENDMENT BEING PROPOSED?

South Australia is experiencing an unprecedented housing availability and affordability crisis and there is a call to action to ease financial pressure and boost housing.

Alexandrina Council has historically experienced strong population growth and there is high demand for housing. However, there is currently a lack of land supply in Goolwa which is leading to localised affordability issues.

The Affected Area is identified as a growth area in the State Government's 30-Year Plan for Greater Adelaide. The rezoning presents an opportunity to increase land supply to cater for the expected future population, while providing diverse and affordable housing options.

The State Government is currently in the process of updating the Greater Adelaide Regional Plan and has recently released a Discussion Paper which can be found here: <https://plan.sa.gov.au/regional-planning-program/summary-of-the-discussion-paper/index.html>. The Discussion Paper identifies Goolwa as a satellite city and an investigation area for further growth, even beyond the area already identified for growth.

The housing crisis is an Australia wide problem and more dwellings are needed to house the future population and ease affordability issues. The Federal Government has recently introduced the National Housing Accord to help tackle the nation's housing problem. The Accord sets an initial aspirational target of one million new, well-located homes over 5 years from mid-2024.

## WHY GOOLWA NORTH?

There are many factors that have influenced the rezoning proposal, including:

- The Affected Area is identified as a growth area in the State Government's 30-Year Plan for Greater Adelaide.
- Alexandrina Council has historically experienced strong population growth and a high demand for housing.
- There is currently a lack of land supply in Goolwa which is leading to localised affordability issues.
- The Goolwa North Growth Area has been identified by PIRSA as a Non-Primary Production Priority Area and is not within an Environment and Food Production Area.
- The area is in close proximity to the Goolwa township.
- South Australia is experiencing an unprecedented housing availability and affordability crisis.

A Housing and Land Supply Report has been prepared which assesses the existing and future land supply, along with population and demographic trends. The report indicates that the existing zoned supply has the ability to cater for 5.8 to 8.7 years of residential growth within the Alexandrina Council, if developed.

It is important to remember that 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, are 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.

Identified and planned growth areas can have many positive benefits, such as planning and investment in infrastructure. Goolwa has recently benefited 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.

## KEY STATISTICS



2021 Population of Alexandrina Council was **28,730**



Population growth of **5,031** people between 2011-2021



Projected regional growth of **19,142** residents between 2021 and 2041



**1.8% average annual dwelling growth** 2011-2021, compared to 1.1% in Greater Adelaide



**48.3%** of the population is 55 years old or older, compared to 30.8% in the Greater Adelaide region



Median house price for Alexandrina Council was **\$610,000** (May 2023)



Couples without children at **36.3%** compared with the Greater Adelaide region at 25.3%



House prices in the council area have risen **50-77%** in the last 4 years, while metropolitan Adelaide has risen by 45% over the same period.

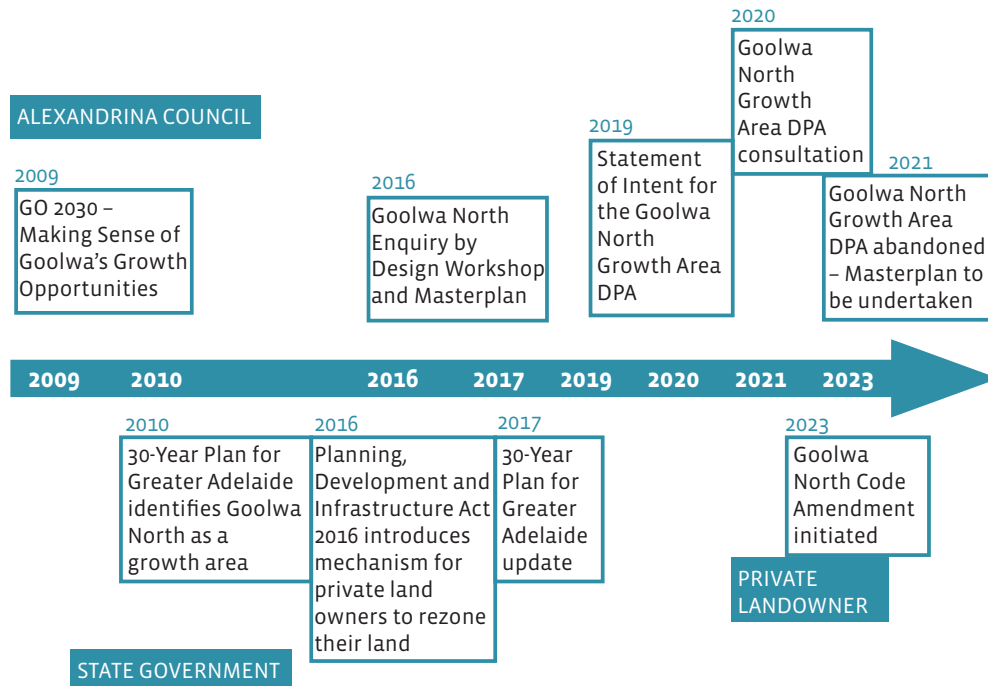
## HOW IS THIS CODE AMENDMENT DIFFERENT TO THE REZONING PREVIOUSLY SOUGHT BY THE ALEXANDRA COUNCIL?

The Alexandrina Council has been proactively planning for growth of the Goolwa township since 2009. Following a series of reports, workshops and consultation, a masterplan was produced to guide future urban growth in Goolwa North. Subsequently, a rezoning was sought over the growth area but ultimately abandoned due to concerns raised by the community.

In the former *Development Act 1993*, only the Minister for Planning or a Council could undertake a rezoning process. Since the introduction of the *Planning, Development and Infrastructure Act 2016* (PDI Act), a wider range of entities can pursue rezonings, including anyone with an interest in land. In this case, the land owner is seeking to rezone their land.

The Code Amendment process is a rigorous process, with many stages. The State Planning Commission is a new authority created under the PDI Act. The State Planning Commission provides advice to the Minister for Planning on Code Amendments, which provides an additional layer of scrutiny. The Minister for Planning is the final decision maker.

## HISTORICAL TIMELINE



## HAS THE CODE AMENDMENT CONSIDERED THE GOOLWA’S CITTASLOW STATUS?

Goolwa’s Cittaslow status is a unique and important consideration in the Code Amendment. Representatives of the Proponent have met with members of the Cittaslow committee to better understand the Cittaslow principles and values.

A commitment has been made to work collaboratively through the Code Amendment process and, where possible, incorporate the Cittaslow principles and values into the Code Amendment through investigations, selected planning policy, and the Concept Plan.

*In 2007, Goolwa was accredited by Cittaslow International as the first Cittaslow town in Australia. Cittaslow, or ‘slow town’, is a whole-of-community approach to promoting quality of life and sustainability in towns and cities.*

## HOW WILL ENVIRONMENTAL SUSTAINABILITY AND RESIDENTIAL AMENITY CONSIDERATIONS BE INCORPORATED INTO THE CODE AMENDMENT?

The Planning and Design Code contains a number of planning policies which promote environmental sustainability and high residential amenity. These include, but are not limited to:

### Master Planned Township Zone

**PO 1.1:** Diverse housing choices with compatible recreational, community services and other activities to support a growing community and create a pleasant place to live that complements the established township development pattern.

**PO 4.1:** The size and distribution of open space encourages recreation and healthy lifestyles.

**PO 4.2:** The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art.

**PO 11.2:** Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants.

**PO 12.1:** Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.

**PO 13.1:** Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.



## Land Division – General Development Policies

**PO 3.5:** Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.

**PO 9.1:** Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.

**PO 10.2:** Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

**PO 11.1:** Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.

### Seven-star energy rating

From 1 October 2024, new residential constructions will be required to include seven-star energy efficiency provisions. A seven-star energy efficiency rating will seek to lower greenhouse gas emissions, provide year-round comfort in the home, while also reducing the cost-of-living pressures through energy efficiency.

## HOW WILL INFRASTRUCTURE BE MANAGED AND FUNDED?

Future infrastructure will be provided through a variety of methods when it is needed (for example once development outcomes are known and before occupation of dwellings). Investigations undertaken to date have determined:

- Augmentation of key services is likely to be required;
- Ongoing investigations are being undertaken to determine the extent of augmentation requirements;
- Options for wastewater management have been identified;
- Power will be delivered via an augmentation charge to SA Power Networks;
- Water supply is being consideration by SA Water;
- If the Code Amendment is adopted infrastructure agreements will need to be entered into between the Designated Entity and owners of the infrastructure (for example: the Council, SA Water and SA Power Networks).

It is important to note that no development is able to occur until all necessary infrastructure is identified and mechanisms and responsibilities for delivery have been negotiated.

## WHAT VEHICLE ACCESS IS PROPOSED?

Traffic investigations have been undertaken for the Code Amendment that have recommended transport provisions and interventions to support future development anticipated by the Code Amendment.

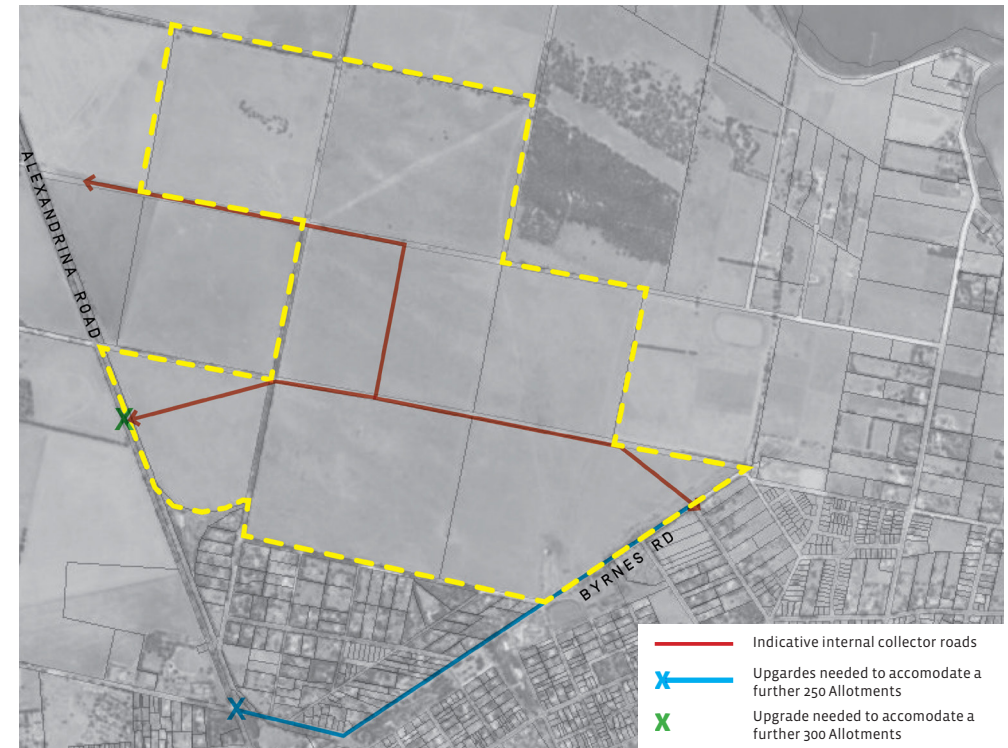
These investigations have identified that:

- the existing road network can accommodate approximately 500 dwellings without any upgrades;
- new intersections and upgrades will be required beyond 500 dwellings.

The intention is for the Proponent to enter into appropriate agreements with stakeholders to deliver:

- An upgrade to Byrnes Road and the Cadell Street/Glendale Grove/Vercoe Terrace intersection to accommodate a further 250 dwellings (shown in blue below); and
- A new access point on Alexandrina Road to accommodate an additional 300 dwellings (shown in green below).

Further infrastructure upgrades will need to be considered in the context the entire Goolwa Growth Area and require input and commitment from various stakeholders.



## HOW LONG WILL IT TAKE TO DEVELOP ALL OF THE LAND?

The Affected Area will not be developed overnight. The Code Amendment process is likely to take approximately 12 months, following which, development applications are required in order to undertake development. Prior to any development, infrastructure will need to be put in place in order to service future housing. This will include roads, stormwater, potable water, electricity and wastewater management.

Once the required development applications have been approved and infrastructure is in place, development can begin. It is anticipated that 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.

## WHAT WILL HAPPEN WITH YOUR FEEDBACK?

The Designated Entity is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Designated Entity when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published; however company details will be. You may also be asked to complete a short survey in relation to your engagement experience.

The Designated Entity will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report outlining what was heard during consultation and how the proposed Code Amendment was changed in response to submissions received.

The Engagement Report will be provided to the Minister, and then published on the SA Planning Portal.

## DECISION ON CODE AMENDMENT

Once the Engagement Report and Code Amendment Report have been finalised and provided to the Minister, the Commission may provide further advice to the Minister. The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC). The Commission will provide the Committee with a report on the Code Amendment, including the engagement undertaken and its compliance with the Community Engagement Charter.