Attachment Under Separate Cover

Ordinary Council Meeting – 27 May 2024

Agenda Item 10.1 – Urban Growth Management Strategy Discussion Paper – Public Consultation

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Planning for Victor Harbor to

2050

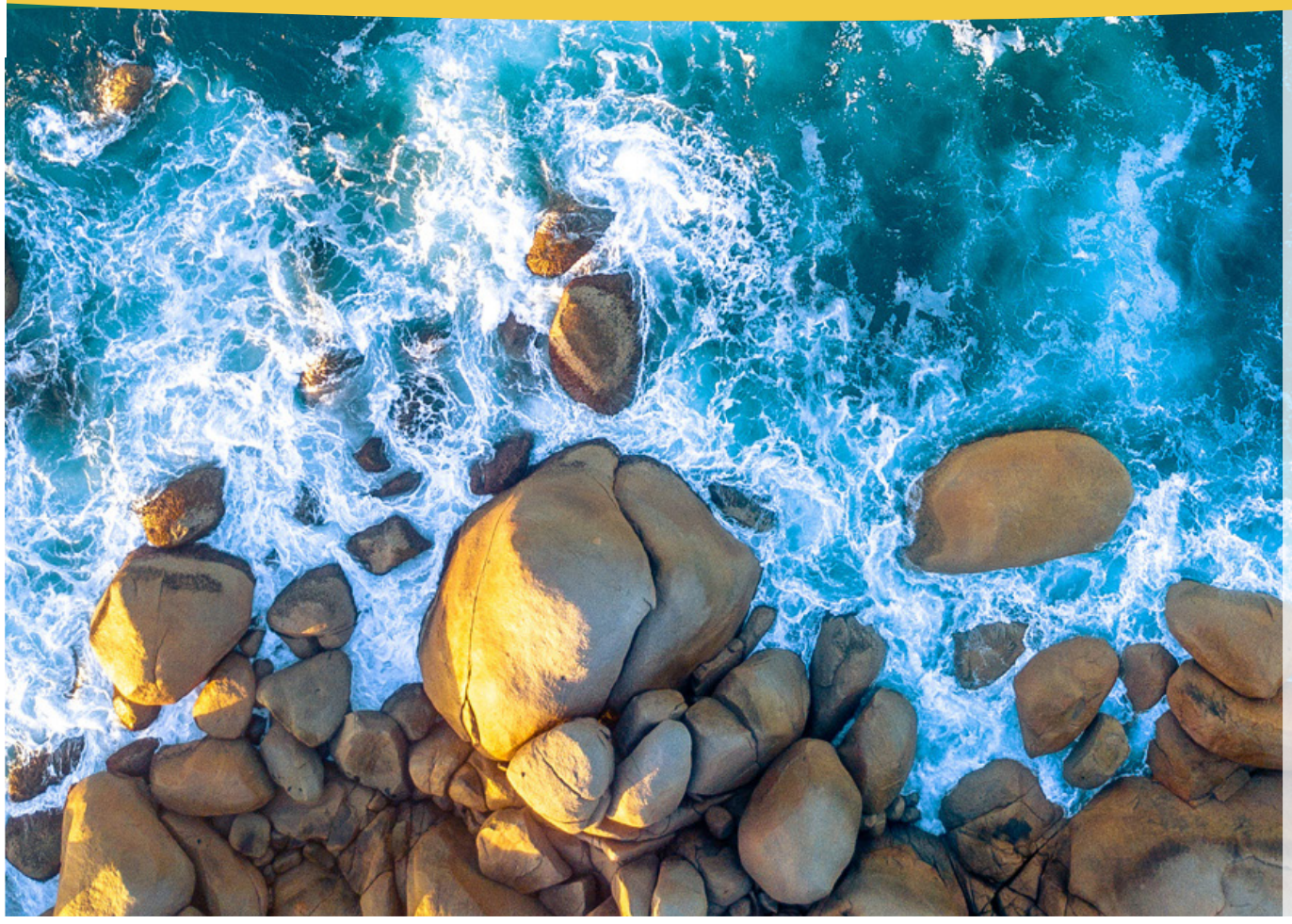
URBAN GROWTH MANAGEMENT STRATEGY DISCUSSION PAPER

city of Victor Harbor



ACKNOWLEDGEMENT OF COUNTRY

The City of Victor Harbor acknowledges the Ramindjeri and Ngarrindjeri people as the Traditional Custodians of the land and surrounding waters where we live and work. We acknowledge their deep connection to Country and pay our respects to Elders past, present and emerging. This respect is extended to Aboriginal and Torres Strait Islander people across Australia.



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INTRODUCTION

The City of Victor Harbor has an Urban Growth Management Strategy (UGMS) that provides a high-level vision for Victor Harbor's future with a specific focus on infrastructure and land-use planning. It aims to help manage growth in a way that protects a range of elements that make Victor Harbor a great place to live, work, invest and visit.

The UGMS was first adopted in 2008, and subsequently reviewed in 2013. A further review is now required to ensure the Strategy:

- Reflects the changes that have occurred within Victor Harbor over the last decade and since the Strategy was initially adopted.
- Aligns with the Council's Community Plan 2030 and its six aspirations for Victor Harbor, which are:

  - We are a caring, connected and active community
  - We have a culture of innovation, collaboration and creativity
  - We manage growth and change responsibly
  - We protect our environment
  - We have services and infrastructure that meet our community's needs
  - We are a financially sustainable and well-governed organisation

The revised UGMS will also help establish Council planning beyond 2030, articulating a long term vision to 2050 in line with the State Government's Greater Adelaide Regional Plan (which is currently in development).

To help progress the review, this Discussion Paper has been prepared to guide community feedback on a range of themes that will be addressed within the UGMS.

This is the first of a number of consultation and engagement opportunities that will inform the UGMS. The final UGMS is due to be completed in June 2025.



HOW TO HAVE YOUR SAY

We want to hear from the City of Victor Harbor community and key stakeholders about:

- How you want the City of Victor Harbor to grow to 2050?
- What services and facilities you think the City of Victor Harbor will need to accommodate growth over the next 25 years?

This document has been prepared to help capture your thoughts. It addresses a range of themes that are important considerations in responsibly managing Victor Harbor's growth and sets out options for further feedback.

You can register for updates on the preparation of the Strategy on Your Say Victor Harbor here:

www.yoursay.victor.sa.gov.au

To help find what we want your feedback on, look out for this symbol throughout this Discussion Paper:



You can have your say by:

- Attending a Community Drop-in Session
- Completing a survey before 5pm on 19 July 2024 by:
  - Accessing it online at www.yoursay.victor.sa.gov.au
  - Completing a hard copy available from the Civic Centre at 1 Bay Road, Victor Harbor.
- Make a written submission and return it before 5pm on 19 July 2024 by:
  - Email to localgov@victor.sa.gov.au
  - Post to City of Victor Harbor (UGMS Consultation), PO Box 11, Victor Harbor SA 5211

Community Drop-in Sessions:

Come along to one of the Community Drop-in Sessions to ask questions and provide feedback in person.

The open days will be held at the Coral Street Art Space (10 Coral Street, Victor Harbor) on the following dates:

- Thursday, 27 June 2024, 10am-1pm
- Thursday, 27 June 2024, 4pm-7pm
- Saturday, 29 June 2024, 10am-1pm

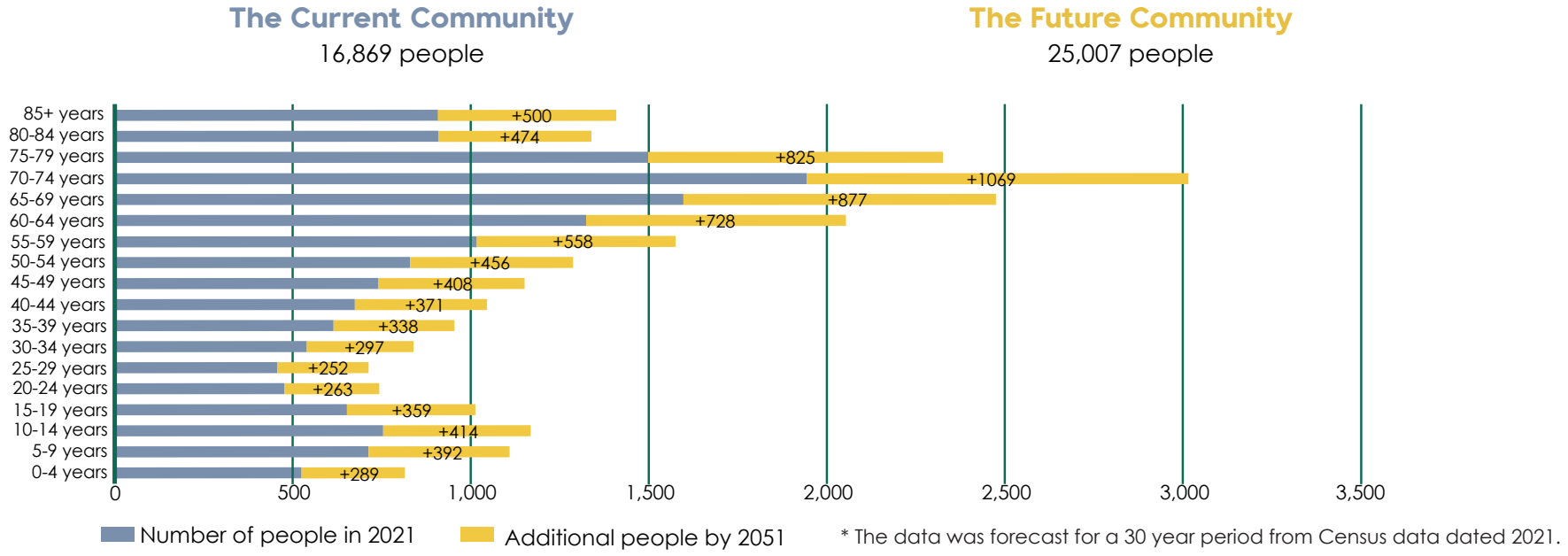


CONTEXT

WHO ARE WE PLANNING FOR ?

The UGMS is a high-level vision for Victor Harbor for the next 25 years to 2050. It is important we manage growth over the next 25 years and remain a thriving community with a strong economy, without losing the character that makes Victor Harbor unique.

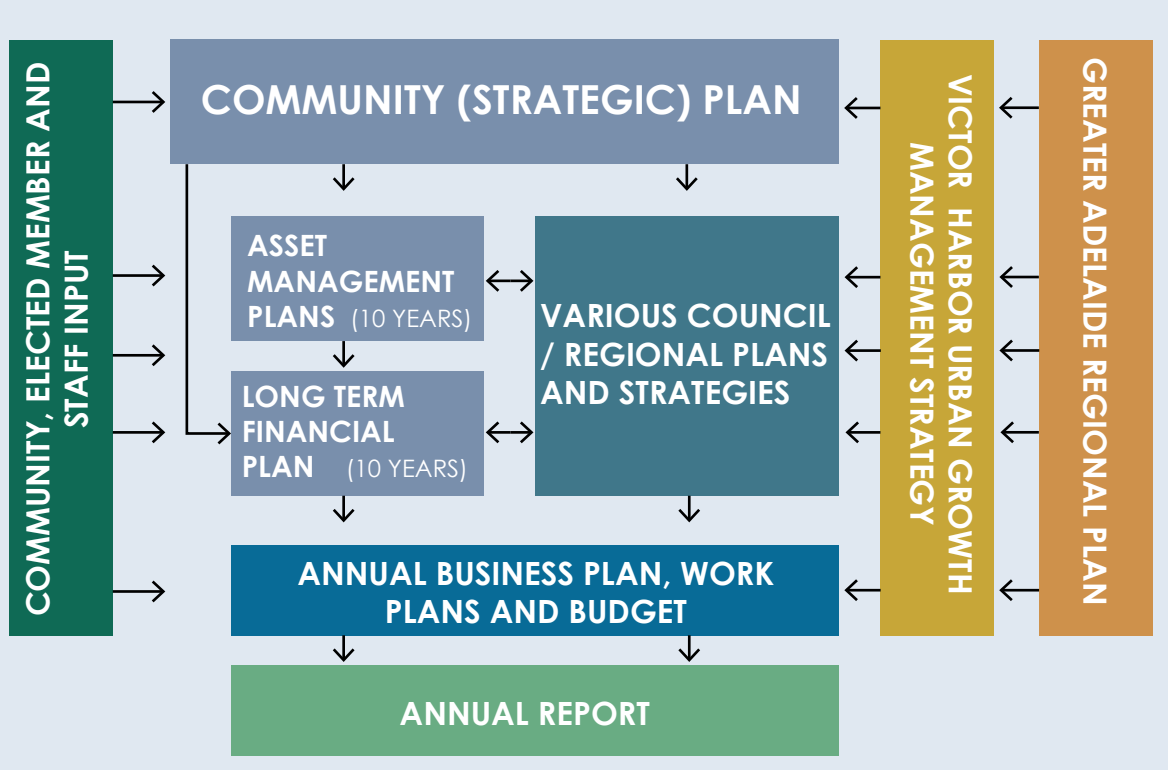
Population modelling suggests that we need to plan for the needs and expectations of our current population, along with an additional 8,130+ people who will form part of our community in 2051*.



It is also important to consider the role that the City of Victor Harbor plays as the service centre of the southern Fleurieu Peninsula region. In 2021, the southern Fleurieu Peninsula region's population was 51,612. It is expected to grow to 70,754 people by 2041.

HOW WILL THE UGMS GUIDE DECISION MAKING ?

The UGMS is a high-level resource that will assist Council in making well-informed, strategic decisions. The following diagram outlines the Council's strategic planning framework.



The refreshed UGMS will guide Council's decision making in relation to:

- Planning, funding, and the timely delivery of physical and community infrastructure and environmental management initiatives;
- Long-term land use planning, identifying preferred development and prioritised timing options for conservation areas, public open space, community services, employment lands and residential development;
- Informing State Government land use and infrastructure planning, funding and delivery programs, including the Greater Adelaide Regional Plan that is currently being prepared by the State Government; and
- More effective and efficient governance through the integration of all Council's strategic management plans and policies.

HOW TO READ THIS DOCUMENT ?

This Discussion Paper has been developed to help facilitate community and stakeholder feedback on a range of themes that are key to growth planning.

These themes include:


Housing


The Economy


Community and Social Infrastructure


Physical Infrastructure and Utilities


Transport and Connectivity


Environment


Landscape Character, Amenity and Heritage


Recreation and Open Space

Each theme details:

- What are we planning for
- Council's role
- The current situation
- Key opportunities and challenges for planning for Victor Harbor to 2050
- Options for 2050

Each theme may contain opportunities, challenges or options that compete with other themes. The UGMS will need to balance any competing aspects and provide the future direction for Victor Harbor for the next 25 years.

This information has been prepared based on a range of investigations and reports, which are referenced at the end of this document.

Feedback received through the consultation period will help Council to understand how the community and stakeholders want Victor Harbor to grow to 2050, and what you think Victor Harbor will need to assist this growth over the next 25 years.

A Glossary of Terms is provided at the end of this document to assist with understanding unfamiliar terms.



HELP US PLAN FOR

Housing

Housing

What are we planning for?

The UGMS will need to plan for new housing to support the growing population. It is expected that approximately 4,600 houses will be needed by 2050. In addition, housing supply is needed to alleviate housing affordability and availability challenges.

Existing residential areas should be able to accommodate between 3,600 and 4,200 houses, through infill development and development of vacant land within the existing residential areas. Therefore, additional land for 400-1,000 houses may be needed by 2050.

What is Council's role?

Council's role is as a leader, setting policy and ensuring that there is sufficient land for housing.

We want to hear:

- Whether you prefer to see additional housing provided through infill development or new development?
- What you think the balance should be between infill and new development?
- We want to hear your feedback on the options for 2050



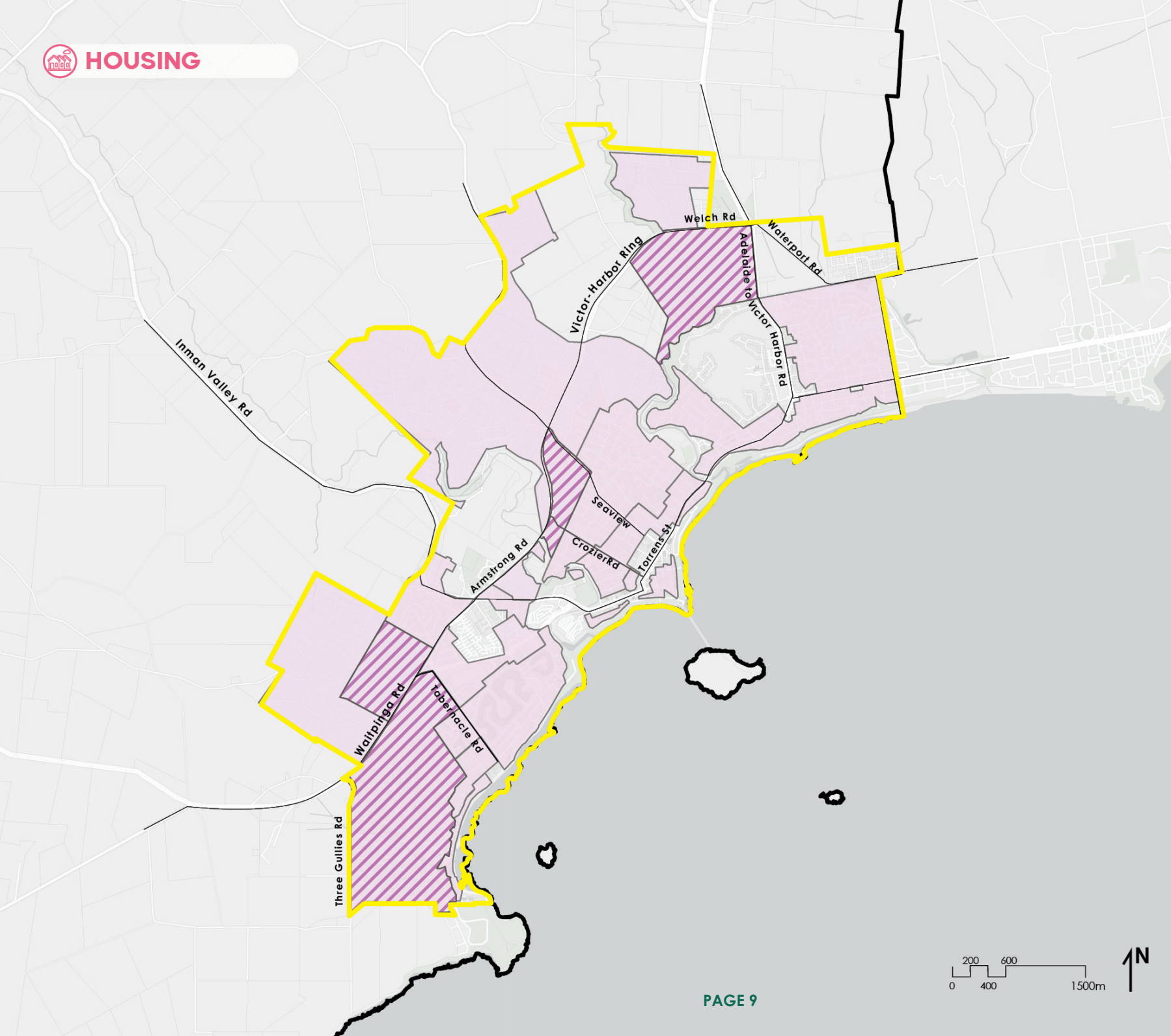
What are the options?

Additional housing could be accommodated by:

- Encouraging additional housing through infill development by demolishing an existing house and building two or more houses in its place;
- Rezoning the Deferred Urban Zone to allow for new residential developement; and/or
- Investigating changes to the urban growth boundary to allow for new residential development.

The options for 2050 plan shows the potential locations for infill development, the Deferred Urban Zone and the investigation areas for changing the urban growth boundary.

HOUSING



The Current Situation

9,401 houses

Housing type:

- 88% detached houses
- 7% semi-detached or townhouse

Average of 2.1 people per household

Ability to accommodate 3,600 to 4,200 houses within the existing residential areas

Over the last 10 years, new housing has been delivered by:

45% infill development
55% new development

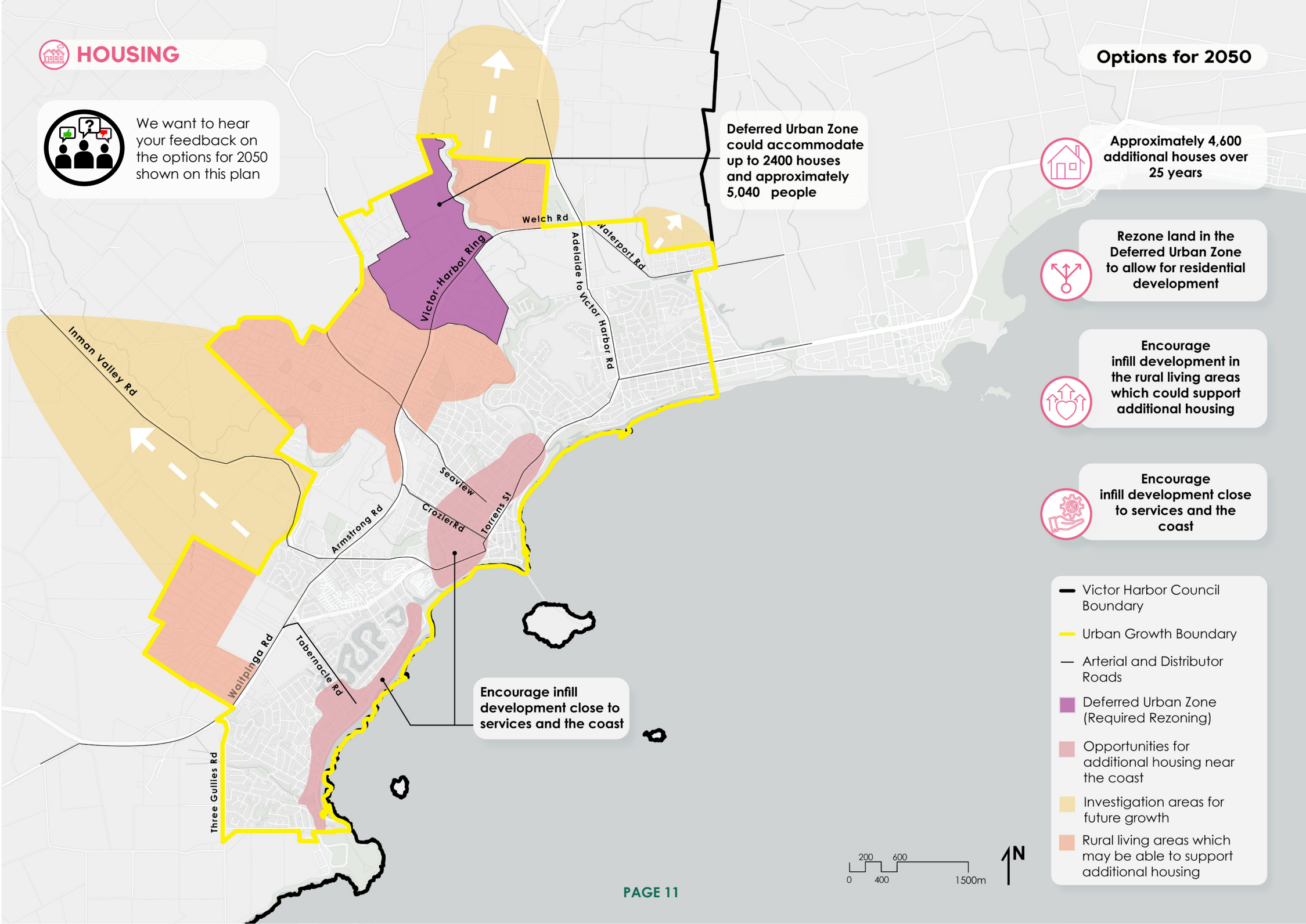
- Victor Harbor Council Boundary
- Urban Growth Boundary
- Arterial and Distributor Roads
- Existing Residential Areas
- Existing Residential Areas with vacant land that can accommodate more than 250 new dwellings

Housing

TOPICS	OPPORTUNITIES	CHALLENGES
WHERE SHOULD NEW HOUSING GO?	• Encourage infill development within areas close to services and the coast • Identify new land for future growth, to ensure that early investigations and rezoning can occur ahead of need	• Areas identified for future urban growth is fragmented making the future development of this area for housing more challenging • Areas of landscape and environmental significance should be avoided, including protecting public views both from, and approaching, Kleinig's Hill lookout • Changes to the urban growth boundary will require a decision of the Parliament • Expansion of rural living areas should be avoided • Balancing the impacts of infill development on the existing character of Victor Harbor • The age and condition of infrastructure
AVAILABILITY OF HOUSING	• Increase housing supply, to alleviate housing affordability and availability challenges and to support attracting a working age population • Encourage a greater diversity in the type and size of houses	• Ongoing monitoring of existing residential land supply • Less people per household in Victor Harbor than Greater Adelaide, resulting in the need for more houses for the same number of people • High occurance of short term rentals (such as Air BnB) which reduces the availability of housing • The ability of the construction industry to service future housing demand • Preventing clusters of similar housing types which limit opportunities for intergenerational interaction and support

HOUSING

We want to hear your feedback on the options for 2050 shown on this plan



Options for 2050

Approximately 4,600 additional houses over 25 years

Rezone land in the Deferred Urban Zone to allow for residential development

Encourage infill development in the rural living areas which could support additional housing

Encourage infill development close to services and the coast

- Victor Harbor Council Boundary
- Urban Growth Boundary
- Arterial and Distributor Roads
- Deferred Urban Zone (Required Rezoning)
- Opportunities for additional housing near the coast
- Investigation areas for future growth
- Rural living areas which may be able to support additional housing



HELP US PLAN FOR

The Economy

The Economy

What are we planning for?

The UGMS will need to support the growth of the economy, facilitating investment and job creation to accommodate the growing population.

As the service centre for the southern Fleurieu Peninsula region, the local economy is diverse and the UGMS will need to accommodate the needs of a range of industry sectors. In particular, the UGMS should facilitate the growth of the following sectors in line with Council's Investment Attraction Stratergy:

- Health
- Construction
- Professional Services
- Tourism and the Visitor Economy

The UGMS will also need to balance the need for land between these industry sectors, ensuring that the growth of the urban area does not unreasonably encroach onto land used for agriculture.

In order to accommodate an additional 8,130+ people, we will need to plan for an additional:

- 17 hectares of commercial land; and
- 13 hectares of employment land.

What is Council's role?

Council's role is as a leader, setting policy and ensuring that there is sufficient land for the local economy to grow.

We want to hear:



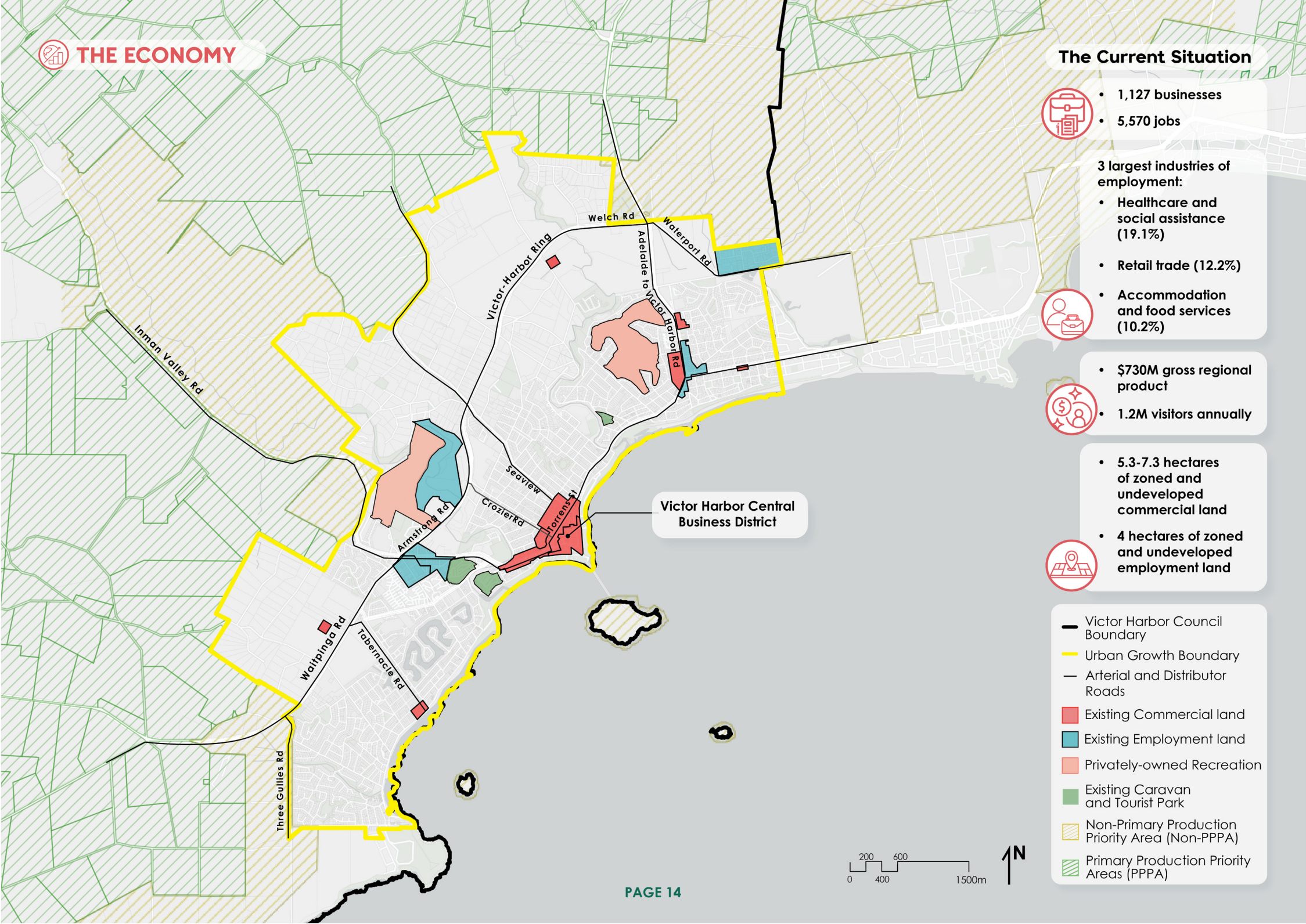
- Whether you prefer new commercial or employment to be provided inside or outside of the urban growth boundary?
- Your feedback on the options for 2050

What are the options?

Additional commercial and employment land could be accommodated by:

- Rezoning underutilised land for commercial or employment purposes inside of the urban growth boundary; and/or
- Investigating an expansion of the urban growth boundary, to rezone new land for commercial or employment purposes.

The Options for 2050 plan shows the areas being investigated both within and outside of the urban growth boundary for new commercial employment land.



The Current Situation

- 1,127 businesses
- 5,570 jobs

3 largest industries of employment:

- Healthcare and social assistance (19.1%)
- Retail trade (12.2%)
- Accommodation and food services (10.2%)

- $730M gross regional product
- 1.2M visitors annually

- 5.3-7.3 hectares of zoned and undeveloped commercial land
- 4 hectares of zoned and undeveloped employment land

- Victor Harbor Council Boundary
- Urban Growth Boundary
- Arterial and Distributor Roads
- Existing Commercial land
- Existing Employment land
- Privately-owned Recreation
- Existing Caravan and Tourist Park
- Non-Primary Production Priority Area (Non-PPPA)
- Primary Production Priority Areas (PPPA)

The Economy

TOPIC	OPPORTUNITIES	CHALLENGES
ACCESS TO A WORKFORCE	• Improve workforce participation	• Ageing population contributes to a shortage in workers and low participation in the workforce • Need to attract working age population • Increasing number of people who are dependent on welfare • Housing availability and access to childcare affecting workforce participation
ACCESS TO EMPLOYMENT	• Plan for job growth to sustain the region • Facilitate an increase in the number of businesses • Increase household incomes to increase local expenditure	• Most jobs are part-time • Returning students who leave for tertiary education
AVAILABILITY OF LAND SUPPLY	• Identify new land for employment and commercial purposes • Ensuring land for commercial purposes is disbursed to service each area adequately	• Ensuring land identified for commercial or employment purposes is developed for this purpose
SUPPORTING AGRICULTURE	• Build on the region's current agricultural specialisations – livestock and milk • Sustaining and growing rural and agricultural enterprises	• Ensuring that the urban area doesn't unreasonably encroach on land used for agriculture by focusing growth on areas with limited or compromised agricultural viability • Mitigating the impacts of climate change on agriculture

The Economy

TOPICS	OPPORTUNITIES	CHALLENGES
SUPPORTING ARTS AND CULTURE	• Encourage art experiences to strengthen Victor Harbor as a place to live and visit • Support the growth of the arts and recreation services industry which is the second fastest growing industry	• Access to funding • Supporting and/or creating arts and culture organisations to be self supporting
EDUCATION	• Advocate for improved tertiary education options to retain school-leavers	• Attracting a skilled workforce
SUPPORTING TOURISM	• Protect and encourage tourism within the region • Seek to maintain the benefits of tourism 'year-round' and outside of the peak tourist season • Utilise Victor Harbor's 'event ready' location and facilitate events and festivals that boost economic development, tourism and connect with the community • Support the Blue Water Economy and eco-tourism	• Managing the impacts of tourism during peak tourist season • Mitigating the impacts of climate change on tourism
SUPPORTING CONSTRUCTION	• Ensuring sufficient land is zoned to allow for the expansion of the construction industry	• Distance to metropolitan Adelaide, which impacts transport and freight costs • Access to a workforce

THE ECONOMY

We want to hear your feedback on the options for 2050 shown on this plan

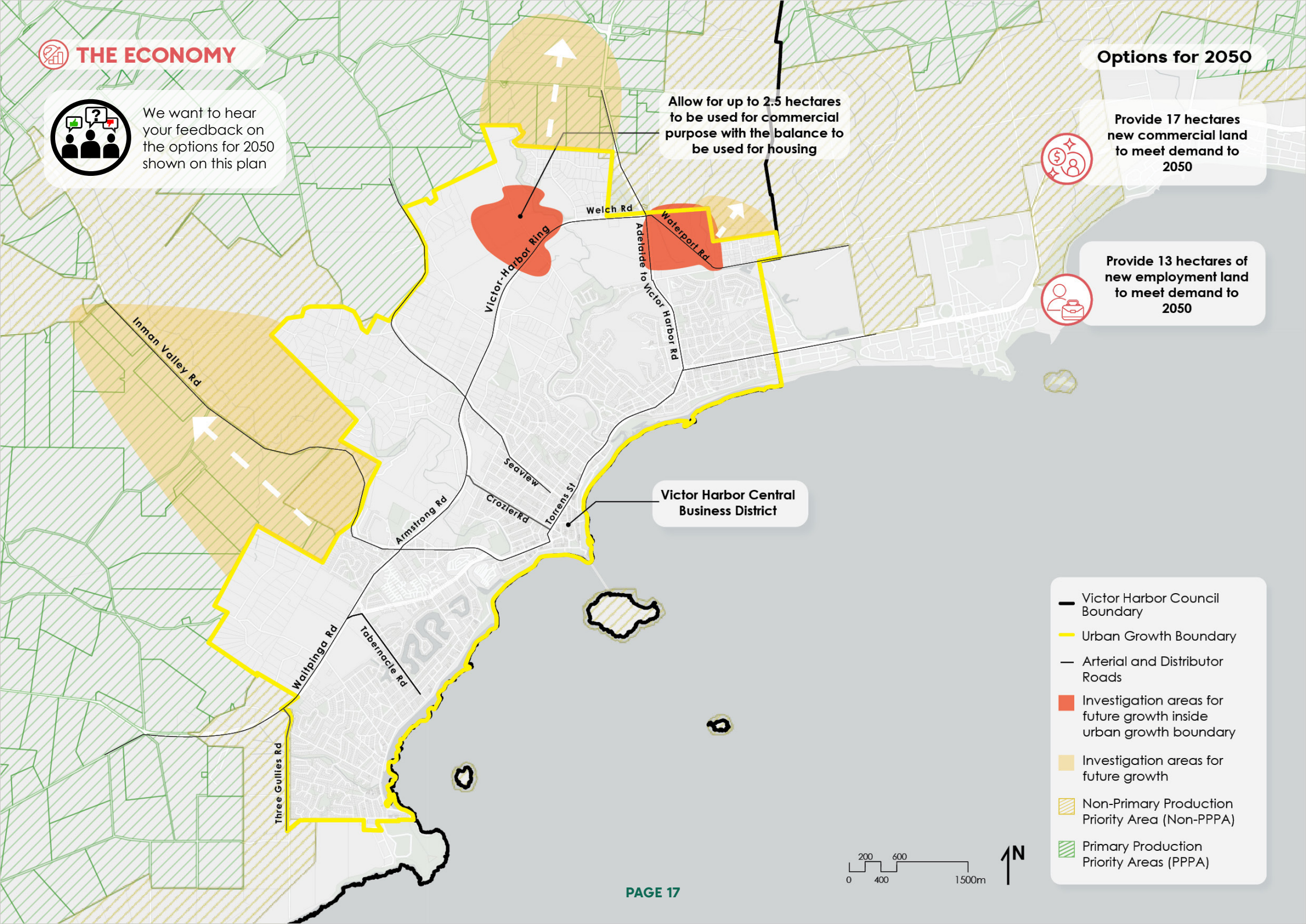
Options for 2050

Allow for up to 2.5 hectares to be used for commercial purpose with the balance to be used for housing

Provide 17 hectares new commercial land to meet demand to 2050

Provide 13 hectares of new employment land to meet demand to 2050

Victor Harbor Central Business District





HELP US PLAN FOR

Community and Social Infrastructure

Community and Social Infrastructure

What do we need to plan for?

The UGMS will need to consider the provision of social and community infrastructure to support the growing population.

Community and social infrastructure includes:

- Education, including early childhood education and care, primary and secondary schools, TAFE and University
- Healthcare, including general practitioners, hospitals and aged care
- Emergency services
- Local services, including libraries and community centres and halls
- Cemeteries

All of the above facilities are essential to service the current and future population.

Council's role:

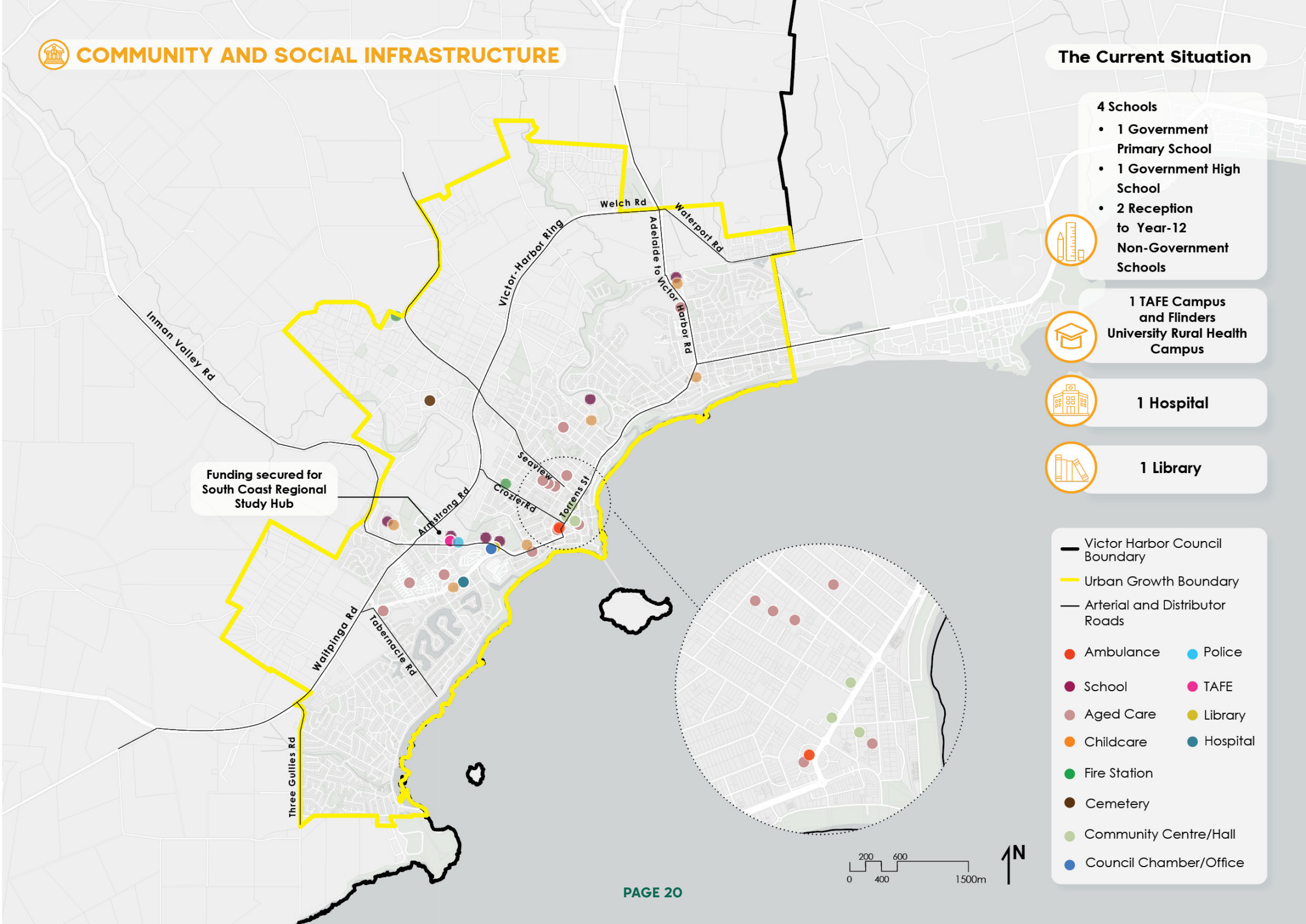
Council has differing roles in facilitating or delivering each of the above forms of infrastructure. For example, education and healthcare is typically provided by both the State Government and private operators and Council only acts in its capacity as an enabler or advocate. In relation to local services, Council is typically a provider of these services. As a result, the UGMS will also need to consider Council's role in advocating for or providing these services for the growing population.

We want to hear:



- Are the existing facilities adequately servicing the current population?
- Where should new facilities be located?

COMMUNITY AND SOCIAL INFRASTRUCTURE



The Current Situation

4 Schools

- 1 Government Primary School
- 1 Government High School
- 2 Reception to Year-12 Non-Government Schools

1 TAFE Campus and Flinders University Rural Health Campus

1 Hospital

1 Library

- Victor Harbor Council Boundary
- Urban Growth Boundary
- Arterial and Distributor Roads
- Ambulance
- Police
- School
- TAFE
- Aged Care
- Library
- Childcare
- Hospital
- Fire Station
- Cemetery
- Community Centre/Hall
- Council Chamber/Office

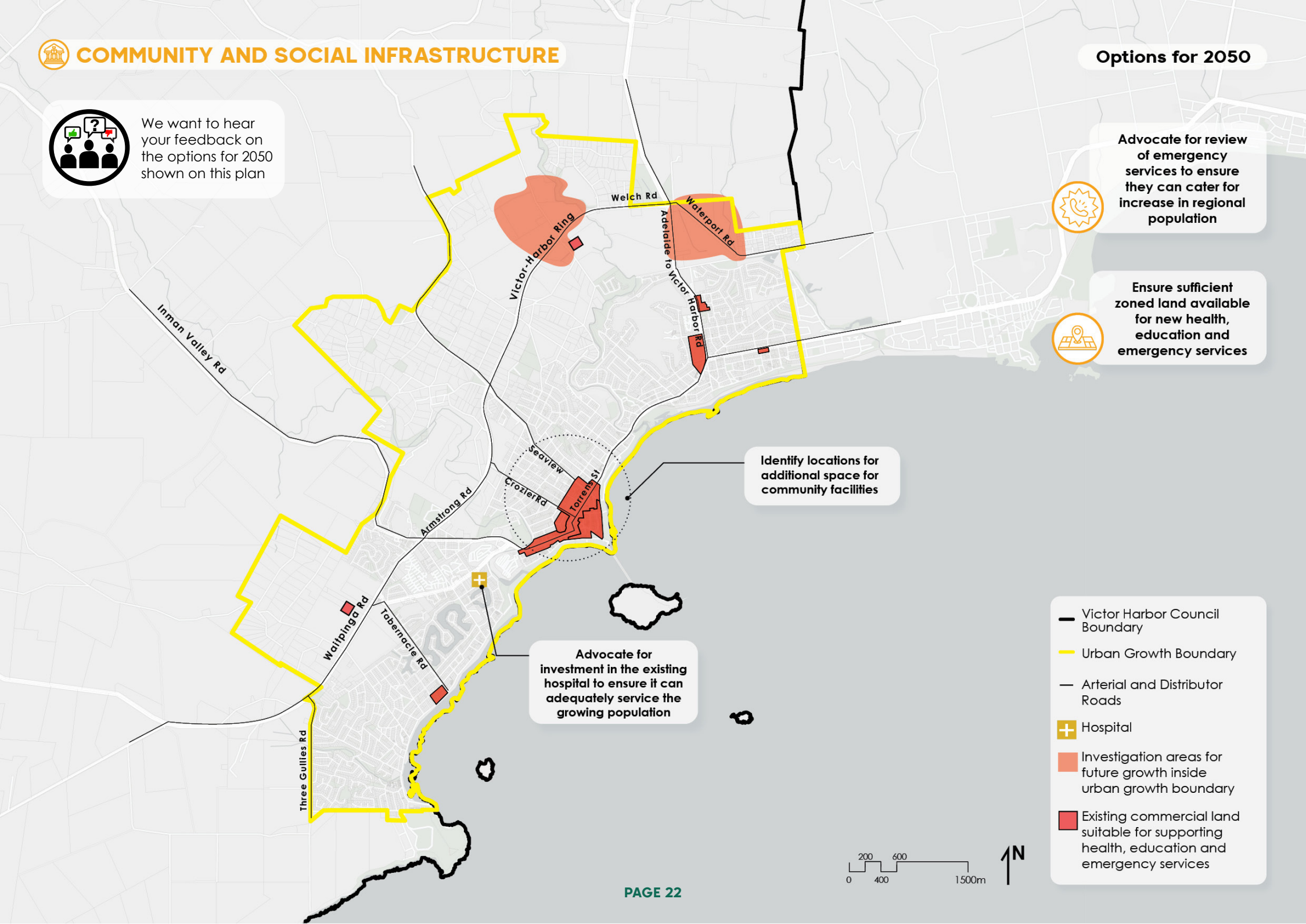
Community and Social Infrastructure

TOPIC	OPPORTUNITIES	CHALLENGES
PROVISION OF COMMUNITY AND SOCIAL INFRASTRUCTURE	• Advocate for core Government services such as Service SA to establish in Victor Harbor • Address demand for: - Community Centres - Aged care facilities - Libraries - Out of hours health care for matters that do not require a hospital visit - Childcare facilities - Flexible learning options for children who need specialised support - Cemeteries - Youth centres • Continue to advocate for and ensure adequate provision of educational facilities • Continue to advocate for improvements to the Southern Fleurieu Health Service and Hospital • Investigate opportunities for co-location and intergenerational facilities	• Ensuring that Government agencies responsible for social infrastructure strategically plan for growth and deliver infrastructure ahead of need • As the regional centre of the Fleurieu Peninsula, Victor Harbor often provides services for the surrounding areas • Manage and plan for the impacts of growth on social and community infrastructure that is currently at capacity • Ensuring land zoned to accommodate community and social infrastructure is used for this purpose • Securing funding for community and social infrastructure • Ensuring that there are sufficient doctors to service the growing population • Attracting a workforce to support the increasing demand for community and social services

COMMUNITY AND SOCIAL INFRASTRUCTURE

Options for 2050

We want to hear your feedback on the options for 2050 shown on this plan





HELP US PLAN FOR

Physical Infrastructure and Utilities

Physical Infrastructure and Utilities

What are we planning for?

Physical infrastructure and utilities are essential to support a growing population.

Physical infrastructure and utilities typically include the supply of electricity, potable water, telecommunications and management of wastewater and stormwater.

What is Council's role?

Council has differing roles in the planning and delivery of physical infrastructure and utilities. The UGMS will need to consider these roles. Roads are also core infrastructure and are considered separately in the Transport and Connectivity section of this paper.

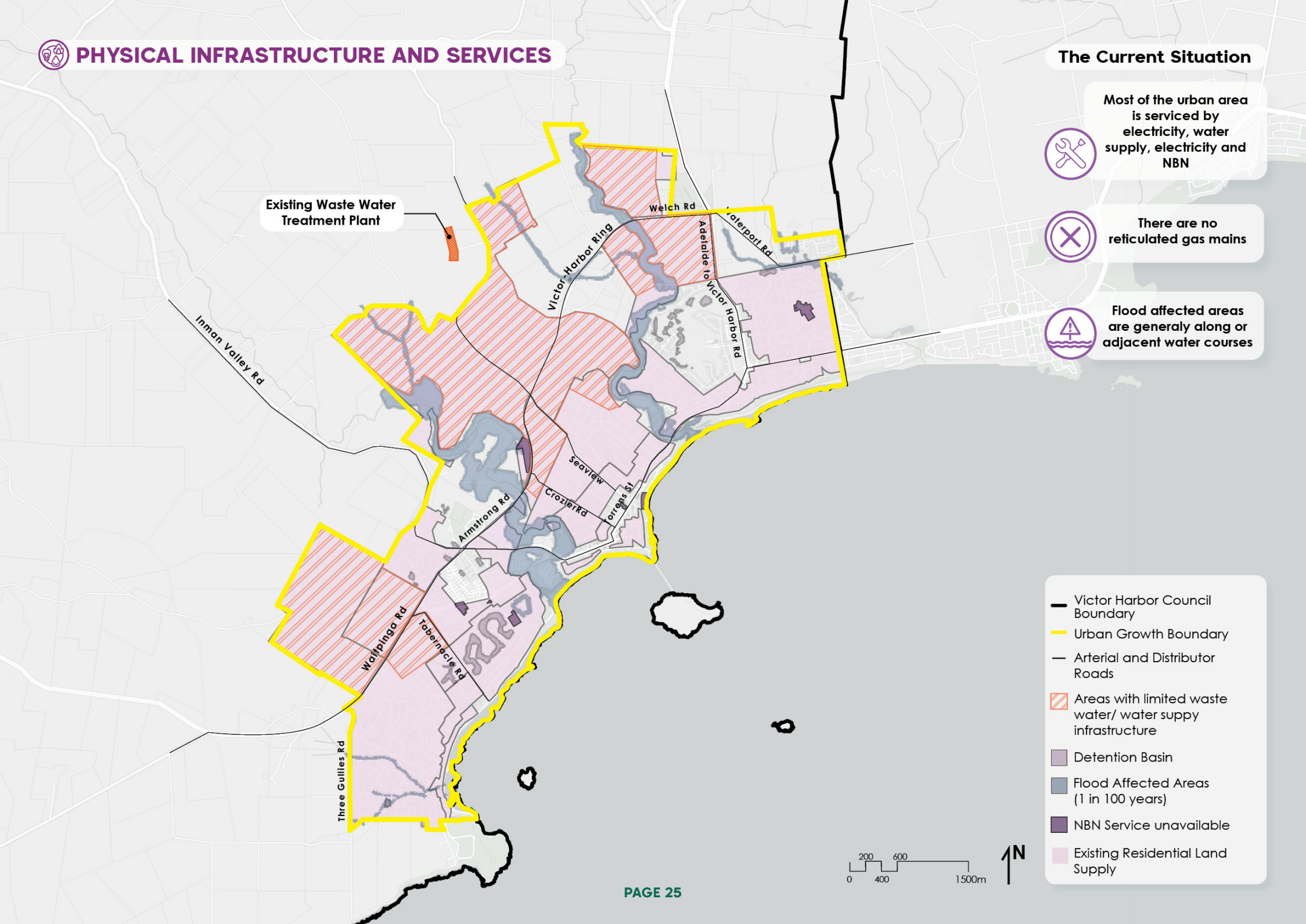
We want to hear:

- Are there any existing infrastructure constraints that the UGMS should consider?



Utility	Core Provider	Councils Role
Water Supply	SA Water	Enabler
Sewer	SA Water	Enabler
Electricity	SA Power Networks	Enabler
Stormwater Management	Council	Provider
Telecommunications	Various: (NBN, Tesltra, etc)	Enabler

PHYSICAL INFRASTRUCTURE AND SERVICES



The Current Situation

Most of the urban area is serviced by electricity, water supply, electricity and NBN

There are no reticulated gas mains

Flood affected areas are generaly along or adjacent water courses

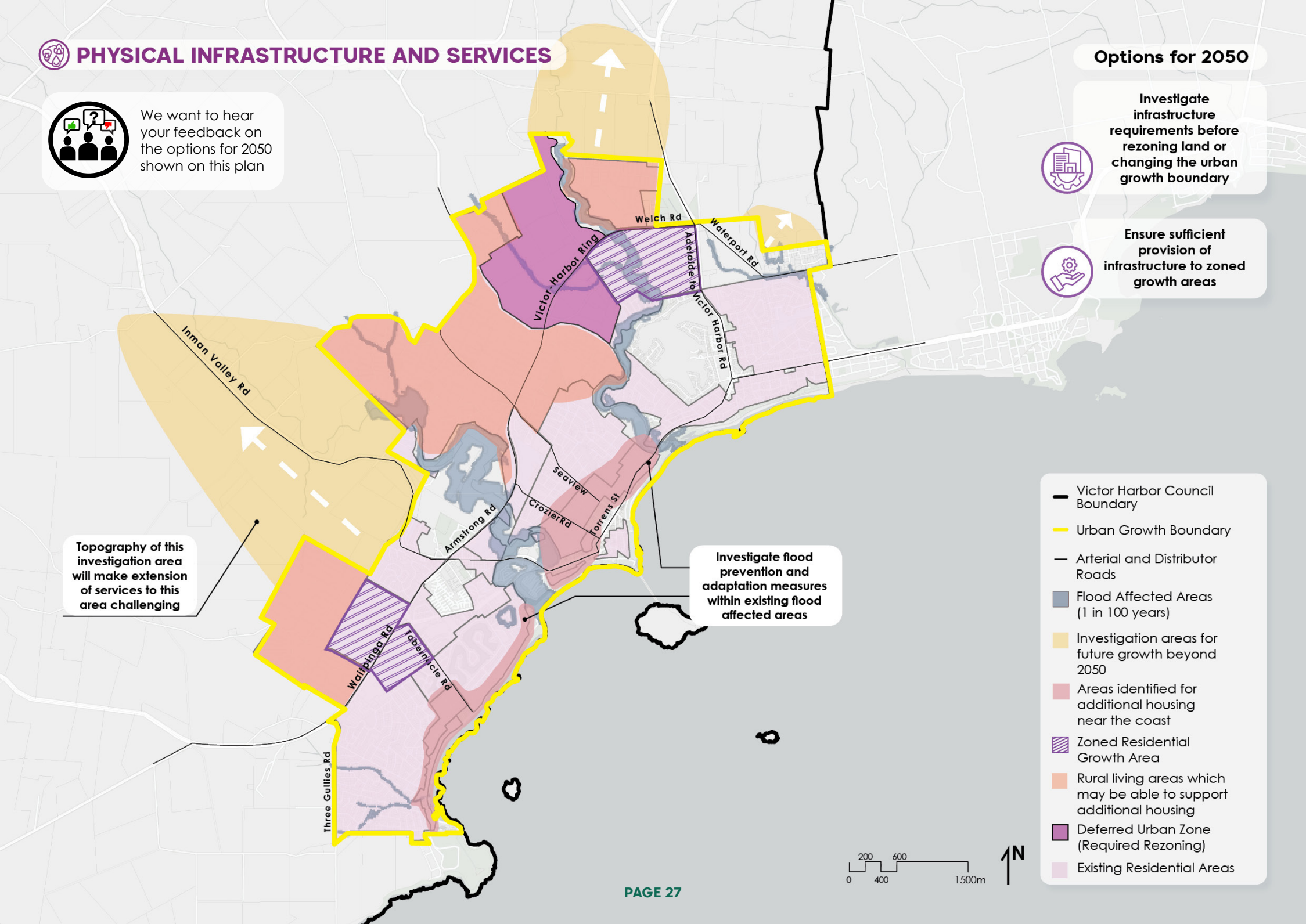
- Victor Harbor Council Boundary
- Urban Growth Boundary
- Arterial and Distributor Roads
- Areas with limited waste water/ water suppy infrastructure
- Detention Basin
- Flood Affected Areas (1 in 100 years)
- NBN Service unavailable
- Existing Residential Land Supply

Physical Infrastructure and Utilities

TOPIC	OPPORTUNITIES	CHALLENGES
PROVISION OF PHYSICAL INFRASTRUCTURE AND UTILITIES	• Timing and delivery of infrastructure ahead of demand • Increase opportunities for harvesting and reusing water • Opportunity for reticulated gas to be provided to growth areas through a private supplier • Advocate for a boat ramp (multi vessel launching facility)	• Delivering infrastructure ahead of demand • Ensuring that all utilities and infrastructure providers strategically plan for improvements to infrastructure within Victor Harbor and allocate funding accordingly • To reduce the impacts of flooding within Victor Harbor through improved stormwater infrastructure provision • Topography of the edges of Victor Harbor makes it challenging to extend infrastructure to some locations • Adapting to improvements in technology, particularly for communications

PHYSICAL INFRASTRUCTURE AND SERVICES

We want to hear your feedback on the options for 2050 shown on this plan



Options for 2050

Investigate infrastructure requirements before rezoning land or changing the urban growth boundary

Ensure sufficient provision of infrastructure to zoned growth areas

- Victor Harbor Council Boundary
- Urban Growth Boundary
- Arterial and Distributor Roads
- Flood Affected Areas (1 in 100 years)
- Investigation areas for future growth beyond 2050
- Areas identified for additional housing near the coast
- Zoned Residential Growth Area
- Rural living areas which may be able to support additional housing
- Deferred Urban Zone (Required Rezoning)
- Existing Residential Areas



HELP US PLAN FOR

Transport and Connectivity

Transport and Connectivity

What are we planning for?

The UGMS will need to plan for the impact of population growth on traffic movement, the transport network and connectivity within and to/from Victor Harbor. This includes considering the impact of growth on the road, bicycle and pedestrian networks.

What is Council's role?

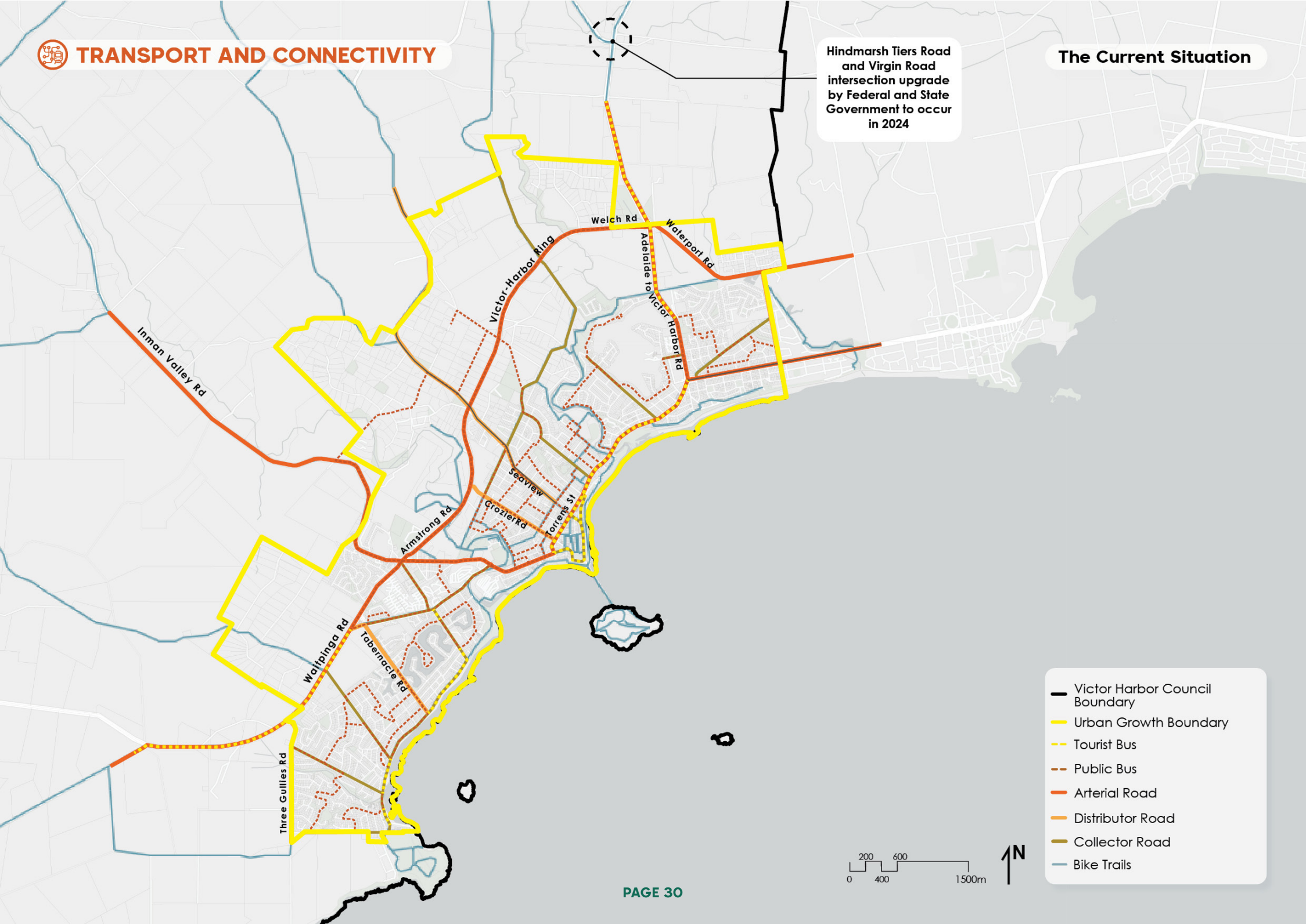
Council is the provider of the local road, bicycle and pedestrian networks, and has a key role to play in their delivery and maintenance. Council is an advocate in relation to the State maintained roads which are upgraded and maintained by the Department of Infrastructure and Transport.

We want to hear:

- Are there any challenges with the transport network that the UGMS should consider?



The Current Situation



Transport and Connectivity

TOPICS	OPPORTUNITIES	CHALLENGES
TRAFFIC MOVEMENT	• Inform the priority of road infrastructure upgrades • Address need / allocate land for a higher quality, direct freight route between Cape Jervis and the South-Eastern Freeway via Victor Harbor, Strathalbyn and Callington	• Distance from metropolitan Adelaide increases the cost of transport and freight • Advocating for road upgrades that are outside of the care and control of Council • The Hindmarsh and Inman Valley Rivers add challenges for increasing connectivity from East to West
SAFETY OF THE TRANSPORT NETWORK	• Addressing the current quality and safety of children's journey to school, including: - Increasing the number of traffic lights and controlled intersections - Walking conditions - Lack of shade and protected cycle lanes • Establish new rest area sites for trucks and tourists	• Road safety between Victor Harbor and Adelaide via Mount Compass and between Victor Harbor and Mount Barker via Strathalbyn needs review and is outside the care and control of Council
INCREASE TRANSPORT OPTIONS	• Increase public and community transport options with a view to achieving a more accessible and age friendly city	• Advocating for new public transport options • Advocating for an increase in ride share options (taxis, Uber, etc)

Transport and Connectivity

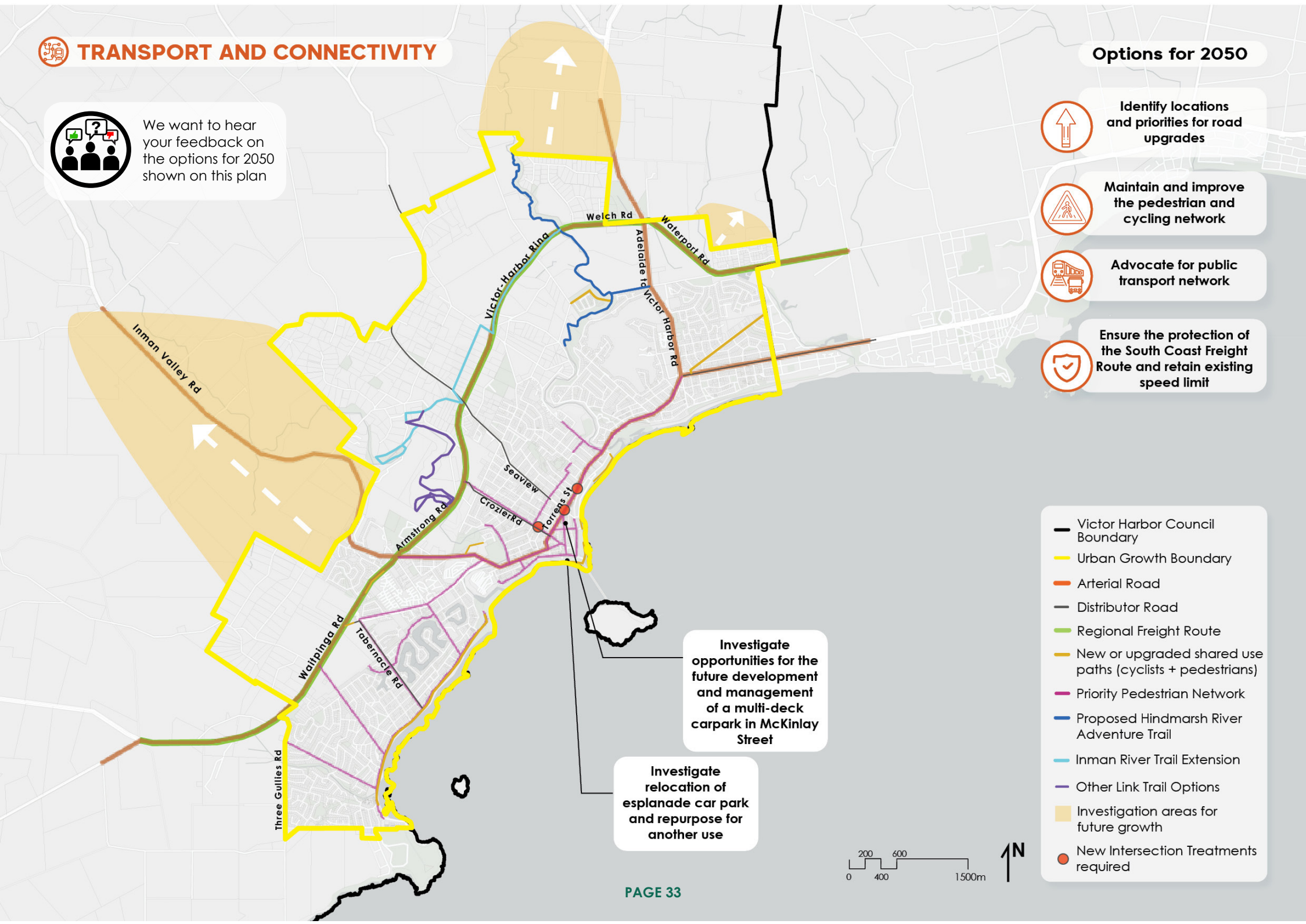
TOPIC	OPPORTUNITIES	CHALLENGES
PARKING	• Prioritise and consolidate parking opportunities within the town centre, including investigating opportunities for the future development and management of the multi-deck car park in McKinlay Street	• Higher demand for accessible (disabled) car parking within Victor Harbor • Addressing the availability of RV parking
PEDESTRIAN CONNECTIVITY	• Improve pedestrian connectivity, contributing to improved health and wellbeing for the community, reduced car usage and creating a walkable destination for tourists	• Ensuring the pedestrian network caters for mobility scooters
BICYCLE NETWORK	• Improve bicycle network to contribute to improved health and wellbeing for the community and reduced car usage	• Allocating funding for upgrading the bicycle network

TRANSPORT AND CONNECTIVITY

We want to hear your feedback on the options for 2050 shown on this plan

Options for 2050

- Identify locations and priorities for road upgrades
- Maintain and improve the pedestrian and cycling network
- Advocate for public transport network
- Ensure the protection of the South Coast Freight Route and retain existing speed limit



- Victor Harbor Council Boundary
- Urban Growth Boundary
- Arterial Road
- Distributor Road
- Regional Freight Route
- New or upgraded shared use paths (cyclists + pedestrians)
- Priority Pedestrian Network
- Proposed Hindmarsh River Adventure Trail
- Inman River Trail Extension
- Other Link Trail Options
- Investigation areas for future growth
- New Intersection Treatments required



HELP US PLAN FOR

Environment

Environment

What are we planning for?

The City of Victor Harbor council area is home to many wonderful assets such as Rosetta Head (The Bluff), Granite Island and the Little Penguin colony, Hindmarsh Falls, Glacier Rock, Inman and Hindmarsh Rivers. The natural environment, including the coastal and marine areas, rivers, natural vegetation, clean air and mild climate are all identified as things that make Victor Harbor a great place to live.

The UGMS will need to ensure that Victor Harbor's natural environment is protected from unreasonable urban encroachment.

Climate change mitigation and adaption is an important consideration for the UGMS.

What is Council's role?

Council acts in a broad range of roles with respect to the environment, including:

- As a leader, strategically planning for our local environment and setting policy to guide the protection of the environment
- As a provider and manager who looks after our environment, particularly on land owned by the Council
- As an enabler, advocating and facilitating change for environmental protections that are not controlled by Council

We want to hear:

- What measures you think we should be implementing or advocating for to both protect and enhance our environment?

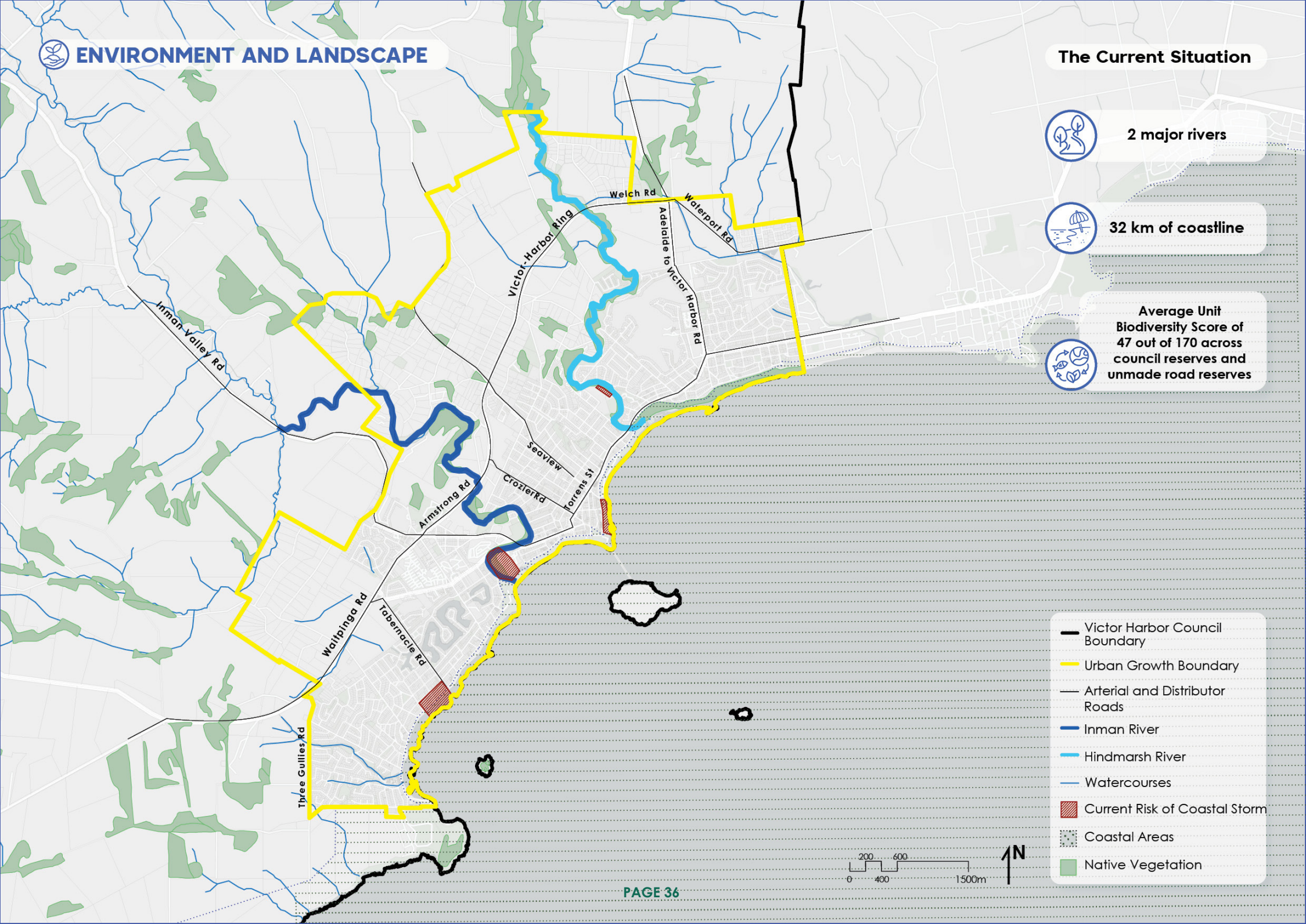


We need to plan for climate change

The Climate Change Adaption Plan for the Adelaide Hills, Fleurieu Peninsula and Kangaroo Island Region forecasts the following impacts of climate change to affect Victor Harbor by 2070:

- Rainfall to decline by about 6%
- Rainfall intensity to increase by 11%
- Maximum temperatures to increase by 1.5°C
- Minimum temperatures to increase by 1.2°C
- Extreme heat in Victor Harbor to increase by 30% to 11 days per year over 35°C

ENVIRONMENT AND LANDSCAPE



Environment

TOPIC	OPPORTUNITIES	CHALLENGES
PROTECTING THE ENVIRONMENT	• Identify key wildlife corridors and improve linkages between green spaces • Protect and enhance biodiversity by increasing Council's Total Biodiversity Score and Unit Biodiversity Score • Protect and restore natural ecosystems, raise awareness and promote within developments • Encourage the retention and expansion of tree canopy • Review environmental protections within the Planning and Design Code and Council's bylaws	• Manage threats to biodiversity from changes in land use, vegetation clearance, fragmentation of natural areas, climate change, invasive species and catastrophic events • Access to and impact on infrastructure within nature strips and public land impacting the ability to increase biodiversity • Balancing the protection and maintenance of infrastructure with protecting and increasing tree canopy
CLIMATE CHANGE MITIGATION AND ADAPTION	• Promote active communities and reduce reliance on vehicle travel through innovations in car free transport, improving bicycle networks and walking infrastructure and implementing the Victor Harbor Pedestrian Strategy. • Engage in the *Planning, Development and Infrastructure Act 2016* reforms including the Planning and Design Code and Design Standard elements which support climate mitigation and adaptation.	• Managing the impacts of climate change • Restricting and/or preventing development in hazard prone areas

Environment

TOPIC	OPPORTUNITIES	CHALLENGES
PROTECTING OUR COAST	• Protection of the coastline from the impacts of urban development, such as stormwater run off that is contributing to erosion	• Managing sea-flood risk in the vicinity of the reserve and playing fields on Flinders Parade and flow over Franklin Parade between Tabernacle Road and The Bluff boat ramp • Consider the impact of sea level rise on the existing trainline, noting that the dune system seaward of the trainline will erode away by 2100 and the embankment under the trainline will come under attack • Managing coastal erosion

ENVIRONMENT AND LANDSCAPE

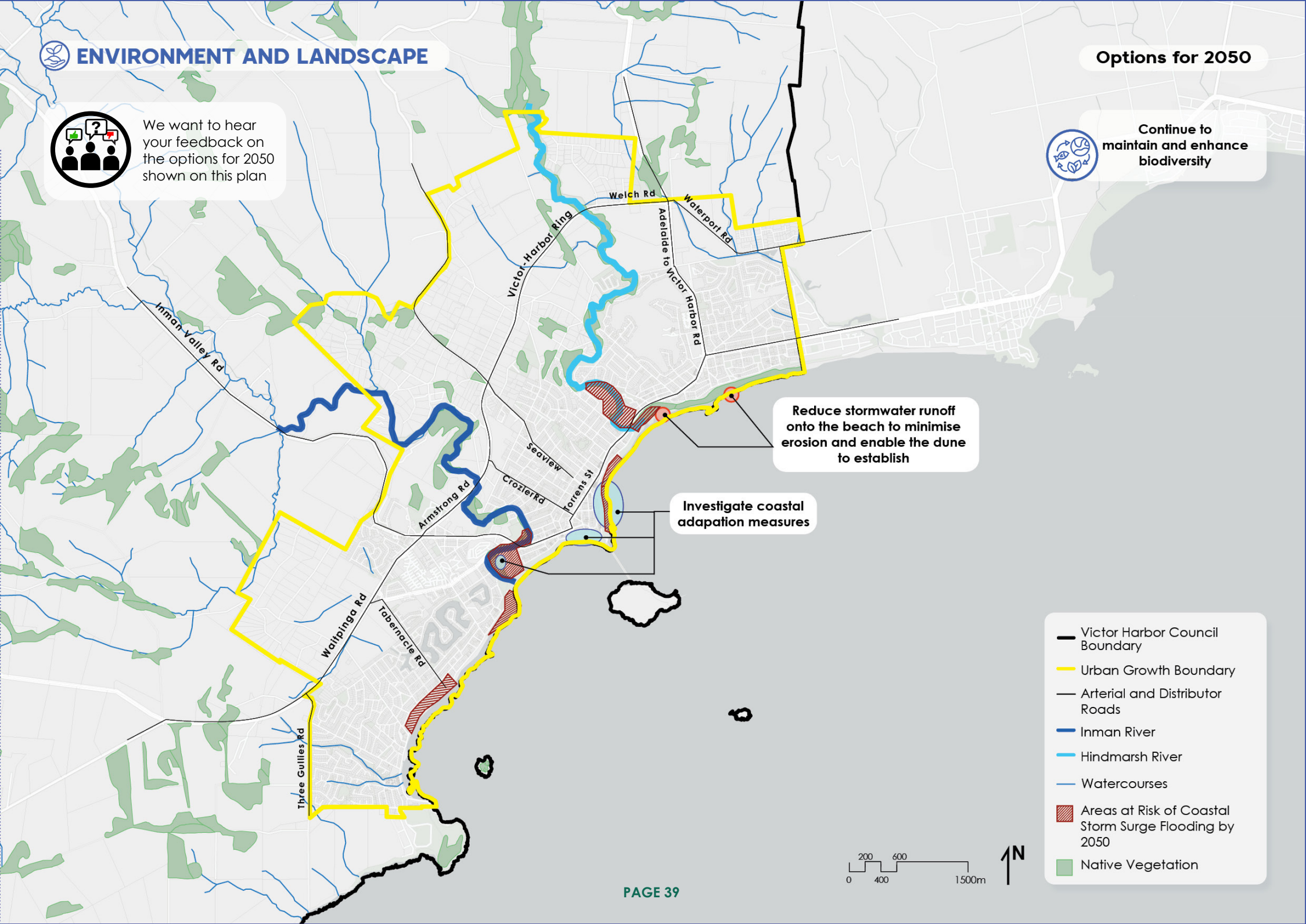
We want to hear your feedback on the options for 2050 shown on this plan

Options for 2050

Continue to maintain and enhance biodiversity

Reduce stormwater runoff onto the beach to minimise erosion and enable the dune to establish

Investigate coastal adapation measures





HELP US PLAN FOR

Landscape Character, Amenity and Heritage

Landscape Character, Amenity and Heritage

What are we planning for?:

Victor Harbor's setting is one of outstanding beauty with the rolling hills and striking coastline providing a natural frame for the city and the urban growth boundary.

In addition, the city offers buildings of both historical importance and character which deserves protection as pressure grows to increase housing close to the centre.

What is Council's role:

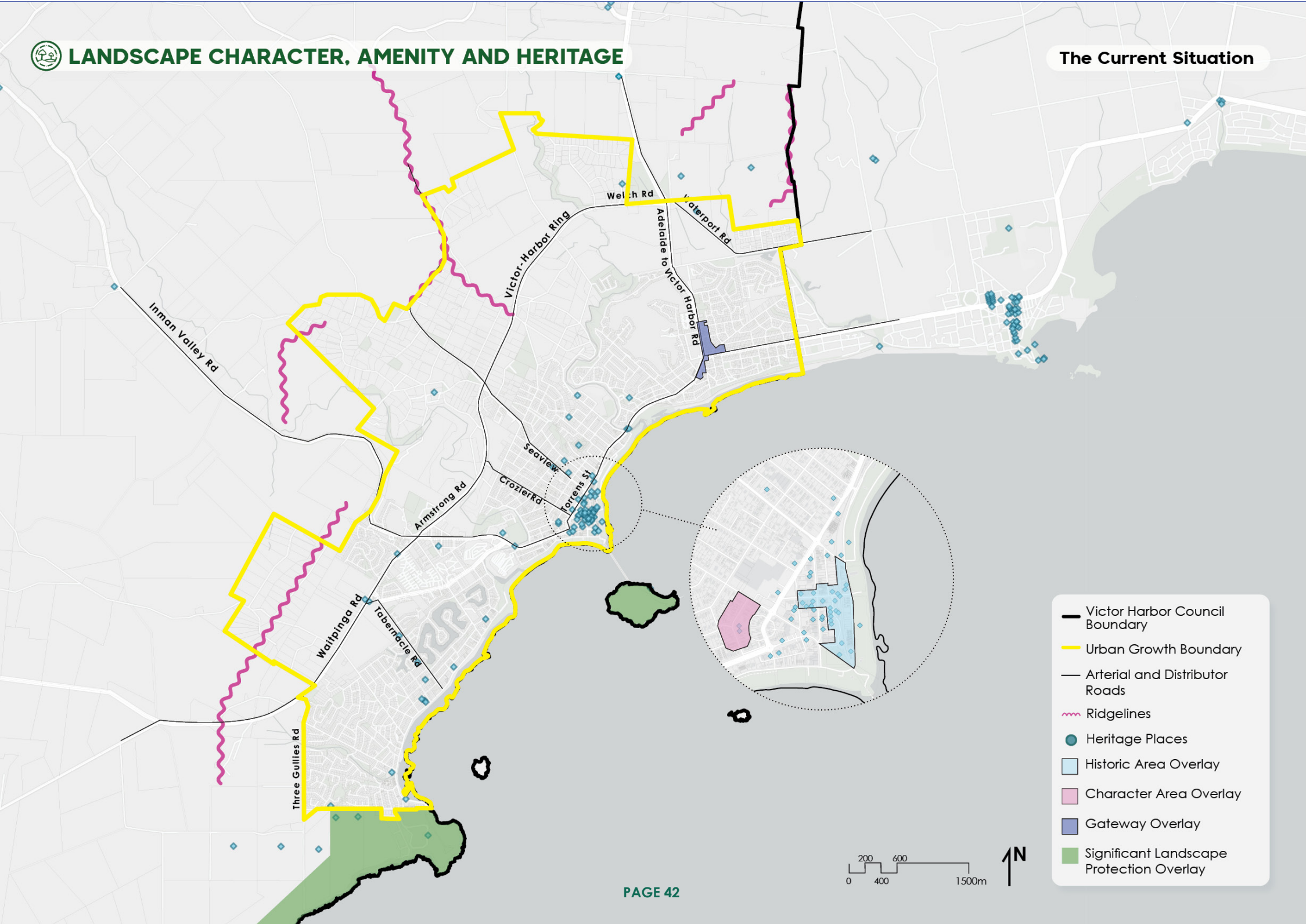
The Council can identify areas worthy of additional protections to preserve the visual amenity and character of these areas whilst balancing the need for housing and employment opportunities.

The options for 2050 plan shows some of the areas which could be investigated for these protections.

We want to hear:

- Do you agree with the areas that have been identified for protection?




Welch Rd
Waterport Rd
Victor-Harbor Ring
Adelaide to Victor Harbor Rd
Inman Valley Rd
Seaview
Crozier Rd
Torrens St
Armstrong Rd
Waitpinga Rd
Tabernacle Rd
Three Gullies Rd
Victor Harbor Council Boundary
Urban Growth Boundary
Arterial and Distributor Roads
Ridgelines
Heritage Places
Historic Area Overlay
Character Area Overlay
Gateway Overlay
Significant Landscape Protection Overlay
0
200
400
600
1500m
N

Landscape Character, Amenity and Heritage

TOPIC	OPPORTUNITIES	CHALLENGES
VISUAL CHARACTER AND AMENITY	• Protect hill faces, ridgelines and vistas • Identify buffer areas (such as Gateway buffers) to maintain an open character, particularly along the Ring Route and Adelaide Road • Identify areas with scenic qualities worthy of protection (such as Hills Face areas)	• Maintain the character and amenity of Victor Harbor • Minimise the visual impacts of urban development on Victor Harbor's landscape character
CULTURAL AND EUROPEAN HERITAGE	• Listen to, respect, acknowledge, value, and learn from Ramindjeri, Ngarrindjeri, and other First Nations peoples • Implement the findings of the Victor Harbor Township Heritage Review and City of Victor Harbor-Inter War Heritage Survey through a Code Amendment	• Ensuring that there are adequate protections for key character areas to minimise the impact of new housing on these areas

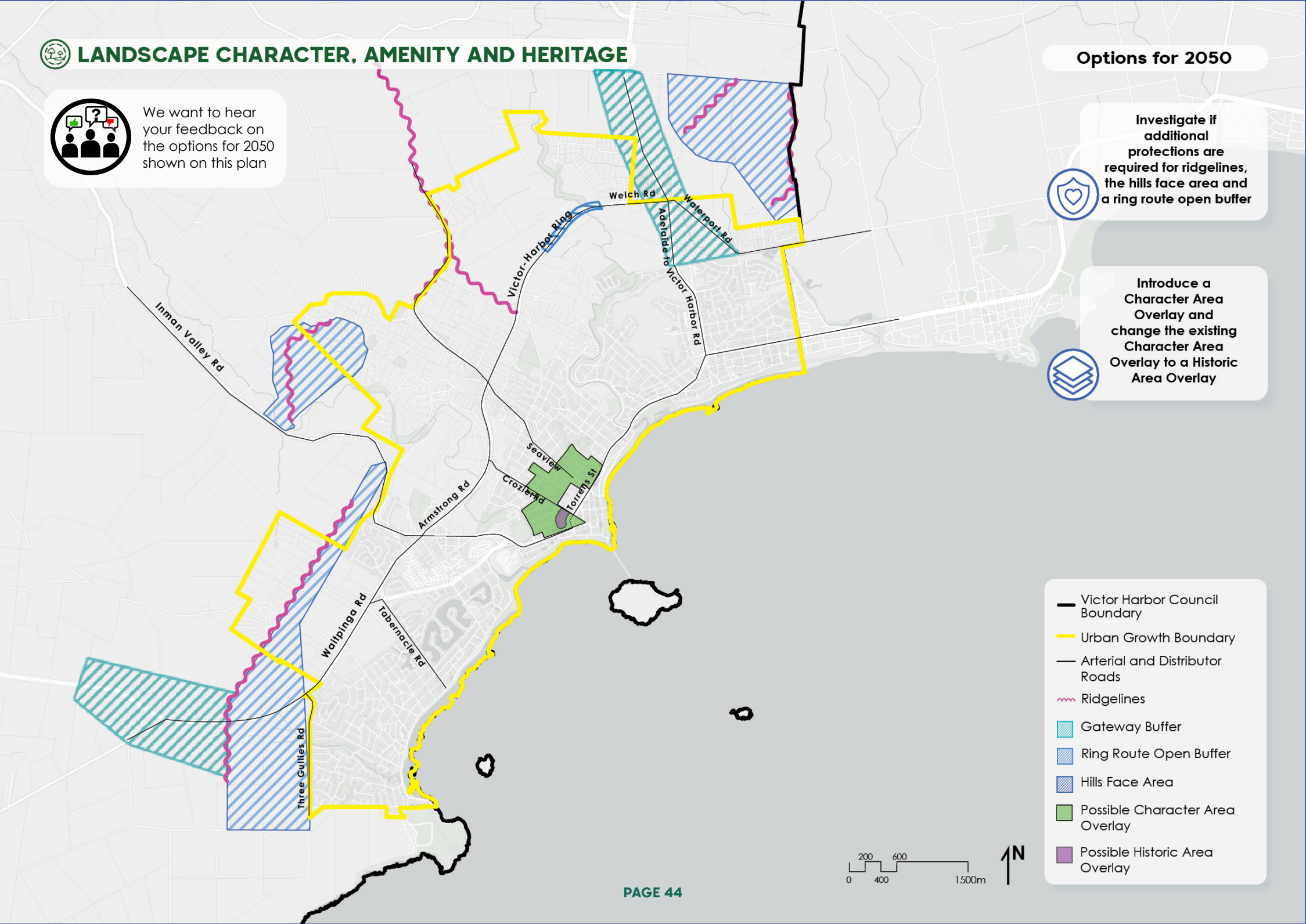
LANDSCAPE CHARACTER, AMENITY AND HERITAGE

We want to hear your feedback on the options for 2050 shown on this plan

Options for 2050

Investigate if additional protections are required for ridgelines, the hills face area and a ring route open buffer

Introduce a Character Area Overlay and change the existing Character Area Overlay to a Historic Area Overlay





HELP US PLAN FOR

Recreation and Open Space

Recreation and Open Space

What are we planning for?

The UGMS will need to plan for the increased demand for recreation facilities and open space to support increased population growth. It is expected that between 27 and 41 hectares of additional land will be needed to accommodate the demand for new facilities over the next 25 years.

How can we plan for it:

New land for recreation and open space can be created by:

- Optimising the use of existing Government owned land to provide additional facilities;
- Ensure that new developments provide land for public open space;
- Acquiring or purchasing land to provide additional facilities; and
- Repurposing facilities which are currently in surplus for facilities that are in higher demand.

The options for 2050 shows the options for the future and highlights the Government land that could be investigated for new recreational facilties and sites for new residential development which could provide some public open space.

What is Council's role?

Council acts in a broad range of roles with respect to the environment, including:

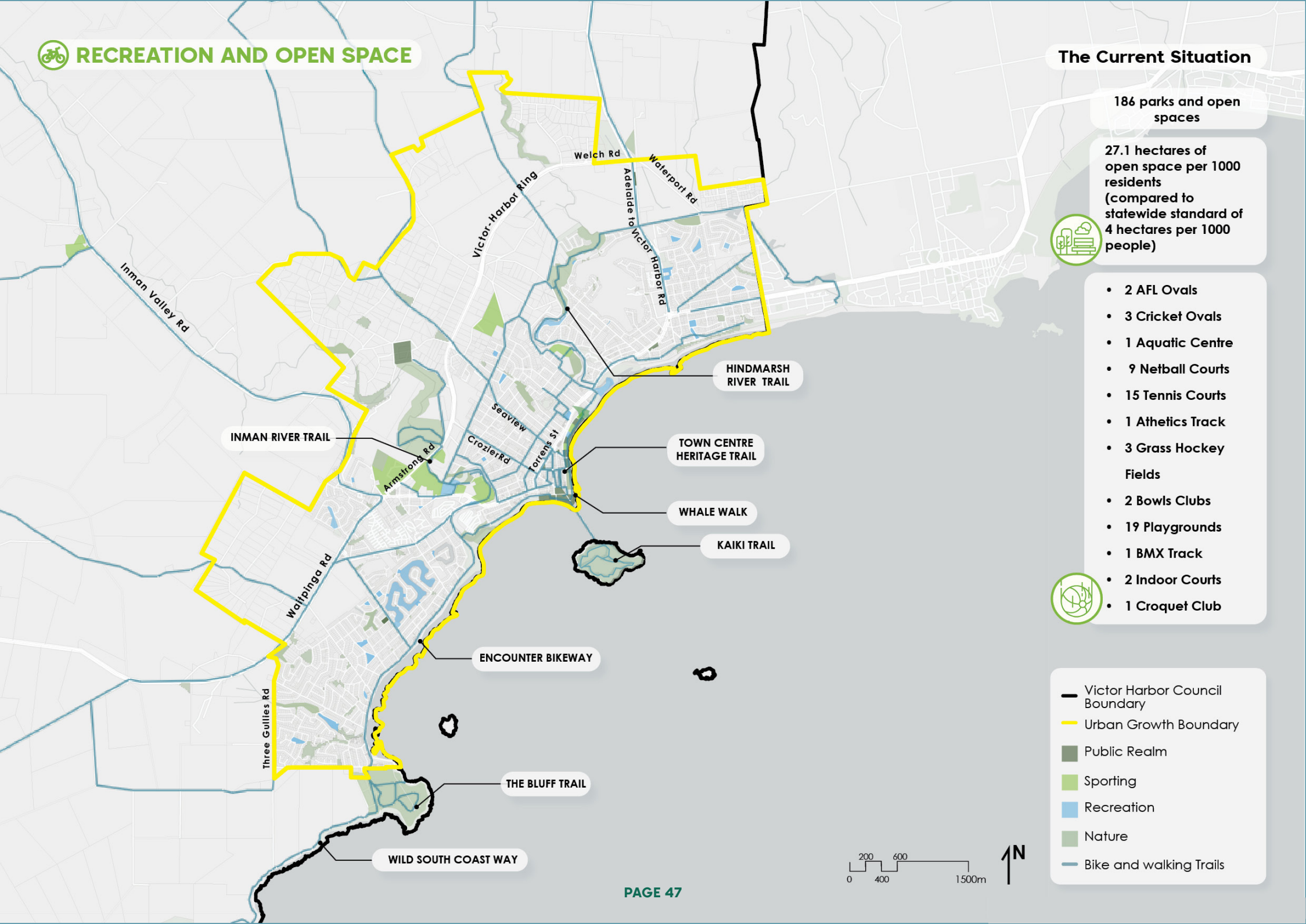
- As a leader, strategically planning for open space and recreational facilities
- As a provider and manager of open space and recreation facilities
- As an enabler, advocating for funding for new regional facilities

We want to hear:

- Your feedback on the options for 2050
- Are there any facilities that you feel are underutilised and should be re-purposed?



RECREATION AND OPEN SPACE



The Current Situation

186 parks and open spaces

27.1 hectares of open space per 1000 residents (compared to statewide standard of 4 hectares per 1000 people)

- 2 AFL Ovals
- 3 Cricket Ovals
- 1 Aquatic Centre
- 9 Netball Courts
- 15 Tennis Courts
- 1 Athetics Track
- 3 Grass Hockey Fields
- 2 Bowls Clubs
- 19 Playgrounds
- 1 BMX Track
- 2 Indoor Courts
- 1 Croquet Club

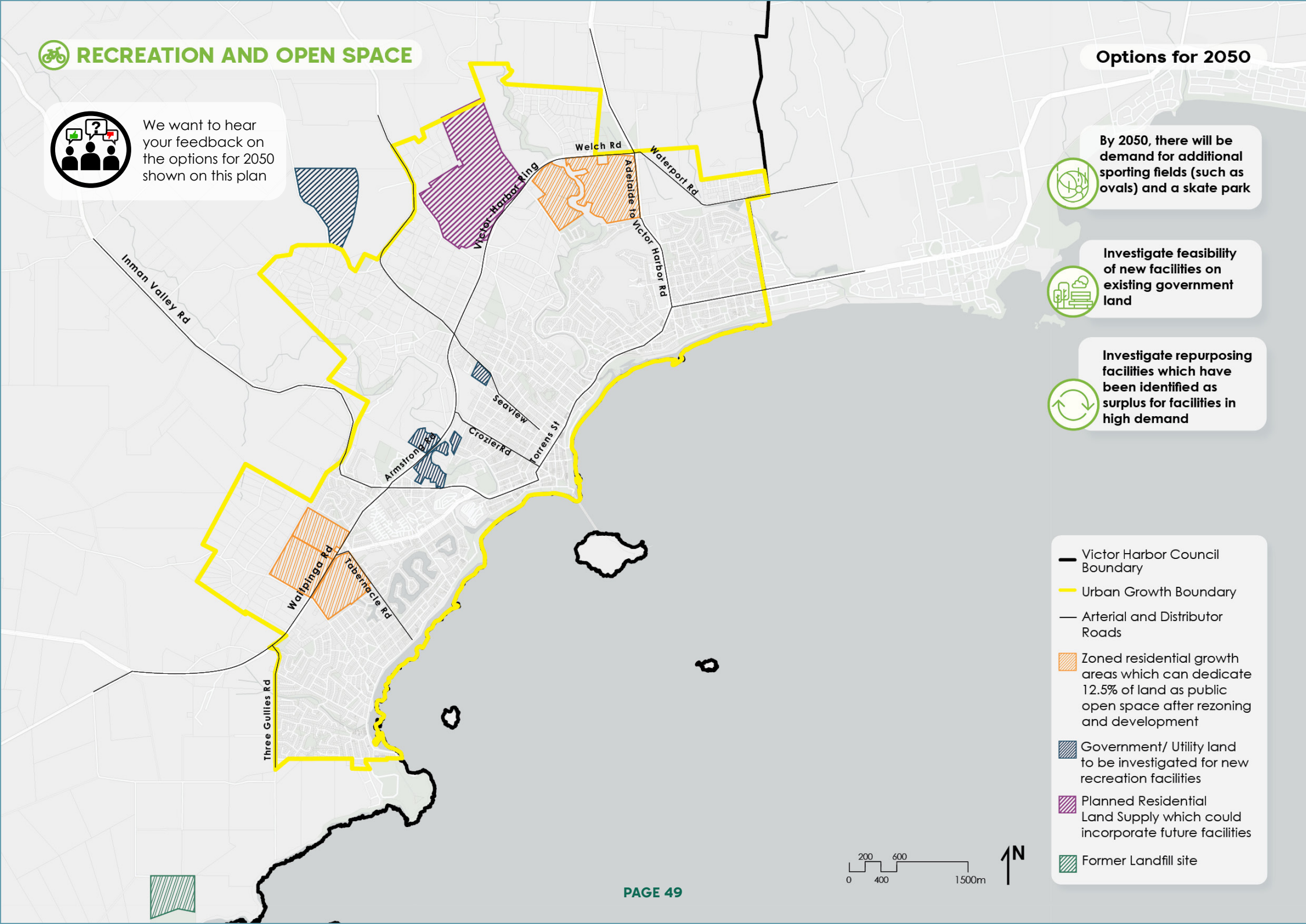
- Victor Harbor Council Boundary
- Urban Growth Boundary
- Public Realm
- Sporting
- Recreation
- Nature
- Bike and walking Trails

Recreation and Open Space

TOPIC	OPPORTUNITIES	CHALLENGES
PROVISION OF OPEN SPACE AND RECREATION FACILITIES	• Support the maintenance, conservation and diversity of open spaces for the enjoyment and benefit of the community and visitors • Ensure that land is vested for public open space when land is developed • Identify land for public open space and future sporting facilities when land is rezoned for residential purposes • Improving connectivity between open spaces and facilities • Support the hosting of events and festivals	• Ensure sufficient land and funding for new facilities to accommodate demand to 2050 • Consider repurposing of facilities that are in surplus for facilities that are in deficit • Securing funding and volunteers • Adapting to climate change • Water supply and distribution

RECREATION AND OPEN SPACE

We want to hear your feedback on the options for 2050 shown on this plan



Options for 2050

By 2050, there will be demand for additional sporting fields (such as ovals) and a skate park

Investigate feasibility of new facilities on existing government land

Investigate repurposing facilities which have been identified as surplus for facilities in high demand

- Victor Harbor Council Boundary
- Urban Growth Boundary
- Arterial and Distributor Roads
- Zoned residential growth areas which can dedicate 12.5% of land as public open space after rezoning and development
- Government/ Utility land to be investigated for new recreation facilities
- Planned Residential Land Supply which could incorporate future facilities
- Former Landfill site

NEXT STEPS

This Discussion Paper will be on consultation until 19 July 2024.

Once feedback is received, it will be summarised and will inform the preparation of the draft Urban Growth Management Strategy (UGMS). The draft UGMS is likely to be consulted on late 2024.





Glossary of Terms

BLUE WATER ECONOMY – is the term provided to the economic opportunities presented by the ocean and in the context of Victor Harbor, typically includes tourism and aquaculture.

COMMERCIAL AREAS – are areas where commercial development is expected to occur including shops, restaurants, cafes, services such as salons and gyms and health care providers such as GP clinics and specialists.

DEFERRED URBAN ZONE – is land which is zoned to safeguard it for future urban growth. This Zone limits most forms of development on the land until it is rezoned. The future development may be for residential, commercial or employment purposes.

ECO-TOURISM – refers to tourism activities, experiences and accommodation that focus on the environment and nature and leave minimal impact.

EMPLOYMENT AREAS – are areas where employment or industrial type development is expected to occur such as warehouses, storage buildings, manufacturing, industry, motor and/or crash repairs and shops for bulky goods such as hardware and furniture.

EXISTING RESIDENTIAL AREAS – are areas where residential development is expected to occur. This includes areas which are already developed with housing or areas which have already been zoned to allow for housing (i.e. may not have houses built yet, but could without needing a rezoning)

INFILL DEVELOPMENT – is the term used to describe the process of increasing the number of houses in an established residential area. This is generally achieved by demolishing an existing house and building 2 or 3 houses in its place.

INVESTIGATION AREAS – are areas that have been identified for further investigations. These investigations will inform whether they are suitable for rezoning to accommodate growth for residential, commercial or employment purposes.

NON-PRIMARY PRODUCTION PRIORITY AREA – are areas which were not considered to be of primary production significance during a mapping project undertaken by the Department of Primary Industries and Regions in 2011. These areas were identified by the Department on the basis of a range of factors relevant to sustainable primary industries development, including land capability, industry investment and land use, access to water, climatic considerations (including anticipated climate change) and any local conditions that give rural land special significance for primary production.

PRIMARY PRODUCTION PRIORITY AREA – are areas of significance for primary production or farming identified by the Department of Primary Industries and Regions in 2011. These areas were identified by the Department on the basis of a range of factors relevant to sustainable primary industries development, including land capability, industry investment and land use, access to water, climatic considerations (including anticipated climate change) and any local conditions that give rural land special significance for primary production.

RIDGELINES – are the peak of a hill.

UNIT BIODIVERSITY SCORE – is a per hectare score and consists of a landscape context score, a vegetation condition score and conservation significance score. These scores are used to determine the likely gain to be achieved from conserving an area of vegetation and is used by the Department of Environment and Water when evaluating the contribution and benefit of retaining or clearing an area of vegetation.

URBAN GROWTH BOUNDARY – is the current boundary that urban development can extend to in line with the *Planning Development and Infrastructure Act 2016*.

VISITOR ECONOMY – encompasses all of the industry sectors that contribute to or promote tourism for visitors to Victor Harbor.

References

The primary documents that have been used to guide the preparation of this Discussion Paper are referenced below:

- Biodiversity and Natural Assets Management Plan 2023-28
- City of Victor Harbor Cemeteries Review (2023)
- City of Victor Harbor Commercial and Employment Land Requirements (2023)
- City of Victor Harbor Community Plan 2030
- City of Victor Harbor Residential Land Requirements Report (2023)
- Council Area Profile 2023 (2023)
- Culture Strategy – Arts and Heritage 2022-2027
- Disability Access and Inclusion Plan 2020-2024
- Environmental Management Plan 2019-2024
- Inter War Heritage Survey (2023)
- Primary Production Priority Areas (PPPA) mapping project (PIRSA, 2011)
- Regional Public Health Plan 2022-2027
- Resilient Hills and Coasts Climate Adaptation Plan
- Social Infrastructure Assessment Report (2023)
- The Bluff Master Plan (2023)
- Victor Harbor Bicycle Strategy (2016)
- Victor Harbor Coastal Adaptation Study and Strategy
- Victor Harbor Footpath and Pedestrian Strategy (2022)
- Victor Harbor Landscape Character and Visual Impact Assessment (2023)
- Victor Harbor Mainstreet Precinct Master Plan (2014)
- Victor Harbor Mountain Bike Strategy (2021)
- Victor Harbor Residential Capital Strategic Review (2016)
- Victor Harbor Sport, Recreation and Open Space Strategy 2023-2033
- Victor Harbor Township Heritage Review (2021)
- Victor Harbor Traffic Movement and Car Parking Strategy (2017)
- Victor Harbor Tree Management Strategy
- Victor Harbor Watercourses Floodplain Mapping Study (2019)