

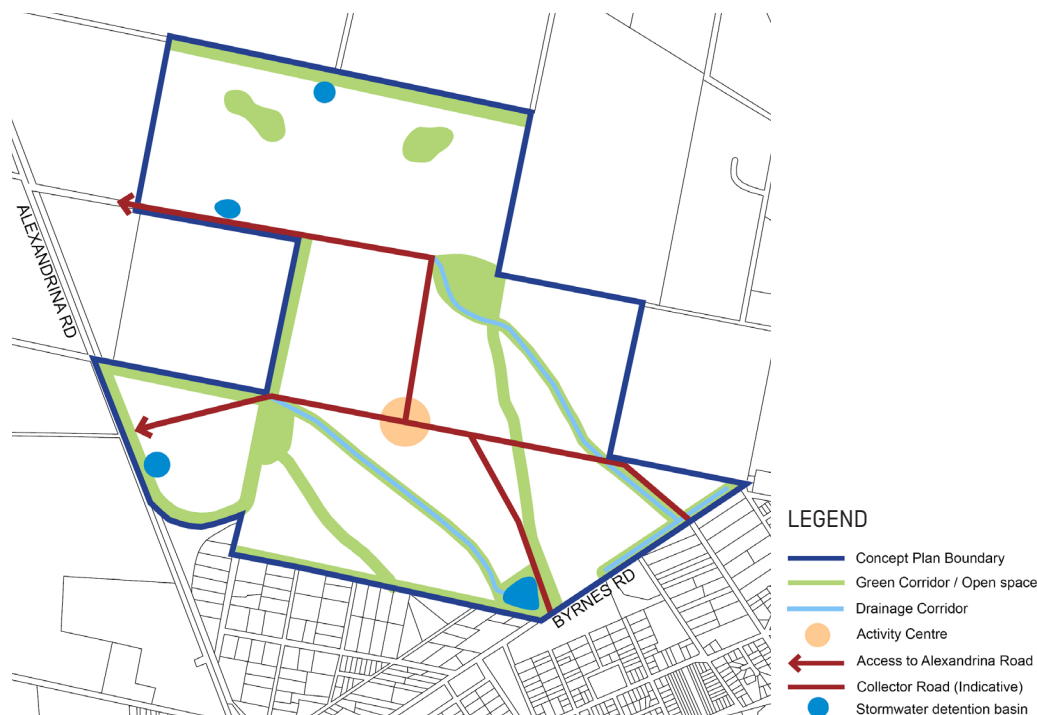
# GOOLWA NORTH CODE AMENDMENT

## PROPOSED REZONING OF LAND AT GOOLWA NORTH

A Code Amendment (or 'rezoning') is being sought on land to the north of Goolwa to facilitate development of a new low density residential community.

A Concept Plan for the new community has been prepared and is proposed be incorporated into the Planning and Design Code to guide and assess future development proposals on the site. The Concept Plan features:

- A development area which, if fully developed, could accommodate around 2,500-3,000 new dwellings.
- Indicative Activity Centre location, which could accommodate future retail and local community services.
- Green corridors in the form of open space aimed at protecting key areas of native vegetation.
- Key Stormwater management infrastructure.
- Indicative collector road network providing connections to both Alexandrina Road and the established community.



## PROPOSED ZONING CHANGES

The landowner is seeking a Code Amendment to rezone the site from the Rural Zone to the Master Planned Township Zone, with an Emerging Township Activity Centre subzone. Two additional overlays are proposed. These Overlays provide additional policies related to specific themes.

### CURRENT

#### RURAL ZONE

Ensures 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.

### PROPOSED

#### MASTER PLANNED TOWNSHIP ZONE

Supports the expansion of existing townships with a range of housing types that cater to prevailing and emerging housing needs within easy reach of services and facilities.

#### EMERGING TOWNSHIP ACTIVITY CENTRE SUBZONE

Provides flexible arrangements for positioning future activity centres to support convenient access to services and facilities in new and expanding communities.

#### AFFORDABLE HOUSING OVERLAY

Promotes affordable housing that is integrated with residential and mixed use development, catering for a variety of household structures. The Overlay seeks future residential development to include a percentage of housing as affordable housing as part of a development application.

#### NOISE AND AIR EMISSIONS OVERLAY

Ensures any future dwellings built adjacent to the rail line will include increased protections against noise and air emissions.

## PROPOSED ZONING CHANGES CONTINUED

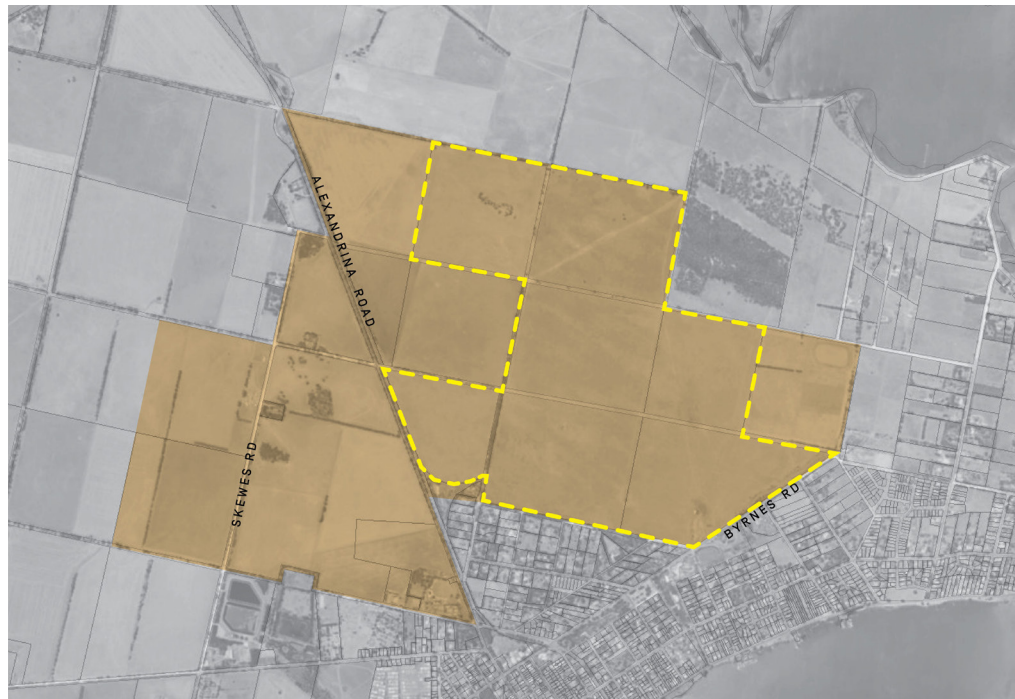
The proposed zone outcome will align with State strategic planning policy, and in particular, will accommodate the anticipated future urban growth, noting that:

- The State Government's 30-Year Plan for Greater Adelaide identifies the site as part of a larger future urban growth area.
- The Department of Primary Industries and Regions identifies this growth area as a non-Primary Production Priority Area and not within an Environment and Food Production Area.

South Australia is experiencing an unprecedented housing availability and affordability crisis, and Alexandrina Council is experiencing strong population growth and a high demand for housing.

Future development of the growth area will help ease this pressure in an orderly and economic manner, noting its proximity to the established Goolwa community.

The rezoning will increase land supply to cater for the expected future population, while providing diverse and affordable housing options. Infrastructure requirements and obligations are being investigated and will be further resolved ahead of authorization of the Code Amendment.



Affected Area  
& Future Urban  
Growth

### LEGEND

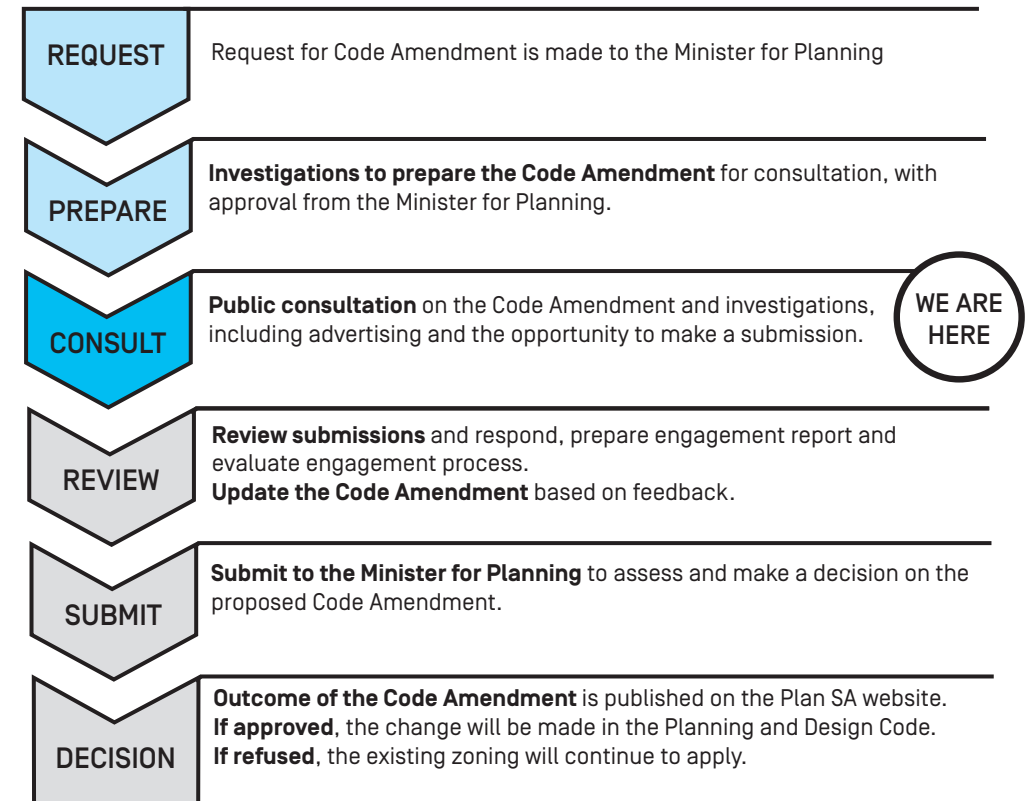
--- Affected area boundary      Future Urban Growth Areas

## CODE AMENDMENT PROCESS



A Code Amendment (or 'rezoning') is a proposal to change the policies or spatial mapping within the Planning and Design Code, which changes the way future developments are assessed.

Code Amendments must be prepared according to the process set out by legislation.



## FIND OUT MORE

More information about the proposal, including all investigations and technical reports and **frequently asked questions**, are available from:

- [www.futureurban.com.au/engagement](http://www.futureurban.com.au/engagement) or
- the SA Planning Portal  
([www.plan.sa.gov.au/codeamendments](http://www.plan.sa.gov.au/codeamendments))
- or via the QR code.



Use your smart phone to scan this QR code

## INFORMATION SESSIONS

Come along to chat to the project team and find out more about the project. Information will be displayed on boards and there is the opportunity to ask any questions you may have. There is no formal presentation.

We are holding information sessions at **Centenary Hall, 12 Cadell Street, Goolwa** on the following dates:

**Wednesday, 8 November**  
10:00am-1:00pm

**Thursday, 9 November**  
4:00pm-7:00pm

**Saturday, 11 November**  
10:00am-2:00pm

**Registration is essential.** Please register for a 30-minute timeslot and attend at that time, this ensures the project team has a chance to speak to everyone. If all timeslots are filled, more sessions will be made available.

Scan the QR Code to register via Eventbrite or visit [\[https://www.eventbrite.com/cc/goolwa-north-code-amendment-2614769\]](https://www.eventbrite.com/cc/goolwa-north-code-amendment-2614769)



Use your smart phone to scan this QR code

## HAVE YOUR SAY

**We are currently seeking community and stakeholder feedback on the proposed Code Amendment.**

You are invited to share your thoughts on:

- Whether the Master Planned Township Zone and Emerging Township Activity Centre Subzone is the most appropriate zoning for the area.
- Whether there are any gaps in the investigations undertaken to consider the impact of the rezoning on the surrounding areas.
- Whether the overlays applied address key matters stakeholders would like to see future development meet, or if other overlays should be applied.
- If you have feedback in relation to elements of the Concept Plan which will guide future development of the growth area, particularly elements such as the location of the activity centre and public open space (which have not been spatially identified within the investigations).

The following items are unable to be changed:

- Affected area identified (geographic context) for the Code Amendment.
- Residential intent of the Master Planned Township Zone.
- Policy wording within the Code, only existing policy wording can be utilised and we cannot draft new policy wording.

## YOUR FEEDBACK

All formal submissions will be considered in finalising the Code Amendment.

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.

We 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 published on the SA Planning Portal.

## CONTACT US

If you have any questions or would like to discuss the Code Amendment, please contact:

**Belinda Monier**  
**Future Urban**

**PH:** [08] 8221 5511  
**E:** [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)

## TRANSLATION SERVICES

If you require translation services, please follow the link or scan the QR Code • Jeśli potrzebujesz usług tłumaczeniowych, skorzystaj z łącza lub zeskanuj kod QR • Wenn Sie Übersetzungsdienste benötigen, folgen Sie bitte dem Link oder scannen Sie den QR-Code • Εάν χρειάζεστε υπηρεσίες μετάφρασης, ακολουθήστε τον σύνδεσμο ή σαρώστε τον κωδικό QR • Εάν chreiazeste yporiesis metáfrasis, akolouthiste ton sýndesmo í saróste ton kodikó QR • Se hai bisogno di servizi di traduzione, segui il link o scansiona il codice QR • หากคุณต้องการบริการแปลภาษา โปรดไปที่ลิงก์หรือสแกน QR Code • Hāk khun ɿxngkār brikār pæl phāṣ'ā pord pī thī lingk h̄rux ɿkæen QR Code

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## FREQUENTLY ASKED QUESTIONS



### What is the Planning and Design Code?

The Planning and Design Code contains the zone, subzone, overlay and general policies that guide what can be developed, and where, 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). SAPPA is an electronic mapping system that shows all of the zone, subzone, and overlay boundaries within the State. SAPPA can be viewed here: <https://sappa.plan.sa.gov.au>

### How has the Code Amendment considered 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 long will it take to develop all of the land?

The site 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 occurring, service infrastructure will need to be in place, including 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 could take anywhere from 14 to 25 years to complete.

Further frequently asked questions are available on the SA Planning Portal or Future Urban website.