FUTURE URBAN

ENGAGEMENT SUMMARY

URBAN GROWTH MANAGEMENT STRATEGY

DRAFT UGMS PHASE TWO ENGAGEMENT – OCTOBER TO DECEMBER 2024

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Document Control

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V1	Draft Summary	KGH	11.02.2025
V2	Updated with open day numbers	KGH	1.04.2025

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HOW WE ENGAGED

Engagement on the draft Urban Growth Management Strategy (UGMS) was undertaken between 17 October 2024 and 11 December 2024.

During this period, we sought feedback from the community and key stakeholders through:

- Community Open Days held at the Civic Centre on 14 and 16 November; and/or,
- Making a written submission.

The draft UGMS and supporting documents were available on Council's Have Your Say page.

The engagement activities were advertised through direct letters to more than 1,200 properties, Council's social media, Council's newsletter and by direct email to key stakeholders.

WHO WE HEARD FROM

Over the engagement period, more than 100 people or organisations provided feedback on the draft UGMS, including:

- 141 people registered to attend the Community Drop In Sessions
- 92 written submissions

In relation to the submissions received,

- 58 submissions / 63% were from people directly affected by an action in the draft UGMS, and most were in the Rural Living Zone
- 2 submissions were from environmental organisations
- 21 submissions were from local residents (excluding those who were directly affected)
- 5 submissions were from State Agencies
- 5 submissions did not disclose whether they were local or otherwise
- 1 submission was from a resident of Alexandrina Council

The community open days provided an opportunity for the community to ask questions and express feedback to Council staff and the consultant team. A combined team of 7 people, including 4 qualified and experienced planners, were available to answer queries and explain the draft UGMS and attendees were encouraged to capture their feedback with sticky notes and coloured dots representing support (green) or concern (red) with aspects of the draft UGMS. Images of the boards, including the feedback captured, following the consultation are included in **Appendix 1**.

WHAT WE HEARD

The key feedback and new suggestions for the draft UGMS are summarised for each of the principles of the draft UGMS below.

A detailed summary of all feedback received is provided in **Appendix 2**.

A copy of all submissions, with personal contact details redacted, is provided in **Appendix 3**.

Vision	
The Strategy includes the following vision for the City of Victor Harbor: *The City of Victor Harbor is a place of choice to live, work, invest and visit*	
Feedback	**Key Suggestions for the UGMS**
• 17 submissions indicated support • 2 submissions did not support • 7 submissions suggested this aspect needs more work	• Suggested referring to Victor Harbor being a place of beauty
Changes for Further Discussion	
• No changes are recommended, given there was general support for this aspect of the draft UGMS	

Principle 1

Housing supply meets the needs of our community

Feedback on Key Aspects of the draft UGMS	Key Suggestions for the UGMS
Submissions • Mixed feedback relating to: » Victor Harbor growing to the north (8 in support, 10 do not support) and » the preparation of a Structure Plan for the Deferred Urban land (11 in support, 5 do not support and 14 indicated needs work) • Strong response to the proposal to investigate the minimum allotment size in rural living areas (13 in support, 26 in opposition) • Landowners along Inman Valley Road advocated for the consideration of urban growth along Inman Valley Road (2 submissions) Community Open Days • Several people expressed concern regarding the expansion to the north. Some concern related to the provision of infrastructure, some related to the impact of the approach into Victor Harbor and some were generally uncomfortable with any growth for Victor Harbor. Many people reinforced this concern when discussing the actions relating to Principle 2 board, which shows the expansion of the urban growth boundary to the north. • The proposal to investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area received a large amount of feedback. Many communicated a strong opposition to the proposal and few (generally situated within the central rural living area) indicated support.	• Consider the role of place making for new development and public spaces and within the UGMS • Contemplate growth along Inman Valley Road • Not all rural living areas should be investigated for reduced allotment sizes • Provide a definition of very low density to make the densities and intent of Map 8 clearer

Changes for Further Discussion

- Analyse each of the size rural living areas independently and identify and/or remove actions based on each areas context, constraints, existing allotment size and proximity/connectivity to the Victor Harbor centre and the ability for these areas to attract young families
- Consider the implications of the Greater Adelaide Regional Plan on housing growth, including:
  - » Increasing the priority of the Structure Plan (particularly if it could delivery commercial outcomes referred to in Principle 2).
  - » growth along Inman Valley Road.
- Add a definition for very low density

Principle 2 Our economy is productive, prosperous and attracts investment	
Feedback on Key Aspects of the draft UGMS	**Key Suggestions for the UGMS**
Submissions • General support for this principle (19 submissions in support) • Some support for investigating if there is demand for shopping facilities at Encounter Bay (12 submissions in support, 7 that do not support) • Mixed feedback relating to the rezoning of land along Waterport Road for commercial purposes (12 in support, 10 in opposition), noting that the owners of the land did not support the rezoning of the land for commercial purposes • General support for expanding the existing industrial area on Waterport Road to the north and west (15 – 16 in support, and 4-5 in opposition), with support from the land owners that abut the existing industrial area Community Open Days • Most feedback in relation to the economy was general or anecdotal in nature regarding the activation of the town centre. • Some opposition was expressed for the rezoning of land along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes. Concerns relating to this action were raised in relation to parking, traffic and sightlines along Waterport Road. The preservation of the existing Local Heritage Place was also noted as well as managing the flood plain that affects the land to the south of Waterport Road.	• Need to encourage businesses that employ 30 to 50 people • Focus on service industries • Need more diverse offerings on the main street • Consider 'right to farm' policy to protect our primary producers
Changes for Further Discussion	
• Consider the impact of landowners' position with respect to rezoning land for commercial purposes in the short term, and whether alternative options exist (such as the Deferred Urban Zone) • Revisit the need for investigating the demand for a larger centre at Encounter Bay (i.e., is the allotment recently approved, large enough, having regard to the catchments within the draft Greater Adelaide Regional Plan) • Consider refining objective 2.5 and corresponding actions and targets to improve protection for priority primary production areas and producers	

Principle 3

Services and infrastructure meet demand and are reliable and efficient

Feedback on Key Aspects of the draft UGMS	Key Suggestions for the UGMS
Submissions • General support for the principle and key actions relating to Principle 3 • Two of the landowners identified within areas to be rezoned to the Community Facilities Zone are not supportive • SA Water advised that the State government population projections indicate that the Myponga Water Supply System will need an additional 7.0 GL of water supply. The Metro South Water Master Plan and Victor Harbor Sewer Master Plan are due to be completed first quarter of 2025. Community Open Days • Accessibility of healthcare and specialists was raised as an issue for numerous people. Solutions provided included highlighting the demand for specialists in Victor Harbor and undertake marketing to make Victor Harbor attractive to healthcare professionals. • Several people suggested decreasing the speed limit along the Ring Route between Days Road overpass and Crozier Road intersection from 100km/h to 80 km/h. • Better public transportation links to Adelaide, particularly due to the number of people over 55 needing access to specialists in Adelaide. • There was mixed feedback on driverless cars at the community open days. Some indicated support as a means of transport for people who are unable to drive, whilst some indicated they were not supportive of driver-less technology.	• Commit to exceeding the World Health Organisation recommendation of 0.5 to 1 ha of public green space within 300 metres of residential areas, to foster physical and mental wellbeing through easy access to nature • Create opportunities for mountain biking in the hills areas • Advocating for Adelaide to Victor Harbor Road to be widened from McLaren Vale • Advocate for improved public transport links between Adelaide and Victor Harbor • Consider how the Council can support a more circular economy from a waste perspective • Extend the Open Space Zone further north along Inman Valley River (beyond the current urban growth boundary)

Changes for Further Discussion

- Consider including the WHO's target for public green space within the UGMS
- Integrate key actions of the Mountain Bike Strategy into the UGMS
- Review the benefit / priority for rezoning land to the Community Facilities Zone
- Advocate for improved public transport connections to the Fleurieu Peninsula
- Consider extending the Open Space Zone further north along Inman Valley River (beyond the current urban growth boundary)

Principle 4 Our environment is protected and enhanced	
Feedback on Key Aspects of the draft UGMS	**Key Suggestions for the UGMS**
Submissions • There was consistent support for the principle and key actions relating to the environment. • In relation to the tree canopy, a number of submissions recommended a minimum target of 30%. • In relation to wildlife corridors, many recommended that these are a minimum of 50 metres along the rivers. [2] Community Open Days • Most objectives and actions relating to the environment received support. There was support for increasing biodiversity through prioritising native species, creating corridors and ensuring that private land is also considered for Council's biodiversity score. • Several suggestions were made in relation to improving the Strategy, which are included in the 'Key Suggestions' column to the left.	• Setting a target for green spaces or green infrastructure, and ensuring that they apply to aged care • The Strategy should mention the economical and health benefits of the environment • Consider protecting Nangawrooka Garden (opposite Urimbirra Wildlife Park) • Consider connecting Morgan Park to Hindmarsh River bike track • Recognising that shrubs and ground covers are also important for biodiversity (not just trees) • Adding a 'nature positive' goal[1]. • Additional action - Identify opportunities for Native Vegetation Heritage Agreements to protect biodiversity on Council land • Add action relating to Objective 4.2 - potentially referencing the application of the mitigation hierarchy (avoid, minimise, rehabilitate/restore, offset) • Add action for objective 4.3 - identify areas of conservation value and develop plans to protect and enhance them and investigate areas for potential off-sets / land that may generate credits and nominating this on the credit register • Integrate indigenous knowledge and practices into land management as supported by the Hills and Fleurieu Landscape Plan 2021-2026 • Promote water sensitive urban design, and consider applying the Stormwater Management Overlay to promote this • Establish a section 41 Victor Harbor Council Environmental and Climate Emergency Committee to develop an Environmental and Climate Emergency Strategic Plan • Implement cat management strategies to protect wildlife

[1] Nature positive goals relate to returning to previous levels of quality and quantity of vegetation and net biodiversity gains.
[2] Is should be noted that opportunities to increase the Open Space Zone along these rivers have been considered and identified as an action within the draft UGMS

Principle 4 Our environment is protected and enhanced
Changes for Further Discussion
• Consider a target for green spaces, in addition to tree canopy • Consider a 'nature positive' target (returning to previous levels of quality and quantity of vegetation / net biodiversity gains) with actions including protective measures and active restoration efforts. For example, action could include ensuring building and infrastructure. • Consider an additional action for identifying opportunities for Native Vegetation Heritage Agreements to protect biodiversity on Council land • Consider adding an action relating to Objective 4.2 - potentially referencing the application of the mitigation hierarchy (avoid, minimise, rehabilitate/restore, offset) • Add action for objective 4.3 - identify areas of conservation value and develop plans to protect and enhance them and investigate areas for potential off-sets / land that may generate credits and nominating this on the credit register • Consider adding an action in relation to the Stormwater Management Overlay • Add reference to the economical and health benefits of the environment.

Principle 5 Our landscape character and heritage is celebrated and retained	
Feedback on Key Aspects of the draft UGMS	**Key Suggestions for the UGMS**
Submissions • There was clear support for the principle and key actions • In relation to the Gateway Overlay, it was recommended that this be increased to a minimum of 30 metres	
Community Open Days • Mixed feedback was received in relation to the introduction of a Historic Area Overlay and Character Area Overlay in central Victor Harbor, with some supporting it and others opposing it. Opposition was generally due to concerns that these Overlays would prevent new development such as improvements to their property or ability to subdivide. • In relation to gateways, people wanted to ensure that these were wide and could act as wildlife corridors. Some indicated that 50 to 100 metres was desirable. • Most people were supportive of increasing protections for hills face areas.	• Ensure that the Strategy recognises the region's cultural importance to the Ngarrindjeri, Ramindjeri and Peramangk First Nations peoples • Include Crozier's Hill and areas beyond the urban area when seeking to protect the areas of high scenic value around Victor Harbor
Changes for Further Discussion	
• Consider including Crozier's Hill and areas beyond the urban area when seeking to protect the areas of high scenic value around Victor Harbor • Review the extent of the Gateway Overlay and areas where it could/should be expanded	

Principle 6 Council's long term financial sustainability is not compromised by urban growth	
Feedback on Key Aspects of the draft UGMS	**Key Suggestions for the UGMS**
Submissions •	• Focus spending on projects with an acceptable return on investment and support private investment opportunities that could increase income and assist with financial sustainability. • Consider a levy for vacant dwellings or dwellings being used for tourist accommodation
Community Open Days • No notable feedback was received in relation to this principle at the community open day.	
Changes for Further Discussion	
• Consider a levy for vacant dwellings or dwellings being used for tourist accommodation	

APPENDIX 1. COMMUNITY OPEN DAY BOARDS

What is an Urban Growth Management Strategy

The population of Victor Harbor, and the surrounding suburbs, is expected to grow by approximately 8,000 people over the next 25 years. It is important that we manage growth over this period to remain a thriving community with a strong economy, without losing the character that makes Victor Harbor unique.

To do this, the City of Victor Harbor is embarking on a review of its Urban Growth Management Strategy (UGMS) to guide growth to 2050.

THE CITY OF VICTOR HARBOR WANTS YOU TO HAVE YOUR SAY ON IT'S PLAN FOR THE FUTURE

Earlier this year we heard from the community and key stakeholders about the opportunities, challenges and options for Victor Harbor to 2050. A report detailing what we heard is available for download at: www.yoursay.victor.sa.gov.au/ugms

Since hearing the community's feedback, we have prepared a draft Urban Growth Management Strategy which seeks to put what we heard into practice. It includes six overarching principles and a series of actions which seek to deliver on these principles.

We would like to hear your feedback on the Strategy and specifically, tell us your thoughts on where Victor Harbor should grow.

Scan the QR code to download a copy of the Victor Harbor Urban Growth Management Strategy and have your say today!

Alternatively, visit www.yoursay.victor.sa.gov.au or collect a hard copy consultation kit from the City of Victor Harbor Civic Centre (1 Bay Road, Victor Harbor).

Victor Harbor has signed up to become a SMART city. We do not need it. We need to get out of this alignment

What is the process?



How will it affect decision making?

How much of 'Smart' city management plan has already been implemented? What is planned for the future?

Is GARP having any influence of these expansions. Are their fundings through research being implemented.

The Urban Growth Management Strategy (UGMS) will form one of Council's long term strategic [illegible] that will assist with the Council with strategic decision making. The following diagram outlines the city of Victor Harbor's strategic planning framework.



The new UGMS will guide Council's decision making that relates 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 resdential 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.

Principle 1:
Housing supply me… ne… our community

Show us which actions you **support** with a **green dot**
and which acti… …ort with a **red dot**



Objectives	Target	Actions	Priority
1.1 - There is an adequate supply of residential land that meets demand	Maintain between 15 and 25 years of land that is zoned to support housing	1.1A - Monitor the construction of new dwellings and remaining supply to identify when land should be rezoned for residential purposes	Ongoing
		1.1B Prepare a Structure Plan for the current Deferred Urban Zone that considers the Guiding Aspirations shown on **Map 3**	Short
		1.1C - Undertake a Code Amendment to rezone land to reflect the Structure Plan (following Action 1.1B)	Medium
	The UGMS identifies residential land supply for a minimum of 25 years	1.1D - Identify residential land for the next 30 years, to ensure that changes to the Environment and Food Production Area occur ahead of need (shown as Future Deferred Urban Zone on **Map 2**)	Short
		1.1E - Advocate for change to the Environment and Food Production Area to accommodate the Future Urban Growth boundary shown on **Map 2**	Ongoing
		1.1F - Rezone land within the Future Deferred Urban Zone (shown on **Map 2**) to the Deferred Urban Zone, after the completion of Action 1.1E	Medium
		1.1G - Prepare a Structure Plan for the Future Deferred Urban Zone which details land use, density, open space, connectivity and infrastructure	Medium
1.2 - New housing delivers a variety of options in terms of type, size and tenure to respond to: • the needs of our community, through all stages of life, and • the desire to attract young families	A minimum of 15% of new housing comprises: • dwelling forms other than detached dwellings; or • residential allotments less than 300 square metres in size	1.2A - Ensure that future Code Amendments for residential purposes propose Zones that encourage a variety of housing types and sizes that results in inclusive housing outcomes	Ongoing
		1.2B - Support policy reform that encourages housing diversity and modernises policy relating to retirement living[3] [3] The State Planning Commission has initiated an Accommodation Diversity Code Amendment and a Future Living Code Amendment which both seek to make policies that support housing diversity	Ongoing
1.3 - Infill development occurs at a: • Medium density in areas that are close to services (within 400 metres of centres) • Low density in rural living areas	A minimum of 30% of new housing is created through infill development	1.3A - Investigate rezoning land within the Rural Living Zones to support infill development (shown as low density infill development investigation area on **Map 2**)	Medium
		1.3B - Review the outcomes of the Future Living Code Amendment (once implemented) and investigate a Code Amendment to introduce the Co-Located Housing Overlay[4] to existing residential areas [4] The Co-located Housing Overlay is a new overlay which will be introduced by the Future Living Code Amendment	Short
1.4 - Urban growth results in an orderly, integrated, and efficient settlement pattern which is sequenced in a logical way	Rezoning of land within the Deferred Urban Zone is supported by a Structure Plan. Structure Plans detail land use, density, open space, connectivity and infrastructure. Growth areas are contiguous with the existing urban area	1.4A - Ensure that Code Amendments proposing to rezone land within the urban growth boundary result in an orderly, integrated and efficient settlement pattern (or demonstrate how this can be achieved)	Ongoing
		1.4B - Amendments demonstrate that growth areas subject to a rezoning are consistent with this objective	Ongoing
1.5 - Urban Growth Areas are not located in areas that are exposed to a high hazard risk, including the effects of bushfire, drought, flooding and heatwaves.	Urban Growth Areas occur in areas with a low to moderate risk of hazards	1.5A - Monitor Code Amendments undertaken by the State Government in relation to hazard mapping and their findings in relation to the Future Deferred Urban Zone shown on **Map 2**	Ongoing

Tells us your thoughts on a sticky note.
We want to know what you think would make the draft Strategy better.

?

Principle 1:
Housing supply me … nee … r co

Show us which actions you **support** with a **green dot**
and which acti… …ort with a **red dot**

MAP 2 - P… …TIONS

Existing Supply

- Up to 4100 allotments
- 20 to 25 years supply
- Expected to be exhausted by 2044 - 2049
- Additional land will need to be rezoned for residential purposes no later than 2029

+

…rrent Deferred Urban Zone

- Up to 2400 allotments, subject to Structure Plan
- Additional 9 to 15 years supply
- Expected to be exhausted between 2053 and 2064

+

…ture Deferred Urban Zone

- Potential to accommodate residential development, subject to structure planning

Victor Harbor Council Boundary
Urban Growth Boundary
Future Urban Growth Boundary
Arterial and Distributor Roads
Existing Residential Land Supply Areas
Low Density Infill Development Investigation Area (Rural Living) (Action 1.3A)
Future Deferred Urban Zone (Action 1.1F)
Current Deferred Urban Zone - Prepare Structure Plan (Action 1.1B) and undertake a Code Amendment (Action 1.1C)
N

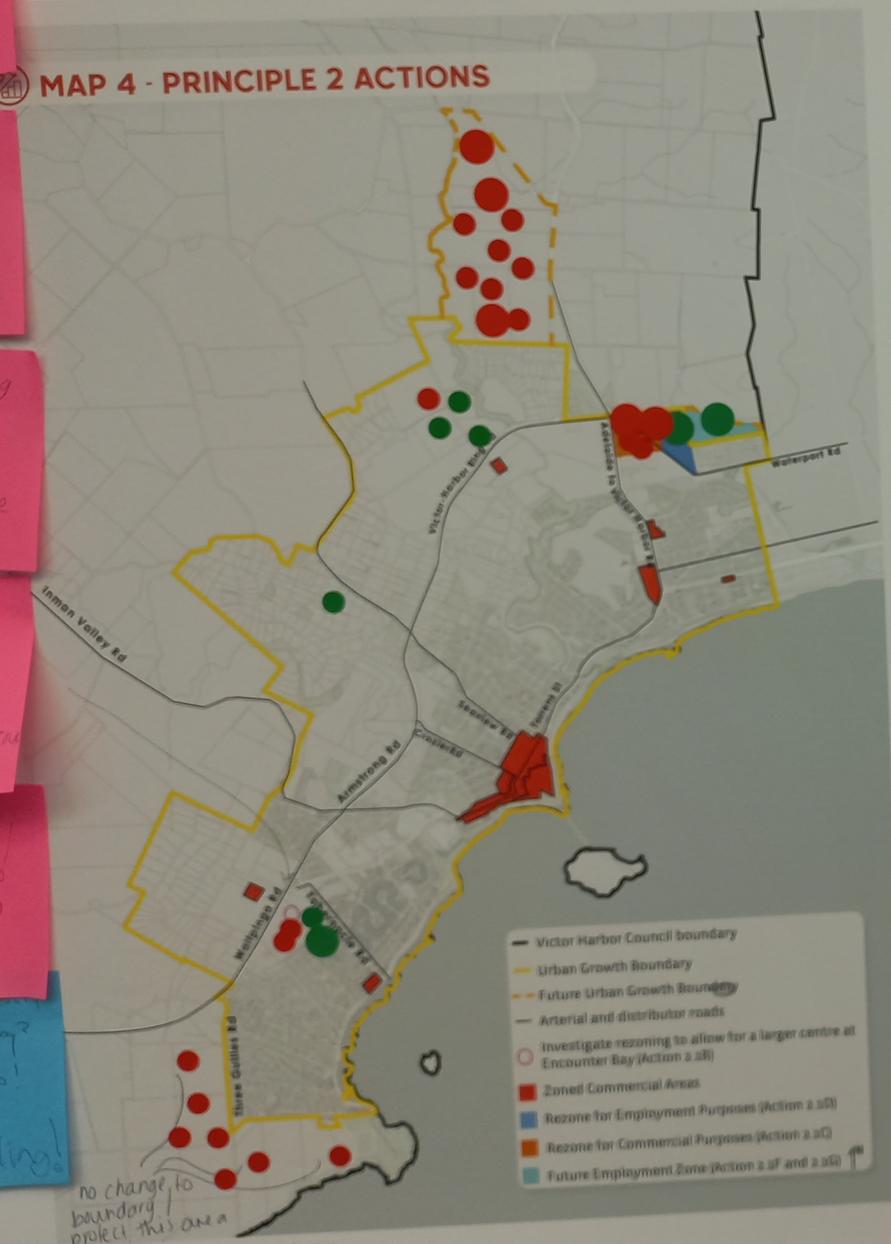
Inman Valley Rd
Armstrong Rd
Three Gullies Rd
Tabernacle Rd
Wellington Rd
Waterport Rd
Nature veg
Fire hazards
* No more growth
* No change
Ditto QT
Keep min at a minimum of 2 ha
Support only for minor increase in lots
Support for 8,000m² Minimum lot sizes
Many larger blocks are ready for sub division right now so house could be on it in 12-24 months.
Many bigger blocks owners already struggle to manage it as too big for "rural living" Allowing smaller lots will help to maintain size.

Principle 2:
Our economy is productive, prosperous and attracts investment

upgrade Waitpinga Road to make it safer

ow us which actions you **support** with a **green dot**
d which actions you **don't support** with a **red dot**

MAP 4 - PRINCIPLE 2 ACTIONS



MAP 4 can be found on page 31 of the draft Strategy

* Issues with parking ~~along~~ + traffic along Waterport Rd
* Preservation of the Local Heritage home

* Sightlines along Waterport Rd are problematic & particularly due to slope

~~Flood~~ Flood plain through the School land
→ Crows nest waterway flows through school land

No growth / change to ~~the~~ the boundary to the south
I agree

Lane way to Encounter Bay?
Lane way to Bowling!
Bowling
Tennis
bowling!

no change to boundary protect this area

Objectives	Target	Actions	Priority
2.1 - There is an adequate supply of commercial and employment land	Maintain a minimum 15-year supply of land that is zoned for commercial and employment land uses	2.1A - Monitor the consumption of employment and commercial land to identify when land should be rezoned	Ongoing
		2.1B - Investigate whether there is demand for a larger centre at Encounter Bay and if so, undertake a Code Amendment (shown on **Map 4**)	Short
		2.1C - Rezone land for commercial purposes (shown on **Map 4**)	Short
		2.1D - Rezone land for employment purposes (shown on **Map 4**)	Short
	The UGMS identifies commercial and employment land supply for a minimum of 25 years	2.1E - Identify commercial and employment land for the next 30 years, to ensure that changes to the Environment and Food Production Area occur ahead of need (shown as Future Employment Zone on **Map 4**)	Short
		2.1F - Advocate for change to the Environment and Food Production Area to accommodate the Future Employment Zone (shown on **Map 4**)	Short
		2.1G - Rezone land within the Future Employment Zone (shown on **Map 4**) to the Employment Zone, after the completion of Action 2.1F	Medium
2.2 - Provide for long term, sustainable and diverse employment choices across a wide variety of sectors, leveraging the Region's existing and future infrastructure and industries, with a particular focus on the growth of the following sectors: • Health • Construction • Professional Services • Tourism and the Visitor Economy • Blue Water Economy	Achieving the Measures of Success within the Investment Attraction Strategy	2.2A - Implement the actions within the Investment Attraction Strategy	Ongoing
2.3 - Support evolving and emerging employment sectors and industries and support the retention and expansion of existing businesses, as well as external investment into Victor Harbor.			
2.4 - Further investment and business activity, including tourism, is supported through measures that enhance the streetscape, built form and character of the urban centre to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.	Achieving the Measures of Success within the Investment Attraction Strategy and the Economic Development Strategy	2.4A - Implementation of the actions in the following Master Plans: • Victor Harbor Mainstreet Precinct • Victor Harbor Town Centre • Victor Harbor Railway Precinct • The Bluff	Ongoing
2.5 - Prevent unreasonable encroachment onto Priority Primary Production Areas	Priority Primary Production Areas are retained within the Rural Zone, , except for the Future Deferred Urban Zone (**Map 8**)		

Tell us your thoughts on a sticky note

We want to know what you think, would make the plan

?

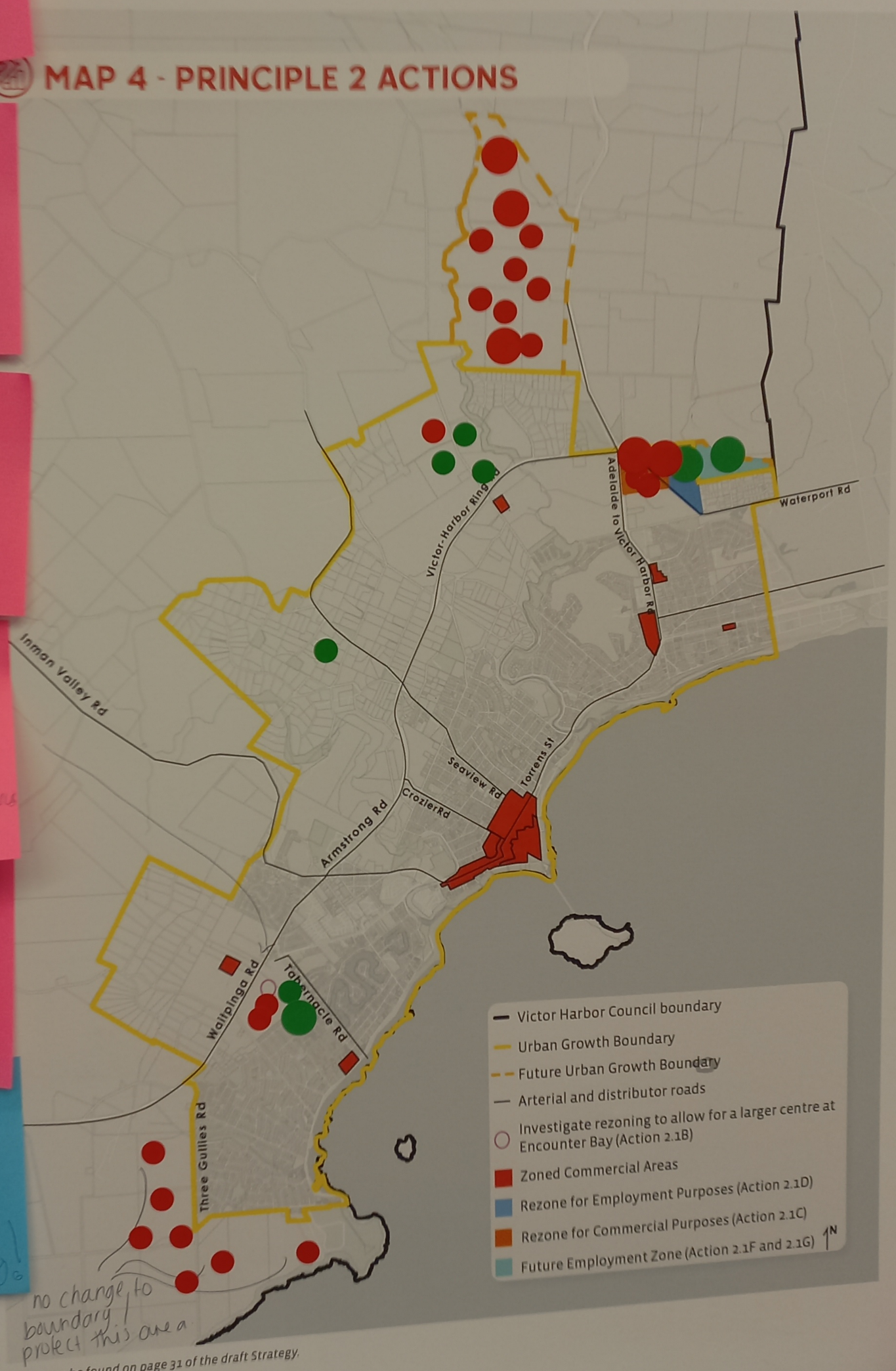
Complete address/ postage for farmers

Principle 2:
Our economy is productive, prosperous a

ow us which actions you **support** with a **green dot**
d which actions you **don't support** with a **red dot**

upgrade workshops
Good to work
& safe

MAP 4 - PRINCIPLE 2 ACTIONS



MAP 4 can be found on page 31 of the draft Strategy.

* Issues with parking along + traffic along Waterport Rd
* Preservation of the local heritage here

* Sightlines along Waterport Rd are problematic & particularly due to slope

Flood plain through the school land
Crows nest waterway flows through school land

No growth / Change to the boundary to the south
I agree.

in Enc. Bay?
Long overdue! Bounce 10pin bowling!

no change to boundary / protect this area

Consider additional for

ciple 3:
es and infrastructure meet dem… ficient

Show us which actions you **support** with a **green dot**
and which actions you **don't support** with a **red dot**

MAP 5 - PRINCIPLE 3 ACTIONS



MAP 5 can be found on page 37 of the draft Str…

Target	Actions	Priority
Community Infrastructure		
3.1 - Delivers strong … dations and supports improved health and wellbeing outcomes by providing essential facilities and services infrastructure to meet the needs of the local community, including the ageing population, children and people with disabilities.	Social infrastructure provision provided by Council meets the benchmarks outlined in Appendix 3 – Social Infrastructure Benchmarks	3.1A - Rezone land for commercial purposes (shown as planned commercial areas on **Map 4**) (related to Action 2.1B) — Short 3.1B - Protect existing co…unity facilities and facilitate their expansion by rezoning land to support these uses shown on **Map 5** — Short - Medium 3.1C - Address demand for social infrastructure provided by Council, including: • Community and youth centres • Libraries • Arts and Culture Centre • Cemetry — Short - Medium 3.1D - Advocate for investment in childcare within Victor Harbor, particularly in relation to birth to 12 month and 1-3 year age child care places — Ongoing 3.1E - Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic or similar, aged care and emergency services + specialists — Ongoing 3.1F - Identify land within the current Deferred Urban Zone (**Map 2**) for a future school site as part of the Structure Plan (related to Action 1.1B) 3.1G - Advocate for core Government services such as Service SA to establish in Victor Harbor 3.1H - Join the World Health Organisation's Global Network for Age-friendly Cities and Communities
3.2 - Residential growth areas provide a range of functional open space and recreation opportunities to service the needs of residents, including provision of and/or contribution towards a range of local, district and regional parks.	A minimum of 12.5% of public open space is provided for all developments exceeding 20 allotments The provision of sporting facilities occurs in line with the benchmarks outlined in Appendix 4 – Sporting Facility Benchmarks	3.2A - Ensure that appropriate land is vested with the council for the purpose of public open space when land is … 20 or more allotments 3.2B - Investigate the feasibility of situating recreational facilities on Government and utility owned land 3.2C - Investigate the repurposing of facilities which are surplus to need for facilities that are in deficit[2] 3.2D - Open space funds are directed to appropriate open space outcomes — …going
Physical Infrastructure and Utilities		
3.3 - Infrastructure and service networks are provided in a coordinated, environmentally responsible and cost-effective sequence, including the adequate provision of: a) Water supply b) Wastewater c) Transport networks d) Stormwater infrastructure e) Open space and recreation facilities f) Community facilities g) Electricity h) Waste collection and management i) Telecommunications	Infrastructure is provided ahead of need	3.3A - Investigate the infrastructure requirements to facilitate the rezoning of land for commercial and employment purposes (shown on **Map 5**) — Short 3.3B - Investigate the infrastructure requirements inform the preparation of a Structure Plan for the Deferred Urban Zone (shown on **Map 5**) (related to Action 1.1B) — Short 3.3C - Advocate through regular communication with service providers about growth within Victor Harbor to ensure that providers continuously improving and are strategically planning for infrastructure within Victor Harbor — Ongoing 3.3D - Investigate infrastructure requirements for the Future Deferred Urban Zone — Medium 3.3E - Investigate the infrastructure requirements needed to facilitate low density infill development within the Rural Living Areas (shown as the low density infill development investigation area on **Map 2**) — Medium
The impacts of flooding within Victor Harbor are reduced through water sensitive urban design and ensuring stormwater management systems are designed to account for rainfall events which will occur at a greater intensity as our climate changes	New development does not exacerbate existing flooding	3.4A - Ensure that developments are designed to mitigate adverse impacts downstream — Ongoing 3.4B - Advocate for improvements to the Planning and Design Code relating to water sensitive urban development — Ongoing
Transport and Connectivity		
3.5 - Support new residential areas with high quality roads, footpaths and an active transport network which provide access to employment, community facilities, schools, childcare centres, local shops and services	All new development is connected into Council's existing footpath and bicycle network	3.5A - Ensure that new development connects into existing transport networks and is safe and convenient, consider new action regarding increasing transport options — Ongoing 3.5B - Advocate for the construction of a river crossing as part of any future development of the land at Hindmarsh Valley (as shown on **Map 5**) in accordance with Concept Plan 106 Hindmarsh Valley in the Planning and Design Code — Ongoing 3.5C - Investigate installing Pedestrian Activated Crossing along Adelaide-Victor Harbor Road (shown on **Map 5**) — Ongoing
3.6 - Adapt to improvements in technology, particularly in relation to communications		3.6A - Investigate opportunities to integrate Artificial Intelligence into the monitoring and reporting on Council strategies — Ongoing 3.6B - Monitor opportunities to trial driver-less technology within the City of Victor Harbor — Ongoing
3.7 - Ensure the protection of the South Coast Freight Route	Retention of the existing speed limit along the freight route	3.7A - Ensure that any rezoning of the Planned Residential Land Supply (see **Map 2**) or the Planned Rezone areas for commercial/employment purposes (see **Map 3**) ensures that access is minimised to the South Coast Freight Route (via a Concept Plan) — Ongoing
3.8 - There is sufficient and adequately located car parking to support the businesses within the Victor Harbor Central Business District		3.8A - Investigate opportunities for the future development and management of a multi-deck carpark in McKinlay Street and the opportunities that this may unlock for other sites[3] — Medium

[1] These facilities are identified in Council's Recreation and Open Space Strategy
[2] For example: unlocking the potential for the Esplanade Car Park to be repurposed for another use

Tells us your thoughts on a sticky note.
We want to know what you think would make the draft Strategy better.
?

CHILDCARE without it
No DOCTORS
No NURSES
No DENTISTS
No TEACHERS and the list goes on

Victor Harbor Roads are too Congested now.

Not enough infrastructure
No public transport
Not enough medical facilities

Bushfire Last Resort?
↳ Where will this go?

Consider alternate routes for emergency

Safety of roads with aging population

Additional community facilities down South

Introduce self drive cars to support the transport needs of people no longer able to drive

exits on Armstrong Rd

Road upgrades to improve traffic flow

WITH SO MANY OVER 55's DEVELOPMENTS ALREADY UNDERWAY THE GROWTH STRATEGY NEEDS TO REVISIT PUBLIC TRANSPORT - THOSE RESIDENTS BY 2035 SO WILL NEED PUBLIC TRANSPORT

How much of the "Smart" City Plan has been implemented? How much is planned into the future? As a resident I am …

Move library back to the Main Street. Dentist Surgery now vacant + Chemist shop opposite. It will revitalise the Main Street

Make VHarbor attractive to Local/rural professionals

THE INCREASE IN RAIN "BOMBS" IS PAUPABLE STORM WATER WILL HAVE INCREASED RUN-OFF WITH SUCH A SIGNIFICANT HARD COVER INCREASE - THIS NEEDS TO BE MADE IT …

GEO. UNDERTAKE A SURVEY OF TERTIARY REFERRALS BY GPs TO ADELAIDE CONSULTANTS PUBLIC PRIVATE

Retirement living developments must have improved nature corridors, canopy requirements + green space etc. The loop hole allowing retirement living developments to ignore such given spaces that other developments have to comply with must be closed

Need to set aside areas suitable for health services - in particular a new expanded hospital current hospital is too small & land-locked

…viously lobby the government to Adelaide Metro to the South Coast - regular and affordable public transport links to Adelaide

potable drinking water quality

high levels of chloramine (impacts on skin)

This applies only to Wauparo Rd / Mt Bl… and

prefer residential properties to go residential not community facilities Zone

Longer jetty for fishing

Ring Road between Days Road overpass and Crozier Road intersection needs to be reduced to 50km/h from 100 km/h

Public dump

ciple 3:
es and infrastructure meet dem… …ficient

Show us which actions you **support** with a **green dot** and which actions you **don't support** with a **red dot**

MAP 5 - PRINCIPLE 3 ACTIONS



		Actions	Priority
…munity Infrastructure			
…elivers strong …dations and supports improved health and wellbeing outcomes by providing essential facilities and services infrastructure to meet the needs of the local community, including the ageing population, children and people with disabilities.	Social infrastructure provision provided by Council meets the benchmarks outlined in Appendix 3 – Social Infrastructure Benchmarks	3.1A - Rezone land for commercial purposes (shown as planned commercial areas on **Map 4**) (related to Action 2.1B)	Short
		3.1B - Protect existing co…unity facilities and facilitate their expansion by rezoning land to support these uses shown on **Map 5**	Short - Medium
		3.1C - Address demand for social infrastructure provided by Council, including: • Community and youth centres • Libraries • Arts and Culture Centre • Cemetry	Short - Medium
		3.1D - Advocate for investment in childcare within Victor Harbor, particularly in relation to birth to 12 month and 1-3 year age child care places	Ongoing
		3.1E - Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic or similar, aged care and emergency services + specialists	Ongoing
		3.1F - Identify land within the current Deferred Urban Zone (**Map 2**) for a future school site as part of the Structure Plan (related to Action 1.1B)	
		3.1G - Advocate for core Government services such as Service SA to establish in Victor Harbor	
		3.1H - Join the World Health Organisation's Global Network for Age-friendly Cities and Communities	
3.2 - Residential growth areas provide a range of functional open space and recreation opportunities to service the needs of residents, including provision of and/or contribution towards a range of local, district and regional parks.	A minimum of 12.5% of public open space is provided for all developments exceeding 20 allotments The provision of sporting facilities occurs in line with the benchmarks outlined in Appendix 4 – Sporting Facility Benchmarks	3.2A - Ensure that appropriate land is vested with the council for the purpose of public open space when land is … 20 or more allotments	
		3.2B - Investigate the feasibility of situating recreational facilities on Government and utility owned land	
		3.2C - Investigate the repurposing of facilities which are surplus to need for facilities that are in deficit[1]	
		3.2D - Open space funds are directed to appropriate open space outcomes	
Physical Infrastructure and Utilities			
3.3 - Infrastructure and service networks are provided in a coordinated, environmentally responsible and cost-effective sequence, including the adequate provision of: a) Water supply b) Wastewater c) Transport networks d) Stormwater infrastructure e) Open space and recreation facilities f) Community facilities g) Electricity h) Waste collection and management i) Telecommunications	Infrastructure is provided ahead of need	3.3A - Investigate the infrastructure requirements to facilitate the rezoning of land for commercial and employment p… (shown on **Map 5**)	
		3.3B - Investigate the infrastructure requirements inform the preparation of a Structure Plan for the Deferred Urban Zone (shown on **Map 5**) (related to Action 1.1B)	
		3.3C - Advocate through regular communication with service providers about growth within Victor Harbor to ensure that providers continuously improving and are strategically planning for infrastructure within Victor Harbor	Ong…
		3.3D - Investigate infrastructure requirements for the Future Deferred Urban Zone	Medium
		3.3E - Investigate the infrastructure requirements needed to facilitate low density infill development within the Rural Living Areas (shown as the low density infill development investigation area on **Map 2**)	Medium
The impacts of flooding within Victor Harbor are reduced through water sensitive urban design and ensuring stormwater management systems are designed to account for rainfall events which will occur at a greater intensity as our climate changes	New development does not exacerbate existing flooding	3.4A - Ensure that developments are designed to mitigate adverse impacts downstream	Ongoing
		3.4B - Advocate for improvements to the Planning and Design Code relating to water sensitive urban development	Ongoing
Transport and Connectivity			
3.5 - Support new residential areas with high quality roads, footpaths and an active transport network which provide access to employment, community facilities, schools, childcare centres, local shops and services.	All new development is connected into Council's existing footpath and bicycle network	3.5A - Ensure that new development connects into existing transport networks and is safe and convenient, consider new … action regarding increasing transport options	Ongoing
		3.5B - Advocate for the construction of a river crossing as part of any future development of the land at Hindmarsh Valley (as shown on **Map 5**) in accordance with Concept Plan 106 Hindmarsh Valley in the Planning and Design Code	Ongoing
		3.5C - Investigate installing Pedestrian Activated Crossing along Adelaide-Victor Harbor Road (shown on **Map 5**)	Ongoing
3.6 - Adapt to improvements in technology, particularly in relation to communications		3.6A - Investigate opportunities to integrate Artificial Intelligence into the monitoring and reporting on Council strategies	Ongoing
		3.6B - Monitor opportunities to trial driver-less technology within the City of Victor Harbor	Ongoing
3.7 - Ensure the protection of the South Coast Freight Route	Retention of the existing speed limit along the freight route	3.7A - Ensure that any rezoning of the Planned Residential Land Supply (see **Map 2**) or the Planned Rezone areas for commercial/employment purposes (see **Map 3**) ensures that access is minimised to the South Coast Freight Route (via a Concept Plan)	Ongoing
3.8 - There is sufficient and adequately located car parking to support the businesses within the Victor Harbor Central Business District		3.8A - Investigate opportunities for the future development and management of a multi-deck carpark in McKinlay Street and the opportunities that this may unlock for other sites[2]	Medium

[1] These facilities are identified in Council's Recreation and Open Space Strategy
[2] For example, unlocking the potential for the Esplanade Car Park to be repurposed for another use

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No public transport
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Consider alternate routes for emergency

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No Teachers and the list goes on

How much of the "Smart" City Plan has been implemented? How much is planned into the future? Is resident I am aware of the implementation

Make V.Harbor attractive to healthcare professionals

THE INCREASE IN RAIN / RUNOFF IS AVOIDABLE STORM WATER WILL HAVE INCREASED RUN-OFF WITH SLOPE AS SIGNIFICANT TREE COVER INCREASE = THIS NEEDS TO BE RIGHT

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Need to set aside areas suitable for health services – in particular a new expanded hospital as current hospital is too small & land-locked

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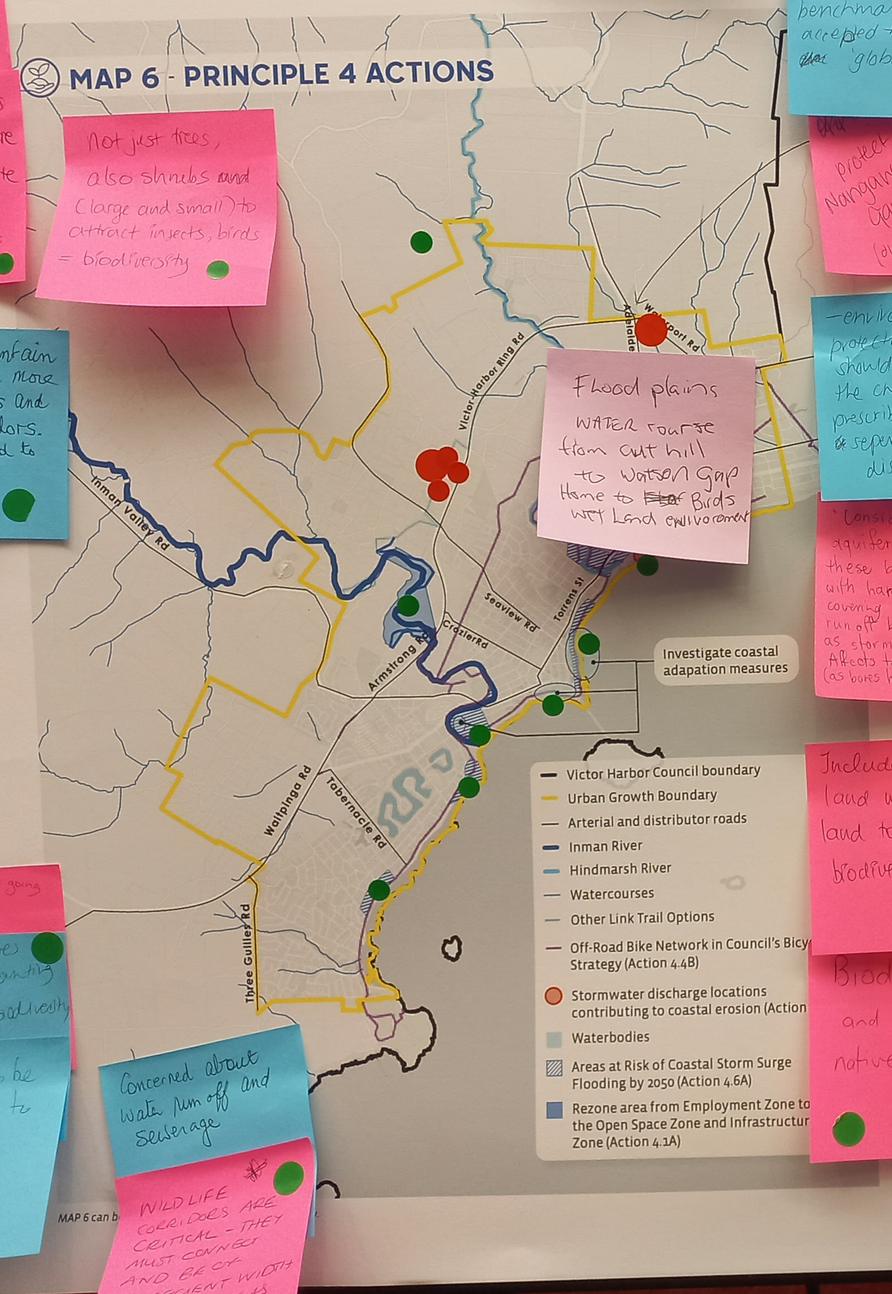
This appears only to support infill / UBD

Prefer residential properties to be redirected to non residential / community facilities

Principle 4:
Our environment is protect… h

Show us which actions you **support** with a **green dot** and which actions you **don't support** with a **red dot**

MAP 6 - PRINCIPLE 4 ACTIONS



Objectives	Target	Actions	Priority
4.1 - Urban growth facilitates the achievement of ecological sustainability by protecting, maintaining, and enhancing biodiversity, habitat features and ecological functions. - Threats to biodiversity from changes to land use, vegetation clearance, fragmentation of natural areas, climate change, invasive species and catastrophic events are monitored, managed and prevented.	Increase the Council area's Total Biodiversity Score and the Unit Biodiversity Score	4.1A- Investigate the feasibility of establishing key wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	Short
		4.1B- Review environmental protections within the Planning and Design Code and Council's bylaws to ensure that they assist the delivery of the Environmental Management Plan and the Biodiversity and Natural Assets Management Plan	Short
		4.1C- Set a tree canopy target for the Victor Harbor urban area (defined by the urban growth boundary)	
		4.1D- Encourage developers to use a range of street tree species from Council's Street Tree Species List to contribute to biodiversity	
- Urban growth protects, maintains and enhances native vegetation, urban vegetation and habitat trees to retain biodiversity and increase resilience to climate change.		4.3A- Rezoning of land for residential purposes nominates the location of green corridors[7] via a Concept Plan [7] Excluding rezoning of land for infill development	
4.4 - Our urban area is designed to mitigate the effects of climate change by promoting active forms of transport which reduce reliance on vehicle travel through innovations in car free transport, improving bicycle networks and walking infrastructure	Delivery of the Victor Harbor Pedestrian Strategy and Victor Harbor Bicycle Strategy	4.4A- Continue to implement the Victor Harbor Pedestrian Strategy	
		4.4B- Continue to implement the actions in the Victor Harbor Bicycle Strategy	
4.5 - Our urban environment can adapt to the effects of climate change		4.5A - Establish a City of Victor Harbor Climate Change Policy	Short
		4.5B - Support policy reform initiated by the State Planning Commission or Minister for Planning that encourage climate change mitigation and adaption	Ongoing
4.6 - Our coastline is protected from the impacts of urban development		4.6A - Advocate for the Department of Environment and Water to update coast… processes and hazard mapping including coastal flooding and storm su… to inform spatial amendments to the Coastal Areas Overlay and Coastal Flooding Overlay, particularly in relation to the areas identified at risk of storm surge in Council's Coastal Adaption Study and Strategy (shown on **Map 6**)	Medium
		4.6B - Ensure that developments include stormwater management systems that do not increase the peak flows in downstream systems which discharge to the coast, particularly at the locations (shown on **Map 6**)	Ongoing
4.7 - The Inman and Hindmarsh Rivers are protected and maintained to ensure they continue to support biodiversity and provide habitat and public enjoyment		4.7A - Undertake a Code Amendment to rezone the area along Inman River from the Employment Zone to the Open Space Zone and Infrastructure Zone to better protect the existing natural resources and infrastructure in this location (shown on **Map 6**)	Short
		4.7B - Identify privately owned land along the Inman and Hindmarsh Rivers and investigate options for protecting vegetation and securing public access to privately owned areas along the rivers	

We want…

Identify biodiversity corridors (private + public land) to increase or maintain biodiversity

More native trees in the town centre to combat climate change & reduce heat impact

Not just trees, also shrubs and (large and small) to attract insects, birds = biodiversity

Need to maintain and generate more green spaces and wildlife corridors. More trees need to be planted.

Are current reserves going to be kept

Mandate species & areas for planting to achieve biodiversity

Waggon Rd to be linked by trail to Kenny Rd.

Concerned about water run off and sewerage

WILD LIFE CORRIDORS ARE CRITICAL - THEY MUST CONNECT AND BE OF SUFFICIENT WIDTH TO BOTH ACT AS PUBLIC SPACE + BIODIVERSITY HAVEN(S)

Morgan Pl bike/walk track be linked to River Hindmarsh walk/bike track ~~of~~ downstream

Tree canopy target # should be aspirational. (UN) Nature positive.

Reassess the Total Biodiversity Score + Unit Biodiversity Score on a periodic basis

"Retirement Living" developments need to have requirements consistent with nature positive improvements, nature corridors/green canopy etc. Please advocate for changes in state governm… policies to protect the environment of V.H.

Native Species to encourage bird life

Make sure that policies for retirement living are comparable to residential (public open space + vegetation

25% public open space is a benchmark accepted ~~beyond~~ ~~that~~ globally

Protect Nangawrooka Garden (opposite Uni campus)

Flood plains WATER ~~source~~ from Cut hill to Watson Gap Home to ~~Flora~~ Birds Wetland environment

Consideration of aquifers — how do these become replenished with hard surfaces covering large areas and run off being disposed of as stormwater? Affects trees and swamps (as bores have)

Include private land with public land to increase biodiversity score

Biodiversity and use of native species

—environmental protections— should consider the creek and prescribe ~~tree~~ & seperation distances

Throughout environment only 'TREES' mentioned. BIODIVERSITY needs variety!!

Economics Value of ENVIRONMENT not considered? (wellbeing + health)

Trees can't stifle biodiversity

Management of hazardous wills

Complete ban on felling of exist… large native trees, even to provide new residential or industrial facilities

Environmental protections by Granite Island can we close the gate

Ban black and dark roofs

Principle 5:
Our landscape, cha[illegible]nd heritage is celebrated and retained

Why restrict current owners so someone else can have a view of a hill "unfair"

GATEWAYS ARE NOT MARION AVENUES + MUST BE OF SIGNIFICANT DEPTH PARTICULARLY IN VALLEYS TO BOTH PRESERVE THE APPROACHES AND TO ACT AS WILDLIFE CORRIDOR

Protecting gateways is sensible.

Infill areas Setback from the main road - 150m - 100m Agreed

Heritage Listed Houses

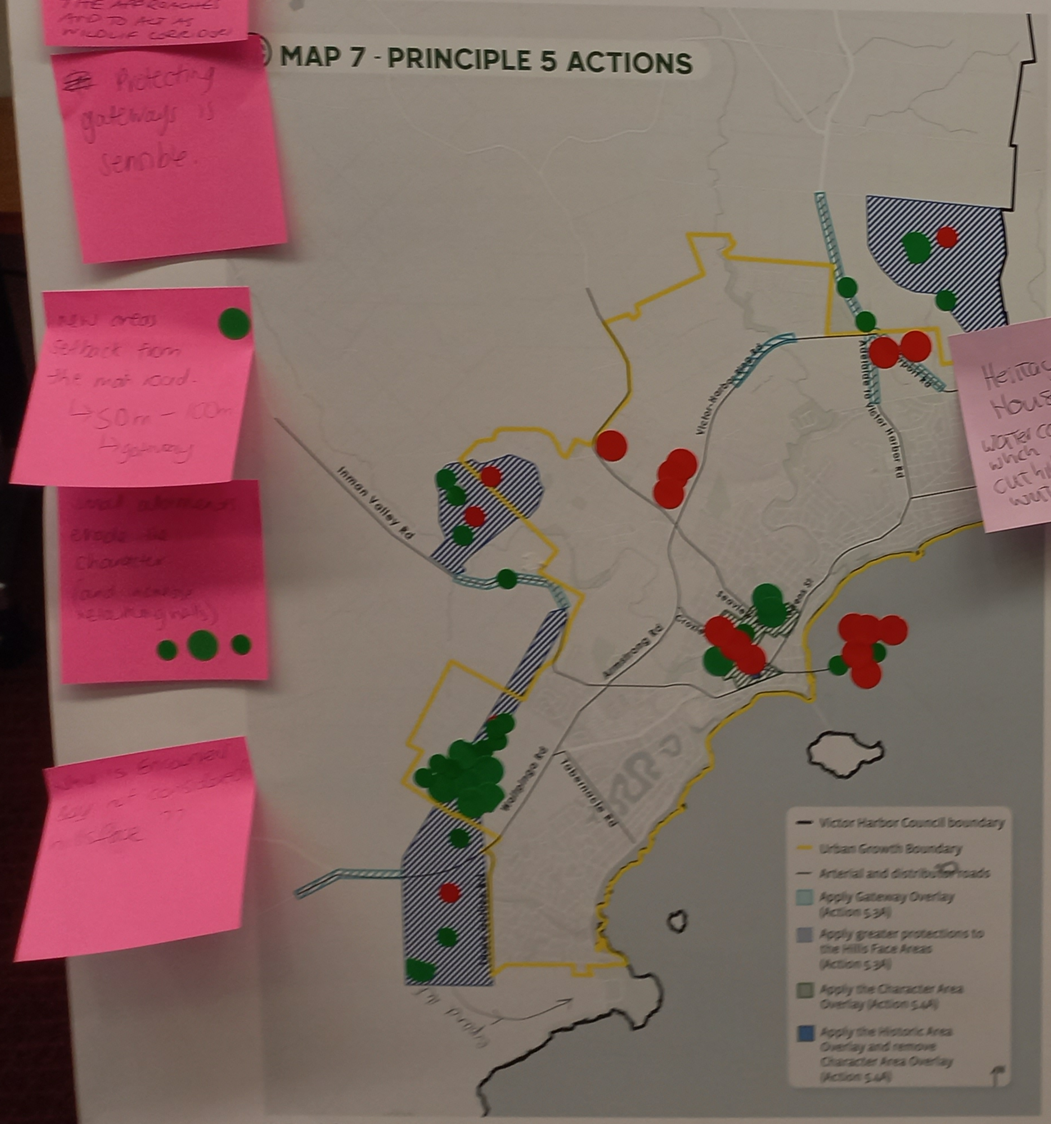
Water course which runs from Cutthill to Wattsons gap

LEAVE OPEN SPACES DO NOT INFILL - WE WILL LOOK LIKE AN ADELAIDE SUBURB (LACK OF GREEN SPACE IN CENTRAL ADELAIDE COMPARED TO THE SUBURBS) WE NEED TO LOOK LIKE AND BE THE BEST

IT IS ESSENTIAL THAT A WHOLE PLACE-MAKING APPROACH IS ADOPTED FOR GROWTH WITH EVERY NEW DEVELOPMENT MAKING A VALUE-ADDED GROWTH CONTRIBUTION

ow us which actions you **support** with a **green dot**
d which actions you **don't support** with a **red dot**

MAP 7 - PRINCIPLE 5 ACTIONS



Map 7 can be found on page xx of the draft Strategy

Objectives	Target	Actions	Priority
5.1 - Urban growth does not have adverse impacts on any place that has cultural heritage significance to the Traditional Owners of the land	All Aboriginal Heritage is protected in accordance with the *Aboriginal Heritage Act 1988*	5.1A - Undertake a search of the Taa Wika as part of any rezoning	Ongoing
5.2 - Recognise and protect Aboriginal cultural heritage sites and areas of significance		5.2A - Recognise and protect Aboriginal cultural heritage sites and areas of significance[#] [#] Anticipated to be complete by 2027	Ongoing
5.3 - Development is managed to ensure the long-term sustainability for the Region and protects key areas from urban encroachment, preserving the Region's unique natural and rural production assets	Areas of high scenic value such as hills face areas, ridgelines and vistas are subject to planning controls that prevent inappropriate development	5.3A - Undertake a Code Amendment to: • apply the Gateway Overlay to the gateways into Victor Harbor and on the ring route shown on **Map 7**) • apply greater protections to hills face areas (shown on **Map 7**)	Short
5.4 - Development enhances the unique sense of place of Victor Harbor, protects significant local heritage and streetscape character		5.4A - Undertake a Code Amendment to apply the recommendations of the Victor Harbor Inter-War Heritage Survey, including applying the Character Area Overlay and Historic Area Overlay (show on **Map 7**)	Short

Tells us your thoughts on a sticky note.
We want to know what you think would make the draft Strategy better.

?

Principle 5:
Our landscape, char

ow us which actions you **support** with a **gr**
d which actions you **don't support** with a **r**

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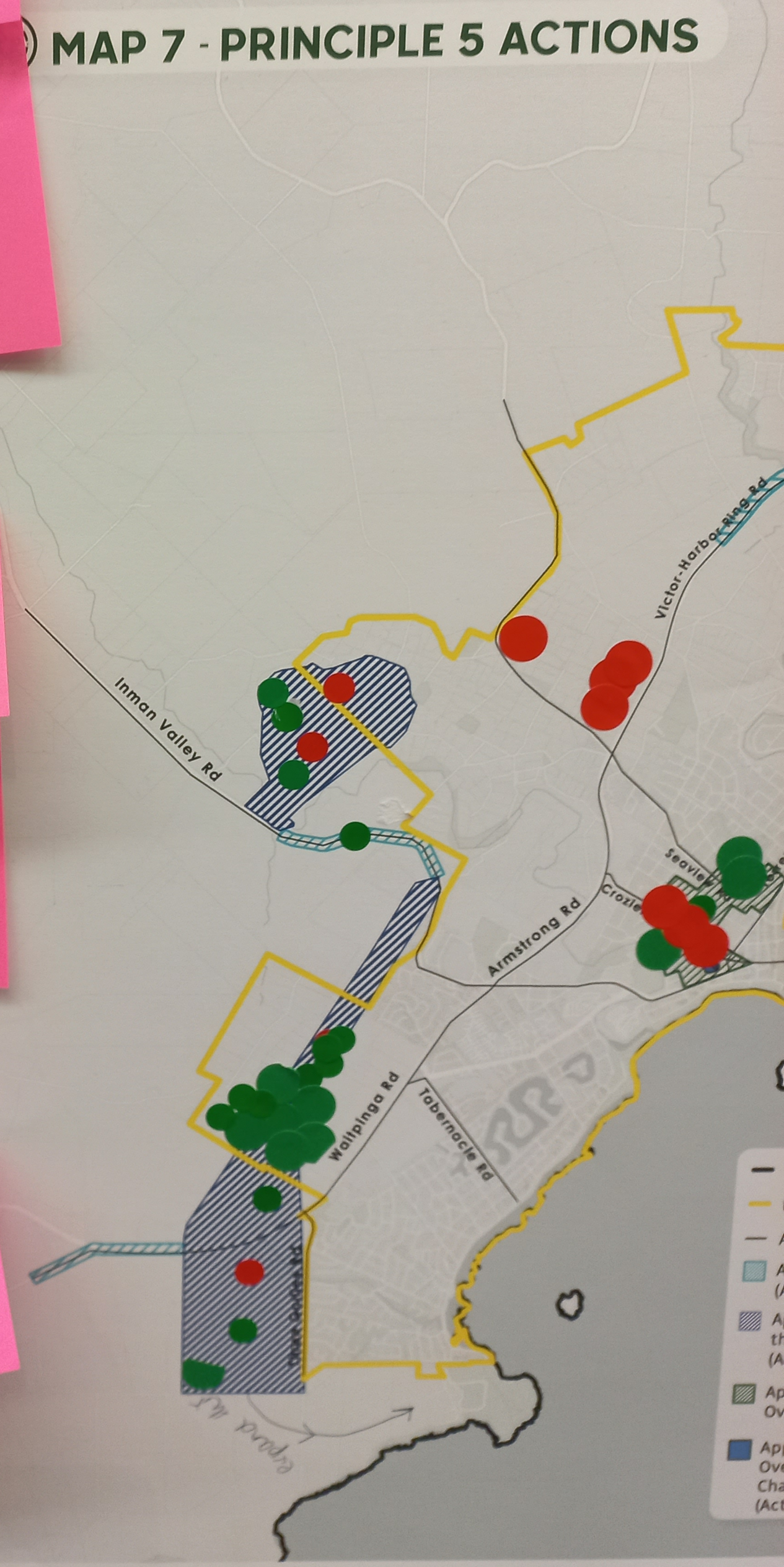
~~Eff~~ Protecting gateways is sensible.

new areas setback from the main road.
↳ 50m - 100m
↳ gateway

small allotments erode the character. (and increase retaining walls)

why is Encounter Bay not considered hillsface ??

MAP 7 - PRINCIPLE 5 ACTIONS



MAP 7 can be found on page 44 of the draft Strategy.

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Our landscape, cha … nd heritage is celebrated and retained

Why restrict current owners so some one else can have a view of a hill "unfair"

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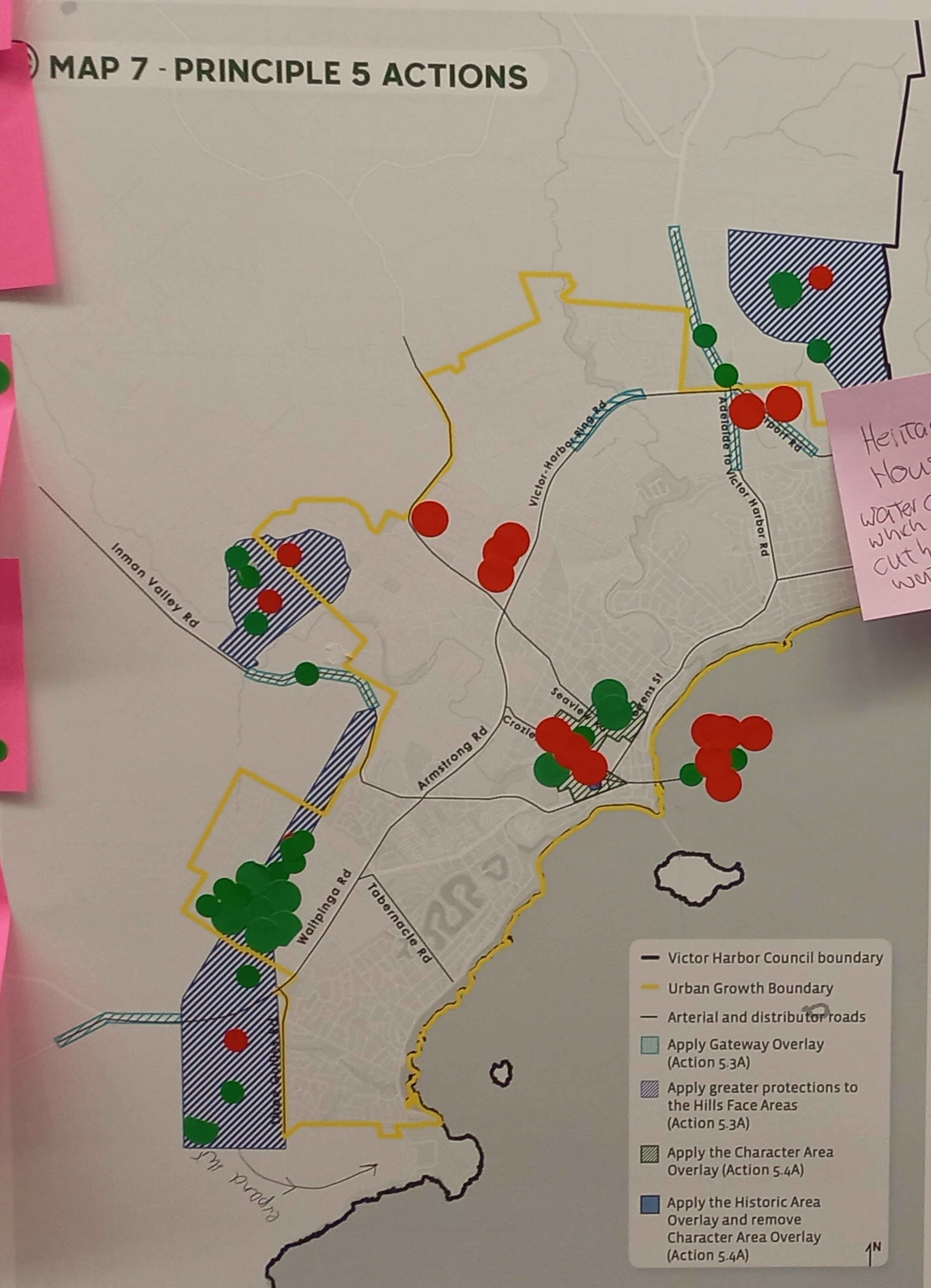
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Heritage Listed Houses
water course which runs from cut hill to watsons gap

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5.2 - Recognise and protect Aboriginal cultural heritage sites and areas of significance		5.2A - Recognise and protect Aboriginal cultural heritage sites and areas of significance[8] [8] Anticipated to be complete by 2027	Ongoing
5.3 - Development is managed to ensure the long-term sustainability for the Region and protects key areas from urban encroachment, preserving the Region's unique natural and rural production assets	Areas of high scenic value such as hills face areas, ridgelines and vistas are subject to planning controls that prevent inappropriate development	5.3A - Undertake a Code Amendment to: • apply the Gateway Overlay to the gateways into Victor Harbor and on the ring route shown on **Map 7**) • apply greater protections to hills face areas (shown on **Map 7**)	Short
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?

Principle 6

Council's long term financial sustainability is not compromised by urban growth

Objectives	Target	Actions	Priority
6.1 - Urban growth is delivered in a manner that ensures the long-term financial sustainability of Council.	Operating surplus ratio between 0-3% within Council's Long Term Financial Plan	6.1A - Consider the implementation of the actions in this Strategy in Council's Long Term Financial Plan and Annual Business Plan and Budget	Ongoing
	Net financial liabilities ratio between 40-60% within Council's Long Term Financial Plan		
6.2 - Urban growth is monitored and reported on to evaluate Council's priorities and financial capacity to deliver the actions in this Strategy	Actions within the Strategy can occur within Council's Long Term Financial Plan and Annual Business Plan and Budget	6.2A - Review the UGMS every 5 years to identify if targets are being met and adjust priorities and/or actions for any unmet benchmarks	Ongoing

...your thoughts on a sticky note.

We want to kn...uld make the draft Strat... ?

Increase Open Space/ Conservation Please

Deferred "urban zones" to be rezoned low density eg 1,000m² lots

We don't want High density Living Maintain the current STATUS Low Density Acres

If the 'Smart' City strategy is implemented it will restrict our Freedoms Do not implement This strategy

Both sides of Greenhills Rd between Ring Road and yellow border should be the same zone

the boundary for low vs very low density should be ~~very low density~~ Greenhill Rd Pages Rd should be the same to east of grid

An acre is about right

Cancel all future main street projects to save money being lost for no benefit as happened in all the previous stages

declassify all "Commercial in Confidence" documents so rate payers can see what council is doing to generate continuous debt

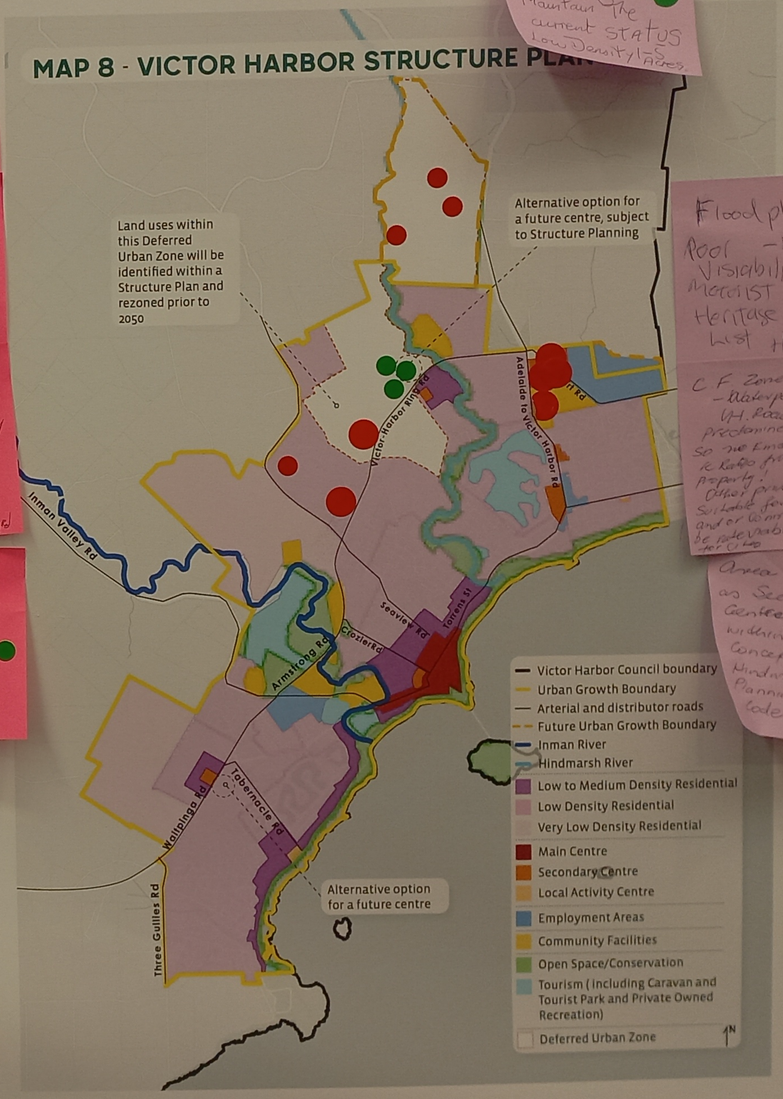
*Consider rating empty homes.

Structure Plan colours misleading Change rural living colours as I want to be low density ie 3.5 du/ha

What c...ictor Harbor look like in 2...

If all actions i...t Strategy are implemented, Victor Harbor ...uld look like this

MAP 8 - VICTOR HARBOR STRUCTURE PLA...



MAP 8 can be found on page 53 of the draft Strategy.

Flood plains Roof – Dangerous AT Visibility/ money MerciST Heritage Last House

C F Zone – Waterport Rd/ Gt Road is predominantly steel so we financial gain is ketto from this large property! Other private land suitable for Residential and/or Commercial as well be advisable & review the Code

Areas marked as Secondary Centre is not within the Concept plan 106 Hindmarsh Valley Planning & design code

industrial facilities

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Deferred "urban zones" to be rezoned low density eg. 1,000m² /etc

If the 'Smart City' strategy is implemented it will restrict our freedoms. Do not implement this strategy

Both sides of Greenhills Rd between Ring Road and yellow border should be the same zone

The boundary for low vs very low density should be ~~very low dens~~ Greenhill Rd. Pages Rd should be the same to east of Rd

An acre is about right

We don't want High density living. Maintain the current status Low density lifestyles

Flood plains Poor - Dangerous Visibility at moment Heritage Listed House

C F Zone - Waterport Rd/ Vt. Road is predominantly school so no financial gain ie rates from this large property. Offer private land suitable for Residential and/or commercial at ?? to be rate viable & revenue for Cncl

Areas marked as Secondary Centre is not written in the Concept plan 106 Hindmarsh Valley Planning & design code

MAP 8 - VICTOR HARBOR STRUCTURE PLA...

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APPENDIX 2. DETAILED SUMMARY OF ALL FEEDBACK

Vision

The Strategy includes the following vision for the City of Victor Harbor:

The City of Victor Harbor is a place of choice to live, work, invest and visit

Support	Do not Support	Needs more work	Comments
17	2	7	"Get it right and it will be the place to be" It will not continue to be a place of choice if it continues to grow. refer to Victor Harbor being a place of beauty The vision needs to focus on addressing issues Too much guesswork by looking forward 25 years and should be done in collaboration with Alexandrina Council

Housing

Principle 1: Housing supply meets the needs of our community

Support	Do not Support	Needs more work	Comments
9	3	10	Should meet the needs of existing community - not holiday rentals Retirement villages need to have pleasurable surroundings. Need to maintain diversity, including large rural living allotments (5-10 acres) Less retirement living, more young people.

Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road).
See Map 2 of the Strategy

Support	Do not Support	Needs more work	Comment
8	10	7	As long as it does not interfere with primary production eg the diary on Adelaide Road. Major road infrastructure changes are needed first Not suitable for high density housing, road safety is an issue, loss of habitat and loss of primary production

			Prioritise this site and expand it to Waggon Road (sensitive to vegetation and topography) Support in theory, but do not want it to look like a cookie cutter housing development Threatens primary production To the west of Adelaide Road only
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. See Map 2 of the Strategy			
Support	**Do not Support**	**Needs more work**	**Comment**
13	26	4	Area in the Rural Zone, adjacent Morgan Park. Would like existing encumbrance to be upheld (5000sqm and 80m frontages) Do not make this a suburb or Victor Harbor Do not wish to connect to infrastructure and concerned about increased rates. Powerlines prevent development. Area is a high bushfire risk. Hills face area should be protected, easements and rocks also present a challenge Infrastructure capacity, fire risk, open and rural character Insufficient infrastrcuture, want to maintain the open and rural amenity. Insufficient infrastructure, habitat, fire safety Insufficient infrastructure, other land is better suited. Land is too steep and vegetated. Land would provide fantastic development sites and enable people to have views of the harbour and surrounds'. Minimum allotment size of 1 hectare. Needs to be considered carefully to ensure no loss of character and amenity No smaller than 2 acres Provide habitat, limited infrastructure, fire risk, rural interface Recommend 4000sqm allotments Retain as a 'green belt Support provided the intent is to allow for 1 into 2 allotments (i.e, generally halving existing minimums) This would erode the rural character Threat to habitat and do not want to be forced to connect to mains Trees and vegetation, and provides a buffer zone. Would like to be able to divide land into 1 acre lots

To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. See Map 2 and 3 of the Strategy			
Support	**Do not Support**	**Needs more work**	**Comment**
11	5	14	Do not support a new intersection to Armstrong Road and do not support a new centre within the current Deferred Urban Zone Low density housing only. Needs to protect the Hindmarsh River habitat. Open Space Zone should be extended along the river Provide buffer zone along Hindmarsh River Site specific Concept Plans can be incorporated into a Concept Plan for the Oceane North site Would like the area within the Rural Living Zone boundary moved from Banksia Lane to Fuller East Road plus the property at 6 Fuller East Road. Would like the area within the Rural Living Zone boundary moved from Banksia Lane to Fuller East Road plus the property at 6 Fuller East Road. Would like the area within the Rural Living Zone boundary moved from Banksia Lane to Fuller East Road plus the property at 6 Fuller East Road. Would like the area within the Rural Living Zone boundary moved from Banksia Lane to Fuller East Road plus the property at 6 Fuller East Road. Would like the area within the Rural Living Zone boundary moved from Banksia Lane to Fuller East Road plus the property at 6 Fuller East Road. Would like the area within the Rural Living Zone boundary moved from Banksia Lane to Fuller East Road plus the property at 6 Fuller East Road. Would like the area within the Rural Living Zone boundary moved from Banksia Lane to Fuller East Road plus the property at 6 Fuller East Road. Would like the area within the Rural Living Zone boundary moved from Banksia Lane to Fuller East Road plus the property at 6 Fuller East Road.
Other Feedback relating to housing / Principle 1			

- UGMS should commit to maintaining a 25 year supply of land (rather than 15 to 25 years) – 1 submission
- Revise land supply and consumption figures to reflect GARP – 1 submission
- Create opportunities for tiny houses – 2 submissions
- Place making needs to be considered for all new development – 2 submissions
- Future intensification of urban development should take into account EPA licensed acitivities,to ensure that these activities aren't constrained – 1 submission
- Dwelling design is important - for long term viability and character – 3 submissions
- "Well designed medium density development in the form of townhouses and low-rise apartments with generous landscaping will reduce housing footprints and minimise sprawl. Low-rise apartments (3-5 levels) like the example on Flinders Parade will help retain the low-key coastal character of the south coast that we all treasure. High quality design is of utmost importance, and needs to be assessed by suitably qualified council staff. The high-rise 'Gold Coast' alternative would be the worst possible outcome in my opinion, out of character with our coastal 'country town' ." – 2 submissions
- Infill development should avoid small frontages (reduced landscaping opportunities, garage dominance, and reduced on-street car parking). 'Battle-axe' development is preferable – 1 submission
- Inman Valley Road should be considered for the purposes of housing growth (including preparation of a Structure Plan) – 2 submissions
- Move the urban growth boundary east, along Tugwell Road, to ensure the entirety of 20 Tjilbruke Drive, Waitpinga is captured in the the boundary – 1 submission
- There needs to be greater diversity in designs and allotment sizes – 1 submission
- Infill development should be prioritised above sprawl / impacting farmland – 1 submission

Economy

Support	Do not Support	Needs more work	Comment
19	2	5	Encourage businesses that employ 30 to 50 people Not polluting industries, only service industries Would be to the detriment of our lifestyle.

Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years

Potential location shown on Map 4 of the Strategy

Support	Do not Support	Needs more work	Comment
12	7	4	Will decrease the viability of the Victor Harbor centre

Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years
See Map 4 of the Strategy

Support	Do not Support	Needs more work	Comment
12	10	4	Not polluting industries, only service industries Only if there is majority agreement Prefer land to be rezoned as Community Facilities Provided the land owners are supportive Requires landscaping Traffic safety, flooding, allow the area to be used by the school

Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west
See Map 4 of the Strategy

Support	Do not Support	Needs more work	Comment
15	5	2	Landscaping, connectivity and the environment is paramount.

Allow for the existing industrial area on Waterport Road to expand to the north
See Map 4 of the Strategy

Support	Do not Support	Needs more work	Comment
16	4	1	

Other Feedback relating to economy / Principle 2

- Land identified within the GARP for employment purposes, should be included in the UGMS – 1 submission
- Need more diverse offerings on main street (i.e. more food options and investigate how op shops can afford the rent on Ocean St, but small business can't) – 3 submissions
- Council should invest in projects with better return on investment and wealth generation (marinas, hotels and serviced apartments) – 1 submission
- Consider the impact of housing developments on tourism – 1 submission
- We need to consider our local builders, tradespersons and businesses to ensure our local workforce grows – 0 submissions
- We need to also ensure our rural agricultural farms are protected with a 'Right to farm' policy, promoting their produce locally and beyond – 1 submission
- Support the Anchorage Hotel development – 1 submission

Services and Infrastructure

Principle 3: Services and infrastructure meet demand and are reliable and efficient

Support	Do not Support	Needs more work	Comment
22	2	6	Identified both support and needs more work Infrastructure needs to be in place before growth No more expansion should be allowed until a plan is place for improving infrastrcuture, particularly roads

Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators

Support	Do not Support	Needs more work	Comment
23	0	2	How many childcare places do you actually need

Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators

Support	Do not Support	Needs more work	Comment
26	1	2	Access to medical services is already challenging Hospital has outgrown its site. Need another hospital and cancer treatment in Victor Harbor Plenty of school options in Victor Harbor We need to publicise to specialists what the demand in Victor is and make it attractive to hold surgeries here.

Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes

Support	Do not Support	Needs more work	Comment
22	0	2	

Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years
See Map 5 of the Strategy

Support	Do not Support	Needs more work	Comment
15	1	4	Audit the number of people actually using these facilities - only entertain a small number of people Consider impact on residents (noise and traffic) for these locations Locations shown on Map 5 do not appear to be central or accessible. Trails should provide a circular loop, and eliminate or reduce use of the roads

Other Feedback relating to services and infrastructure / Principle 3

- Commit to exceed the WHO recommendation of 0.5-1ha of public green space within 300m of residential areas, fostering physical and mental wellbeing through easy access to nature – 5 submissions
- advocate for a dedicated Voluntary Assisted Dying facility and hospice – 1 submission
- Create opportunities for low impact recreational activities such as mountain biking in the hills areas – 3 submissions
- Do not support rezoning of Community Facilties Zone (1 x Rural Zone, prefer residential zoning and 1 x Rural Living Zone) – 2 submissions

- Adelaide to Victor Harbor road needs to be a 4 lane road from McLaren Vale – 3 submissions
- Advocate for road upgrades to Yankalilla Road – 1 submission
- Better public transportation links to Adelaide – 5 submissions
- Consider how the Council can progress to a more circular economy (waste management) – 1 submission
- Ensure everyone can evacuate safely in a fire – 2 submissions
- The provision of a comprehensive trail system throughout the existing township and all future development is essential to encourage walking and cycling for a healthy community. – 2 submissions
- Install roundabouts on Hindmarsh Road to support better traffic flow / widen Hindmarsh Road – 2 submissions
- Reduce Welch Road speed limit – 1 submission
- Reduce Greenhills Road speed limit – 1 submission
- Reduce Victor Harbor Road speed limit – 1 submission
- Hospital should be relocated to the Ring Road – 2 submissions
- Build reservoir for long-term water catchment – 1 submission
- Build the Recreation precinct – 2 submissions
- Build the carpark off of MacKinlay Street – 2 submissions
- Boat ramp is needed near the Yacht club to take pressure off of the Bluff – 1 submission
- Adelaide - Victor Harbor Road has reached capacity – 1 submission
- Extension of the by-pass Ring Route from the Urimbirra Roundabout travelling east to link up with the Airport Road (to reduce traffic on Waterport Road and Coast Road) – 1 submission
- Include the Inman Valley River in the Open Space Zone for Lot 200 Inman Valley River – 1 submission
- Do not use artifical intelligence – 1 submission
- No need to invest in driverless cars as they rely on 5G technology – 1 submission
- "State government population projects indicate that the Myponga Water Supply System will need an additional 7.0 GL of water supply. The Metro South Water Master Plan and Victor Harbor Sewer Master Plan are due to be completed first quarter of 2025.
- The existing waste water treatment plant is nearing its design capacity and upgrades for Encouter Bay and Waitpinga will be required between 2028-2032." – 1 submission
- Traffic impacts of new development needs to be better managed – 1 submission

Environment

Principle 4: Our environment is protected and enhanced

Support	Do not Support	Needs more work	Comment
32	0	4	

Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers

Support	Do not Support	Needs more work	Comment
33	0	3	50m wide corridors should be shown along the rivers 50m wide corridors should be shown along the rivers 50m wide corridors should be shown along the rivers 50m wide corridors should be shown along the rivers 50m wide corridors should be shown along the rivers A number of properties in Waitpinga are creating wildlife cooridors on our properties. Consider joining with community based organisations that promote and support residents to provide native habitat eg Habitat Stepping Stones, support/plant threatened species and partner with Aboriginal communities Do not support infilling of land around corridors. As much land as possible should remain as green spaces. Established corridors already exist in the rural living areas Many existing pockets of native vegetation should be retained Retention of the Rural Living areas provides an opportunity for the retention of vegetation Scale of these corridors needs to be increased. Speed limit on the ring route should be 80km/h

Set a tree canopy target for the Victor Harbor urban area

Support	Do not Support	Needs more work	Comment
29	0	3	As long as it is increasing the tree canopy Minimum 30% Minimum 30%

Minimum 30%
Minimum 30%
Minimum 30% to match Green Adelaide's Urban Greening Strategy
Minimum 30% to match Green Adelaide's Urban Greening Strategy

Other Feedback relating to services and infrastructure / Principle 4

- Use term native vegetation rather than vegetation – 2 submissions
- Set a target for green spaces (in addition to tree canopy) – 10 submissions
- Set a 'nature positive' target (returning to previous levels of quality and quantity of vegetation / net biodiversity gains) with actions including protective measures and active restoration efforts. For example, action could include ensuring building and infrastructure development is nature positive through the implementation of Biodiversity Senitive Urban Design. (reference the Kunming-Montreal Global Diversity Framework) – 6 submissions
- Refer to native vegetation, rather than vegetation generally – 1 submission
- Additional action: 4.1E - Identify opportunities for Native Vegetation Heritage Agreements to protect biodiversity on Council land – 4 submissions
- Add action relating to Objective 4.2 - potentially referencing the application of the mitigation heirarchy (avoid, minimise, rehabilitiate/restore, offset) – 6 submissions
- Add action for objective 4.3 - identify areas of conservation value and develop plans to protect and enhance them and investigate areas for potential off-sets / land that may generate credits and nominating this on the credit register – 8 submissions
- Integrate indigenous knolwedge and practices into land management as supported by the Hills and Feurieu Landscape Plan 2021-2026 – 5 submissions
- Identify privately owned land alng the Inman and Hindmarsh Rivers and investigate options for protecting native vegetation along these rivers – 5 submissions
- Promote water sensitive urban design, and consider applying the Stormwater Management Overlay to promote this – 8 submissions
- Mandate the use of native vegetation to preserve local biodiversity – 8 submissions
- Set green infrastructure requirements minimum green space for all urban development (including large retirement villages) – 7 submissions
- Establish a section 41 Victor Harbor Council Environmental and Climate Emergency Committee to develop an Environmental and Climate Emergency Strategic Plan – 5 submissions
- The Climate Change Policy should set a target of zero emissions and an interim 2030 emissions target – 2 submissions
- Consider updating coastal mapping to be consistent with State Government's coastal flood mapping viewer – 1 submission
- Adequate space and proximity to the natural landscape is important for well-being – 1 submission

- Cat management strategies to better protect wildlife – 2 submissions

Landscape Character and Heritage			
Principle 5: Our landscape character and heritage is celebrated and retained			
Support	**Do not Support**	**Needs more work**	**Comment**
24	0	1	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor (area shown on Map 7 of the Strategy)			
Support	**Do not Support**	**Needs more work**	**Comment**
15	0	0	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character (areas shown on Map 7 of the Strategy)			
Support	**Do not Support**	**Needs more work**	**Comment**
22	0	1	
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor			
Support	**Do not Support**	**Needs more work**	**Comment**
30	0	0	Should include gently undulating farmland and bushland Would like to see Glassenbury Drive and Ferrier Drive included in the protection area
Other Feedback relating to Landscape Character and Heritage / Principle 5			

- Recognise the region's cultural importance to the Ngarrindjeri, Ramindjeri and Peramangk First Nations peoples – 5 submissions
- Apply a 30 metre green buffer zone along both sides of major roads to protect gateways and maintain habitat / ensure the gateways into Victor Harbor are protected – 7 submissions

- Include Crozier's Hill in the Hills Face Zone (portion within Lot 200 Inman Valley Road) – 1 submission
- Protect views on the entry into town – 1 submission

Financial

Principle 6: Council's long term financial sustainability is not compromised by urban growth

Support	Do not Support	Needs more work	Comment
20	0	2	"Council is already putting its financial sustainability at risk, by spending on projects with below acceptable ROI, spending on projects that are a "want" instead of focusing on "needs" and preventing or opposing private investment opportunities that could increase income and assist with financial sustainability." Do not increase rates Do not increase rates get rid of the non-tax paying status for church organisations and other social welfare institutes which are no longer Mom and Pop but major, international organisations

Other Feedback relating to Financial / Principle 6

- No feedback on draft UGMS - this submission provides feedback on the draft GARP – 1 submission
- Implement a participatory decision-making framework – 5 submissions
- Implement a participatory decision-making framework – 9 submissions
- Potential site contamination should be considered when rezoning land – 1 submission
- Consider financial penalties for AirBnBs – 2 submissions
- Push back on growth rates in the GARP – 1 submission

APPENDIX 3. SUBMISSIONS

Respondent No: 37
Login: Anonymous
Email: n/a

Responded At: Dec 11, 2024 12:54:49 pm
Last Seen: Dec 11, 2024 12:54:49 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** Yes

Q5. **Please provide the name of the group or organisation** [redacted]

Q6. **Upload your submission** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/c322ea44839224a4c22670c7087c779f455adcb8/original/1733881949/9ccbb281c6a3cf422a14efa5c03932ff_53187LET03.pdf?1733881949

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Comments are provided in the document attached with this submission

11 December 2024

Mr. Graham Pathuis
Director of Community and Development
City of Victor Harbor
1 Bay Road
Our Ref: 53187

Dear Mr. Pathuis

Submission on City of Victor Harbor Draft Urban Growth Strategy

Introduction

MasterPlan has been engaged by [redacted] and [redacted], the owners of [redacted], to prepare a submission to the draft City of Victor Harbor Draft Growth Strategy (the 'Strategy') which is currently on public notification.

Our client considers there is an opportunity for the Strategy to recognise the rezoning of their land for residential land uses as a key action to support the future residential growth of Victor Harbor.

Subject Land

The property at [redacted] (the 'subject land') is located on the [redacted] of Victor Harbor and is in the [redacted] of the Planning and Design Code (the 'Code'). The property is [redacted] City of Victor Harbor [redacted] as identified in the Strategy.

In addition, the property is located within [redacted] and [redacted] which seeks to ensure vital agricultural lands surrounding metropolitan Adelaide are protected from urban encroachment.

The property is approximately [redacted] in size and has t[redacted]. The [redacted] cuts through the property and the northern part of the land comprises the elevated landscape of [redacted]. Vegetation is scattered across the land but primarily along the edge of the [redacted] and at the base of [redacted].

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The land is currently used for grazing of sheep, but our clients advise the property is recognised as low value agricultural land. As such the true value of the land as an asset to the Victor Harbor community is very much underutilised.

The location of the subject land is shown in **Figure 1.**



Figure 1: Subject land and Locality

Relevant Strategic Documents

Draft Urban Growth Management Strategy

The Strategy provides a blueprint for managing the urban growth of Victor Harbor, and the surrounding suburbs, over the next 25 years. The Strategy predicts the population to grow by more than 8,000 people over the next 25 years and the overall population of the Fleurieu Peninsula Region to grow by more than 19,000 people by 2041.

To accommodate this growth, the Council acknowledges the need to plan for the development of houses, jobs, services, and infrastructure to support the future community without impacting upon the character that makes Victor Harbor unique.

To achieve this objective the Strategy is guided by six (6) overarching principles which seek to balance the changing needs of Victor Harbor as it grows, whilst protecting Victor Harbor as a place of choice to live, work, invest and visit.

Of the six principles, we have identified the following four (4) principles as being applicable to our client's property and their desire to have the land rezoned to support future residential growth of Victor Harbor.

Principle 1: Housing supply meets the needs of our community, and the need to plan for:

- Demand for housing
- A diverse range of housing, to meet the diverse needs of our community
- Affordable housing
- Managing the impact of holiday homes on housing demand.

Principle 3: Services and Infrastructure meet demands and are reliable and efficient, and the need to plan for:

- Infrastructure delivery to occur before its needed
- Improvements to stormwater, infrastructure and roads, in particular

Principle 4: Our environment is protected and enhanced, and the need to plan for:

- Climate Change
- Protecting our environment and coastline
- Protecting our trees and tree canopy

Principle 5: Our landscape, character and heritage be celebrated and retained, and the need to plan for:

- The protection of Victor Harbor's character, ridgeline gateways and hills face areas.

The relevance of these Principles to our client's land will be discussed in further detail later in this submission.

Greater Adelaide Regional Plan

To achieve the required 15-year rolling supply of zoned land for residential development the Greater Adelaide Regional Plan (GARP) proposes housing targets for each Greater Adelaide Land Supply Region. The City of Victor Harbor falls within the Fleurieu Peninsula Land Supply Region.

The GARP states the Fleurieu Peninsula is set to experience significant population growth over the next 30 years. The population of the region is forecast to grow by 24,250 by 2041 under a high growth scenario, to 75,862 people.

The GARP sets housing targets for the region, in the order of 700 new dwellings per year in 2021-2031, 860 new dwellings per year in 2031-2041, and 925 new dwellings per year in 2041-2051.

More specifically the housing targets for the City of Victor Harbor are proposed to be 3,200 new dwellings in 2021-2031, 4,700 new dwellings in 2031-2041 and 5,600 new dwellings in 2041-2051.

To facilitate the 15-year rolling supply the GARP proposes several areas within the EFPA to be investigated for future greenfield land supply. One such location is in Victor Harbor and immediately to the west of the subject land, as shown in **Figure 2** below.



Figure 2: EFPA land to be investigated for future greenfield land supply

As noted in the GARP, the State Planning Commission (SPC) is required to conduct a review of EFPA boundaries every five years. This review must focus on the suitability and adequate supply of land to support a minimum 15-years supply of land for housing and employment growth, as well as whether existing urban areas are able to support urban renewal and consolidation The boundaries of the EFPA may only be amended following review or inquiry by the SPC.

As a consequence, a significant action included in the GARP is to identify a schedule of areas to be considered for removal from the EFPA during future reviews by the SPC and this will be included in the first update to the Greater Adelaide Regional Plan.

Our client is supportive that the SPC reviews the EFPA, and the focus of what the review must consider.

As part of the public consultation of the GARP, our client made a submission to the State Government requested their land also be given recognition within the GARP by being included as part of the 'Future Greenfield Supply - in EFPA' given the limited productivity value the land provides to primary industry and its advantageous proximity to existing urban areas of Victor Harbor to potentially support the longer-term growth of Victor Harbor.

Proposed Amendments to the Urban Growth Management Strategy

Principle 1 – Housing supply to meet the needs of our community

In respect to housing supply, the draft Strategy identified three areas where housing supply can be accommodated:

- Existing areas zoned for residential development
- A current Deferred Urban Zone that would require rezoning to support residential development
- A future Deferred Urban Zone currently outside of the Urban Growth Boundary.

In addition to the Deferred Urban Zone, Council identified land to the west of Adelaide-Victor Harbor Road, north of an existing Rural Living Zone and south of Hindmarsh Tiers Road for the future growth of Victor Harbor.

As an alternative option, we propose our client's land be identified within the Strategy for future greenfield development (5 to 10 years, subject to changes to the Environment and Food Protection Area) for the following reasons:

- At approximately 3 kilometres from the Urban Activity Centre Zone and the Suburban Main Street Zones, our client's land is geographically much closer to the [redacted] and surrounding community facilities than much of the land within the existing Deferred Urban Zone north of [redacted] and significantly closer than the land identified as a future Deferred Urban Zone.
- As a Greenfields site delivering natural and environmental assets to the community the land also has great potential for considered residential development.
- Although our client's land is located [redacted] current urban growth boundary, the property is connected to the [redacted] and [redacted] and [redacted].
- Augmentation of mains water and waste management and collection can be efficiently facilitated, and future development can be serviced by a community wastewater management system if augmentation of sewer mains is not a viable option.
- The land can provide open space corridors for passive recreation and linear park links to other urban areas within Victor Harbor via the Inman River.
- The land can support a diverse range of housing options whether it be in the form of a Hills Neighbourhood Zone, a Rural Neighbourhood Zone, a Rural Living Zone, or a combination of the stated neighbourhood-type zones.
- Our client's land presents a significantly more logical, orderly and integrated option to support an extension of the urban area than most of the land identified in Map 2 of the draft Strategy.

The current developments under construction in Victor Harbor will provide a large volume of high-density housing targeted at an ageing demographic. As identified in the Strategy it is important to deliver a diverse range of housing to meet the diverse need of the community and support residents through all stages of life.

The subject land affords the opportunity to include housing and recreational areas that give residents and young families room to enjoy the outdoors, recreational pursuits and the natural environment within their immediate neighbourhood.

Considering the diverse nature of the subject land we feel it is very well suited to meeting the criteria for the ongoing growth of the Victor Harbor community and delivering an asset that contributes to the long-term goals of the region.

Accordingly, we request the following actions be included under Principle 1:

- Investigations into the preparation of a Structure Plan for land at [redacted] as shown in **Figure 3** – Preliminary Structure Plan; or
- Amended Map 2: Principle 1 Actions as per Figure 4 of this submission to include [redacted] as a development priority and as an alternative to much of the Deferred Urban Zone land north of Armstrong Road and the Future Deferred Urban Zone; and
- Advocate for change to the Environment and Food Production Area to accommodate the Future Urban Growth boundary as per **Figure 4**.

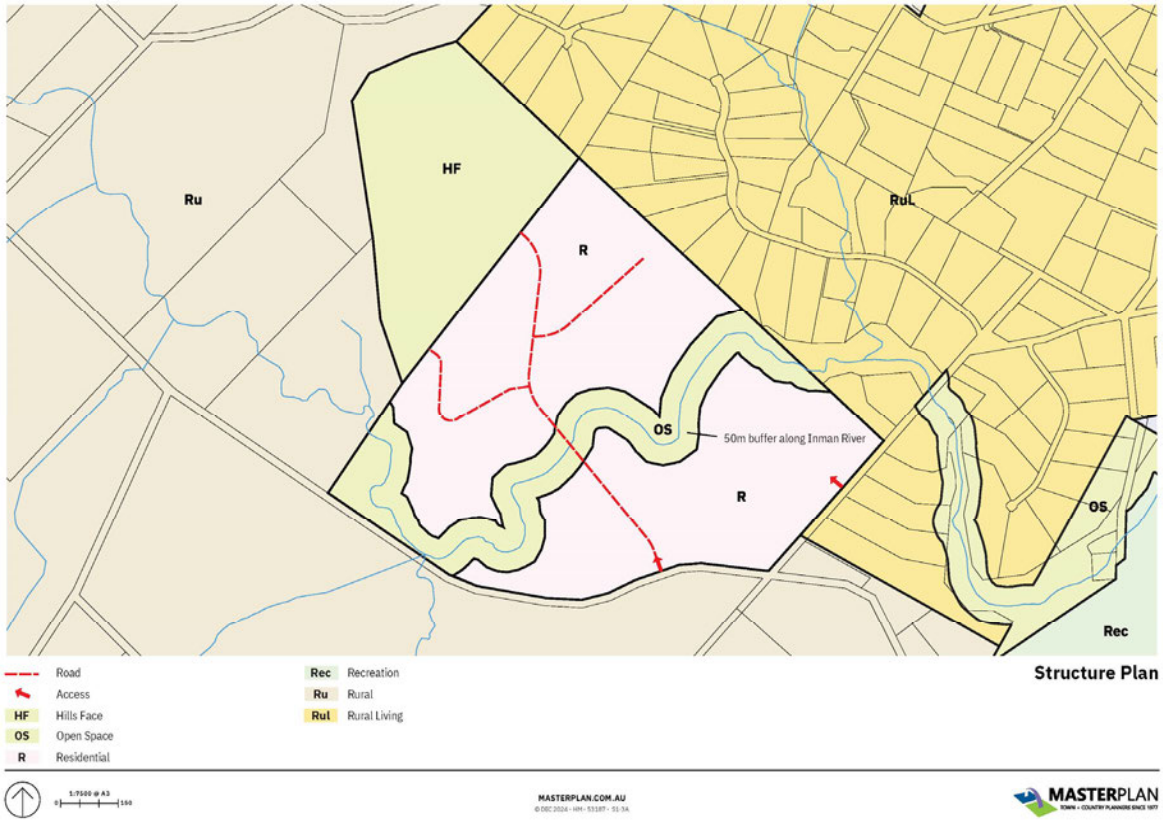
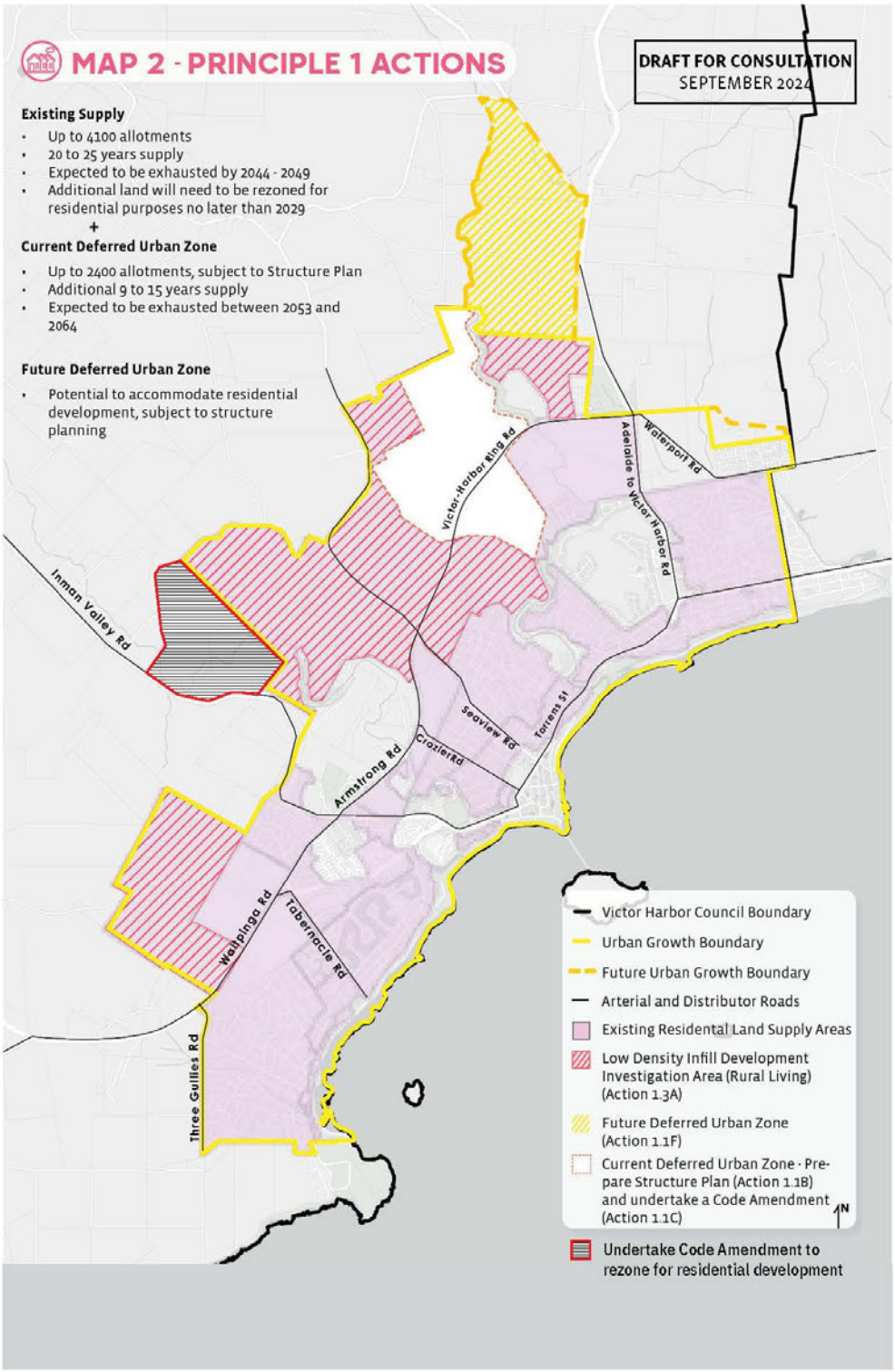


Figure 3: Potential Structure Plan of subject land



Source: Victor Harbor Urban Growth Management Strategy 2050 Draft For Consultation

Figure 4: Inclusion of subject land to Map 2 – Principle 1 Actions

Principle 3: Services and Infrastructure Meet Demand, are Reliable and Efficient

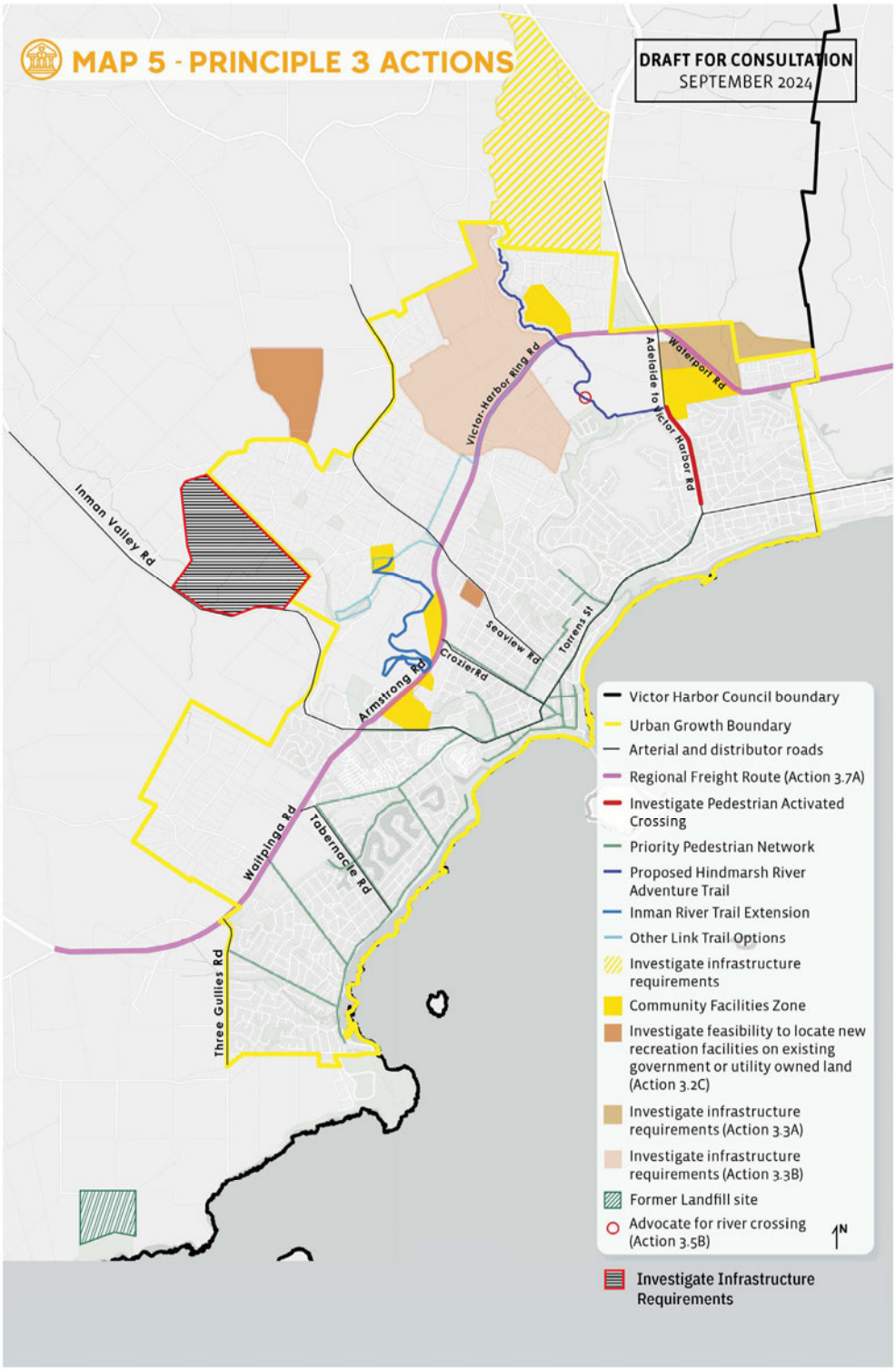
As noted above under proposed changes to Principle 1, the subject land can facilitate the logical, orderly and integrated roll out of physical infrastructure and utilities and can utilise existing connectivity of State Maintained roads and local road networks.

Open space along the Inman River can be vested to the Council for public open space and linear park links to other areas of Victor Harbor.

The subject land is sited in proximity to existing urban areas of Victor Harbor to provide, and capitalise on access to, services and infrastructure that will service the needs of an expanding community.

Accordingly, we request the following actions be included under Principle 3:

- Amended Map 5: Principle 3 Actions as per **Figure 5** of this submission to include [redacted] for infrastructure investigations to inform the preparation of a Structure Plan for the future rezoning of our client's land.

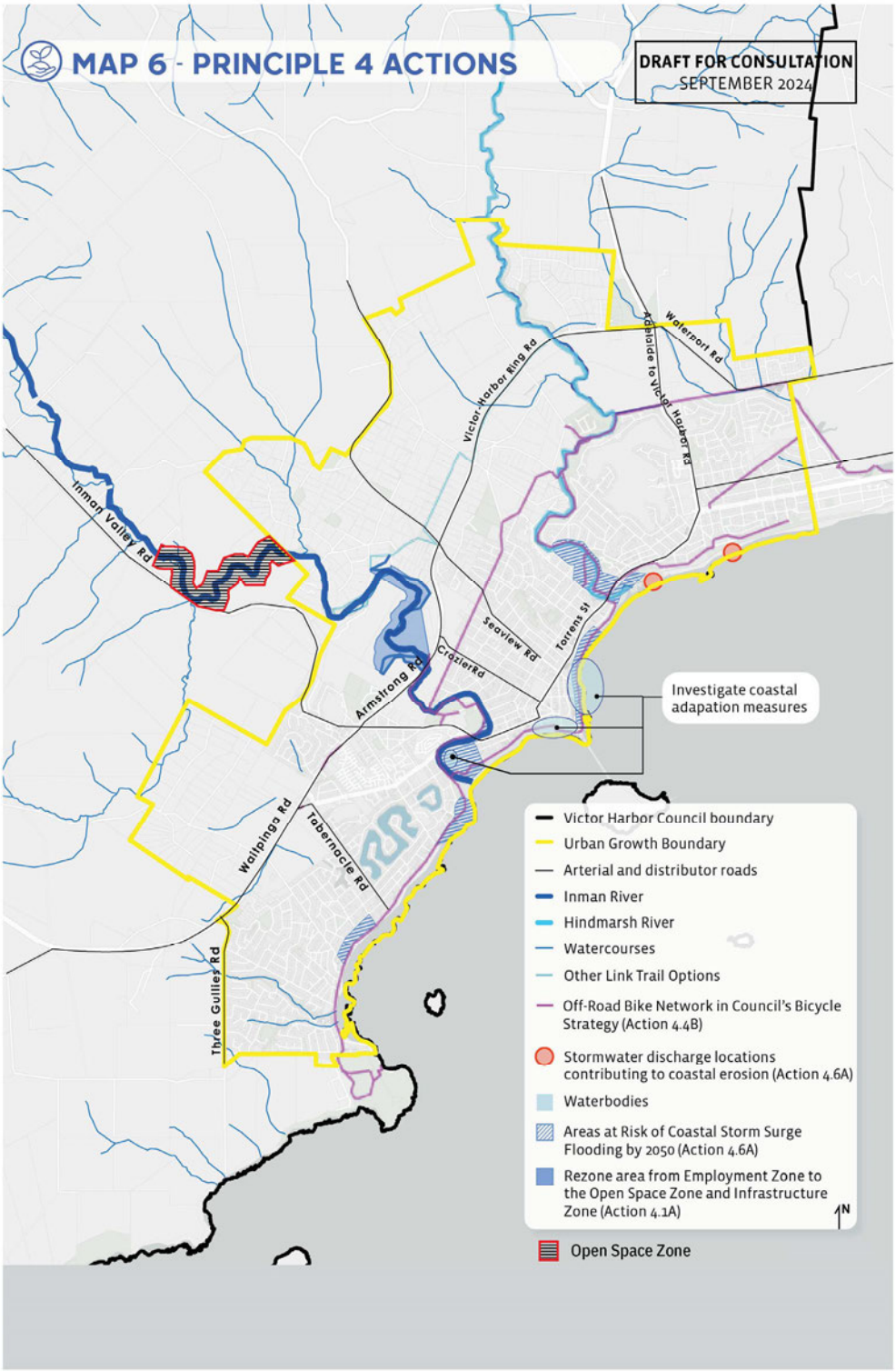


Source: Victor Harbor Urban Growth Management Strategy 2050 Draft For Consultation

Figure 5: Inclusion of subject land to Map 5 – Principle 3 Actions

Principle 4: Our environment is protected and enhanced

The rezoning of our client's land will enable green corridors to be provided via a Structure Plan. Such corridors can provide connectivity to open space provided along the Inman River. This is reflected **Figure 6**.



Source: Victor Harbor Urban Growth Management Strategy 2050 Draft For Consultation

Figure 6: Inclusion of subject land to Map 6 – Principle 4 Actions

Accordingly, and through the provision of an Open Space Zone along the Inman River, we contend the rezoning of the land is consistent with Objective 4.7 of Principle 4 which seeks to protect vegetation and secure public access to privately owned areas along the river and the summit of Crozier Hill.

We request part of our client's land be identified for potential rezoning that facilitates the creation of Open Space as part of a Code Amendment that enables future residential development of the land as per Figure 3 and 4 of this submission.

Principle 5: Our landscape, character and heritage is celebrated and reattained.

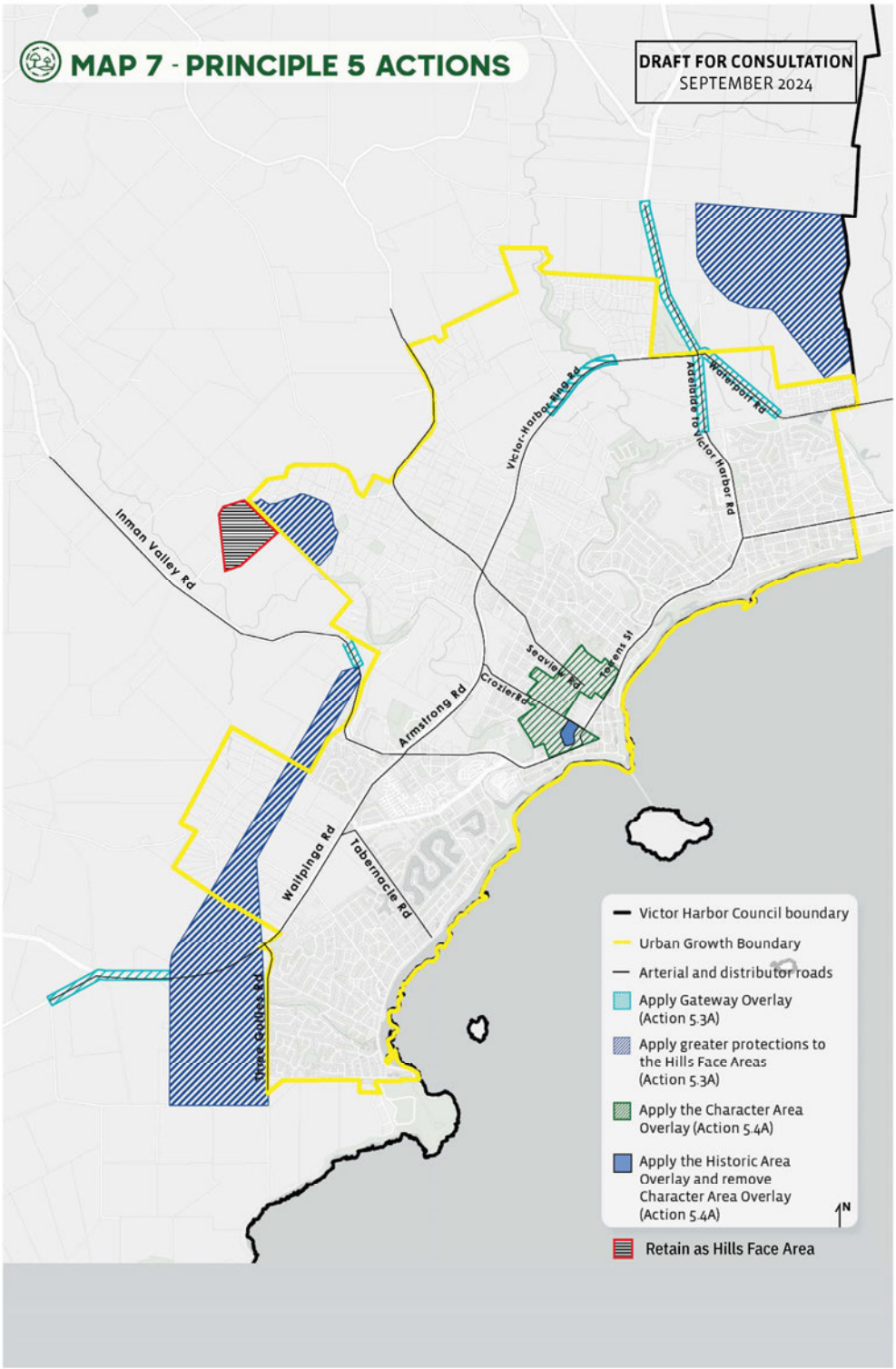
We note the community does not wish for development to alter Hills Face areas that make a valuable contribution to Victor Harbor's character and ridgeline gateways.

The protection of the physical and natural assets of Crozier Hill and the Inman River provides a unique opportunity to add significantly to the regions environmental leisure activities to be enjoyed by residents and tourist alike.

Connected walkways along the Inman River and public access areas would allow the community and tourists to engage with the natural environment. Linking this with the views of Victor Harbor/ Encounter Bay and the entire coastline to the Murray mouth and the Coorong from the top of Crozier Hill provides an exciting opportunity to add to the natural assets of the region.

This would be adding further value to the regions natural leisure experiences to be enjoyed by residents and tourists.

We request that Map 7 be amended to show the top of Croziers Hill being retained as a Hills Face Area and that land at the base of the hill be capable of being developed for very low residential development, as per our proposed amendments to Map 7 shown in **Figure 7**.



Source: Victor Harbor Urban Growth Management Strategy 2050 Draft For Consultation

Figure 7: Inclusion of subject land to Map 7 – Principle 5 Actions

We believe the approach will provide an ideal balance between providing land for the growth of Victor Harbor while providing protection to Victor Harbor's hills face areas that makes a valuable contribution to Victor Harbor's ridgeline gateways and hills face areas.

Conclusion

On behalf of our clients, we appreciate the opportunity to provide this submission and request that the City of Victor Harbor Urban Growth Management Strategy identifies [redacted] for future residential development and includes associated actions to facilitate this outcome. Our client's land is well placed to provide a viable growth option for Victor Harbor, given the following:

- The property is in close proximity to the [redacted] within the City of Victor Harbor and provides a more logical and efficient contiguous growth option than other options provided in the draft Strategy
- The landowner is seeking support for the property to be eventually developed for housing.
- The property is approximately [redacted] in area, which could be developed to provide a significant amount of housing whilst having the capacity to be developed with a character that is consistent with the existing urban fabric and surrounding areas. The property provides views as the land rises.
- The property provides the opportunity to facilitate the open space network along the Inman River involving connected walkways that allow environmental leisure activities to be enjoyed by residents and tourist alike
- The property has good road access, from [redacted] and [redacted], which provides a connection to [redacted] and the [redacted].
- The property is generally considered to be of low value farming land due to it containing both [redacted] and the [redacted].
- The land at the top of [redacted] can be retained as open, hills face land so that the scenic value its summit provides to the locality is not diminished by inappropriate development. This would add further value to the region's natural leisure experiences to be enjoyed by residents and tourists.
- The true value of the land as an asset to the Victor Harbor Community is very much underutilised.
- As a Greenfield site delivering natural and environmental assets to the community it also has great potential for considered residential development that can support a diverse range of housing to meet the diverse need of the community and support residents through all stages of life.
- The site affords the opportunity to include housing and recreational areas that give residents and young families room to enjoy the outdoors, recreational pursuits and the natural environment within their immediate neighbourhood.

Considering the diverse nature of the site we feel it is very well suited to meeting the criteria for the growth of the Victor Harbor community and delivering an asset that contributes to the long-term goals of the region.

Furthermore, inclusion of our client's property to support the long-term residential growth of Victor Harbor will be valuable in the next review of the EFPA by the State Planning Commission, which is forecast to be undertaken in the next two years and to be implemented as part of the first update of the GARP. This is also consistent with the actions identified in the draft Strategy.

Please note that our client is prepared to undertake any further investigations the City of Victor Harbor considers necessary to further support the inclusion of their property in the Strategy as land that is identified as being appropriate to support the future residential growth of Victor Harbor.

If you have any queries, please do not hesitate to contact the undersigned on [redacted] or email [redacted]

Yours sincerely

[redacted]
MasterPlan SA Pty Ltd

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident/local ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration:

The views and wishes of the local residents should be upheld and the Council should not be over-ridden by the State Government

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me via email

Kind regards

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Any Plan that tries to predict the needs more than 10 years into the future has a huge amount of guesswork in it , within the current environment of economic, environmental and climatic upheaval, and a major comprehensive traffic plan is essential to avoid the mistakes that other cities/ council areas have made. The traffic plan must include traffic within the council area as well as the main corridor to Adelaide. Also the UGMS must be a joint document with the City of Alexandrina so that a comprehensive, consistent approach is used for the whole of the South Coast area.
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	The reason people choose to live in the City of VH is the restricted current urban boundary, the very close proximity of the sea and beautiful farmland/ animals and "country feel" of the place. The City should never be another "low cost housing area" inhabited disproportionately by unemployed/ welfare recipients
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	The current urban boundary must NOT be pushed further north. Such "urban sprawl" will destroy the character of the current surrounding area.The farmland on both sides of the Adelaide Road is a most important landscape feature of VH and there is more than enough land within the current boundary to meet the needs of the forecasted population growth. The destruction and massive earthworks that have occurred/ are occurring on the land released on the south side of the Ring Road (ie Crozier Rd and the vast area opposite Urimbirra) are already causing a lot of distress/ stress to local residents.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	People have chosen to live in the Rural Living Area because they want the space / quietness/ wildlife / ability to provide some or all of their own food
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	The whole Hindmarsh River / valley around 3 – 4 km either side of the River, north of the "old Greenhills Adventure Park" must be preserved for the sake of the environment, wildlife, and the visual delight of visitors and residents
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	A Survey for all the inhabitants of the area to the West of the Inman River should be undertaken to determine their needs
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	I doubt that there is any pressing need for increasing the current land available for commercial purposes
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	The area West of the current Waterport Rd industrial zone might be appropriate but nothing South of Waterport Rd

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	Walking and biking trails should provide options of a "circular loop" and not just the same return route. A variety of such trails is a very important facility of visitors and the health/ fitness of residents. The coastal track VH to Port Elliott should also have sections re-routed so that use of public roads is eliminated or reduced

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	The areas of "high scenic value" must not be limited to "hills face areas"…it must include other area, in particular more open / gently undulating farmland and bushland
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Outlook

IREC38625124 - DC3.20.006 - UGMS Submission 227 Inman Valley Rd

From [redacted]
Date Wed 11/12/2024 15:16
To City of Victor Harbor <localgov@victor.sa.gov.au>; David Read <dread@victor.sa.gov.au>

Dear City of Victor Harbor,

We write to you as the owners of Parcel identified as [redacted], which was included within the UGMS study area 2013, an investigation area UGMS 1st draft 2024, GARP Future Greenfield Supply 2024, and also identified in the City of Victor Harbor 'Landscape Character & Visual Impact Assessment'.

We note that this parcel has not been included in the current draft UGMS, and it is our understanding that it was removed primarily for the following two reasons:

1. Its area is considered by council to be in excess of future growth requirements.

Given that "Ensuring future housing supply" is a key principle in the UGMS, we ask that more research is conducted and more extensive data collected, especially bearing in mind that the GARP has already calculated the parcel to be a necessary addition for sustained growth.

2. Due to its topography and physical separation from the current urban area it could be difficult to service.

Notably, this parcel was positively identified in the LCVIA as an 'appropriate option for accommodating potential future urban growth' due to its topography. Considering we are discussing a long-term plan, we anticipate technology rapidly advancing in the areas of electricity production, water recycling, water desalination, communications, and transportation, making it likely these challenges will be greatly diminished in the future.

We consider the physical separation to be an exciting opportunity for the City of Victor Harbor, providing a blank canvas where innovative new ideas for development and urban planning can be implemented.

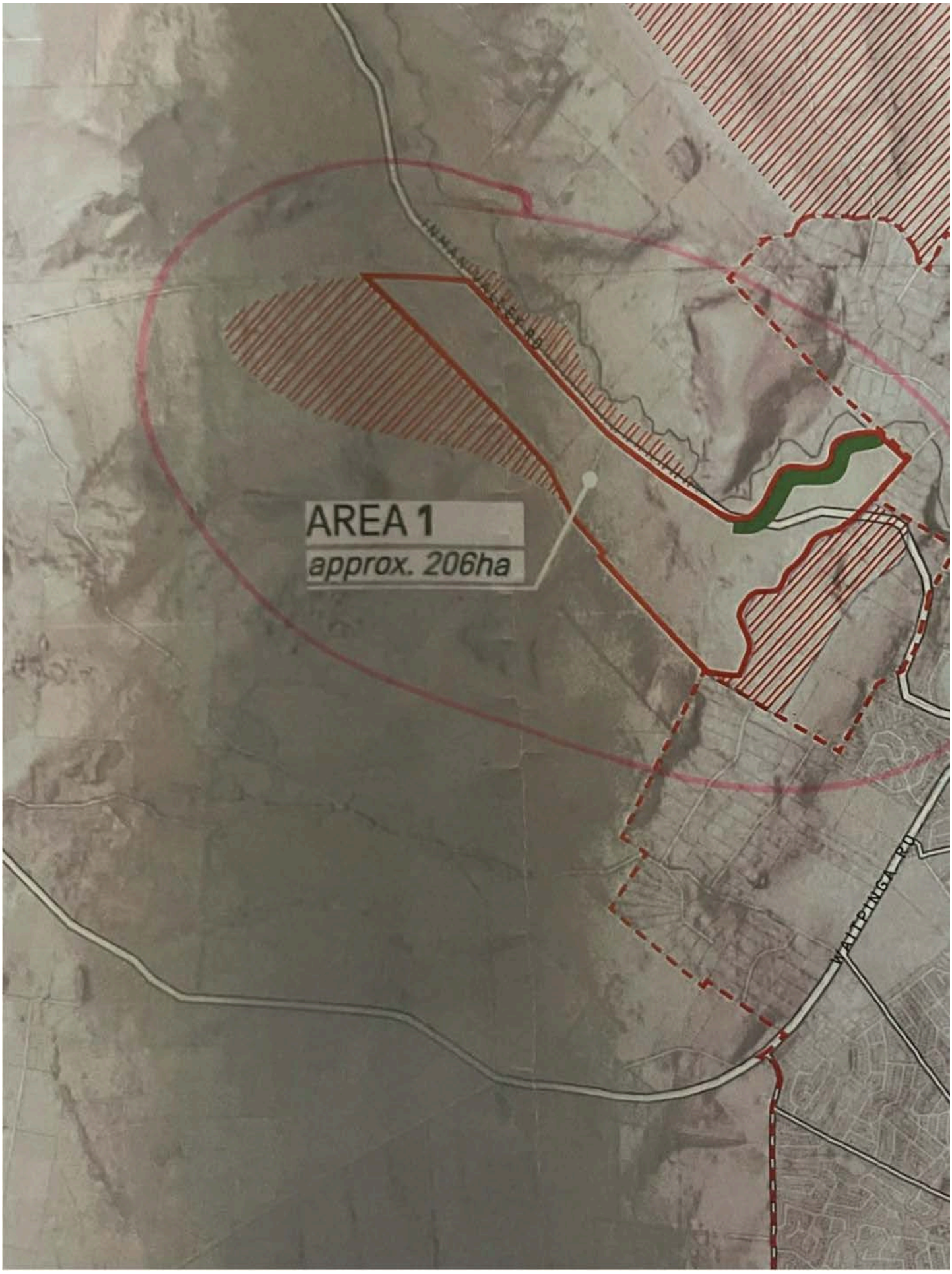
We are very much in favour of future housing development along the Inman Valley Rd. We urge council to include Parcel [redacted] in the final Urban Growth Management Strategy. We also offer parcels [redacted] as available for inclusion. Please see attached map, with aforementioned parcels overlaid on the GARP proposed additional housing supply, and identified as Area 1 LCVIA map.

We believe that this particular location on Inman Valley Road is perfect for urban growth as Victor Harbor remains a city of choice to live, work, invest and visit. We are excited to partner with the City of Victor Harbor in helping shape the future of our growing community.

Sincerely,

[redacted]


GARP Proposed additional housing supply
Parcel D70754A2
H150300S638
H150300S637
Suggested additional/alternative new housing supply
F166396A94


AREA 1
approx. 206ha
WAITPINGA RD

Sent from my iPhone

Respondent No: 21
Login: Anonymous
Email: n/a

Responded At: Dec 02, 2024 19:38:59 pm
Last Seen: Dec 02, 2024 19:38:59 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	Yes
Q5.	**Please provide the name of the group or organisation**	Friends over age 65
Q6.	**Upload your submission**	not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

I noted that 42.2% of population here are over 65. I would say 90% of those people have never used the bus and Seaford train to Adelaide. The reason being is no one feels safe waiting at a station when faced with undesirables on a daily basis. We need to make more transport opportunities without having to catch a bus first and then a train. I realise there are a couple of timetables for the bus to Adelaide but very limited times andit takes nearly 2hours and $14 each way which can add up on a regular basis.We need to provide easier options for our young ones too. The hospital should be moved to Ring route road as it is ridiculous with the limited access to parking. The hospital itself a real rabbit warren. The front of the hospital is at the back! Cars parked everywhere along Bay Road making it hard to see when trying to access from side street. Get it close to ambulance station. We need more variety of shops - ladies fashion, continental foods, Spotlight, Harvey Norman, more furniture stores for competition. We need more quality shops not op shops and cheap clothing. The shops need to be open longer. Some aren't open Monday,, some close st 3pm, some closed Tuesday etc. Make a carpark in front if Wohlers (covering up drains) for staff parking instead of clogging up side streets. Frustrating having to remember what shops will and will not be open. We need more entertainment opportunities down here and to be advertised well beforehand. Plenty of shows on in Adelaide too but no special bus trips. Ie lots of people would love to go to Royal Adelaide Show and enquired to bus cos. They said "maybe" but nothing happens. For those who don't drive very limited opportunities to go somewhere different. Another example, craft fairs, exhibitions. V/Harbor road speed limit needs to be reduced to 80km/hr as quite windy,narrow and very problematic weather conditions at times. This would make it much safer. Hindmarsh Road needs to be widened to provide for the future.

Outlook

IREC38542924 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Mon 02/12/2024 19:09
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

Yes

Please provide the name of the group or organisation

Friends over age 65

Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:

I noted that 42.2% of population here are over 65. I would say 90% of those people have never used the bus and Seaford train to Adelaide. The reason being is no one feels safe waiting at a station when faced with undesirables on a daily basis. We need to make more transport opportunities without having to catch a bus first and then a train. I realise there are a couple of timetables for the bus to Adelaide but very limited times andit takes nearly 2hours and $14 each way which can add up on a regular basis.We need to provide easier options for our young ones too. The hospital should be moved to Ring route road as it is ridiculous with the limited access to parking. The hospital itself a real rabbit warren. The front of the hospital is at the back! Cars parked everywhere along Bay Road making it hard to see when trying to access from side street. Get it close to ambulance station. We need more variety of shops - ladies fashion, continental foods, Spotlight, Harvey Norman, more furniture stores for competition. We need more quality shops not op shops and cheap clothing. The shops need to be open longer. Some aren't open Monday,, some close st 3pm, some closed Tuesday etc. Make a carpark in front if Wohlers (covering up drains) for staff parking instead of clogging up side streets. Frustrating

having to remember what shops will and will not be open. We need more entertainment opportunities down here and to be advertised well beforehand. Plenty of shows on in Adelaide too but no special bus trips. Ie lots of people would love to go to Royal Adelaide Show and enquired to bus cos. They said "maybe" but nothing happens. For those who don't drive very limited opportunities to go somewhere different. Another example, craft fairs, exhibitions. V/Harbor road speed limit needs to be reduced to 80km/hr as quite windy,narrow and very problematic weather conditions at times. This would make it much safer. Hindmarsh Road needs to be widened to provide for the future.

Response to the Draft Victor Harbor Urban Growth Management Strategy 2050

Author: Biodiversity Victor Harbor Inc. (BioD VH)
Date: 3rd December, 2024

Contact: [redacted]

Introduction: The Importance of a Nature-Positive Vision for the Southern Fleurieu

Biodiversity Victor Harbor (BioD VH) appreciates the opportunity to comment on the Draft Victor Harbor Urban Growth Management Strategy 2050 (VHUGMS). As stewards of one of Australia's most critical biodiversity hotspots, the growth and development must be carefully planned to safeguard the Southern Fleurieu's unique natural heritage, which serves as both a refuge for biodiversity and a cultural and economic asset.

1. A Nature-Positive Framework Aligned with Global and National Goals

The Australian **Biodiversity Council's Nature Positive Framework** highlights the need for ambitious, measurable targets aimed at halting and reversing biodiversity loss by 2030 and achieving full recovery by 2050.
(Biodiversity Council 2023.Delivering on nature positive: 10 essential elements of national environmental law reform. Biodiversity Council, Melbourne.) (Biodiversity Council 2024. What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)

VHUGMS should reflect these goals, embedding principles that ensure developments yield net biodiversity gains. This framework requires not only protective measures but active restoration efforts, which align with the **Kunming-Montreal Global Biodiversity Framework**. As a co-signatory to the **UN Environment Program Convention on Biological Diversity**, Australia has committed to ambitious international targets to protect and restore biodiversity. The recently adopted **Kunming-Montreal Global Biodiversity Framework (GBF)**, established at the COP 15 Biodiversity Summit (Dec 2022), provides a roadmap and targets for countries to address the global biodiversity crisis through measurable and time-bound goals. The framework aims to halt and reverse biodiversity loss by 2030, with full recovery by 2050 and is often considered the biodiversity counterpart to the climate-focused Paris Agreement.

As the document "Blueprint for a Nature-Positive Adelaide" states, the South Australian Government should collaborate with VH Council and partners "to ensure building and infrastructure development is nature-positive through the implementation of Biodiversity Sensitive Urban Design".
(Bekessy SA, Berthon K, Garrard GE, Croeser T, Keogh C, Kirk H, Visintin C (2024) Blueprint for a Nature-Positive Adelaide. Interdisciplinary Conservation Science Group, RMIT University, Melbourne.)

Biodiversity Victor Harbor strongly recommends that the VHUGMS adopt the principles and targets of the GBF to align with Australia's international nature-positive obligations and support a sustainable future for the Southern Fleurieu.

2. Southern Fleurieu as a Biodiversity Hotspot: Unique Environmental and Cultural Value

The Southern Fleurieu region is one of Australia's top biodiversity hotspots, poised to become increasingly crucial as climate change, with increasing temperatures, drives species southward to the Fleurieu as a natural refuge. BioD VH stresses that the VHUGMS must:

- Prioritise biodiversity corridors to enable species migration and gene flow, especially along critical watercourses like the Hindmarsh River and the Inman River.
- Recognise the region's cultural importance to the Ngarrindjeri, Ramindjeri, and Peramangk First Nations peoples, integrating Indigenous knowledge and practices into land management as supported by the Hills and Fleurieu Landscape Plan *(Hills and Fleurieu Landscape Plan 2021-2026)*
- As a critical biodiversity hotspot, the Fleurieu Peninsula is an area rich in animal and plant species that are endemic and/or restricted to the region. Half of the state's native plant species and three-quarters of its native bird species live in our region. In the Hills and Fleurieu, which includes the southern Mount Lofty Ranges, regional conservation assessments have identified 126 fauna species and 445 flora species that are considered threatened. Just as startling, it is estimated that 37 fauna species and 38 flora species are now regionally extinct. *(Landscape SA. Thinking threatened species for National Biodiversity Month, News article, 22 September 2023)*

3. Integrating the "Living Locally" Concept with Environmental Goals

While the "Living Locally" principle is supported, BioD VH recommends further enhancement to align it with nature-positive targets. Sustainable urban growth should integrate green infrastructure, providing residents with accessible green spaces. BioD VH proposes;

- A significant green buffer to define the urban limits of Victor Harbor. The UGMS proposal of a green hills zone is supported.
- The development of a 30-metre green buffer zone along both sides of major roads, particularly the Adelaide/Victor Harbor Road, to protect the entrance vista to Victor Harbor and to also maintain habitat continuity. *(Hills and Fleurieu Landscape Plan 2021-2026)*
- The VH Council commits to exceed the WHO recommendation of 0.5-1ha of public green space within 300m of residential areas, fostering physical and mental well-being through easy access to nature.
- Increase residential area tree canopy for Victor Harbor. This requires improved street tree plantings, ideally using native species.

4. Regional Water and Ecosystem Management

The **Hills and Fleurieu Landscape Plan** highlights water management as a vital component of regional resilience. BioD VH advocates for the VH Council to:

- Protect natural watercourses from encroaching development, maintaining a minimum 50-metre-wide (50 m from the midpoint of the rivers) buffer along the lower Hindmarsh River and the lower Inman River to provide the two most important natural corridors to connect with some of the most important biodiversity hotspots on the Fleurieu Peninsula. These include Mt Billy Conservation Park, Hindmarsh River National Park, Springmount Conservation Park and several significant Heritage Agreement sites on private property. A map indicating these important biodiversity hotspots to be linked by the Inman and Hindmarsh corridors is attached below.
- Waterways, both large and small, must have their banks protected to preserve both the quality of the water and the associated biodiversity.
- Identify privately owned land along the Inman and Hindmarsh Rivers and investigate options for protecting native vegetation along these rivers. Partnerships with landowners, the Department of Environment and Water and others will be required.
- Promote water-sensitive urban design (WSUD) to manage stormwater effectively and reduce runoff that impacts ecosystems *(Hills and Fleurieu Landscape Plan 2021-2026)*

5. Nature-Positive Housing and Urban Development

The **Nature Positive Initiative** suggests that all developments be evaluated for their impact on biodiversity, with mandatory offsets to ensure no net loss. BioD VH urges the City of Victor Harbor to adopt the mitigation hierarchy of **avoid, minimise, restore, and offset** for all new projects, prioritising avoidance in sensitive ecological areas. Specific measures include:

- Mandating the use of native plant species for landscaping to preserve local biodiversity.
- Set a tree canopy to cover at least 30% of the area and set green infrastructure requirements for all new housing developments to support cooler urban microclimates and enhance habitat for native species. *(Biodiversity Council (2024). What does Nature Positive mean for businesses and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*
- Inclusion of the 15-20% or above mandate for green space in any urban development is strongly recommended. (International and Australian various sources). This must include large retirement villages, which currently are excluded from such requirements. This legal loophole must be eliminated.
- The recent engagement of Ecosphere Ecological Solutions to undertake an ‘Ecological Assessment of Lot 202 Armstrong Road and Surrounds’ on that site is an excellent example. Such assessments should become the standard before any significant development in the region to ensure the success of the nature-positive initiative.
- Implement stringent requirements for long-term biodiversity monitoring and public reporting on development impacts *(Biodiversity Council (2023) Delivering on nature positive: 10 essential elements of national environmental law reform. Biodiversity Council, Melbourne.) (Biodiversity Council (2024). What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*

6. Enhancing Community Engagement and Indigenous Participation

Building resilience in the region requires the active participation of local communities and Indigenous knowledge holders. BioD VH recommends that the the City of Victor Harbor adopts a **participatory decision-making framework** that integrates local knowledge and empowers Indigenous voices in managing their traditional lands. This aligns with the **Kunming-Montreal Global Biodiversity Framework's** objectives and the Hills and Fleurieu Landscape Plan's community-centered approach *(Hills and Fleurieu Landscape Plan 2021-2026)(Biodiversity Council (2024). What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*

7. Specific Concerns on the Southern Fleurieu Peninsula

a. Confidence in future housing developments has been damaged by the current local housing/retirement village developments in Victor Harbor that do not provide adequate space for canopy street trees or even footpaths. Bulldozers eliminating understory along the Hindmarsh River in the current housing development is negligent of the importance of the region's biodiversity. The Hindmarsh and Inman Rivers, as natural corridors, are of critical importance to biodiversity, as previously mentioned. These wider natural river corridors should also cater for walking and cycle paths to further benefit the community of Victor Harbor.
b. A survey by the City of Victor Harbor in 2023 indicated that over 90% of ratepayers were concerned about the environment. People choose to live in the region because of the natural environment, and current subdivisions in Victor Harbor are most unattractive from the environmental perspective and will reduce the amenity for those currently living in the area, and those planning to move to the location in the future.
c. Establishment of a Section 41 Victor Harbor Council Environmental & Climate Emergency Committee to develop an Environmental & Climate Emergency Strategic Plan 2030 is urgent. This Committee could also assist with reviewing the Environmental Management Plan and the Biodiversity and Natural Assets Management Plan.
d. While not specifically mentioned in the urban strategy, these goals remain important components of the biodiversity strategy;
    a. Protect and enhance native and remnant vegetation. Improve weed and pest control. Protect and enhance aquatic ecosystems and waterways.
    b. In partnership with conservation partners, encourage and support rural landholders to undertake works to increase biodiversity connectivity, corridors and remnant vegetation.
    c. Increase plantings of local native species in streetscapes, parks and gardens. Improve the connectivity of the urban diversity.
    d. Engage with developers, educating and guiding strategic revegetation priorities and native species lists.

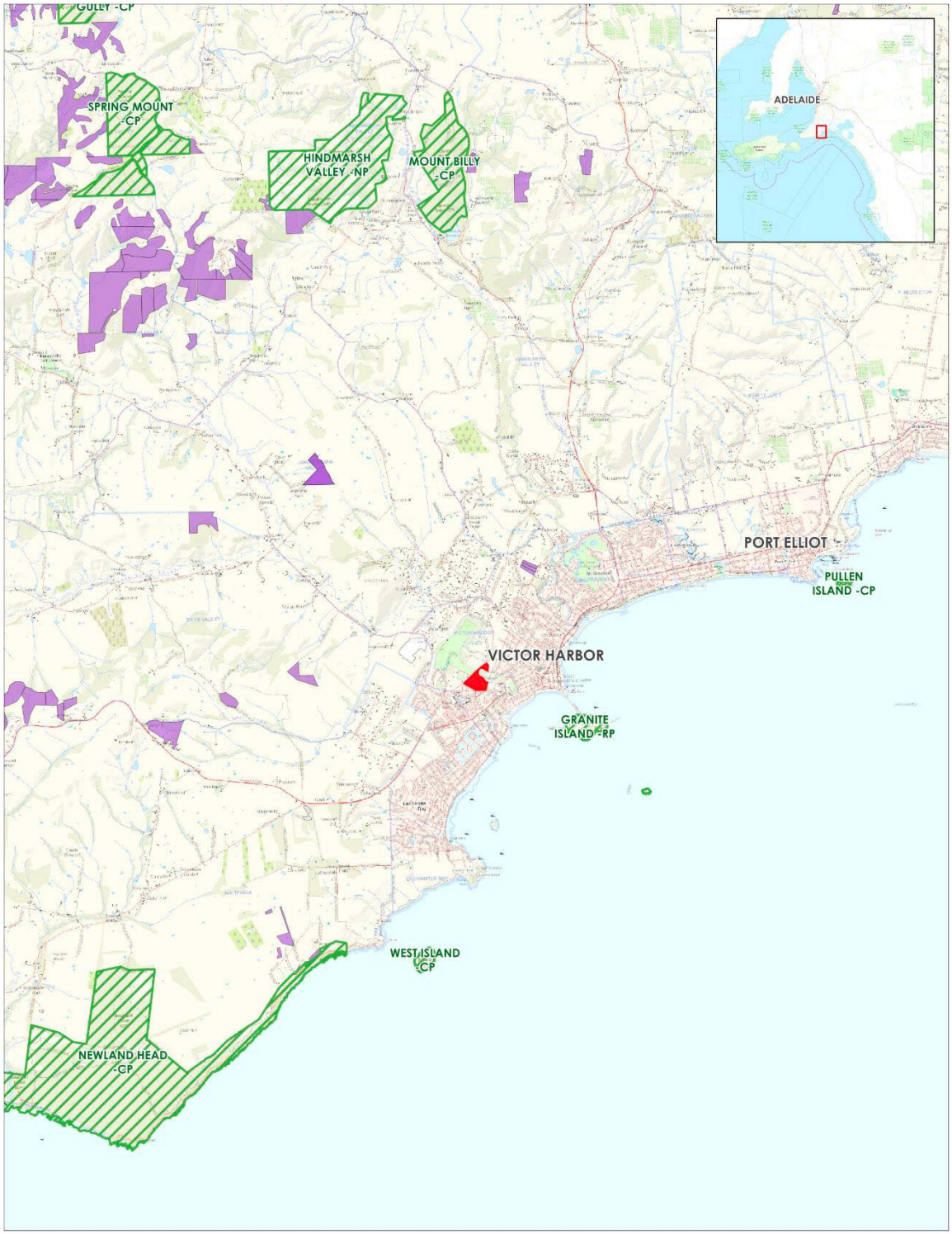
Conclusion

By aligning with the Kunming-Montreal Global Biodiversity Framework, the City of Victor Harbor can set a strong example for sustainable, nature-positive development, reflecting Australia's commitment to the UN Convention on Biological Diversity. Incorporating these principles will allow Victor Harbor to advance as a leader in biodiversity conservation, fostering a region where development harmonises with environmental and cultural heritage.

Biodiversity Victor Harbor urges the City of Victor Harbor, via the State Planning Commission, to reduce the total proposed housing development in the Southern Fleurieu and embed biodiversity targets and environmental protections into the Greater Adelaide Regional Plan and the Victor Harbor Urban Growth Management Strategy. Protecting the Southern Fleurieu's ecological integrity will ensure that this region continues to thrive both economically and as a natural refuge, an eco-tourism destination and a resilient community in which to live.

In view of urban developers prioritising financial returns ahead of any other goal there must be legal requirements in place to protect biodiversity forever.

We welcome further dialogue and collaboration with the City of Victor Harbor as we collectively work toward a sustainable future.



Survey area

Npwsa reserve

Vegetation heritage agreements

0 1 2 km

Data sources:
Geoscience Australia,
DEW, DPTI
OpenStreetMap

Coordinate reference system:
GDA2020 / MGA zone 54

26-08-2024

Respondent No: 32
Login: Anonymous
Email: n/a

Responded At: Dec 09, 2024 22:37:24 pm
Last Seen: Dec 09, 2024 22:37:24 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e51674e1434eeab784903ec6cc2530d28f643741/original/1733743896/ab87e472249c3f0e07d60dabc1ef3b9b_e339cf8f13e863540fb2d17153aadb92_Submission_template_-_Draft_UGMS.docx?1733743896

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

This is a rushed document and how convenient it is to send it out just before Christmas. The ramifications of this proposal will surely have a lot of residents up in arms when they absorb what is recommended.

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a <local resident/local ratepayer/_____ *(select all that apply)*> and my feedback is provided within the table below. I also provide the following general comments for consideration:

<Add any general comments about the draft Strategy and Victor Harbor's future growth>

I <would like/you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted] .

Should you have any questions regarding me, please contact me on [redacted].

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Morgan Park is a classic example of a change of mind from the council from the original concept when it was set up as a land division. The goal posts have shifted and my wife and I strongly reject the proposal to make this a suburb of Victor Harbor. You have opened the floodgates by first allowing 1 resident to subdivide and now we have 2 more.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	How many more do you need? There appears to be plenty of school options now in ictor Harbor
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

We the undersigned are 8 landholders in the [redacted] bounded by [redacted], [redacted] and [redacted] and including [redacted].

We wish to make a joint submission to the draft Victor UGMS.

The submission consists of 2 parts. (Requests and Feedback)

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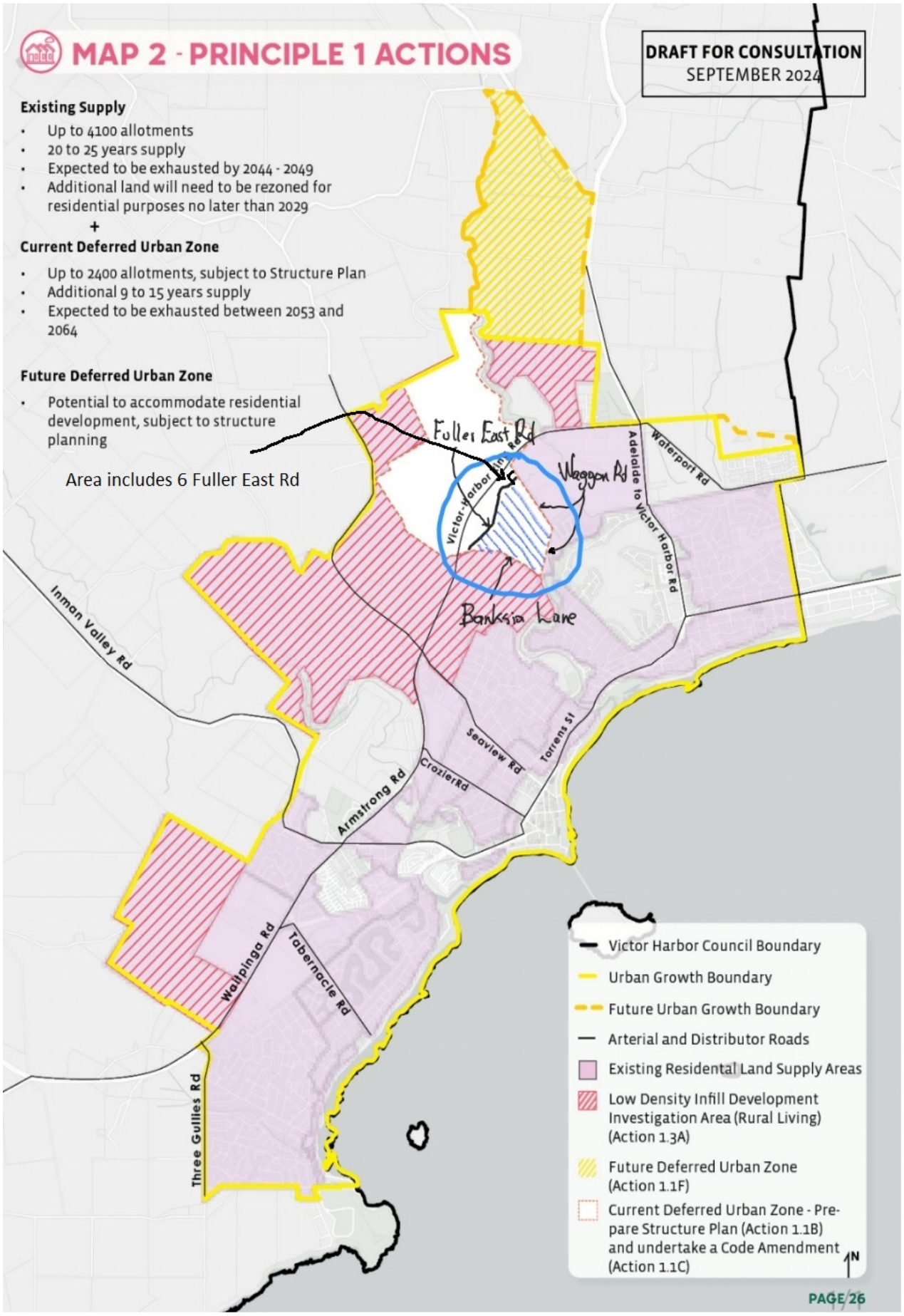
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Requests.

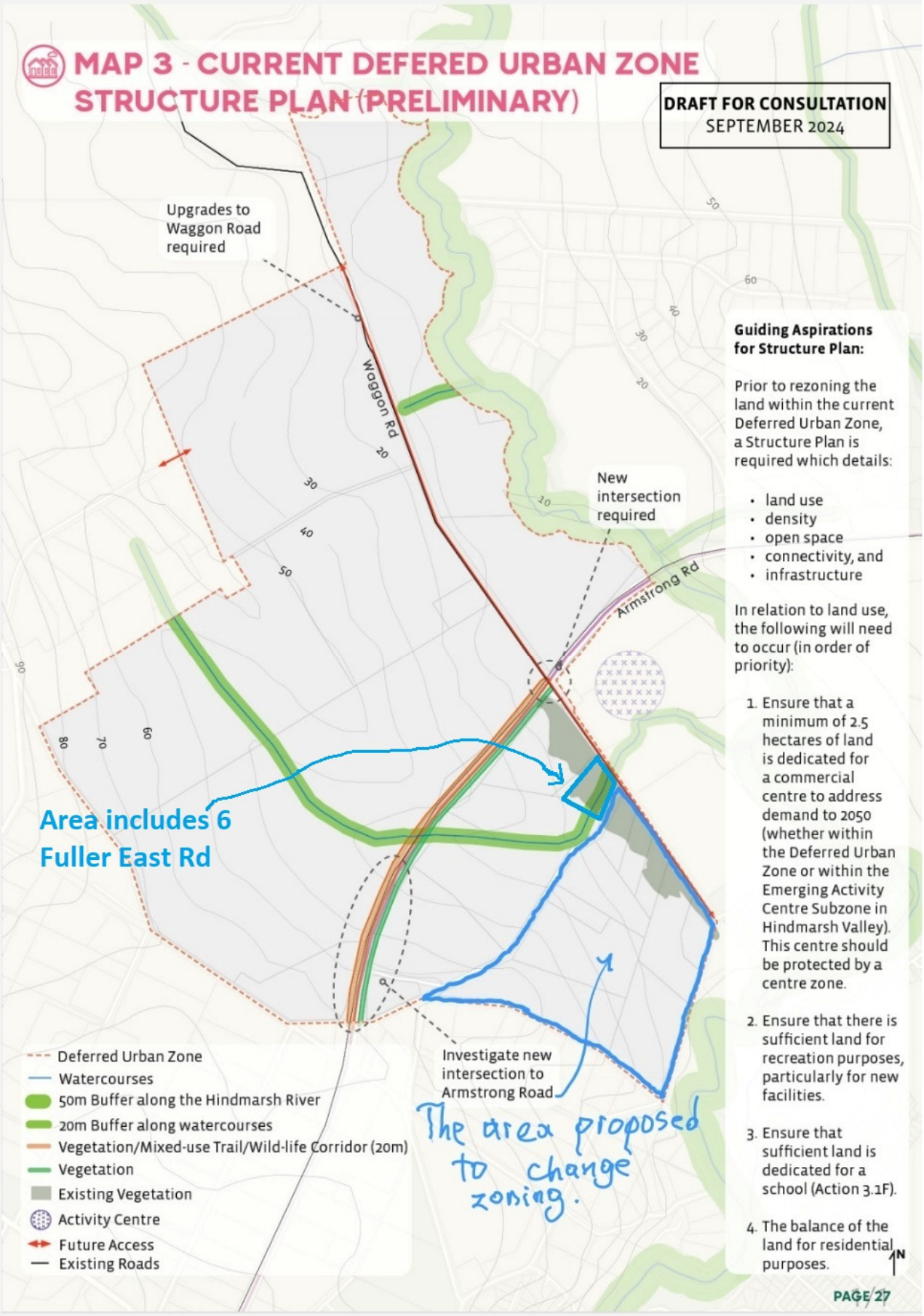
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2. People don't move to the country or outer Victor Harbor regions just to have Urban living. Some Rural Living must exist in the Victor UGMS to continue to satisfy this lifestyle choice.
   We therefore formally request that the Council identifies at least our group of residents to be the subject of a consideration to the Minister of Planning for Rural Living. (as stated in the 2nd paragraph below)
   Extract from LGA SA "Rural Living Code Amendments"

   > "The Commission has requested that consideration be given to the identification of appropriate locations for rural living as part of the Regional Planning process. This is to ensure that due consideration is given to future growth and servicing of our regional centres.
   >
   > Following completion of this process, the LGA is advised that the Minister for Planning has indicated that he would only be willing to consider rural living proposals where they have been identified in a Regional Plan and where the Code Amendment is to be led by the relevant council.


MAP 2 - PRINCIPLE 1 ACTIONS
DRAFT FOR CONSULTATION
SEPTEMBER 2024
Existing Supply
Up to 4100 allotments
20 to 25 years supply
Expected to be exhausted by 2044 - 2049
Additional land will need to be rezoned for residential purposes no later than 2029
+
Current Deferred Urban Zone
Up to 2400 allotments, subject to Structure Plan
Additional 9 to 15 years supply
Expected to be exhausted between 2053 and 2064
Future Deferred Urban Zone
Potential to accommodate residential development, subject to structure planning
Area includes 6 Fuller East Rd
Fuller East Rd
Victor Harbor Rd
Waggon Rd
Adelaide to Victor Harbor Rd
Waterport Rd
Banksia Lane
Inman Valley Rd
Seaview Rd
Torrens St
Armstrong Rd
CrozierRd
Wattpinga Rd
Tabernacle Rd
Three Gullies Rd
Victor Harbor Council Boundary
Urban Growth Boundary
Future Urban Growth Boundary
Arterial and Distributor Roads
Existing Residental Land Supply Areas
Low Density Infill Development Investigation Area (Rural Living) (Action 1.3A)
Future Deferred Urban Zone (Action 1.1F)
Current Deferred Urban Zone - Prepare Structure Plan (Action 1.1B) and undertake a Code Amendment (Action 1.1C)
N

MAP 3 - CURRENT DEFERED URBAN ZONE STRUCTURE PLAN (PRELIMINARY)

DRAFT FOR CONSULTATION
SEPTEMBER 2024



Guiding Aspirations for Structure Plan:

Prior to rezoning the land within the current Deferred Urban Zone, a Structure Plan is required which details:

- land use
- density
- open space
- connectivity, and
- infrastructure

In relation to land use, the following will need to occur (in order of priority):

1. Ensure that a minimum of 2.5 hectares of land is dedicated for a commercial centre to address demand to 2050 (whether within the Deferred Urban Zone or within the Emerging Activity Centre Subzone in Hindmarsh Valley). This centre should be protected by a centre zone.
2. Ensure that there is sufficient land for recreation purposes, particularly for new facilities.
3. Ensure that sufficient land is dedicated for a school (Action 3.1F).
4. The balance of the land for residential purposes.

Feedback

Regarding the UGMS we would like to make the following suggestions

.

1. The current zoning maps are not shown, so no comparison between the current and proposed zones can be seen. There should be opposite facing maps showing the 2 maps next to each other,
2. There is no mention in the document that Rural Living zones are to be eliminated. This is a massive change that needs to be clearly articulated and made evident so that discussion can be had on this change. We have been told at the UGMS consultation meetings that it is State Government policy to eliminate or minimize Rural Living zones. Perhaps it could be claimed that this has been previously announced but very few are aware of it! The current draft UGMS is complicit with the SA Government intent by not clearly highlighting this very significant change. THIS IS NOT OPEN COMMUNITY CONSULTATION.
3. What will be the effect of Rural Living zones being re-zoned as Low Density Residential on the Valuer General Property values and hence future Council rates?
4. What will be the name of the new zone, changing from Rural Living? Will it become “Low Density Residential”?
5. Map 8 on page 53 needs to be changed to more accurately represent the proposed zones. For example, is it really proposed that the existing Rural Living areas will change to be the same zoning as the Oceane development. On the map they are both shaded the same colour pink of Low Density Residential?
6. Very low density living is mentioned in the document, but is not defined in the definitions.
7. At the community consultation meetings, same planning consultants had a map 8 showing the different low density and very low density residential areas with numbers showing proposed differing density overlays. These numbers were 1, 2 and 5000m2. If these are significant planning criteria, then they should be included and explained in the final UGMS document.

We the undersigned are all members of this submission, feel strongly about, and fully support the above document.

Signed

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24. 10/12/24.

[redacted] of [redacted]

10/12/24.

Respondent No: 39
Login: Anonymous
Email: n/a

Responded At: Dec 11, 2024 15:07:59 pm
Last Seen: Dec 11, 2024 15:07:59 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

I think maintaining the heritage of the inner parts of Victor Harbor is important to retain the 'feel' of the township as this is one of the things that attracts visitors and residents to the town. Therefore I think it is important to prevent high-rise development in the inner suburban area around Central Victor Harbor, so I support the Heritage Overlay of the UGMS. Further I support the Hills Face Zone to limit development across the hills that face onto Victor Harbor Township to maintain the beauty and greenery of the surrounding hills, by limiting sub-division of blocks to small allotments. I am concerned about the proposed deferred urban growth area along the Victor Harbor road towards Adelaide. This looks like it could become somewhat like a satellite city. Traffic management would need to be looked at in terms of linking the satellite area to Victor Harbor in the future, as the two lanes of Victor Harbor road will not cope with the extra load of traffic and the high speeds presently zoned could lead to accidents with cars turning into and out of the new development. I am also concerned about the welcoming and feel as you drive into Victor. At present you drive through green hills and then suddenly you are in Victor without much ado. I feels like you've reached a surprise destination that is almost a secret. With the proposed urban area along Victor Harbor Road, it'd feel like you're in suburbia and then you get to Victor. I realise new areas may need to be developed to cater for demand of housing, however, I'm concerned about how the proposed development would change the feel of arriving at Victor and how it would impact traffic.

Outlook

IREC38623824 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Wed 11/12/2024 14:38
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

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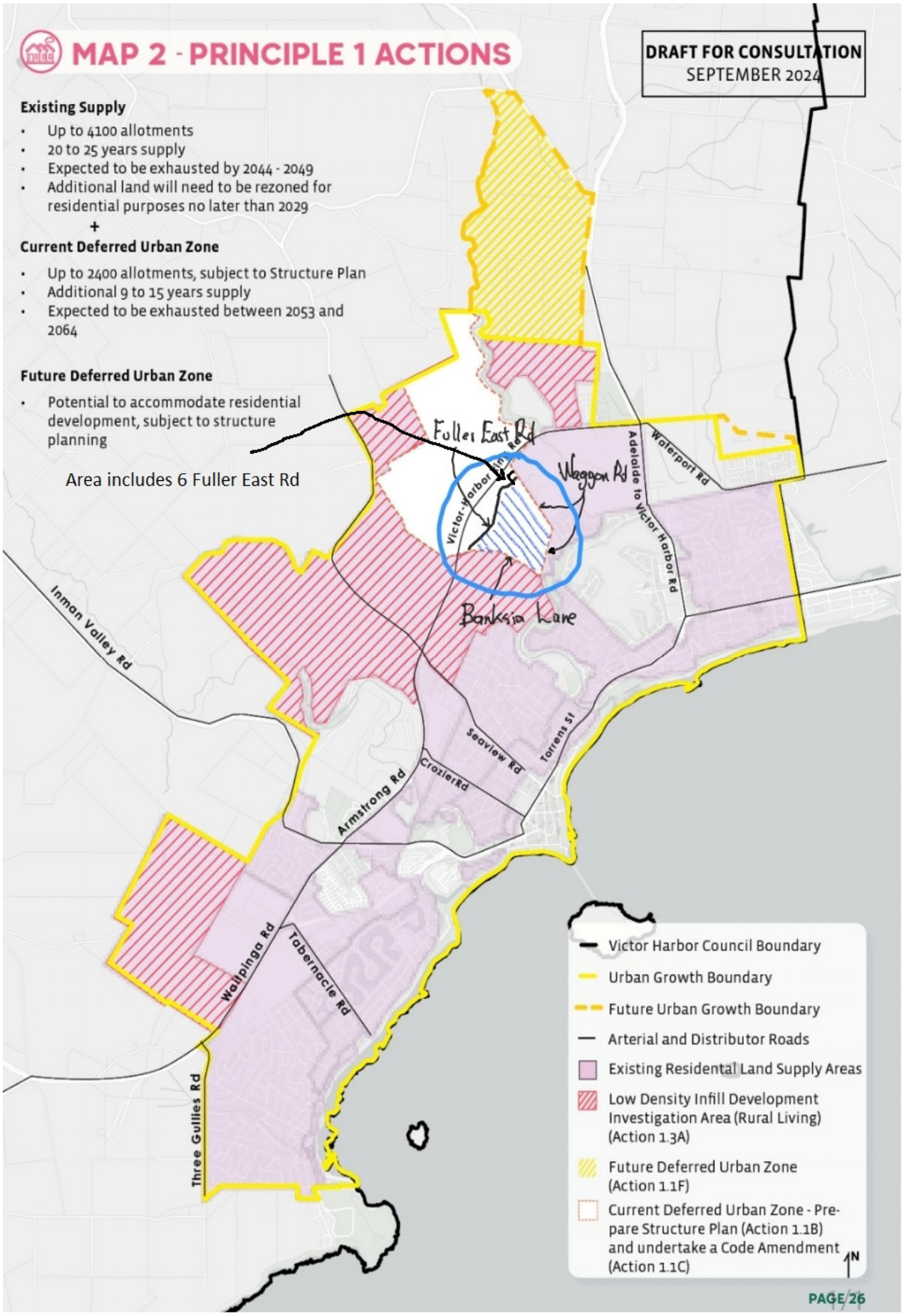
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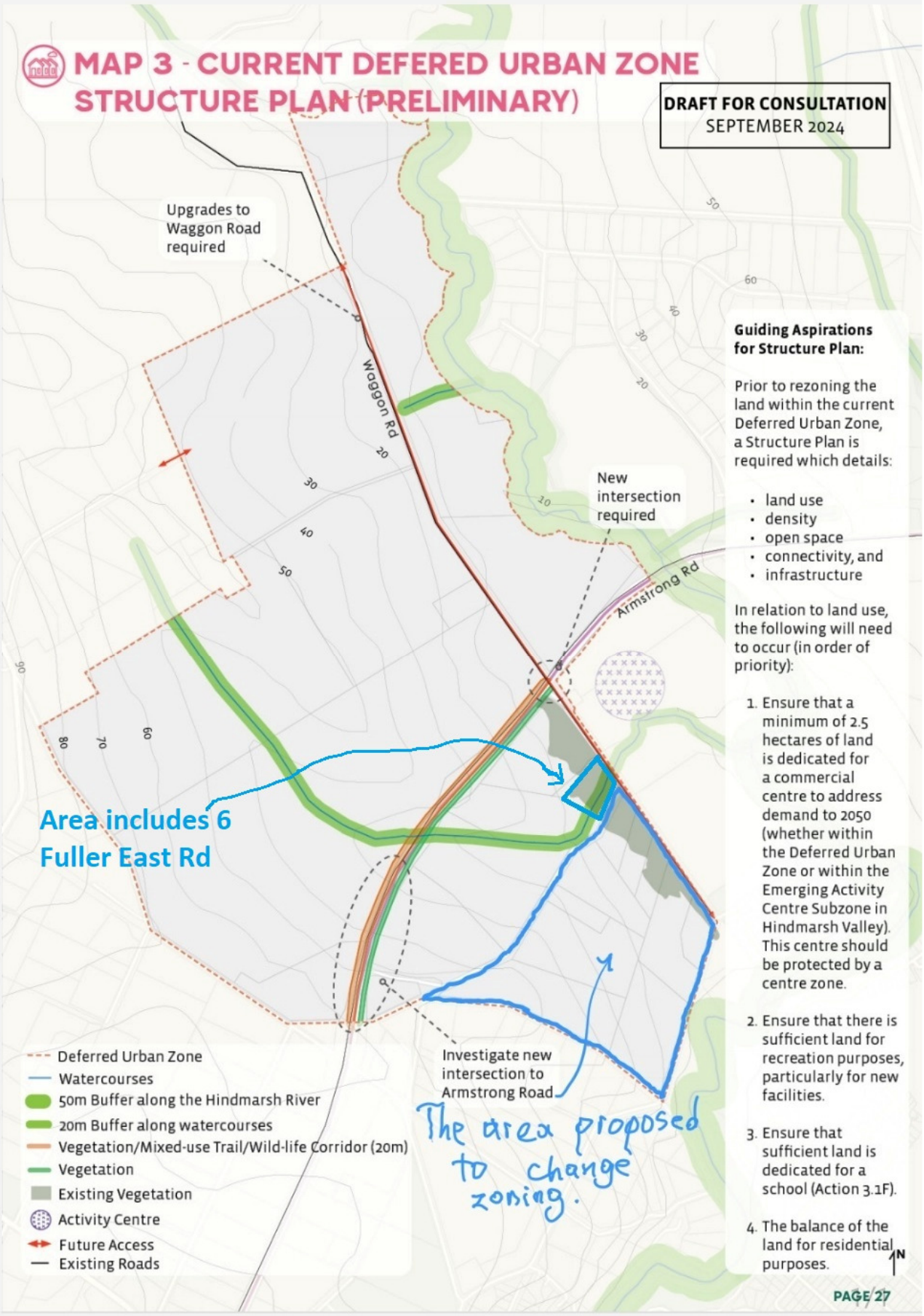
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DRAFT FOR CONSULTATION
SEPTEMBER 2024



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2. There is no mention in the document that Rural Living zones are to be eliminated. This is a massive change that needs to be clearly articulated and made evident so that discussion can be had on this change. We have been told at the UGMS consultation meetings that it is State Government policy to eliminate or minimize Rural Living zones. Perhaps it could be claimed that this has been previously announced but very few are aware of it! The current draft UGMS is complicit with the SA Government intent by not clearly highlighting this very significant change. THIS IS NOT OPEN COMMUNITY CONSULTATION.
3. What will be the effect of Rural Living zones being re-zoned as Low Density Residential on the Valuer General Property values and hence future Council rates?
4. What will be the name of the new zone, changing from Rural Living? Will it become “Low Density Residential”?
5. Map 8 on page 53 needs to be changed to more accurately represent the proposed zones. For example, is it really proposed that the existing Rural Living areas will change to be the same zoning as the Oceane development. On the map they are both shaded the same colour pink of Low Density Residential?
6. Very low density living is mentioned in the document, but is not defined in the definitions.
7. At the community consultation meetings, same planning consultants had a map 8 showing the different low density and very low density residential areas with numbers showing proposed differing density overlays. These numbers were 1, 2 and 5000m2. If these are significant planning criteria, then they should be included and explained in the final UGMS document.

We the undersigned are all members of this submission, feel strongly about, and fully support the above document.

Signed

[redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

[redacted] and [redacted] of 9 [redacted]

10/12/24.

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24. 10/12/24.

[redacted] of [redacted]

10/12/24.

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident and ratepayer, and my feedback is provided within the table below. I also provide the following general comments for consideration:

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on [redacted]

Kind regards,

[redacted]

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Tjilbruke Drive sits within the current boundary of the Urban Growth area. I do not support this area to have allotment size altered to allow for subdivision. My property is on [redacted] with the house situated almost [redacted] of the [redacted] My property has its own water supply, and sewerage via an Enviro-cycle, as do all properties in this area. This infrastructure has been purchased and maintained by us. I do not support subdivision as this may mean that services such as water and sewerage will be developed with an insistence from Council that I connect to it, at my own cost, I am sure. This is an issue as we have already spent a considerable amount of money to develop these services for ourselves. Within the draft Victor Harbor Urban Growth Management Strategy, it mentions that the area where I reside is to be re-zoned as very low-density housing, whilst attending the consultation at council chambers no one present could define this to me, nor is this defined in the strategy either. This presents a concern to me as without a clear understanding of what council believes my land could/should/will accommodate in future years it makes my understanding difficult, and I will not support a change to allotment size with this level of uncertainty. Following on from this I am concerned that a re-zoning and subdivision will cause an increase to my rates. I am concerned that my property on 1 title will be recalculated in value to its potential (with low or very-low density housing) and then rates will rise due to this reclassification. Furthermore, I am concerned as my property has 2 easements (power lines) running through the back section of the property which continue through many of the neighbouring properties. It is my understanding that there can be no

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
		building under a powerline. This would add to any complexity of a subdivision in my area. Additionally, after undergoing recent renovations, which received council approval, if we didn't already know, the rock on which we live became even more evident. The ground around Tjilbruke Drive is bluestone, this again would be an additional complexity to subdivision. I am also rather puzzled as to why council would approve my renovations, which altered the footprint of my dwelling, yet within 2 years suggest a re-zoning to allow for subdivision. Tjilbruke Drive is a dead-end street, in a high-risk fire zone. I would like council to take this into consideration before re-zoning as if there was to be a bushfire in this area how would even more residents safely evacuate. Finally, my family relocated to Victor Harbor and chose this area for the lifestyle it provided. We like the open space we have; we like our neighbours; we like the wildlife that we share our land with. There are yellow tailed black cockatoos, blue wrens, kangaroos, blue tongue lizards, sleepy lizards and frilled neck lizards that we happily will share our land with much more than we would like to share with more people. It is my belief that there are other areas of Victor Harbor that should be considered to accommodate a growing population rather than moving more people to this area.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	A number of properties on Tjilbruke Drive, Waitpinga are creating wildlife corridors on our properties to encourage and support the local wildlife, including Splendid Blue Wren, Kangaroos, Yellow tailed Black Cockatoos, Rosellas, just to name a few. Subdivision of the properties on Tjilbruke Drive will destroy this wildlife corridor.
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Draft Victor Harbor Urban Growth Management Strategy Submission Template

Dear Council,

I am providing this sub mission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration:

The presentation of the strategy is very good with clear and precise descriptions of the Council's role versus others and timelines involved for various projects. It would be improved upon if actual dollar amounts were listed for the period of time for each phase of the projects. In addition, it would be helpful to know who owns the premises along Ocean Rd and why there has been a concerted effort to fill the street with Op Shops while other businesses find the rents too high to operate there. This sounds like a church organization is subsidizing the Op Shops as if others can't afford the rent, I would be very surprised to know that the Op Shops can. Having a main tourist street filled with Op Shops lowers the overall ambience if Victor is to be presented as a tourist town. Antique shops would be better. In the past, we had 3 souvenir shops and now there is only 0.5 of one. There are no Indian, Italian or Chinese sit-down restaurants. Although the pubs sell food of these varieties, there is no dedicated Yum Cha or other cultural restaurants. The main street needs anchors to get people to go up and down the street – such as jewellry stores, more shoe stores, stores like Black Pepper being relocated there as well as some book stores and other stores where people can browse. And another pharmacy in the street. Although you may not have control over who can move into this area, I'm sure with pressure from the State Government, you can emphasise the types of shops that should be on the main street for those who want to conduct business there. I would also like to advocate for a dedicated Voluntary Assisted Dying facility as well as a hospice.

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me via my email address.

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	There are a number of retirement village type places being developed without design of pleasurable surroundings and some of the newer residences are being advertised at much higher prices than the places most people here are looking for. People who are now living in the newer ones are looking at leaving to come into Rosetta because of the amenities and surroundings offered.
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Please let people know where they can put tiny houses. There is now a tiny house business in Maude Street but it will go bust if people can't put tiny houses somewhere. I would have loved to have been able to have a tiny house on a piece of land.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	I would like to see all of the Op Shops relocated to Maude Street and a grocery store on Maude Street as the nearest grocery store is in Victor when there are over 500 residents living in Rosetta Village and beyond in the Encounter Bay area.
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	This is especially true for water and sewage. For developments like Rosetta, it should be reassured that it will have continuous supply over the years even with development of other residential areas because water/sewage and rates form part of our site lease rental fees.
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	You keep focusing on this when only 14% of the population are children under the age of 18 (according to your own statistics). How many actual childcare places do you need when there are 10 child care centres within the immediate area?

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	I would like to see an actual audit of the numbers of people using the current recreational facilities at which times of the year. Honestly, in the past you had to make up your own entertainment on vacant fields and school premises. I don't know how many more "toys" you need to create to entertain a small amount of people.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	If making Victor the place we truly want it to be is going to cost more money, then Council needs to make that argument and be specific in how much, when and for what. We need to know how many ratepayers are available to pay the taxes, including businesses, and get rid of the non-tax paying status for church organisations and other social welfare institutes which are no longer Mom and Pop but major, international organisations.

Respondent No: 14
Login: Anonymous
Email: n/a

Responded At: Nov 16, 2024 14:10:12 pm
Last Seen: Nov 16, 2024 14:10:12 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?**
No

Q5. **Please provide the name of the group or organisation**
not answered

Q6. **Upload your submission**
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/5ae162a8018e36da628540fecd13592e952087c0/original/1731726580/463d059a46285c366c851b74b7e78d74_S_EBrown_Victor_Harbor_Centres_and_Residential_DPA_-_submission_2024.docx?1731726580

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

November 2024

Re: Your Say - Victor Harbor Centres and Residential Zoning

Dear Sir/Madam

This submission relates to the planning changes re Victor Harbor Your Say discussion. It is understood that the city of Victor Harbor is taking proactive steps to ensure appropriate development occurs in Victor Harbor Township the intention being to stimulate investment, create jobs, increase housing choice and improve services to support a growing population. Currently significant development is occurring in multiple locations across Victor Harbor, McCracken/Hayborough and Encounter Bay.

This proposal is submitted by a property owner in [redacted], our land is fronting [redacted].

Victor Harbor is attractively located on the South Coast, within 60 minutes or so from Adelaide, and offers prospect for increased attractive Residential living commerce and tourism. The summers that are cooler than those in Adelaide and other areas of SA are an attraction to those wishing to settle in the area. However, further stimulus is needed for its expansion. Current development zones which restrict residential density (and commercial development) are an impediment to addressing future needs and providing a growing and vibrant centre away from Adelaide, attracting alternative living opportunities for South Australia's growing population.

1. **Support for current and future development**. We support planning changes. Whilst we appreciate there are those with different views, it is our view that Victor Harbor is an area ripe for further residential development as South Australia's population grows. It is in the best interest of Council and Residents to progress change and control the inevitable development before changes are imposed from outside sources such as either State or Federal government or other vested interests.

2. **Proposal to further extend the region in Encounter Bay for rezoning to Suburban Neighbourhood (or similar appropriate zoning)**. In relation to Encounter Bay currently land fronting Waitpinga Road and Tugwell Road is zoned Suburban Neighbourhood – to mainly provide additional land for residential housing as well as a neighbourhood-scale activity centre with easier access to residential estates on the western side of the township. Our property is currently zoned [redacted] with minimum area of [redacted]. Our property is about [redacted] from the [redacted]. Previously all Owners (7) on the south side of [redacted] applied to the Minster for Planning in the 2015 DPA to change zoning to allow subdivision, the proposal was rejected. (some owners have moved on and this proposal is not a joint submission of current owners)

For the following reasons we suggest a review of that decision:

1. **Historical Land use.** Our property is currently zoned [redacted] requires allotment size to be a minimum of 2.5 Hectares (approximately 6 acres). The interest in such zoning has diminished in recent times and its economic value is continuing to decrease in real terms. One of the objectives for the creation of RL-2 was continuation of a variety of farming activities including dairying, grazing, horticulture and animal keeping, and other rural uses carried out on a small-scale. Today, none of the seven [redacted] allotments meets this criterion. Most of the land forming our allotment is wasted and undeveloped. We are purely residential and no more than one acre of the allotment is developed. RL-2 allotments are no longer appealing because they are too small for commercial use and too large for economic residential use.
2. **Proposed Land use.** Trends have changed over the last 10 to 15 years and people are not purchasing these types of properties as they have in the past. Anecdotal information suggests that the market for larger "lifestyle" blocks has diminished. Prospective purchasers are seeking smaller blocks with reduced workload and reduced costs to maintain, yet large enough to offer privacy and amenity. In our view this unused land should be made available for further residential development. Reducing the size to around 4000sqm as a minimum would allow development appropriate for the area. Some owners would develop and others may elect to maintain the status quo.

3. **Fire and Hazard risk**. Rural living allotments have become increasingly difficult and expensive to maintain. Retirees and working people have complex and demanding lifestyles acreage properties comprise a significant fire hazard as natural fuels accumulate. In recent years grass fires have been started during slashing operations. Weather patterns are exacerbating the risks. Our property does not have mains water. Domestic water is obtained from rainwater harvesting. A common bore is used for external/garden and firefighting requirements. Power failures and limited storage render this source easily exhausted. Development of the region with increased presence would help alleviate fire risk as management task are shared by greater number of Owners.

4. **Consistent with adjacent land use**. We are adjacent to the [redacted] already being developed as Suburban Neighbourhood zone separated by Tugwell Road. Developments to the south of Waitpinga road are also possible with land for sale currently and advertised as future residential allotments. Our proposal is to offer Residential allotments available for low density whilst still on the City apron and an alternate to the high density currently available.

5. **Reduce the need for further development creep on commercial farming land.** Maintaining development within proximity to town centre reduces impact on productive commercial farming land and the need for infrastructure development. Future residents will have the opportunity to enjoy low density living without the pressure for further subdivision of valuable farming land.

6. **Visual impact.** The proposed rezoning of our property in the region identified as part of this proposal will have minimal visual impact and no more significant influence than the current Seascape Encounter Bay development, other historical development in Encounter Bay, Victor Harbor and Hayborough. The reverse could be a conclusion for those Residents on the Victor Harbor hillside facing east and south as their views now incorporate significant develop during the last 10 or so years. To ensure visual amenity the Council needs to fast track foliage which will benefit all Residents. This could be done at low cost for example, engaging volunteers and organisations such as Trees for Life.

7. **A rezoning of acreage/hectare allotments in the City of Victor Harbor.** With increasing pressure to continue low density development it makes sense to rezone the traditional Rural Residential zone to release some of the pressure for lower density development. A new zone could be created, like other zones around South Australia

which is applied to the City of Victor Harbor. A new zone which is specific to 'Victor Harbor Hills' and adjacent allotments being those which are currently greater than 1200sqm. Block sizes between minimum 4000sqm to 8000sqm, dwelling heights to maximum 9m, independent of SA Water – so self-sufficient with fresh water and septic systems. This would allow current owners to consider subdivision, uptake would be dependant on each owner. Not all property Owners would be interested, and some land is not suitable for significant development due to topography, access, and costs.

Thankyou for the opportunity to put forward our ideas we have been Residents of Victor Harbor since 2004 and have watched significant development occur in that time. We believe work to undertake planning and development is important to current and future generations.

[redacted]

Respondent No: 16
Login: Anonymous
Email: n/a

Responded At: Nov 18, 2024 15:34:23 pm
Last Seen: Nov 18, 2024 15:34:23 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Thank you for a very informative presentation. We fully endorse the UGMS, and are more than keen to lodge a sub division application going forward in the future. [redacted] 18/11/2024.

Urban Growth Management Strategy team
Victor Harbor City Council
By email: localgov@victor.sa.gov.au
cc: moira.jenkins@victor.sa.gov.au; vmackirdy@victor.sa.gov.au

05 December 2024

Dear Urban Growth Management Strategy team,

Submission to Victor Harbor City Council on its revised Urban Growth Management Strategy

The Conservation Council SA welcomes the opportunity to provide a submission on the City Council's revised Urban Growth Management Strategy. Our submission focuses on the Environment section of the draft Strategy (Principle 4).

The Conservation Council SA is an independent, non-profit, and strictly non-party political organisation representing approximately 40 of South Australia's environment and conservation organisations and their 90,000 members.

The Conservation Council SA kindly requests that this submission be published in full and made accessible to the public.

In our first submission to the Strategy, Conservation Council SA outlined the dual, interrelated crises of climate change and biodiversity decline, and how these elements of the Strategy were underdone.

Conservation Council SA is thus deeply encouraged by the new and welcomely specific Objectives, Targets and Actions under "*Principle 4: Our environment is protected and enhanced*", as marked improvements on the earlier version of the Strategy.

Recommendations

1. Especially urge the retention of the following Actions under Principle 4:
    - 4.1A (investigate establishing key wildlife corridors);
    - 4.1B (review environmental protections within the Planning and Design Code and Council's bylaws);
    - 4.1C (set a tree canopy target);
    - 4.3A (rezoning of residential land nominates green corridors);
    - 4.5A (establish a climate change policy);
    - 4.7A (Code amendment to protect natural resources, Inman River); and
    - 4.7B (investigate options to protect vegetation along Inman and Hindmarsh River).

2. That when the Council sets an urban tree canopy target (under Action 4.1C), it notes the 30% canopy target proposed by Green Adelaide in its Urban Greening Strategy[1]; that 30% is widely considered the accepted target for urban areas[2]; and that a number of urban and regional South Australian councils have adopted a 30% canopy target[3], or an (absolute) increase of 20 per cent by 2045[4] (i.e. a linear 1% a year).
3. That when the Council establishes a Climate Change Policy, that it sets a net zero emissions target and an interim (i.e. 2030) emissions target; and that, as a rural-regional council, the net zero target – by mathematical necessity – be more ambitious than the proposed State Government target as the land and agriculture sector is the only sector currently projected to be a significant net carbon sink[5].
4. That under Objectives 4.1 and 4.2, the Council explicitly adopt the action to "**Identify and review opportunities for Native Vegetation Heritage Agreements to protect biodiversity on council-owned or controlled land**".

Thank you again for the opportunity to provide a submission to Victor Harbor City Council's revised Urban Growth Management Strategy. The Conservation Council SA is happy to discuss this submission further with the Council; if you require further information, do not hesitate to contact me at [redacted]

Yours sincerely,



[redacted]

[redacted]

[1] https://www.greenadelaide.sa.gov.au/projects/adelaide-greening-strategy
[2] https://www.greenadelaide.sa.gov.au/news/2024-metro-adelaide-tree-canopy-data
[3] Just for example, the Town of Gawler Council has a 30% by 2045 target; https://www.gawler.sa.gov.au/your-voice/consultations/2024/tree-management-plan
[4] For example, the City of Onkaparinga
[5] Energy and Climate Intelligence Unit, University of Oxford: "*Farming and wider land use will be crucial in achieving a net zero economy. It will be almost impossible to get to net zero unless land use overall absorbs more greenhouse gases than it produces.*"; https://netzeroclimate.org/sectors/agriculture/

South Australian
Country
Fire Service

cfs.sa.gov.au

Date: 06/12/2024
Our reference: 20241206-01lb

SA CFS Development Assessment Services
BUSHFIRE HAZARD PROTECTION RESPONSE

Application	Invitation for comment
Development	Victor Harbor Urban Growth Management Strategy
Location	Victor Harbor
Owner	n/a
Applicant	Victor Harbor Council

Thank you for the opportunity to provide feedback on the draft Victor Harbor Urban Growth Management Strategy (UGMS). We appreciate that our previous comments have been acknowledged and taken into consideration.

We understand that the Greater Adelaide Regional Plan (GARP) also presents opportunities to address some of the concerns we have raised. SA CFS notes that the GARP and UGMS differ somewhat in their future predictions and in what areas are considered for future growth.

Considering this, we wish to emphasise that the successful placement and forward planning of social infrastructure, particularly housing for vulnerable members of the community, will depend heavily on Council's ability to adopt a forward-thinking and strategic approach. It is critical that these facilities are directed to locations that are both suitable and supportive of the needs of the community and minimise the risk from hazards, including bushfires.

Furthermore, any future residential developments within or adjacent to bushfire prone areas will need to be sited and designed with adequate buffer zones from hazardous vegetation, have good road connectivity to allow for easy and safe access and egress and be provided with an adequate and reliable water supply.

We look forward to further collaboration and discussions on these important matters.

Should you require further information please don't hesitate to contact the SA CFS through the undersigned on [redacted] or [redacted]

Prepared By:	Signature:	Date:
[redacted] Manager		06/12/2024

Government of South Australia

Office Level 1, Emergency Services Headquarters "Kumatpi Trruku', 37 Richmond Road, Keswick SA 5035
Phone (08) 8115 3372 **Fax** (08) 8115 3301
Post PO Box 2468 Adelaide SA 5000 **Email** das@cfs.sa.gov.au **ABN** 97 677 077 835 **DX** 666

We the undersigned are 8 landholders in the 26 hA (approx) land bounded by [redacted] and [redacted] and [redacted].

We wish to make a joint submission to the draft Victor UGMS.

The submission consists of 2 parts. (Requests and Feedback)

Our request may require a re-zoning that we ask Council to include in the UGMS. (Request 1.)

The feedback is included to improve the final UGMS document but the others are for UGMS input.

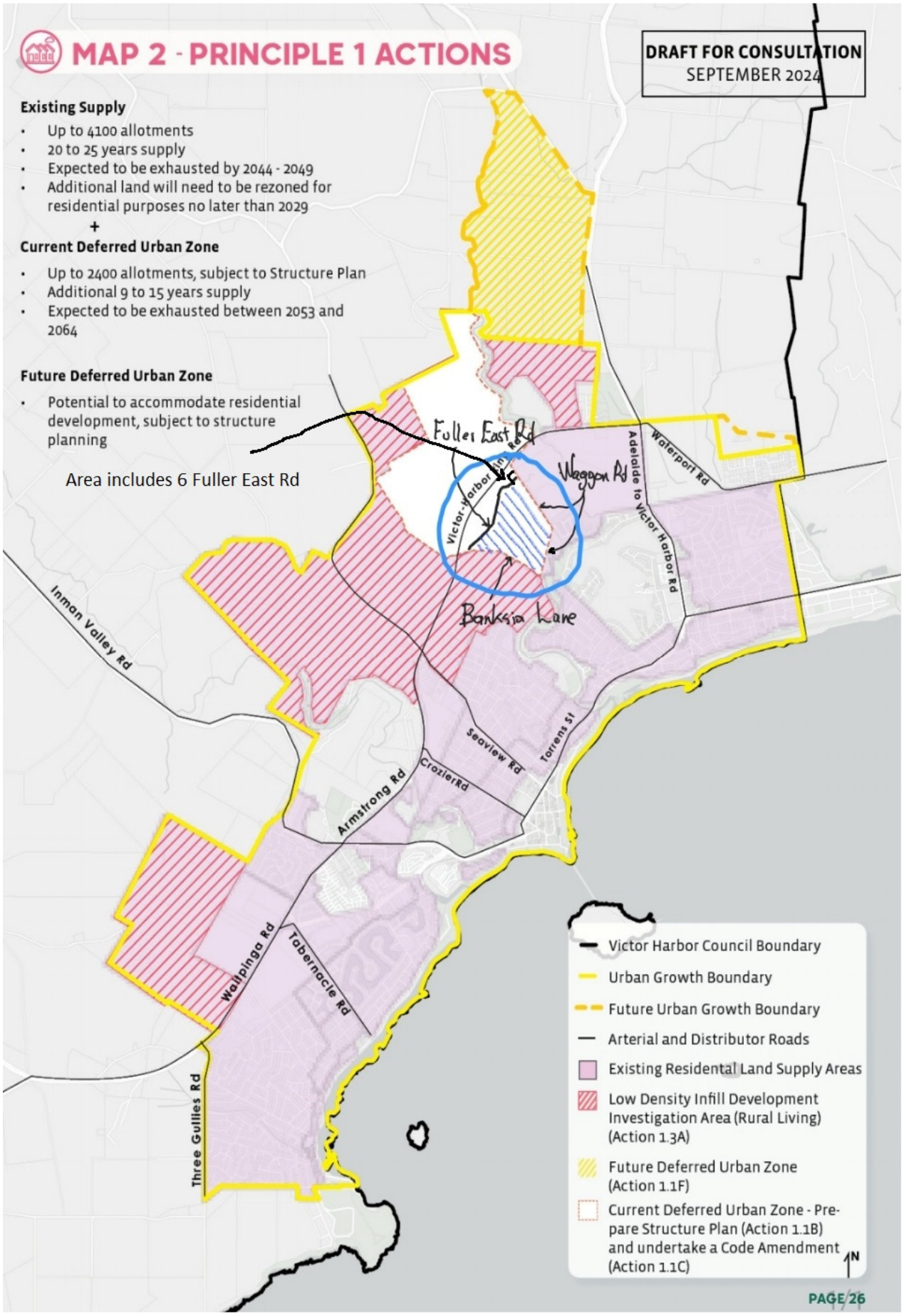
Background

We all feel that our specific area as detailed above, has been badly neglected over at least the last 40 years. We are in a situation where we are unable to utilize the investment that we have made in the past in the expectation that we could subdivide in the future. Many of us feel that we are in "no man's land". We are currently zoned [redacted], but our land usage is virtually identical to our fellow land holders on the southern side of [redacted]. (zoned Rural living) and those to the North in Lower Inman Valley and the north at what is locally called Panorama. It is a massive anomaly that we are still zoned differently than these near neighbours. We are not farmland, we are Rural Living. That makes us very different from the rest of the [redacted] area as defined by the maps. [redacted] has been a problem with it being unsealed for 40 years. When [redacted] was separated due to the Ring road, it soon became a sealed road. [redacted] remained a problem. This is in our opinion, due to the unsure zoning nature off [redacted]. If our long term future had been known, surely this would be able to be decided that [redacted] needs to be sealed.

Requests.

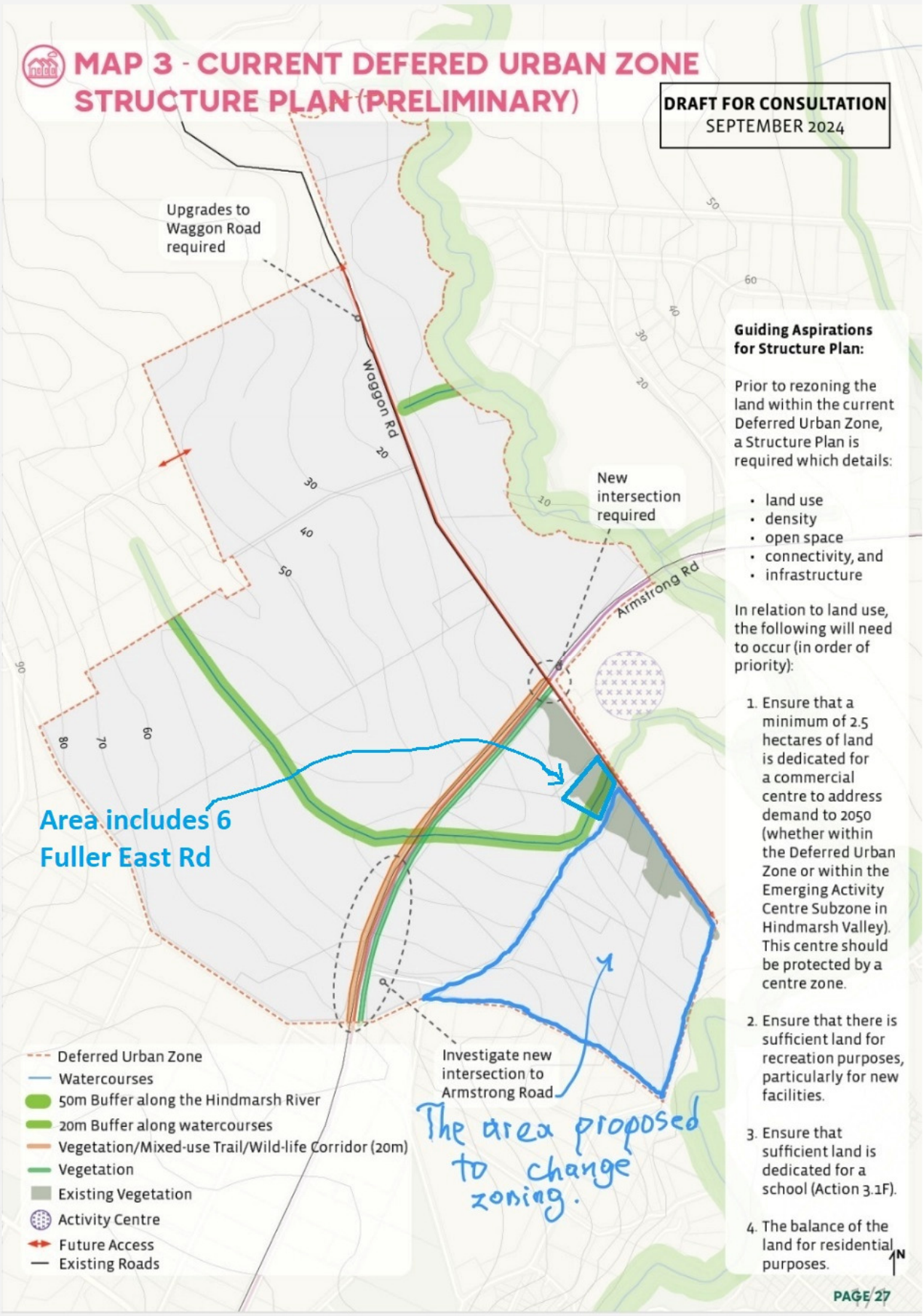
1. We request that the boundary between the current Rural Living and our [redacted] be moved from [redacted] to [redacted] plus the property at [redacted]. (This is on the Northern side of [redacted] on the corner with [redacted],). This means that we are then treated the same as the zone south of us. (See Maps 2 and 3 below). We need to have some option other than being in "no man's land for another 10 years. That would make us at least 50 years where we have been basically undefined.
2. People don't move to the country or outer Victor Harbor regions just to have Urban living. Some Rural Living must exist in the Victor UGMS to continue to satisfy this lifestyle choice.
   We therefore formally request that the Council identifies at least our group of residents to be the subject of a consideration to the Minister of Planning for Rural Living. (as stated in the 2nd paragraph below)
   Extract from LGA SA "Rural Living Code Amendments"

   > "The Commission has requested that consideration be given to the identification of appropriate locations for rural living as part of the Regional Planning process. This is to ensure that due consideration is given to future growth and servicing of our regional centres.
   >
   > Following completion of this process, the LGA is advised that the Minister for Planning has indicated that he would only be willing to consider rural living proposals where they have been identified in a Regional Plan and where the Code Amendment is to be led by the relevant council.


MAP 2 - PRINCIPLE 1 ACTIONS
DRAFT FOR CONSULTATION
SEPTEMBER 2024
Existing Supply
Up to 4100 allotments
20 to 25 years supply
Expected to be exhausted by 2044 - 2049
Additional land will need to be rezoned for residential purposes no later than 2029
+
Current Deferred Urban Zone
Up to 2400 allotments, subject to Structure Plan
Additional 9 to 15 years supply
Expected to be exhausted between 2053 and 2064
Future Deferred Urban Zone
Potential to accommodate residential development, subject to structure planning
Area includes 6 Fuller East Rd
Fuller East Rd
Victor Harbor Rd
Waggon Rd
Adelaide to Victor Harbor Rd
Waterport Rd
Banksia Lane
Inman Valley Rd
Seaview Rd
Torrens St
Armstrong Rd
CrozierRd
Wattpinga Rd
Tabernacle Rd
Three Gullies Rd
Victor Harbor Council Boundary
Urban Growth Boundary
Future Urban Growth Boundary
Arterial and Distributor Roads
Existing Residental Land Supply Areas
Low Density Infill Development Investigation Area (Rural Living) (Action 1.3A)
Future Deferred Urban Zone (Action 1.1F)
Current Deferred Urban Zone - Prepare Structure Plan (Action 1.1B) and undertake a Code Amendment (Action 1.1C)
N

MAP 3 - CURRENT DEFERED URBAN ZONE STRUCTURE PLAN (PRELIMINARY)

DRAFT FOR CONSULTATION
SEPTEMBER 2024



Guiding Aspirations for Structure Plan:

Prior to rezoning the land within the current Deferred Urban Zone, a Structure Plan is required which details:

- land use
- density
- open space
- connectivity, and
- infrastructure

In relation to land use, the following will need to occur (in order of priority):

1. Ensure that a minimum of 2.5 hectares of land is dedicated for a commercial centre to address demand to 2050 (whether within the Deferred Urban Zone or within the Emerging Activity Centre Subzone in Hindmarsh Valley). This centre should be protected by a centre zone.
2. Ensure that there is sufficient land for recreation purposes, particularly for new facilities.
3. Ensure that sufficient land is dedicated for a school (Action 3.1F).
4. The balance of the land for residential purposes.

Feedback

Regarding the UGMS we would like to make the following suggestions

.

1. The current zoning maps are not shown, so no comparison between the current and proposed zones can be seen. There should be opposite facing maps showing the 2 maps next to each other,
2. There is no mention in the document that Rural Living zones are to be eliminated. This is a massive change that needs to be clearly articulated and made evident so that discussion can be had on this change. We have been told at the UGMS consultation meetings that it is State Government policy to eliminate or minimize Rural Living zones. Perhaps it could be claimed that this has been previously announced but very few are aware of it! The current draft UGMS is complicit with the SA Government intent by not clearly highlighting this very significant change. THIS IS NOT OPEN COMMUNITY CONSULTATION.
3. What will be the effect of Rural Living zones being re-zoned as Low Density Residential on the Valuer General Property values and hence future Council rates?
4. What will be the name of the new zone, changing from Rural Living? Will it become “Low Density Residential”?
5. Map 8 on page 53 needs to be changed to more accurately represent the proposed zones. For example, is it really proposed that the existing Rural Living areas will change to be the same zoning as the Oceane development. On the map they are both shaded the same colour pink of Low Density Residential?
6. Very low density living is mentioned in the document, but is not defined in the definitions.
7. At the community consultation meetings, same planning consultants had a map 8 showing the different low density and very low density residential areas with numbers showing proposed differing density overlays. These numbers were 1, 2 and 5000m2. If these are significant planning criteria, then they should be included and explained in the final UGMS document.

We the undersigned are all members of this submission, feel strongly about, and fully support the above document.

Signed

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24

10/12/24.

[redacted] of [redacted]

10/12/24.

From: [redacted]
To: City of Victor Harbor
Cc: [redacted]
Subject: IREC38416724 - DC3.20.006 - Have your say - UGMS
Date: Saturday, 16 November 2024 4:52:16 PM

Hi,
Apologies for the late written submission - we had all intentions of attending the community meeting on Thursday or this morning but due to working in Health care and emergency services, this was unable to happen.

We live at [redacted] and received a letter requesting feedback about:

- **Investigate reducing the minimum allotment size to allow for subdivision in this area, within the next 10 years**

Currently blocks around us have a 2.5 acre minimum in a lifestyle rural area. When we purchased the block, it was zoned as rural, since then, we have been rezoned to rural living 1 and now residential which has allowed more houses to be built on our street.

We DO NOT agree with reducing the allotment size any further for the following reasons:

- Our dirt road is only one lane wide and with the extra traffic it is difficult to pass other cars on the road
- Our dirt road is not build to withstand the level of traffic that is currently using it which means that there are frequent potholes on the road (a danger for cars)
- Our dirt road is not maintained by the council regularly enough (we have ended up filling the potholes as they develop - around 5 times a year - because we want to protect our car). When the road is scraped back, the potholes reappear within the month (in winter season). The trees and foliage on the edges of the road are also not maintained enough during the year and we have had to prune the trees
- When we purchased the block, we understood that it would be rural and the lack of services that would come along with that (including no post service, no driveway garbage collection, no bitumen road, no water service, no sewerage or street lights. This was one of the drawcards to this property because we wanted the seclusion/quieter lifestyle and the lower price that came with council rates because of these inconveniences.
- We have spent our life savings to have a beautiful piece of paradise and have invested in top of the range utilities to support our family (septic/rainwater catchment/solar/etc). Increasing population in this area is likely to bring extra services and costs which we don't need/want.
- We built our house to have no neighbours looking into our house as we are surrounded by nature and natural spaces/paddocks.
- 2.5 acres/1 hectare should be the smallest block allowed in this area - there are other spaces people can have smaller blocks - the beauty of this area is that there

are larger natural spaces.

- People who come to our house always comment on how lucky we are to have bush and nature around us and that our home is in such a calm and beautiful place. We will always fight to protect this as this is what we purchased and what we have built.
- It feels like the council is greedy and after more rates to think about cramming more and more houses into our natural spaces to increase revenue without caring about the rate payers who are already in the area.

Thankyou for asking for our input and we're happy to chat more. [redacted] would like to call to follow up this coming week - he'll get in touch with someone from the team.

Thanks again,
[redacted]

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local residents/local ratepayers and my feedback is provided within the table below. I also provide the following general comments for consideration:

I am opposed to the planned infill of existing properties on almost every area within the Victor Harbor council area. There should be still a diversity of land sizes to enable to cohabitation of people in different stages of their life. People living on properties of 5 to 10 acres do so by choice and should not be forced to further subdivisions. Detailed responses are included below.

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted].

Should you have any questions regarding me, please contact me by email.

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	Housing supply needs to be diverse to support our community in all stages of life – this also needs to keep existing larger blocks of land and not wanting to subdivide existing 5 to 10 acre blocks – people who live there like myself choose to live there for the ability to have some acreage and enjoy nature and have some land to grow some veggies and the like. I object to rezoning of these areas. Diversity needs to be maintained otherwise we end up with only one option: live on a small piece of land. There is a need to maintain housing option diversity, so that people still have the option to live on a small piece of land or on a larger block.
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	**I am totally against this**. The block sizes where we live on [redacted] and our back door residents on [redacted] should be kept as they are with a minimum allotment size of 20,000m2 (5acres/2ha). People living here have opted to live in a more rural setting by choice. I object to rezoning these areas to allow for further subdivions. **See attachment.**
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	I believe investment in job opportunities is good as long as it doesn't include polluting industries. It should be limited to service industries.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	I think that the Victor Harbor city center should be the focus for further shopping facilities developments. Lots of Main Street shops stand empty or have a hard time surviving due to the cost of leases/energy. The distance to go shopping from Encounter Bay to Victor is minimal in distance. Creating more shopping facilities in Encounter Bay will even further limit the customer base Victor harbor shops have now.
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	I agree that attracting more commercial opportunities to Victor is good as long as it doesn't include polluting industries. It should be limited to service industries.
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	I am against attracting extra industrial businesses if there is a risk of extra pollution. I chose to live in this region for its more relaxed lifestyle – including having some land, no industries around, close to nature.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	See feedback on previous question.
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	3.6.A and B : I am against the use of artificial intelligence (It uses too much energy and water to generate) – we should use our own intelligence more. Driverless cars rely on 5G technology which is proven to be harmful to people. There is no need to invest into driverless cars.
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	Installation of infrastructure needs to take into account that no 5G towers can be placed on blocks of land close to residents. See attachment.
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	I believe that Victor Harbor still needs to maintain its rural character and needs to maintain some green zones allowing space for people, animals and vegetation alike. It would be a shame to see everything filled in by extra housing.
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Fully support this. Animals need to have a way to survive.
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	More trees will provide more needed shade and will reduce temperature in the urban area.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Where we live on [redacted] we enjoy the scenic views across Back Valley, and this should be preserved by not allowing further subdivisions in our street. I would like to see our street, [redacted] and Ferrier Drive also included in the protection area.
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	As long as this does not bump up council rates. Further growth should be funded by the extra income from new residents and not by increasing council rates for existing residents.

Attachment

1) I live on [redacted] in the area idebtified for potentially low-density infill. I am against changing the current landsize requirement of minimum allotments of 20,000m2 (5acres/2ha). As owners of our land, we have the right to object to further subdivisions.

2) I am against allowing for further subdivisions along Glassenbury Drive and Ferrier Drive for the following reasons:
    - **Housing supply needs to be diverse** to support our community in all stages of life – this also needs to keep existing larger blocks of land and not wanting to subdivide existing 5-to-10-acre blocks – people who live there like myself choose to live there for the ability to have some acreage and enjoy nature and have some land to grow some veggies and the like. Diversity needs to be maintained otherwise we end up with only one option: to live on a small piece of land. Smaller houses or houses on smaller blocks might be needed if people get older and don't want or cannot take care anymore of larger blocks, but the City of Victor Harbor should also cater for other people who like to enjoy living on a larger piece of land, where they can enjoy nature, where kids still have a decent block of land to explore and where there is still room for some animals. **Housing option diversity needs to be maintained in the Victor harbor region.**
    - **It makes no sense economically** to subdivide 5–10-acre blocks of land on Glassenbury Drive and Ferrier Drive when there are no infrastructure facilities like mains water or gas supply. Setting up these facilities would be very costly. It makes more sense to build houses on the other side of the hill near Encounter Bay what we see already occurring with the Seascape development and around the Ring Route, where connectivity to mains water and the like is much more feasible.
    - **Connectivity**. I became aware that some of our neighbours have been approached by Telstra to set up a 5G tower on their property. We only became aware of that since one of them informed people living in [redacted] and [redacted]. Luckily, so far, these neighbours have refused and will fight the installation of a 5G tower on their property. It concerns me that there was no community consultation of people living on our hill about the potential erection of a 5G tower by the City of Victor Harbor Council. Installing a 5G tower near people's homes is proven to be a health risk to humans, plants and animals alike. For that reason, I am against 5G technology in general and if installed it should be as far away as possible of residents. All residents on our hill have an NBN connection to their homes. So, there is no need to install a 5G network tower on our hill or anywhere nearby.

3) When attending the Community Open day session on Thursday 14/11/2024 I asked where the increase of population by 8000 comes from and was informed that this was a figure put forward by the Greater Adelaide growth scenario that sees Victor Harbor as a hot spot for further growth and that that figure was twice the amount of what Victor Harbor Council was projecting themselves. The current plan put forward is based upon the exaggerated increase in population set forward by the Greater Adelaide plan (State Government). Personally I think that there should be more pushback from Victor Harbor

Council if the projections for our area are overstated by the State Government. We still should maintain the rural, holiday, relaxed lifestyle Victor Harbor presents with a diversity of housing options to suit people in all stages of life and not plan to increase the population by too many people. This would endanger the beautiful character of the area.

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident/local ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration:

1. We live on a property with a Heritage Agreement (e.g. this is native vegetation on private land). This is within the [redacted] Zone.

2. Smaller housing blocks means a greater threat to and pressures on existing biodiversity through changes of land use, vegetation clearance, fragmentation of natural areas, climate change, invasive species (weeds, cats, foxes). Considerable amount of good remnant vegetation exists within this zone that should be maintained for future generations of people and wildlife, e.g. in reserves, including roadside reserves; around the motorbike track on Day Rd; and along the Hindmarsh River.

3. Private land should be included in the Total Biodiversity Score, which currently only includes public land and crown land.

4. New developments and subdivisions, such as along Waggon Rd and opposite Urimbirra, should have at least 20 - 25% green space, including wetlands, to not only ameliorate heat effect and reduce the impacts of climate change, but also to provide a safe haven and/or attract wildlife, including birds. Beyond is a great example. The new development along Waggon Rd has pushed out snakes and these have now been found on people's doorstep!

5. I support the setting of a tree canopy target for the Victor Harbor urban area.

6. I support encouraging developers to use a range of tree species from Council's Street Tree Species List to contribute to biodiversity. However, not only trees should be planted, but also large and smaller bushes because they also contribute to biodiversity.

7. I don't support an additional intersection to Armstrong Rd. Current intersections are already nearby.

8. I don't support the development of a commercial centre within the Current Deferred Urban Zone. Current commercial centres are already close by and many shops are empty.

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted] .

Should you have any questions regarding me, please contact me on [redacted]

Kind regards,

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

[redacted]

8 November 2024

Received By
12 NOV 2024
City of Victor Harbor

City of Victor Harbor Urban Growth Management Strategy

Dr Moira Jenkins
Mayor, City of Victor Harbor
1 Bay Road
Victor Harbor

Dear Doctor Jenkins,

Thankyou for your letter of 15 October 2024.

We acknowledge your Council's decision to review your UGMS in view of the expected increase in local population in the coming years.

We are responding to your request for feedback on the reduction of the minimum allotment size for subdivision in our area within the next ten years.

This area is currently regulated as a "Rural Living Zone" and we believe a reduction in the minimum allotment size would deleteriously and permanently affect the desired character of the zone as described.

Since moving into our property in 2019 a number of subdivisions have been made with new dwellings being built on them. Numbers of outbuildings have been also added to these new dwellings as well as to existing dwellings. These developments have permanently detracted from the "open rural character" of the zone. Further subdivision will continue this deterioration.

It seems to us that the Zone as described is intended to create a rural buffer zone to the fringes of the city and suburbs. Further development via subdivision will nullify this intention and lead to straggly development into surrounding areas over time.

These developments are already occurring in other areas, affecting the existing open rural character.
Currently the "hard edge" of the Zone prevents such development and we urge the Council to limit and contain any further development.

We believe that the features of this zone add to the unique nature of the Victor Harbor environment and therefore should be retained.

Yours faithfully

[redacted]

We the undersigned are 8 landholders in the [redacted] bounded by [redacted] and [redacted] and [redacted].

We wish to make a joint submission to the draft Victor UGMS.

The submission consists of 2 parts. (Requests and Feedback)

Our request may require a re-zoning that we ask Council to include in the UGMS. (Request 1.)

The feedback is included to improve the final UGMS document but the others are for UGMS input.

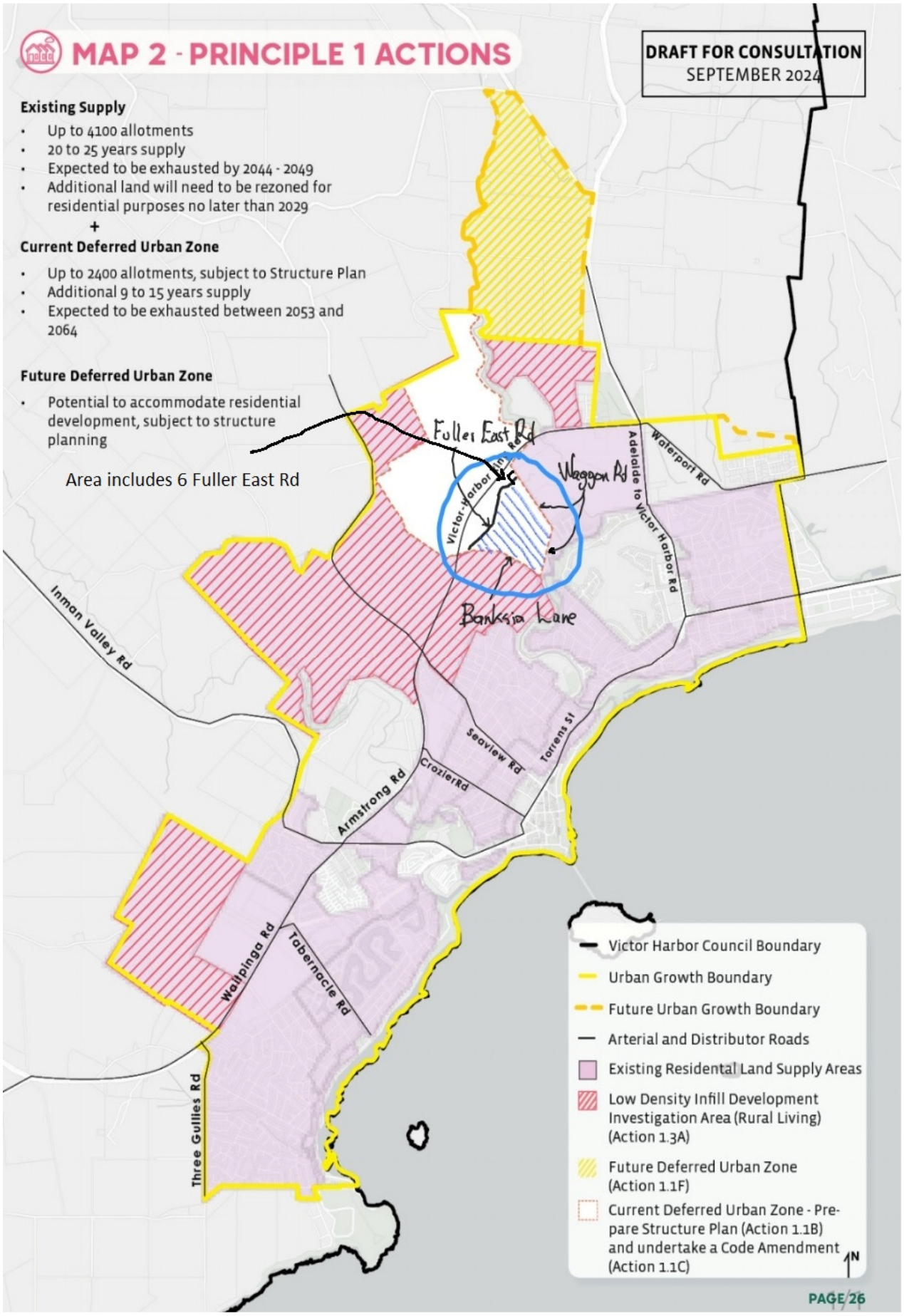
Background

We all feel that our specific area as detailed above, has been badly neglected over at least the last 40 years. We are in a situation where we are unable to utilize the investment that we have made in the past in the expectation that we could subdivide in the future. Many of us feel that we are in "no man's land". We are currently zoned [redacted], but our land usage is virtually identical to our fellow land holders on the southern side of [redacted] (zoned Rural living) and those to the North in Lower Inman Valley and the north at what is locally called Panorama. It is a massive anomaly that we are still zoned differently than these near neighbours. We are not farmland, we are Rural Living. That makes us very different from the rest of the [redacted] area as defined by the maps. [redacted] has been a problem with it being unsealed for 40 years. When [redacted] was separated due to the Ring road, it soon became a sealed road. [redacted] remained a problem. This is in our opinion, due to the unsure zoning nature off [redacted]. If our long term future had been known, surely this would be able to be decided that [redacted] needs to be sealed.

Requests.

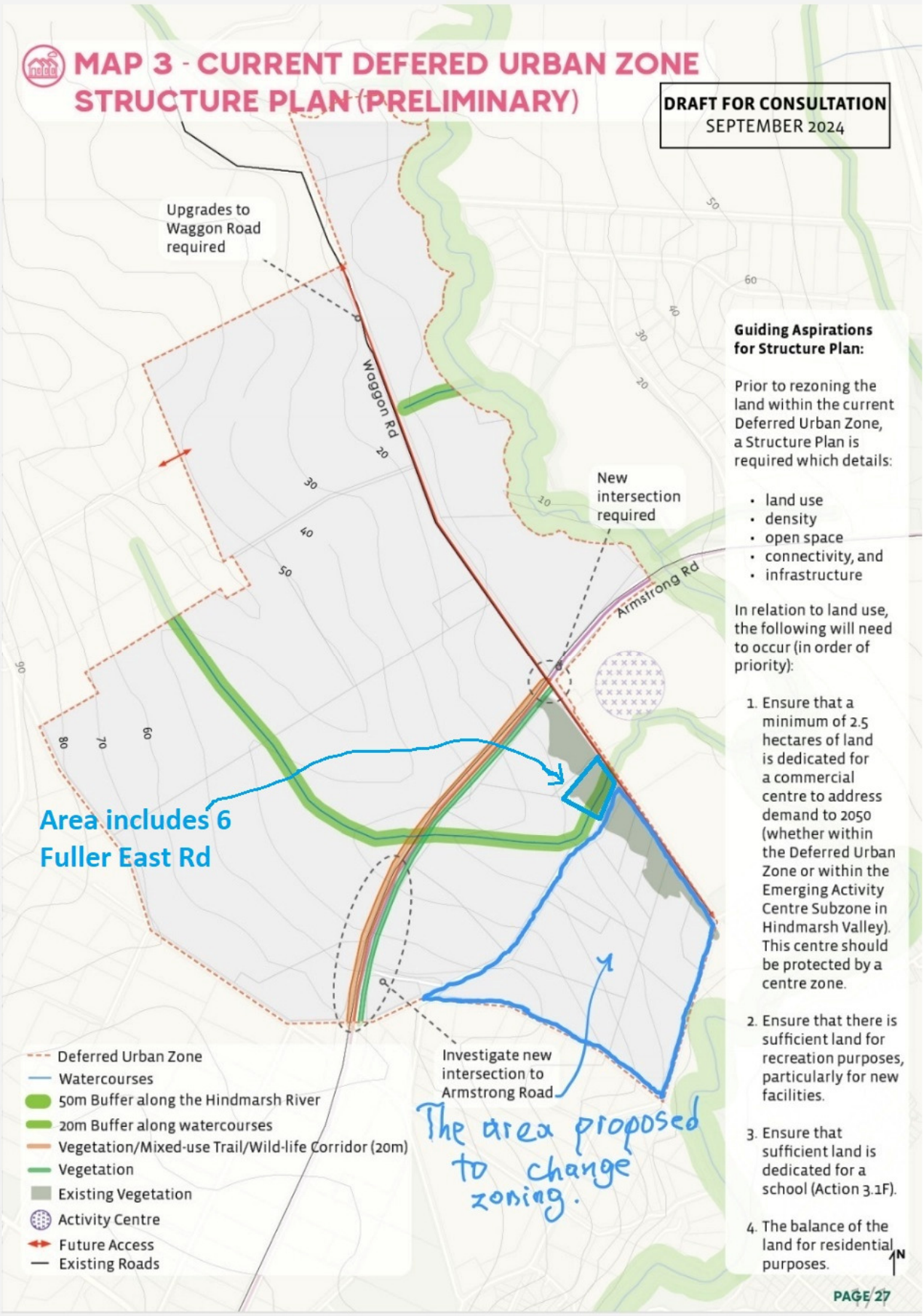
1. We request that the boundary between the current Rural Living and our [redacted] be moved from [redacted] to [redacted] plus the property at [redacted]. (This is on the Northern side of [redacted] on the corner with [redacted]). This means that we are then treated the same as the zone south of us. (See Maps 2 and 3 below). We need to have some option other than being in "no man's land for another 10 years. That would make us at least 50 years where we have been basically undefined.
2. People don't move to the country or outer Victor Harbor regions just to have Urban living. Some Rural Living must exist in the Victor UGMS to continue to satisfy this lifestyle choice.
   We therefore formally request that the Council identifies at least our group of residents to be the subject of a consideration to the Minister of Planning for Rural Living. (as stated in the 2nd paragraph below)
   Extract from LGA SA "Rural Living Code Amendments"

   > "The Commission has requested that consideration be given to the identification of appropriate locations for rural living as part of the Regional Planning process. This is to ensure that due consideration is given to future growth and servicing of our regional centres.
   >
   > Following completion of this process, the LGA is advised that the Minister for Planning has indicated that he would only be willing to consider rural living proposals where they have been identified in a Regional Plan and where the Code Amendment is to be led by the relevant council.


MAP 2 - PRINCIPLE 1 ACTIONS
DRAFT FOR CONSULTATION
SEPTEMBER 2024
Existing Supply
Up to 4100 allotments
20 to 25 years supply
Expected to be exhausted by 2044 - 2049
Additional land will need to be rezoned for residential purposes no later than 2029
+
Current Deferred Urban Zone
Up to 2400 allotments, subject to Structure Plan
Additional 9 to 15 years supply
Expected to be exhausted between 2053 and 2064
Future Deferred Urban Zone
Potential to accommodate residential development, subject to structure planning
Area includes 6 Fuller East Rd
Fuller East Rd
Victor Harbor Rd
Waggon Rd
Adelaide to Victor Harbor Rd
Waterport Rd
Banksia Lane
Inman Valley Rd
Seaview Rd
Torrens St
Armstrong Rd
CrozierRd
Wattpinga Rd
Tabernacle Rd
Three Gullies Rd
Victor Harbor Council Boundary
Urban Growth Boundary
Future Urban Growth Boundary
Arterial and Distributor Roads
Existing Residental Land Supply Areas
Low Density Infill Development Investigation Area (Rural Living) (Action 1.3A)
Future Deferred Urban Zone (Action 1.1F)
Current Deferred Urban Zone - Prepare Structure Plan (Action 1.1B) and undertake a Code Amendment (Action 1.1C)
N

MAP 3 - CURRENT DEFERED URBAN ZONE STRUCTURE PLAN (PRELIMINARY)

DRAFT FOR CONSULTATION
SEPTEMBER 2024



Guiding Aspirations for Structure Plan:

Prior to rezoning the land within the current Deferred Urban Zone, a Structure Plan is required which details:

- land use
- density
- open space
- connectivity, and
- infrastructure

In relation to land use, the following will need to occur (in order of priority):

1. Ensure that a minimum of 2.5 hectares of land is dedicated for a commercial centre to address demand to 2050 (whether within the Deferred Urban Zone or within the Emerging Activity Centre Subzone in Hindmarsh Valley). This centre should be protected by a centre zone.
2. Ensure that there is sufficient land for recreation purposes, particularly for new facilities.
3. Ensure that sufficient land is dedicated for a school (Action 3.1F).
4. The balance of the land for residential purposes.

Feedback

Regarding the UGMS we would like to make the following suggestions

.

1. The current zoning maps are not shown, so no comparison between the current and proposed zones can be seen. There should be opposite facing maps showing the 2 maps next to each other,
2. There is no mention in the document that Rural Living zones are to be eliminated. This is a massive change that needs to be clearly articulated and made evident so that discussion can be had on this change. We have been told at the UGMS consultation meetings that it is State Government policy to eliminate or minimize Rural Living zones. Perhaps it could be claimed that this has been previously announced but very few are aware of it! The current draft UGMS is complicit with the SA Government intent by not clearly highlighting this very significant change. THIS IS NOT OPEN COMMUNITY CONSULTATION.
3. What will be the effect of Rural Living zones being re-zoned as Low Density Residential on the Valuer General Property values and hence future Council rates?
4. What will be the name of the new zone, changing from Rural Living? Will it become “Low Density Residential”?
5. Map 8 on page 53 needs to be changed to more accurately represent the proposed zones. For example, is it really proposed that the existing Rural Living areas will change to be the same zoning as the Oceane development. On the map they are both shaded the same colour pink of Low Density Residential?
6. Very low density living is mentioned in the document, but is not defined in the definitions.
7. At the community consultation meetings, same planning consultants had a map 8 showing the different low density and very low density residential areas with numbers showing proposed differing density overlays. These numbers were 1, 2 and 5000m2. If these are significant planning criteria, then they should be included and explained in the final UGMS document.

We the undersigned are all members of this submission, feel strongly about, and fully support the above document.

Signed

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24. 10/12/24.

[redacted] of [redacted]

10/12/24.

Outlook

IREC38626624 - DC3.20.006 - DEW Submission - City of Victor Harbor's Urban Growth Management Strategy

From [redacted]
Date Wed 11/12/2024 16:41
To City of Victor Harbor <localgov@victor.sa.gov.au>

OFFICIAL

Thank you for providing the Department for Environment and Water (DEW) with the opportunity to review and provide comment on the draft City of Victor Harbor's Urban Growth Management Strategy. DEW acknowledges that a number of the comments we made on the Discussion Paper have been incorporated into the draft Strategy.

After reviewing the draft Strategy DEW makes the following comments:

- DEW supports Principle 4, Our environment is protected and enhanced.
- DEW supports the Deferred urban Zone being structure planned.
- DEW suggests that Council consider extending the Open Space Zone along the River corridor adjacent the proposed future Deferred Urban Zone.

Native Vegetation

- In a few places the draft Strategy refers to 'vegetation', however, it is not clear whether this is 'native vegetation' (for example, on p. 55 when talking about Unit Biodiversity Score). Recommend changing to 'native vegetation' wherever appropriate.
- Support Objective 4.3 (Urban growth protects, maintains and enhances native vegetation, urban vegetation and habitat tress to retain biodiversity and increase resilience to climate change). However, there could be more/clearer actions under this objective. Currently there's only one: Rezoning of land for residential purposes nominates the location of green corridors via a Concept Plan. Encourage application of Mitigation Hierarchy to avoid and minimise impact on native vegetation.
- Identification of areas of native vegetation to be protected would be welcomed. Identifying areas that could be used for future on-ground offsets would also be useful.
- The current Deferred Urban Zone and proposed future Deferred Urban Zone both look degraded/cleared, and at this stage they seem to be 'low risk' areas for development from native vegetation perspective. There are some scattered trees that will require clearance approval. There is some existing vegetation as well but that seems to be planted.

Coast

- 4.6A Council is commended for this action advocating for the availability of updated coastal process and hazard mapping to inform future Code Amendments. In this regard, Council is advised that the Coastal Flood Mapping Viewer was recently launched, publicly accessible via: https://data.environment.sa.gov.au/Coast-and-Marine/Data-Systems/Coastal-Flood-Mapping-Viewer/Pages/default.aspx . Council may wish to update Map 6 to reflect the current bathtub modelling for 1% Annual Exceedance Probability Storm Surge events at the year 2050, as shown on the Coastal Flood Mapping Viewer. Further, it is recommended that Council also consider including the storm surge modelling for the year 2100, either spatially mapped on Map 6, or acknowledge in table 4.6 that current 2100 storm surge mapping is available.
- 4.6B is supported given the township's location adjacent the Encounter Marine Park.

- DEW acknowledges that the *Victor Harbor Coastal Adaptation Study* and the *Victor Harbor Council Stormwater Management Plan* will help inform urban growth through a coastal hazard lens for the City of Victor Harbor. DEW notes that these plans both highlight the coastal adaptation and stormwater management challenges as well as the vulnerability of the nearshore marine and coastal ecosystems to impacts from water quality.
- As growth areas will include infill development in areas subject to coastal flooding hazard risks that will increase with sea level rise, it is critical that coastal flooding hazard risks should be clearly identified and adaptation plans and measures prioritised in the draft Strategy.
- With anticipated infill development of existing built-up areas, and potential for increased hard surfaces and surface run off will be a significant challenge to both water quality and the quantity of stormwater being directed to coastal waters. There will be a need to invest in water quality improvement programs and water reuse options and water sensitive urban design to reduce the volume of catchment flows going to stormwater. This will be a critical consideration going forward to maintain the health of offshore marine habitats (including sea grass beds) and limit future coastal protection costs.

If you have any questions, please do not hesitate to contact us via email at [redacted]

Regards,

[redacted]
Principal Planning Officer
I am only in the office on Wednesday and Thursday.

Planning & Assessment | Environment, Heritage and Sustainability
Department for Environment and Water
[redacted]

environment.sa.gov.au

Government of South Australia
Department for Environment and Water

Helping South Australians conserve, sustain and prosper

We acknowledge that the lands that we live and work on are the traditional lands of South Australia's First Nations peoples. We pay respect to the traditional custodians of these ancestral lands and acknowledge their deep spiritual connection to Country.

Submission to Victor Harbor Urban Growth Management Strategy

From [redacted]

The principles themselves are commendable and are supported already with the existing large allotments.

Environment is protected and enhanced.

The larger allotments support wildlife corridors and have a larger footprint of trees [some specifically supporting koala's]

We support populations of kangaroos, koalas, echidna, lizards, snakes and birds

The trees also support carbon capture and storage.

Councils long term financial sustainability is not compromised by urban growth.

The present larger allotments receive a lower proportion of expenditure than the urban blocks as they have no kerbs, footpaths, lighting and utilities such as water and sewerage.

This may need to change with rezoning and subdivision.

Housing supply meets the needs of our community.

The community has a variety of housing options and sizes from apartments, townhouses, courtyard homes, units, retirement villages, lake front housing and residential from smaller to larger allotments up to approx. 2 hectares. All these options should be maintained while finding more land for future development. This would contribute to retaining landscape, character and heritage.

Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area within the next ten years.

I am not totally opposed to rezoning for subdivision but it needs to be considered carefully as not everybody would want to subdivide and lose the character and amenity of the area, many would like it to remain as is , others would like to be able to subdivide.

Nobody can be forced to subdivide so it will come down to the individual as to what they do.

The Greater Adelaide Regional plan vision to 2051 identifies the Waitpinga/Tugwell Rd area as future greenfield supply. This is FALSE as the area is full of 2 hectare allotments with housing, outbuildings, rainwater tanks, dams, fences, orchards, vegetable plots and roads NOT UNDEVELOPED land as defined by PLAN SA.

This area cannot be subdivided as a whole due to multiple ownership, access, topography and development already there. It may not be viable for many existing allotments to be subdivided, and it will come down to owners as to what they do within zoning constraints.

IF rezoned to minimum allotment size of 1 hectare it should help ensure existing landscape, character and heritage is celebrated and maintained.

This area was promoted as rural living for over 30 years and should retain that classification.

The council has rezoned environmental food production areas for subdivision in the recent past and could do so now and in the future for less viable agricultural land within close proximity to the township

of Victor Habor. With good planning this has the potential to gain more residential allotments with less disruption to the existing community.

Due to Waitpinga being in the Mt Lofty fire district any further development increases the risks in a wildfire as roads could become congested with few roads in or out.

The elephant in the room is what will happen to council rates in the proposed rezoned area of Waitpinga. If it is successful will we be hit with a increase in rates based on the potential, with no increase in council services or change of use for individual allotments.

As many owners are retired and are on a fixed income we cannot afford to just keep on paying higher rates.

We need value for money from council.

Will water and sewerage be required where we are now self sufficient, and then we will have to pay to have it go past our house or worse still have to be connected.

SUMMARY

I am not against sensible development if needed by the community but the cost in dollars and amenity should not be borne by the individuals in community but by all governments from local to state to federal as they are the ones pushing the agenda.

Respondent No: 35
Login: Anonymous
Email: n/a

Responded At: Dec 10, 2024 20:09:01 pm
Last Seen: Dec 10, 2024 20:09:01 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/bb18b4a4eb895e5b07479b4adc405e28ce2eefa7/original/1733821736/35ca2158fb9aee33b63d7b0aba4167ea_Draft_consultation.zip?1733821736

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident and my feedback is provided within the table below. I also provide the following general comments for consideration:

> **Please, please do not allow Victor Harbor to turn into another Mt Barker!!! Our regional hub shines as unique because of its diverse range of living options, and will most certainly lose its identity if this diversity is not protected.**

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on [redacted]

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Nov 13, 2024 13:40:40 pm
Last Seen: Nov 13, 2024 13:40:40 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

We'd firstly like to see some decent paving/drainage on the already established areas of Victor, plus more seating and some decent public toilets - for the residents that have been paying the rates for many years. Next, would be car parks - there is little enough outside of holiday time, heaven knows what this Christmas holiday season will bring - where will everyone parks when all these new housing estates are established? A multi-storey carpark is essential to Victor, now more than ever. The main street is very sorry looking - all that money spent on "upgrading" it - and most of the tenants have moved out! We're becoming the op shopping centre of SA - not that there's anything wrong with that, recycling is wonderful - but in the main street? We desperately need more shopping centres/large stores here - it's such a long way to go to Noarlunga/Adelaide - we need to attract more business here.

Outlook

IREC38623524 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Wed 11/12/2024 14:18
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

No

Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:

I have real concerns about bushfire risk as to where and how you expect people to go. There is basically only one main road into and out of Victor Harbor. Also concened about how the views and asthetics of Victor Harbor and Middleton are being eroded away. Land recently sold (Middleton stretch and Waitpinga Farm) won't be used for budget housing but for holiday rental and and Airbnbs. Budget housing shouldn't look like budget housing. That disgusting looking development on Canterbury Rd where houses are so close together one could walk from rooftoop to rooftop. The way that hillside has been carved out is an eyesore and when it rains the nearby river is clay coloured. More consideration needs to be given to the effect this housing expansion will have on tourists. Why would they bother to come when they have to put up with numerous roadworks, unsightly housing, and loss of vistas.... they can have that at home.....Not to mention the traffic problems.

Respondent No: 38
Login: Anonymous
Email: n/a

Responded At: Dec 11, 2024 14:47:52 pm
Last Seen: Dec 11, 2024 14:47:52 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

I have real concerns about bushfire risk as to where and how you expect people to go. There is basically only one main road into and out of Victor Harbor. Also concened about how the views and asthetics of Victor Harbor and Middleton are being eroded away. Land recently sold (Middleton stretch and Waitpinga Farm) won't be used for budget housing but for holiday rental and and Airbnbs. Budget housing shouldn't look like budget housing. That disgusting looking development on Canterbury Rd where houses are so close together one could walk from rooftoop to rooftop. The way that hillside has been carved out is an eyesore and when it rains the nearby river is clay coloured. More consideration needs to be given to the effect this housing expansion will have on tourists. Why would they bother to come when they have to put up with numerous roadworks, unsightly housing, and loss of vistas.... they can have that at home.....Not to mention the traffic problems.

We the undersigned are 8 landholders in the [redacted] bounded by [redacted], [redacted] and [redacted] and including [redacted].

We wish to make a joint submission to the draft Victor UGMS.

The submission consists of 2 parts. (Requests and Feedback)

Our request may require a re-zoning that we ask Council to include in the UGMS. (Request 1.)

The feedback is included to improve the final UGMS document but the others are for UGMS input.

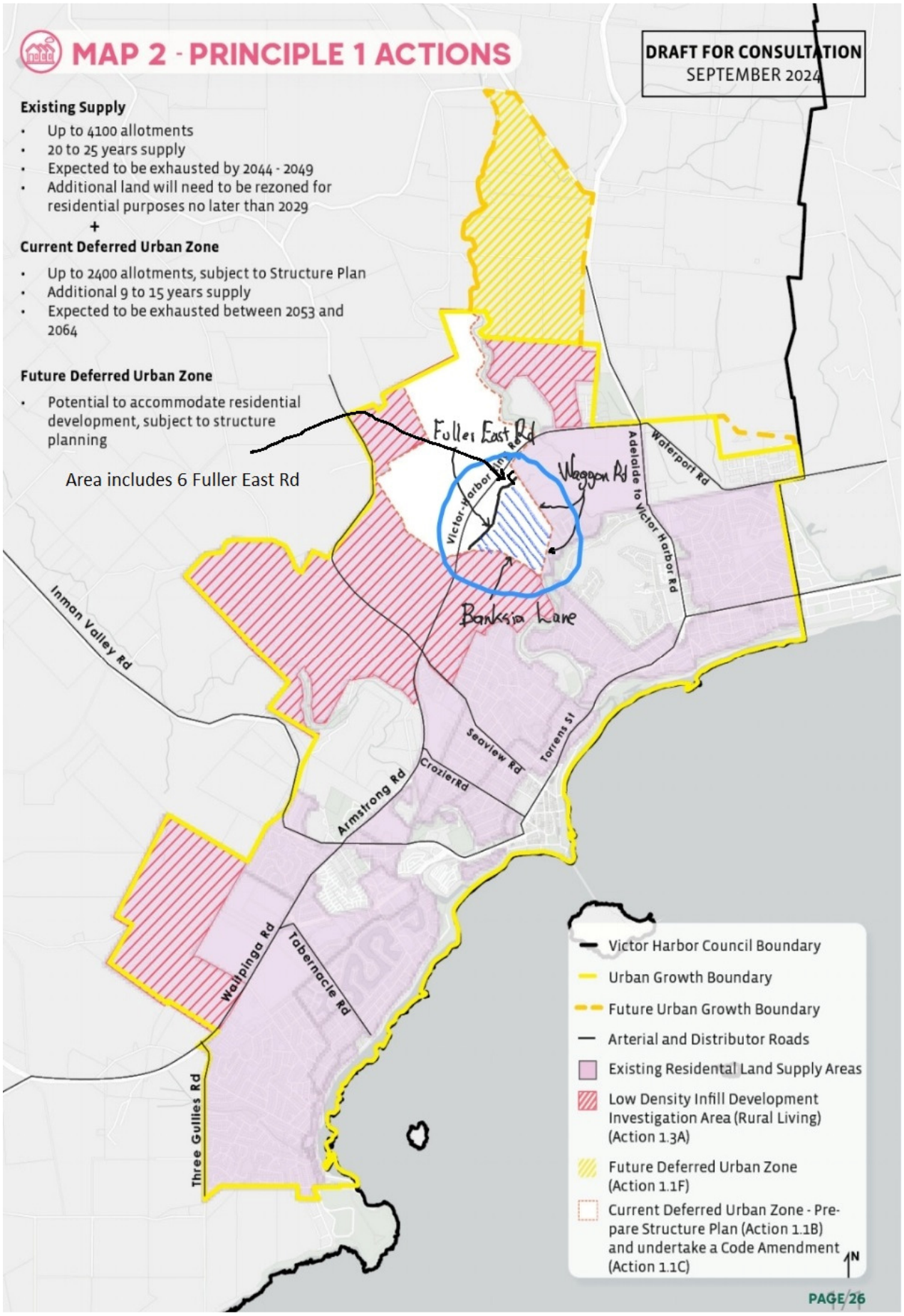
Background

We all feel that our specific area as detailed above, has been badly neglected over at least the last 40 years. We are in a situation where we are unable to utilize the investment that we have made in the past in the expectation that we could subdivide in the future. Many of us feel that we are in "no man's land". We are currently zoned [redacted], but our land usage is virtually identical to our fellow land holders on the southern side of [redacted]. (zoned Rural living) and those to the North in Lower Inman Valley and the north at what is locally called Panorama. It is a massive anomaly that we are still zoned differently than these near neighbours. We are not farmland, we are Rural Living. That makes us very different from the rest of the [redacted] area as defined by the maps. [redacted] has been a problem with it being unsealed for 40 years. When [redacted] was separated due to the Ring road, it soon became a sealed road. [redacted] remained a problem. This is in our opinion, due to the unsure zoning nature off [redacted]. If our long term future had been known, surely this would be able to be decided that [redacted] needs to be sealed.

Requests.

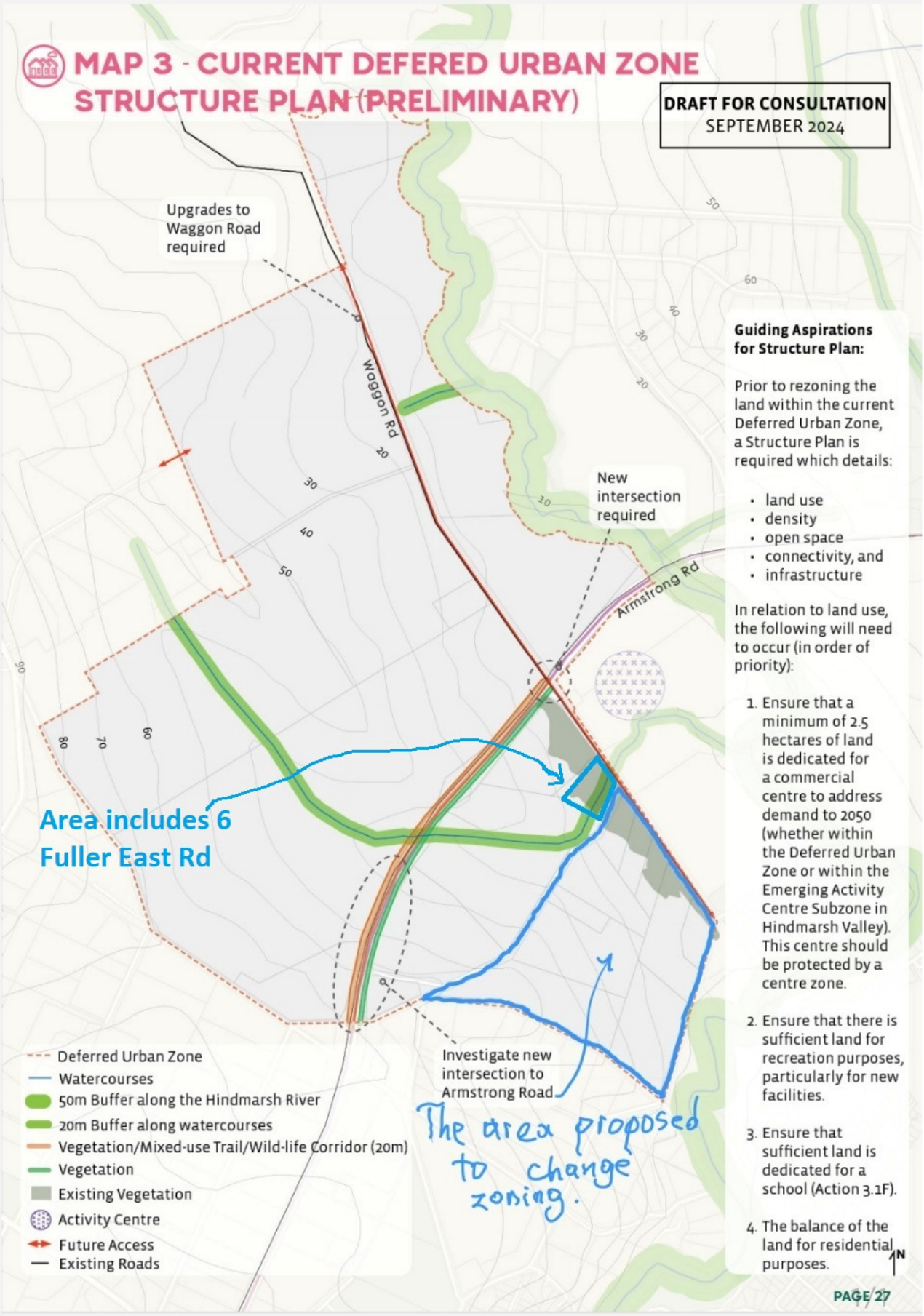
1. We request that the boundary between the current Rural Living and our [redacted] be moved from [redacted] to [redacted] plus the property at [redacted]. (This is on the Northern side of [redacted] on the corner with [redacted],). This means that we are then treated the same as the zone south of us. (See Maps 2 and 3 below). We need to have some option other than being in "no man's land for another 10 years. That would make us at least 50 years where we have been basically undefined.
2. People don't move to the country or outer Victor Harbor regions just to have Urban living. Some Rural Living must exist in the Victor UGMS to continue to satisfy this lifestyle choice.
   We therefore formally request that the Council identifies at least our group of residents to be the subject of a consideration to the Minister of Planning for Rural Living. (as stated in the 2nd paragraph below)
   Extract from LGA SA "Rural Living Code Amendments"

   > "The Commission has requested that consideration be given to the identification of appropriate locations for rural living as part of the Regional Planning process. This is to ensure that due consideration is given to future growth and servicing of our regional centres.
   >
   > Following completion of this process, the LGA is advised that the Minister for Planning has indicated that he would only be willing to consider rural living proposals where they have been identified in a Regional Plan and where the Code Amendment is to be led by the relevant council.


MAP 2 - PRINCIPLE 1 ACTIONS
DRAFT FOR CONSULTATION
SEPTEMBER 2024
Existing Supply
Up to 4100 allotments
20 to 25 years supply
Expected to be exhausted by 2044 - 2049
Additional land will need to be rezoned for residential purposes no later than 2029
+
Current Deferred Urban Zone
Up to 2400 allotments, subject to Structure Plan
Additional 9 to 15 years supply
Expected to be exhausted between 2053 and 2064
Future Deferred Urban Zone
Potential to accommodate residential development, subject to structure planning
Area includes 6 Fuller East Rd
Fuller East Rd
Victor Harbor Rd
Waggon Rd
Adelaide to Victor Harbor Rd
Waterport Rd
Banksia Lane
Inman Valley Rd
Seaview Rd
Torrens St
Armstrong Rd
CrozierRd
Wattpinga Rd
Tabernacle Rd
Three Gullies Rd
Victor Harbor Council Boundary
Urban Growth Boundary
Future Urban Growth Boundary
Arterial and Distributor Roads
Existing Residental Land Supply Areas
Low Density Infill Development Investigation Area (Rural Living) (Action 1.3A)
Future Deferred Urban Zone (Action 1.1F)
Current Deferred Urban Zone - Prepare Structure Plan (Action 1.1B) and undertake a Code Amendment (Action 1.1C)
N

MAP 3 - CURRENT DEFERED URBAN ZONE STRUCTURE PLAN (PRELIMINARY)

DRAFT FOR CONSULTATION
SEPTEMBER 2024



Guiding Aspirations for Structure Plan:

Prior to rezoning the land within the current Deferred Urban Zone, a Structure Plan is required which details:

- land use
- density
- open space
- connectivity, and
- infrastructure

In relation to land use, the following will need to occur (in order of priority):

1. Ensure that a minimum of 2.5 hectares of land is dedicated for a commercial centre to address demand to 2050 (whether within the Deferred Urban Zone or within the Emerging Activity Centre Subzone in Hindmarsh Valley). This centre should be protected by a centre zone.
2. Ensure that there is sufficient land for recreation purposes, particularly for new facilities.
3. Ensure that sufficient land is dedicated for a school (Action 3.1F).
4. The balance of the land for residential purposes.

Feedback

Regarding the UGMS we would like to make the following suggestions

.

1. The current zoning maps are not shown, so no comparison between the current and proposed zones can be seen. There should be opposite facing maps showing the 2 maps next to each other,
2. There is no mention in the document that Rural Living zones are to be eliminated. This is a massive change that needs to be clearly articulated and made evident so that discussion can be had on this change. We have been told at the UGMS consultation meetings that it is State Government policy to eliminate or minimize Rural Living zones. Perhaps it could be claimed that this has been previously announced but very few are aware of it! The current draft UGMS is complicit with the SA Government intent by not clearly highlighting this very significant change. THIS IS NOT OPEN COMMUNITY CONSULTATION.
3. What will be the effect of Rural Living zones being re-zoned as Low Density Residential on the Valuer General Property values and hence future Council rates?
4. What will be the name of the new zone, changing from Rural Living? Will it become “Low Density Residential”?
5. Map 8 on page 53 needs to be changed to more accurately represent the proposed zones. For example, is it really proposed that the existing Rural Living areas will change to be the same zoning as the Oceane development. On the map they are both shaded the same colour pink of Low Density Residential?
6. Very low density living is mentioned in the document, but is not defined in the definitions.
7. At the community consultation meetings, same planning consultants had a map 8 showing the different low density and very low density residential areas with numbers showing proposed differing density overlays. These numbers were 1, 2 and 5000m2. If these are significant planning criteria, then they should be included and explained in the final UGMS document.

We the undersigned are all members of this submission, feel strongly about, and fully support the above document.

Signed

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24 . 10/12/24

[redacted] of [redacted]

10/12/24.

Outlook

IREC38626124 - DC3.20.006 - Encounter Lutheran College | Council's Rezoning Request

From [redacted]
on behalf of
[redacted]
Date Wed 11/12/2024 15:32
To David Read <dread@victor.sa.gov.au>

Dear David

Encounter Lutheran College Board met on 25 November 2024, and the Board has decided that the entire parcel of land north of Strawberry Hill Road should be rezoned as Community Facilities. We feel this would be in the best interest of the College.

Many thanks

Kelvin

[redacted]
Principal
Encounter Lutheran College
[redacted]
Ngarrindjeri Country | [redacted]
Visit our website: www.encounter.sa.edu.au

thrive connect belong
APPLY NOW
ENROL ONLINE
Enrol now for 2025 and beyond
Submit your application now with our new online enrolment form
ENCOUNTER LUTHERAN COLLEGE

Encounter Lutheran College acknowledges the Ramindjeri people of the Ngarrindjeri Country as the Traditional Custodians of the land on which we live, work and learn. We pay our respects to Elders past, present and emerging.

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 892-541

Mr Graham Pathuis
Director Community and Development
City Of Victor Harbor
PO Box 11
VICTOR HARBOR SA 5211

Dear Mr Pathuis

City of Victor Harbor draft Urban Growth Management Strategy

Thank you for the opportunity to comment on the council's draft Urban Growth Management Strategy, the EPA has reviewed the document and provides the following observations. The EPA has reviewed and provided comments on the draft Greater Adelaide Regional Plan (GARP) which it's noted will inform your council's urban growth strategy. Council is encouraged to review the EPA's comments on the GARP once they are made publicly available. Council can also utilise the guidance available via Environment Protection Policies (EPP's) and other guidelines and documents available on the EPA website. The EPA utilises these documents, such as the *Evaluation distances for effective air quality and noise management*, when considering and assessing code amendments and development application referrals.

Site contamination

Site contamination often exists on or near former industrial or rural land where potentially contaminating activities have been undertaken. The planning system considers potential site contamination when the current land use is being changed to a more sensitive land use. Early and thorough investigations should be undertaken to determine what potentially contaminating activities occurred at the subject site or whether contamination may have migrated from adjacent or other land. Different circumstances relating to site contamination will require different remediation and/or design responses. Consideration should be given to potential site contamination when rezoning land.

Stormwater management

New development provides an opportunity to upgrade stormwater drainage systems ensuring they

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are designed to maximise the interception, retention and removal of waterborne physical, chemical and biological pollutants prior to their discharge to stormwater systems or receiving waters.

Water Sensitive Urban Design (WSUD) is a well-recognised approach to managing water in urban environments in a way that minimises impacts on the natural water cycle in an integrated, holistic manner. Through careful design, construction and maintenance, WSUD can support multiple objectives such as water quality and conservation, flood management, enhanced amenity, as well as the protection of biodiversity and ecosystem integrity.

WSUD measures and public infrastructure which may be applied include:

- detention (treatment) and use of stormwater for irrigation (e.g. on-site detention tanks, ponds, wetlands, aquifer storage and recovery)
- detention, treatment and reuse of grey water for irrigation (e.g. greywater systems, reed beds)
- retention of stormwater through infiltration (e.g. porous paving, soakage pits/trenches)
- specially designed landscaping to treat and utilise stormwater (e.g. swales, rain gardens), and
- protection of existing vegetation to minimise site disturbance and conserve habitat.

The EPA acknowledges several programs already underway at the City of Victor Harbour in relation to WSUD projects outlined in the *Victor Harbor Urban Stormwater Management Plan* (28 May 2024). The EPA supports the intent of such programs that seek to manage water quality and flow rates and promote WSUD objectives.

The Stormwater Management Overlay (contained within the Planning and Design Code) provides a policy framework that promotes development that incorporates water sensitive urban design techniques to capture and re-use stormwater. The EPA encourages the use of the Stormwater Management Overlay in areas flagged for the intensification of urban development, especially in the vicinity of environments that are sensitive to pollutants typically found in urban runoff.

Circular Economy

The EPA is currently reviewing the *Environment Protection (Waste to Resources) Policy 2010* (W2R EPP) to modernise South Australia's approach to the regulation of resources and wastes and enable the development of a more circular economy. The review of the W2R EPP is out for public consultation until 20 December and includes proposals regarding recycling and organics collections for households and businesses and consideration of how these requirements align with waste infrastructure planning requirements. Council is encouraged to participate in this review and to consider through its draft urban growth strategy how it can progress a more circular economy within its city given the proposed urban growth and the key role it plays in providing waste and recycling services and infrastructure.

Interface with EPA licensed activities

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The EPA regulates a number of industries and activities in the vicinity including, but not limited to:

- Lower Inman Valley Wastewater Treatment Plant (Licence number 15783) operated by TRILITY Victor Harbour.
- Black Valley Quarry (Licence number 15681) operated by Victor Harbor Quarries.

A full listing of EPA authorisations (licenses) in the affected area can be searched on the EPA website by entering the relevant suburb name. Any future intensification of urban development should take into account existing EPA licensed activities. Locating sensitive land uses close to these activities may constrain their ability to operate effectively.

For further information on this matter, please contact [redacted] on [redacted] or [redacted]

Yours sincerely

[redacted]

PRINCIPAL ADVISER PLANNING POLICY AND PROJECTS

PLANNING AND IMPACT ASSESSMENT

ENVIRONMENT PROTECTION AUTHORITY

Date: 12/12/24

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From: [redacted]
To: City of Victor Harbor; Stacey Flanagan
Subject: IREC38417524 - DC3.20.006 - UGMS Consultation
Date: Sunday, 17 November 2024 11:21:48 AM

As the owners of [redacted] and [redacted], Victor Harbor, we wish to make it clear that we would not be interested in sub dividing our land in the foreseeable future or in having it rezoned as part of the UGMS being considered by Council.
Thank you for the opportunity to comment on this matter.
[redacted]
Get Outlook for iOS

We the undersigned are 8 landholders in the [redacted] bounded by [redacted], [redacted] and [redacted] and including [redacted].

We wish to make a joint submission to the draft Victor UGMS.

The submission consists of 2 parts. (Requests and Feedback)

Our request may require a re-zoning that we ask Council to include in the UGMS. (Request 1.)

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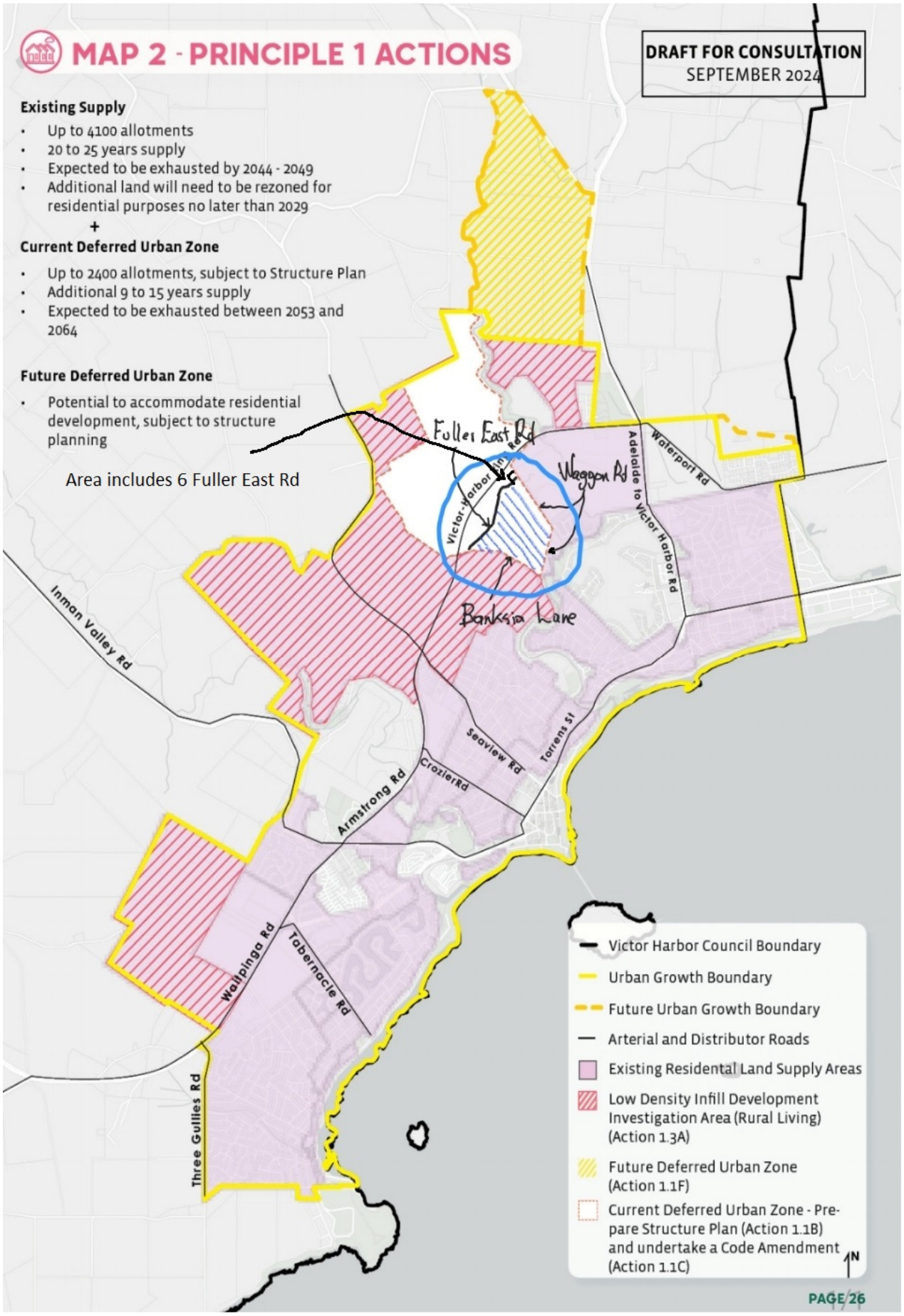
Background

We all feel that our specific area as detailed above, has been badly neglected over at least the last 40 years. We are in a situation where we are unable to utilize the investment that we have made in the past in the expectation that we could subdivide in the future. Many of us feel that we are in "no man's land". We are currently zoned [redacted], but our land usage is virtually identical to our fellow land holders on the southern side of [redacted]. (zoned Rural living) and those to the North in Lower Inman Valley and the north at what is locally called Panorama. It is a massive anomaly that we are still zoned differently than these near neighbours. We are not farmland, we are Rural Living. That makes us very different from the rest of the [redacted] area as defined by the maps. [redacted] has been a problem with it being unsealed for 40 years. When [redacted] was separated due to the Ring road, it soon became a sealed road. [redacted] remained a problem. This is in our opinion, due to the unsure zoning nature off [redacted]. If our long term future had been known, surely this would be able to be decided that [redacted] needs to be sealed.

Requests.

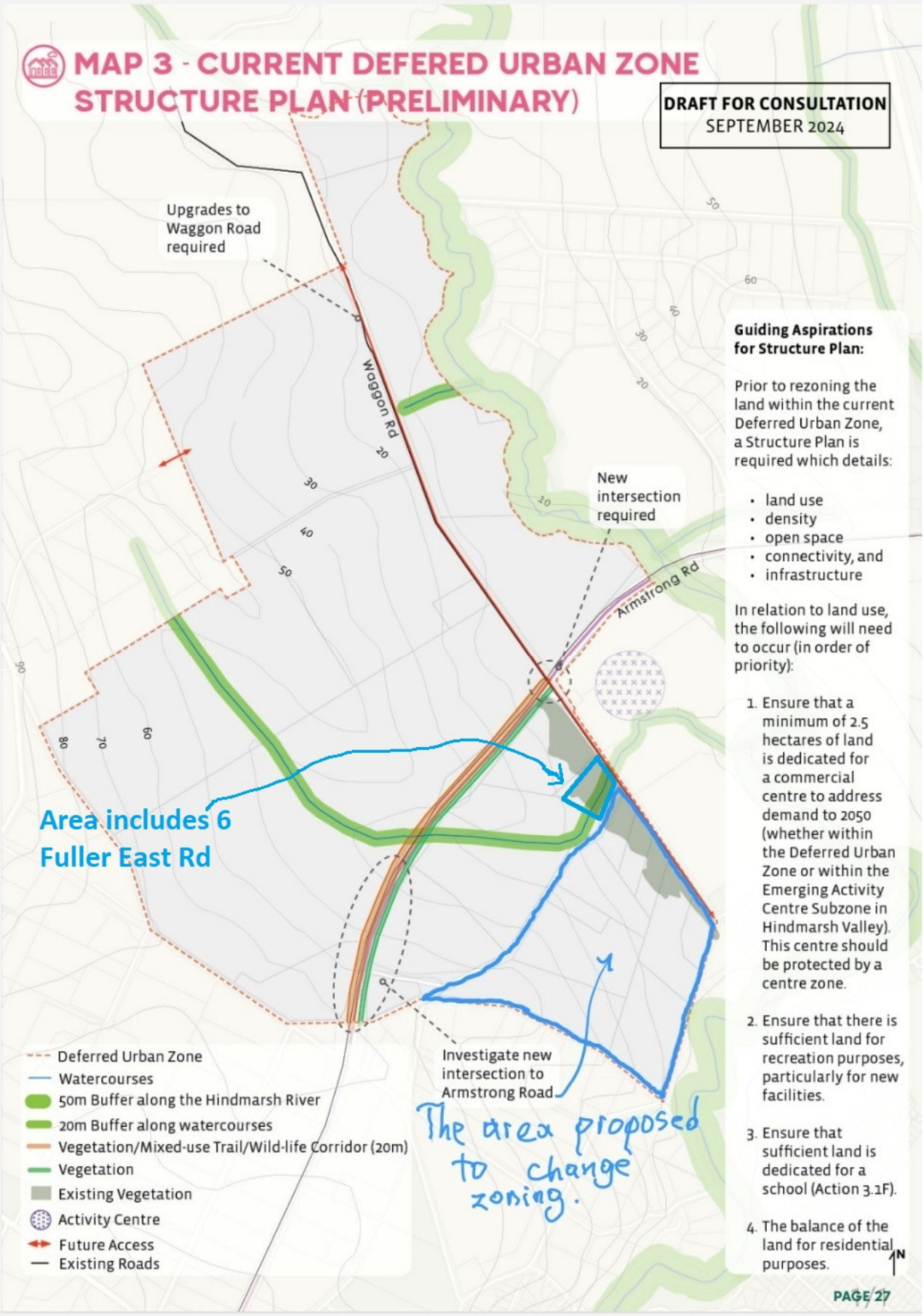
1. We request that the boundary between the current Rural Living and our [redacted] be moved from [redacted] to [redacted] plus the property at [redacted]. (This is on the Northern side of [redacted] on the corner with [redacted],). This means that we are then treated the same as the zone south of us. (See Maps 2 and 3 below). We need to have some option other than being in "no man's land for another 10 years. That would make us at least 50 years where we have been basically undefined.
2. People don't move to the country or outer Victor Harbor regions just to have Urban living. Some Rural Living must exist in the Victor UGMS to continue to satisfy this lifestyle choice.
   We therefore formally request that the Council identifies at least our group of residents to be the subject of a consideration to the Minister of Planning for Rural Living. (as stated in the 2nd paragraph below)
   Extract from LGA SA "Rural Living Code Amendments"

   > "The Commission has requested that consideration be given to the identification of appropriate locations for rural living as part of the Regional Planning process. This is to ensure that due consideration is given to future growth and servicing of our regional centres.
   >
   > Following completion of this process, the LGA is advised that the Minister for Planning has indicated that he would only be willing to consider rural living proposals where they have been identified in a Regional Plan and where the Code Amendment is to be led by the relevant council.


MAP 2 - PRINCIPLE 1 ACTIONS
DRAFT FOR CONSULTATION
SEPTEMBER 2024
Existing Supply
Up to 4100 allotments
20 to 25 years supply
Expected to be exhausted by 2044 - 2049
Additional land will need to be rezoned for residential purposes no later than 2029
+
Current Deferred Urban Zone
Up to 2400 allotments, subject to Structure Plan
Additional 9 to 15 years supply
Expected to be exhausted between 2053 and 2064
Future Deferred Urban Zone
Potential to accommodate residential development, subject to structure planning
Area includes 6 Fuller East Rd
Fuller East Rd
Victor Harbor Rd
Waggon Rd
Adelaide to Victor Harbor Rd
Waterport Rd
Banksia Lane
Inman Valley Rd
Seaview Rd
Torrens St
Armstrong Rd
CrozierRd
Wattpinga Rd
Tabernacle Rd
Three Gullies Rd
Victor Harbor Council Boundary
Urban Growth Boundary
Future Urban Growth Boundary
Arterial and Distributor Roads
Existing Residental Land Supply Areas
Low Density Infill Development Investigation Area (Rural Living) (Action 1.3A)
Future Deferred Urban Zone (Action 1.1F)
Current Deferred Urban Zone - Prepare Structure Plan (Action 1.1B) and undertake a Code Amendment (Action 1.1C)
N

MAP 3 - CURRENT DEFERED URBAN ZONE STRUCTURE PLAN (PRELIMINARY)

DRAFT FOR CONSULTATION
SEPTEMBER 2024



Guiding Aspirations for Structure Plan:

Prior to rezoning the land within the current Deferred Urban Zone, a Structure Plan is required which details:

- land use
- density
- open space
- connectivity, and
- infrastructure

In relation to land use, the following will need to occur (in order of priority):

1. Ensure that a minimum of 2.5 hectares of land is dedicated for a commercial centre to address demand to 2050 (whether within the Deferred Urban Zone or within the Emerging Activity Centre Subzone in Hindmarsh Valley). This centre should be protected by a centre zone.
2. Ensure that there is sufficient land for recreation purposes, particularly for new facilities.
3. Ensure that sufficient land is dedicated for a school (Action 3.1F).
4. The balance of the land for residential purposes.

Feedback

Regarding the UGMS we would like to make the following suggestions

.

1. The current zoning maps are not shown, so no comparison between the current and proposed zones can be seen. There should be opposite facing maps showing the 2 maps next to each other,
2. There is no mention in the document that Rural Living zones are to be eliminated. This is a massive change that needs to be clearly articulated and made evident so that discussion can be had on this change. We have been told at the UGMS consultation meetings that it is State Government policy to eliminate or minimize Rural Living zones. Perhaps it could be claimed that this has been previously announced but very few are aware of it! The current draft UGMS is complicit with the SA Government intent by not clearly highlighting this very significant change. THIS IS NOT OPEN COMMUNITY CONSULTATION.
3. What will be the effect of Rural Living zones being re-zoned as Low Density Residential on the Valuer General Property values and hence future Council rates?
4. What will be the name of the new zone, changing from Rural Living? Will it become “Low Density Residential”?
5. Map 8 on page 53 needs to be changed to more accurately represent the proposed zones. For example, is it really proposed that the existing Rural Living areas will change to be the same zoning as the Oceane development. On the map they are both shaded the same colour pink of Low Density Residential?
6. Very low density living is mentioned in the document, but is not defined in the definitions.
7. At the community consultation meetings, same planning consultants had a map 8 showing the different low density and very low density residential areas with numbers showing proposed differing density overlays. These numbers were 1, 2 and 5000m2. If these are significant planning criteria, then they should be included and explained in the final UGMS document.

We the undersigned are all members of this submission, feel strongly about, and fully support the above document.

Signed

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24.

[redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24 . 10/12/24

[redacted] of [redacted]

10/12/24.

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a <local resident/local ratepayer/someone who visits often, other:___local ratepayer_____ *(select all that apply)*> and my feedback is provided within the table below. I also provide the following general comments for consideration:

<Add any general comments about the draft Strategy and Victor Harbor's future growth>

We <would like/ > you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on <email>.

Kind regards,

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	The current Rural Living zone helps maintain the rural character of Victor Harbor hinterland, contains a very large number of trees and vegetation for wildlife and provides a buffer zone to the more densely populated urban area. It is critical to both the environment and amenity. Justin and I do not support this as the area we live in will be cut up and the roads and amenity adversely affected. The reason we moved there was for the rural character. As it is we have no services ie no scheme water, no garbage collection to the street, no mail box delivery and the road is not sealed. Consequently we have built a totally self sufficient off grid house and do not wish to live in a heavily subdivided environment.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
pages 28, 29 and 30 of the draft Strategy.		
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	This is ambiguous as by expanding housing and industry the native environment will be affected. Eg SW of Greenhills Rd

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Oct 24, 2024 21:42:02 pm
Last Seen: Oct 24, 2024 21:42:02 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

I can see a great deal of sense in strategically reviewing current policy and practice and carefully considering how the City of VH might accommodate future population growth. Thanks for being proactive, measured and consultative. As a resident within the [redacted] and potentially impacted by the proposed changes, I am assuming (rightly or wrongly) that for those with 5 acre allotments, it may mean there is capacity in the future for them to be divided into two allotments (2 x 2.5 acre blocks). I imagine other allotments nearby that are perhaps 2 acre blocks may be treated in a similar way (2 x 1 acre blocks), allowing for the entire infill zone to have double the residences it currently has. If this were the case, I'd be supportive of the strategy. I would be very concerned if a 5 acre allotment like ours was divided into small 1/4 acre blocks, but I very much doubt that's your intent. Allowing for more residences, within reason, in what are currently 'lifestyle' areas, would be a reasonable approach and one that doesn't compromise the 'feel' or nature of what these areas currently offer. Thanks again.

Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Nov 10, 2024 10:56:41 am
Last Seen: Nov 10, 2024 10:56:41 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Growth brings vibrancy to a community but also increases demand on infrastructure and local services. Planning for future demand should already be underway. Equitable access to medical services across the region is already proving a challenge. Careful planning for our future underpins growth and local development. Leaving a developmental scaffold to chance would ruin this beautiful area.

Respondent No: 33
Login: Anonymous
Email: n/a

Responded At: Dec 10, 2024 13:47:21 pm
Last Seen: Dec 10, 2024 13:47:21 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?**
No

Q5. **Please provide the name of the group or organisation**
not answered

Q6. **Upload your submission**
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/bb18b4a4eb895e5b07479b4adc405e28ce2eefa7/original/1733798825/bcf93c736720c8a7f1c7bf3bb4ba65c3_Draft_consultation.zip?1733798825

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Outlook

IREC38608024 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Tue 10/12/2024 13:17
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

No

Upload your submission

https://s3_ap_southeast_2.amazonaws.com/ehq_production_australia/bb18b4a4eb895e5b07479b4adc405e28ce2eefa7/original/1733798825/bcf93c736720c8a7f1c7bf3bb4ba65c3_Draft_consultation.zip?1733798825

Draft Victor Harbor Urban Growth Management Strategy Submission Template

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You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident and my feedback is provided within the table below. I also provide the following general comments for consideration:
Us a many others moved to the south coast purchasing large allotments to enjoy the open space of semi rural living. To diminish the size of existing blocks is an affront to our right to enjoy our hard earned investment. Existing developments must remain as such.
I would like you to keep me up to date with the progress of the Strategy by contacting me via email a[redacted].

Should you have any questions regarding me, please contact me or[redacted]

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Respondent No: 22
Login: Anonymous
Email: n/a

Responded At: Dec 03, 2024 11:59:04 am
Last Seen: Dec 03, 2024 11:59:04 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Page 15 - Our Economy: To allow our community to prosper the council needs to focus on investing or allowing private investment into projects that will create local wealth generation activity - such as Marinas, Hotels, Serviced Apartments, etc. Council needs to stop wasting money on wants such as art centers that will not increase local wealth generation. Smarter moves with investment and management will increase opportunities to become sustainable, with the increase in housing developments, the rates coming in will always increase, this should lead to covering inflation costs, however the council needs to run like a profitable business and not invest in items that do not directly benefit the community or actually cost the community without a decent ROI. Allowing large private investors (at minimal cost to council, on crown land) to develop high profile infrastructure will increase income to community, ensure sustainability and will bring more tourists to the area which then may allow for the "wants" in life (such as an arts center). Past history to date has only stopped or delayed large private investment that could have made Victor Harbor more sustainable (Crown Development, Marina Proposals that could have Hotels etc, Anchorage Delays), these items would also allow for local jobs with decent industry career progression opportunities (IE - working in a chain hotel allows skills and progression world wide). Page 16 - Principle 3: Services and Infrastructure meet demands. This is already an issue and demand is not met. Whilst the main roads from Victor to other areas are State Gov, housing and population increase should demand better roads, allowing safe travel. Currently is exceeding capacity to and from Adelaide and getting significantly worse each year. Without planning ahead for infrastructure and allowing development of housing that is already in progress or in planning is going to create major issues and cause more incidents, it is almost at the point that no more expansion should be allowed until a plan is in place and progressing to improve infrastructure. Principal 6 - Council is already putting its financial sustainability at risk, by spending on projects with below acceptable ROI, spending on projects that are a "want" instead of focusing on "needs" and preventing or opposing private investment opportunities that could increase income and assist with financial sustainability.

Outlook

IREC38545124 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Tue 03/12/2024 11:29
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

No

Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:

Page 15 Our Economy: To allow our community to prosper the council needs to focus on investing or allowing private investment into projects that will create local wealth generation activity such as Marinas, Hotels, Serviced Apartments, etc. Council needs to stop wasting money on wants such as art centers that will not increase local wealth generation. Smarter moves with investment and management will increase opportunities to become sustainable, with the increase in housing developments, the rates coming in will always increase, this should lead to covering inflation costs, however the council needs to run like a profitable business and not invest in items that do not directly benefit the community or actually cost the community without a decent ROI. Allowing large private investors (at minimal cost to council, on crown land) to develop high profile infrastructure will increase income to community, ensure sustainability and will bring more tourists to the area which then may allow for the "wants" in life (such as an arts center). Past history to date has only stopped or delayed large private investment that could have made Victor Harbor more sustainable (Crown Development, Marina Proposals that could have Hotels etc, Anchorage Delays), these items would also allow for local jobs with decent industry career progression opportunities (IE working in a chain hotel allows skills and progression world wide). Page 16 Principle 3: Services and Infrastructure meet demands. This is already an issue and demand is not met. Whilst the main roads from Victor to other areas are State Gov, housing and population increase should demand better roads, allowing safe travel. Currently is

exceeding capacity to and from Adelaide and getting significantly worse each year. Without planning ahead for infrastructure and allowing development of housing that is already in progress or in planning is going to create major issues and cause more incidents, it is almost at the point that no more expansion should be allowed until a plan is in place and progressing to improve infrastructure. Principal 6 - Council is already putting its financial sustainability at risk, by spending on projects with below acceptable ROI, spending on projects that are a "want" instead of focusing on "needs" and preventing or opposing private investment opportunities that could increase income and assist with financial sustainability.

RECEIVED
10 DEC 2024
BY: .....

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident/local ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration:

My feedback will mainly relate to the location we know, in the vicinity of the Hindmarsh River, Waggon Rd and the Ring Route.

To us, the safety of all people using Victor Harbor roads is paramount.

A master plan for roads in, around and leading to Victor Harbor needs to be developed, endorsed and commenced before we move forward on adopting future planning for urban growth in this management strategy.

I have concerns that entry and exits to Armstrong Rd /Ring Route are currently unsafe and furthermore, there does not seem to be information available where new exits and entries will be from the developments now in construction eg Clifton Lifestyle and Oceane.

This UGMS process now seems to be rushed. The recent drop-in session that I attended was an unsatisfactory event. I would not call it consultative.

I understand the need for future planning is required and change is inevitable, but this should not be at the cost of the beauty of Victor Harbor which is why people come to live here or visit. A buffer of medium height vegetation along main roads to hide these planned developments needs to be included retrospectively and in all future planning. Planting trees is a necessary component and needs to begun now.

Diversity of dwellings and block sizes is important, as is the quality of these builds. Rushed development and building will not produce dwellings viable in the long term. The Victor Harbor UGMS needs to demand a development code that does not leave us with future ghettos or run down neighbourhoods.

I <would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted].

Should you have any questions regarding me, please contact me on [redacted].

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☐ I support this ☐ I do not support this ☐✓ I think it needs more work ☐ Not sure	I am not sure about the words .... ' is a place of choice' as it is worded. Victor Harbor is a place of beauty ...belongs here in some form. The unique beauty of the hills and the coastline is ultimately what attracts people (which then is followed by work and attracts investment opportunities.)
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐✓ Not sure	Community is the really important word here and needs to be meaningfully included in the wording of all future Structure Plans. What makes a "community"? People of a range of ages young and old, families, different abilities, common interests, sharing, caring, socialising and volunteering What makes housing attractive to families? -backyards -close access to open space -safe roads -wider beautiful streets -footpaths

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on of the draft Strategy*	☐ I support this ☐ I do not support this ☐✓ I think it needs more work ☐ Not sure	Considerations: 80 km speed limit extended (and up Cut Hill) Protection of Hindmarsh River in regard to run off from built up areas Future water supply – are there to be recycled water schemes in-built in these housing developments, run by their community/residents?
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on of the draft Strategy*	☐ I support this ☐ ✓ I do not support this ☐ I think it needs more work ☐ Not sure	What is the current minimum allotment size you are referring to please? We do not want replications of the Mt Barker matchbox developments. In addition to small house blocks, if streets are narrow and footpath infrastructure delayed for 20 years, this is not safe, attractive or conducive to the well being of Victor Harbor residents or residents of the future. .
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 ( ) and 3 ( ) of the draft Strategy*	☐ ✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	A structure plan needs to be highly consultative with local knowledge to protect the Hindmarsh River habitat and its flooding patterns, particularly east of Waggon Rd. The Morgan Park development appears to be sympathetic to the river habitat with large areas of vegetation remaining, eg the trotting track, Riding for the Disabled and large housing blocks.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on ..... of the draft Strategy.*	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on of the draft Strategy.*	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	We strongly support this. It is a much higher priority than a Waggon Rd shopping centre.
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on of the draft Strategy*	☐ I support this ☐ I do not support this ☐✓ I think it needs more work ☐ Not sure	This requires a promise of serious landscaping – trees to replace the natural beauty that will be taken away and to camouflage urban/ commercial sprawl. Landscaping along these roads needs to be be an immediate step in the process rather than left to the end. Again, attention to traffic flow and safety of road users is of key importance. Preference for it to just be on the northern side of Waterport Rd.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐✓ Not sure	With landscaping, connectivity and protection of the environment paramount. The roundabout at the Adelaide Rd / Ring Route intersection is already congested quite often. Entries into any new industrial / commercial areas need to be strategic and a good distance away from the roundabout, a kilometre at least.
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ ✓ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on of the draft Strategy.*	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐✓ Not sure	This is too vague to me. What do you mean by new recreation facilities please? What is the actual location or current use of the land you have indicated on Map 5? It doesn't appear very central or accessible.
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ ✓ Not sure	What privately owned parts of the Hindmarsh River do you plan to give public access to? There are many areas uncared for now that I have presumed are in council control and as such, public access points. This definitely needs very specific consultation and soon if it is really a short term priority. An important consideration would be who is responsible for liability if the public has access to private land.
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Another good reason to be reducing the speed limit along the Ring Route to 80km/hour as there will be potential for more accidents.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Set a tree canopy target for the Victor Harbor urban area	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐✓ Not sure	What would a likely tree canopy target be? Where can I access this information?
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on of the draft Strategy.*	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ ✓ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ ✓ Not sure	I'm not sure I understand this enough to comment.
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☐✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on of the draft Strategy.*	☐ ✓ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Victor Harbor's current or long term residents should not be impacted by this huge push by the State government's UGMS – in living their day to day lives or financially as in the increase of local government rates.

Outlook

IREC38566624 - DC3.20.006 - Victor Harbor Urban Growth Management Strategy

From [redacted]
Date Wed 04/12/2024 15:12
To City of Victor Harbor <localgov@victor.sa.gov.au>

To Victor Harbor Council

Reference: VH Urban Growth Strategy 2050

We wish to submit our thoughts regarding future planning of our property owned at [redacted]

Our home is situation on [redacted] bordering [redacted] and with power lines across the [redacted].
When established, considerable cost was made to allow for fire access, rainwater storage from all buildings and installation of recycle system from our home.
There is no SA Water or Sewerage to our property.

Are concerns are

1. Rezoning in our street is not necessary, due to 1000s of hectares of other land which Is closer to the city and much more useable land than this rocky area on the hills.

2. Loss of our outlook and quiet location, which is the reason we purchased here. We do not believe that it is right for Council to take this away from us.
3. Cost of Infrastructure to Council to develop the area due to rocks plus there are no water and sewerage services to the area.
4. If rezoning occurs then changes would be made to our valuations, increasing our rates payable, through no fault of our own.
5. Our ability to burn rubbish.....required to keep a property tidy.
6. Any changes to water and sewerage connections when we already have our systems Installed.

We trust you will note our concerns, along with many others from our street who are upset and concerned with any possible changes.

Regards
[redacted]

[redacted]

Respondent No: 25
Login: Anonymous
Email: n/a

Responded At: Dec 05, 2024 16:42:16 pm
Last Seen: Dec 05, 2024 16:42:16 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

It is inevitable that Victor Harbor will grow in population over the coming years. It has the space to allow for this growth and still remain a picturesque township. I for one am all for the growth and opening up this beautiful area, for more families and individuals to enjoy. I have 6.5 acres and would be very much supportive of the prospect of subdivision on my land, even if it's in the very near future. I see it as a positive move, which will open up the area to greater infrastructure, supporting both greater tourism numbers and greater income through an increase in the number of Council Rates being paid, to allow for a healthy economy within the township.

Outlook

IREC38573024 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Thu 05/12/2024 16:12
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

No

Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:

It is inevitable that Victor Harbor will grow in population over the coming years. It has the space to allow for this growth and still remain a picturesque township. I for one am all for the growth and opening up this beautiful area, for more families and individuals to enjoy. I have 6.5 acres and would be very much supportive of the prospect of subdivision on my land, even if it's in the very near future. I see it as a positive move, which will open up the area to greater infrastructure, supporting both greater tourism numbers and greater income through an increase in the number of Council Rates being paid, to allow for a healthy economy within the township.

Respondent No: 3
Login: Anonymous
Email: n/a

Responded At: Oct 26, 2024 10:59:00 am
Last Seen: Oct 26, 2024 10:59:00 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/56032b639290c059f120d3eeca2eb953d29557fe/original/1729900720/470abad5246ee8e306ba2618b4c6575a_Craig_Jacobs_Urban_Growth_feedback.pdf?1729900720

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident and my feedback is provided within the table below. I also provide the following general comments for consideration:

My wife, Gail Donlan and I are concerned about the Council's proposed Urban Growth Strategy, particularly the estimation of up to 8,000 new residents over the next 25 years. We believe this is far too many people for a town that is already struggling to meet the needs of its existing residents.

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on [redacted] or [redacted].

Kind regards,

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	This principle needs to focus on addressing current issues of infrastructure shortfall, such as access roads to Victor Harbor, traffic congestion and health services. These need to be sorted before population expansion is promoted as the main goal.
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Housing supply needs to meet the needs of our existing community, including long term rentals, not holiday rentals.
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	Should not happen unless major road infrastructure changes are in place.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Our property at [redacted] is included in this proposal. The land is too steep for subdivision in this area. Much of this area, including the lower portion of our land is overlaid by the Hills Face Zone that Council wants to protect. Vegetation in this area is protected by the Native Vegetation Act. Although housing development has been allowed in this area, home owners have worked hard to maintain and enhance the natural beauty and landscape of this zone. Please leave this area alone.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	Low density housing only. The development of Medium density Housing along Armstrong and Welsh Roads is already concerning and is creating an entry way to Victor Harbor that is increasingly looking like Lego land, full of tiny houses, too closely located to each other. Any development here must include generous outdoor spaces and parks suitable for family living.
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	This must include making the Adelaide to Victor Harbor Rd a four lane Rd from McLaren Vale. Yankalilla Rd also needs a total upgrade.
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Victor Harbor's natural environment is its key attraction. Any development must preserve it and enhance it. Creating acres of housing on entry ways to Victor Harbor is deeply concerning and will detract from the towns appeal.
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Original email + attachments.

dr

City of Victor Harbor
Received By
- 8 JAN 2024

From: [redacted]
Subject: Fwd: UGMS Reply
Date: 22 December 2024 at 10:17 pm
To: David Read dread@victor.sa.gov.au

Hi David,

I must have put all the info and not pressed send. Anyway, thanks for still considering our response to the UGMS.

Kelly and I are again supportive of the proposed employment land expansion into our property. Specifically, we are supportive of Actions 2.1D, 2.1F and 2.1G, where they apply to our title. We also have no issue with Action 2.1C in the sections that border our property (but see the ultimate support for this action as the right of our neighbours). Obviously, we like to see the Employment Land Actions reflected in the GARP and we have provided a response to the draft GARP plan in support of this (reference diagram attached).

We would like to better understand the impacts of Action 5.4A in applying the historic area overlay, which applies to part of our property. While we don't see any particular problem as it relates directly to our title, I wonder if it would have significant impact for the owners of Lot 5 and/or Lot 1 (below) in terms of any future building works they might undertake. If this was to be the case I would request that these titles be excluded from this Action.

We commend Council for implementing any actions that improve the quality and viability of street trees in new developments (including Employment Land areas) and creating reasonable space for shrubs and trees between lots in new housing developments.

If you require clarification on any of the above, please let me know.

Cheers,

[redacted]

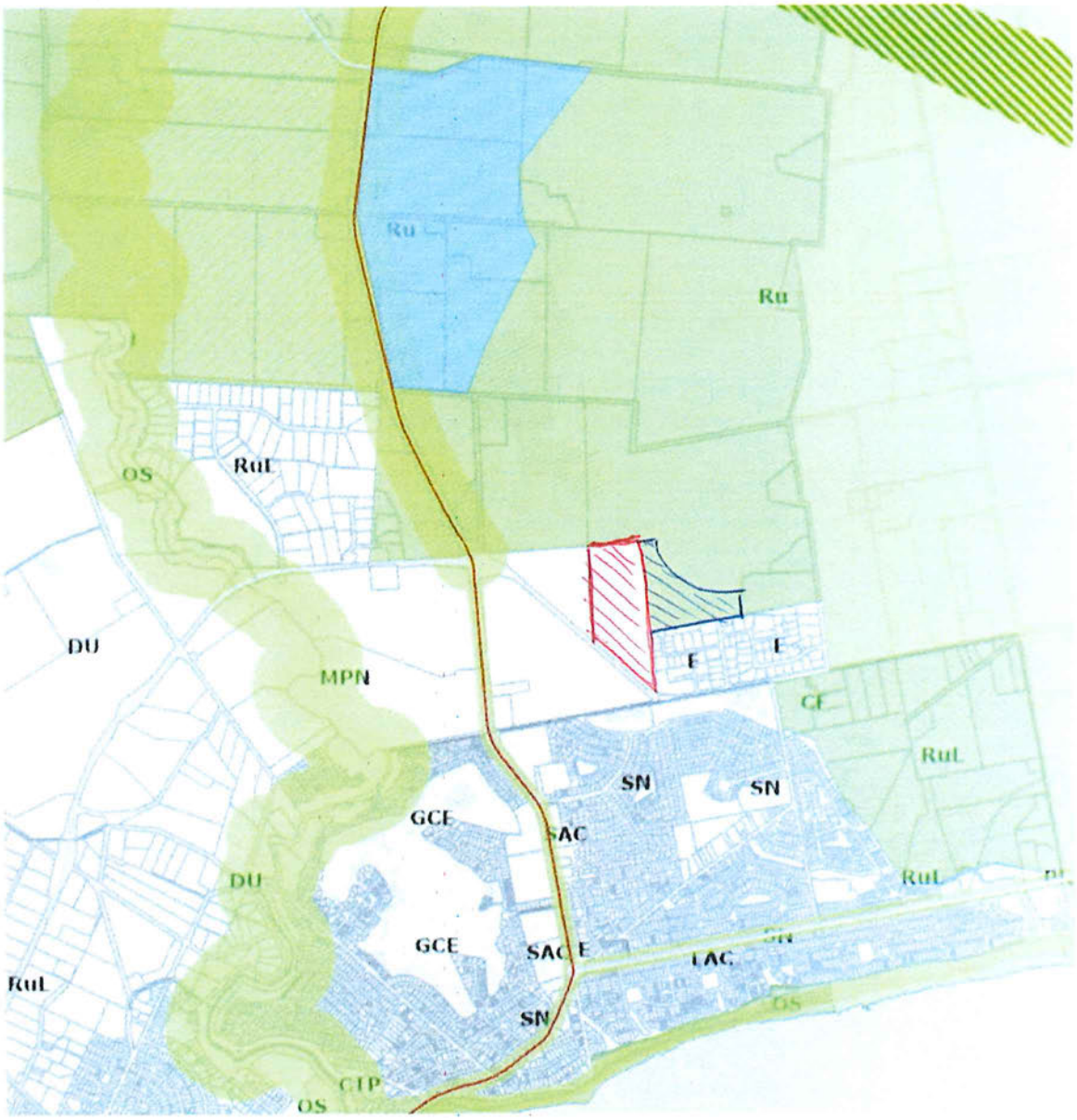
Sent from my iPhone

Begin forwarded message:

> **From:** [redacted]
> **Date:** 21 December 2024 at 9:09:42 am AEDT
> **To:** [redacted]
> **Subject: UGMS Reply**



DIAGRAM 3. Proposed additions to the GARP for Employment Land.



A. Employment land to be added to the GARP (ex-EFPA)

B. Employment land to be added to the GARP (in EFPA)

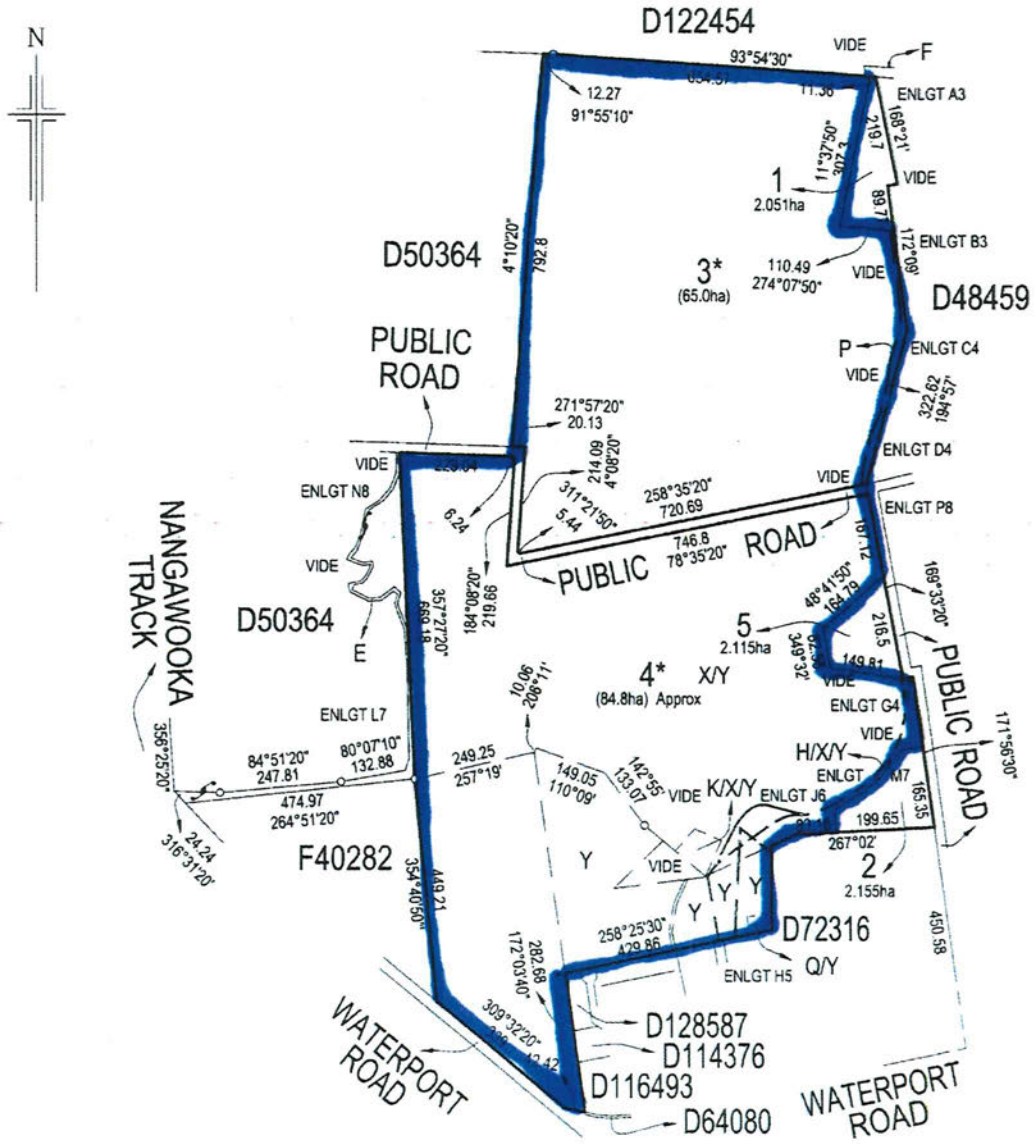
NOT YET APPROVED

FX259342

SHEET 3 OF 8

120293_pland_1_V01_Version_1

BEARING DATUM:	MGA2020 ZONE 54
DERIVATION:	PSM 6626/3503 TO 6627/23996
DRAWING SCALE FACTOR:	1.0
ORIGIN POINT:	PSM 6626/1428
TOTAL AREA:	





ENLARGEMENT B3
NOT TO SCALE



ENLARGEMENT A3
NOT TO SCALE

Title Boundary

SCALE METRES
0 100 200 300 400 500

PIECES SCHEDULE

ONE ALLOTMENT COMPRISES	TOTAL AREA
3* and 4*	150ha Approx

*Asterisk denotes PIECE identifier only

ANDREW & ASSOCIATES
SURVEYORS & DEVELOPMENT CONSULTANTS
311 Angas Street Adelaide SA 5000 / 34 Victoria Street Victor Harbor SA 5211
Telephone 8232 1954
E-mail admin@andrewandassoc.com.au
Reference 222301-SC-3
ACN 008 148 787

(x) Reads. ?

From: [redacted]
Subject: Fwd: UGMS Reply for David Read
Date: 7 January 2025 at 9:28 am
To: localgov@victor.sa.gov.au
Cc: David Read dread@victor.sa.gov.au, mjames@victor.sa.gov.au

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 6 January 2025 at 5:26:28 pm ACDT
To: David Read <dread@victor.sa.gov.au>
Subject: Fwd: UGMS Reply

Try again....

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 6 January 2025 at 11:17:21 am ACDT
To: David Read <dread@victor.sa.gov.au>
Cc: Andrew Jamieson <andrew@lincolnparkfarm.com.au>
Subject: Fwd: UGMS Reply

Hi David,

Happy New Year!

Hopefully, technology works better for me in 2025.

Cheers,

Andrew

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 22 December 2024 at 10:17:10 pm ACDT
To: David Read <dread@victor.sa.gov.au>
Subject: Fwd: UGMS Reply

Hi David,

I must have put all the info and not pressed send. Anyway, thanks for still considering our response to the UGMS.

Kelly and I are again supportive of the proposed employment land expansion into our property. Specifically, we are supportive of Actions 2.1D, 2.1F and 2.1G, where they apply to our title. We also have no issue with Action 2.1C in the sections that border our property (but see the ultimate support for this action as the right of our neighbours). Obviously, we like to see the Employment Land Actions reflected in the GARP and we have provided a response to the draft GARP plan in support of this (reference diagram attached).

We would like to better understand the impacts of Action 5.4A in applying the historic area overlay, which applies to part of our property. While we don't see any particular problem as it relates directly to our title, I wonder if it would have significant impact for the owners of Lot 5 and/or Lot 1 (below) in terms of any future building works they might undertake. If this was to be the case I would request that these titles be excluded from this Action.

We commend Council for implementing any actions that improve the quality and viability of street trees in new developments (including Employment Land areas) and creating reasonable space for shrubs and trees between lots in new housing developments.

If you require clarification on any of the above, please let me know.

Cheers,

[redacted]

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 21 December 2024 at 9:09:42 am AEDT
To: [redacted]
Subject: UGMS Reply

NOT YET APPROVED



Received By
5 - NOV 2024
City of Victor Harbor

[redacted]
[redacted]

31/10/24

City of Victor Harbor (UGMS Consultation)
PO Box 11,
VICTOR HARBOR SA 5211

Dear Sir/Madam,

Re: City of Victor Harbor Urban Growth Management Strategy

We are in receipt of your letter dated the 15th October, 2024. Please note that we are JOINT owners of the property not just SC Jamieson.

The area we live in is unique and special and that's why we bought here. It was a lifestyle choice. At no stage did we believe that blocks in this area could, or would in the future be subdivided. The thought alone has made us feel unsettled and apprehensive of what you, our Council, could do to us in the future. You are making decisions about people's lives. People who have purchased in Morgan Park have done so specifically because of the allotment size and low density housing. Any attempt to subdivided in this area would be a betrayal of all of the residents.

We believe reducing the allotment size to allow for subdivision would in fact devalue our property and diminish the uniqueness of Morgan Park.

You must realise that this is a special biodiverse area. The Hindmarsh River with its tall old gums and associated wildlife are an essential part of clean living in this area.

The Riding for Disabled is an integral part of the area and provide an important outlet for those with disabilities. There is documentation that supports the health benefits from children and adults interacting with horses.

The Harness Racing Club is an asset that any city would be proud to have. It provides an important training, meeting and socialising hub.

The Wildlife Rescue Association use this area for the releasing of rehabilitated animals.

We are completely opposed to any subdivision in our area and the negative consequences far outweigh any benefits. Encouraging development to the detriment of current lifestyles for those who live and love this area is abhorrent.

Yours faithfully,

S.C. Jamieson

[redacted]

[redacted]

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

We are local residents, bushiness owners and ratepayers and my feedback is provided within the table below. I also provide the following general comments for consideration:

Whilst we understand the need for housing going forward, it is **extremely** important that productive food producing farmland is **excluded** from the Victor Harbor Urban Growth plan. Productive food producing land is only a very small margin of land in the overall spanse of Australia and must be excluded at all costs.

There is still a large acreage of land within Victor Harbors bounders which is still to be used for housing before farm land is encroached upon.

High density housing must also be given a priority, before farmland is used.

The increased rezoning of rural land to housing also limits agricultural business owners from expanding as developers pay in excess of what farm land is valued at, making it out of reach and unviable financially for farmers.

Please do not let Victor Harbor become like Mt Barker.

I would you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on my mobile [redacted]

Kind regards,

Jolley Farms PTY LTD

Deb Jolley

JOLLEY FARMS PTY LTD

PO BOX 117 VICTOR HARBOR 5211

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☑ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☑ I do not support this ☐ I think it needs more work ☐ Not sure	
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts	☑ I support this	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I do not support this ☑ I think it needs more work ☐ Not sure	
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☑ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes	☑ I support this ☐ I do not support this	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☑ I think it needs more work ☐ Not sure	
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☑ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Set a tree canopy target for the Victor Harbor urban area	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☐ I support this ☐ I do not support this ☑ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☑ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor	☑ I support this ☐ I do not support this	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☑ I think it needs more work ☐ Not sure	
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

We are providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

We are local residents/local ratepayers and our feedback is provided within the table below. We also provide the following general comments for consideration:

We purchased our property at [redacted] as semi rural, as that is the lifestyle we want, and wish to retain. We therefore strongly oppose any reduction in the current planning regulations in our area, and in particular on Water Reserve Road. The current infrastructure on Water Reserve Road barely meets the requirements of residents.

We would like you to keep us up to date with the progress of the Strategy by contacting Paula via email at [redacted]

Should you have any questions regarding us, please contact [redacted] on [redacted]

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	It will no longer be a place of choice, to live, work, invest and visit if it continues to grow at the current rate.
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Restrict the amount of retirement living in Victor Harbor and encourage more young people.
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Retain as green belt/rural land.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	People buy in these areas because they want rural living. Consideration needs to be given to current land owners, not greedy individuals.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Leave as is, unless further consultation is sought from the current and nearby landowners on the Structure Plan before any action is taken.
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Council should look after locals first and foremost.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Local businesses should be consulted and protected, particularly the IGA, before any action is taken.
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Not along Adelaide to Victor Harbor Road as this will increase traffic, and spoil the impression people get, entering Victor Harbor.
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	With the consent of landowners in the area.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	More information required. Map 4 does not show the industrial area, or where it will be expanded.
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Particularly hospitals, an urgent care clinic, aged care and emergency services. Investigate the re-opening of a private hospital.
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Council should first reduce its debt, and provided it is for the benefit locals, not just tourists.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	As long as it is increasing the canopy, not reducing it.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Landowners in the area should be consulted`
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	1. The entire character of Victor Harbor is being lost by the amount of retirement living being built. 2. The shopping precinct of Victor Harbor is very fragmented and poorly designed.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Action should be taken immediately. Some recently approved developments are an eyesore and inappropriate.
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Council needs to pay off its current debt and closely monitor its future debt.

Ref: 24ADL-0481

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

10 December 2024

David Read
Strategic and Policy Planner
City of Victor Harbor
PO Box 11
Victor Harbor SA 5211

localgov@victor.sa.gov.au

Dear David,

Submission on the Draft Victor Harbor Urban Growth Management Strategy (UGMS)

Introduction

URPS acts for Kingsley Living in relation to the development of land in Hindmarsh Valley at the edge of Victor Harbor.

We have previously lodged a written submission on the UGMS Discussion Paper and the Draft Greater Adelaide Regional Plan (Draft GARP) as they relate to this site. We consider that the site is of strategic importance to achieving the objectives of these documents.

This letter is a written submission on the City of Victor Harbor's "Planning for Victor Harbor to 2050 - Urban Growth Management Strategy – Draft for Consultation".

Overview of Oceane North

The "Oceane" development for housing and other complementary land uses is about to commence on approximately 68ha of land bound by the Hindmarsh River, Welch Road (AKA the ring road), and Adelaide/Victor Harbor Road. This land is in the Masterplanned Neighbourhood Zone.

Kingsley Living also wants to develop land to the north-west of Oceane on the opposite side of the Hindmarsh River, again primarily for housing and other complementary land uses. It needs to be rezoned to the Masterplanned Neighbourhood Zone to enable such redevelopment.

We have called the land "Oceane North" for ease of reference and it is shown on the plan below (Figure 1). It is currently in the Deferred Urban Zone and is made up of:

- Lot 298 Waggon Road, Hindmarsh Valley (CT 5775/520).
- 266 Waggon Road, Hindmarsh Valley (CT 5812/129).
- Lot 2 Waggon Road, Hindmarsh Valley (CT 5503/515).



Figure 1: Oceane North Land

Summary of Comments on the Draft UGMS as it Relates to Oceane North

The proposed rezoning of the land at Oceane North in the immediate future to the Masterplanned Neighbourhood Zone, and the resultant development, is entirely consistent with the Draft UGMS in the following respects:

1. It provides approximately 3.5 years housing supply that can be brought to market quickly. This will include a significant amount affordable housing.
2. It will provide a diversity of housing to meet the needs of the community and facilitate desired population growth over the next 25 years.

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3. There will be opportunity for small-scale commercial development on this land. There will also be an opportunity for community and social infrastructure.
4. There are minimal physical infrastructure constraints to the redevelopment primarily for housing.
5. The proposed "Hindmarsh River Adventure Trail" with shared use pedestrian/cyclist path will be extended along the river corridor.
6. The operation of Welch Road as an "arterial road and regional freight route" is readily accommodated/maintained.
7. Environmental protection and climate change adaptation will occur given the retention of the riverine environment and valued native vegetation.
8. A "Ring Route Open Buffer" along Welch Road is to be developed.
9. It will include high quality open space and public realm.

As outlined in the Draft UGMS by 2050, it is expected that approximately 4,600 additional houses will be needed to accommodate the growing population in the Council area.

Development extending north of Adelaide-Victor Harbor Road has been identified in the Draft UGMS as the best location for the future growth of the Victor Harbor for the following reasons:

- Logical extension of the urban area
- Connected to the primary road network
- Optimises the use of land and infrastructure.

Oceane North is directly north of Victor Harbor Road and therefore a logical and high priority location for rezoning. Its Deferred Urban Zoning signals a clear intention to rezone. The Oceane North development will extend from the Oceane development to the south-east. This will see a holistic approach to design and servicing for the benefit of future residents and the borader community.

The Vision/Need for Oceane North

The vision of Oceane North is for a residential neighbourhood and complementary land uses such as small-scale shops and community facilities. There will be a range of housing with a focus on affordability but not at the cost of quality. There will also be restoration and activation of the riverine environment along the Hindmarsh River, providing active travel connections to the Oceane development that is underway.

The development of Oceane North is urgent because the Fleurieu Region is starved of development-ready residential land. The current housing crisis is fuelled by insufficient

housing supply and is seeing people priced out of the market. Creating a ready supply of developable land is a critical component to solving this crisis.

As stated above, Council anticipates that there will be a need for an additional 4,600 dwellings in and around Victor Harbor over the next 25 years. This requires the provision of 184 dwellings per annum every year for 25 years.

Approximately 2,400 dwellings will be developed on the land currently zoned Deferred Urban in Hindmarsh Valley. This is more than half of the total required dwellings. Much of this land is, however, challenging to bring to market because it is sloping and has multiple landowners.

The Oceane North land represents 16%/37ha of the Deferred Urban Zone in Victor Harbor. This can accommodate 650-700 dwellings i.e. approximately 3.5 years of predicted housing supply for Victor Harbor.

The Oceane North land is comparatively easy and cost-effective to develop because it is relatively flat and easy to service. This means that this land can be brought to market quickly – Kingsley Living can have dwellings constructed within 2 years of the land being rezoned. This is great for addressing the housing affordability crisis. It can also achieve much of Council's stated strategic planning objectives at the same time e.g. restoration of the riverine environment along the Hindmarsh River.

Detailed Comments on the Draft UGMS as it Related to Oceane North

Structure Plan

The Draft UGMS includes a preliminary Structure Plan for the Deferred Urban Zoned land. This preliminary Structure Plan captures the Oceane North land and is shown in Figure 2 below.

The UGMS signals the need for a more advanced Structure Plan for this land that details:

- Land use
- Density
- Open space
- Connectivity
- Infrastructure

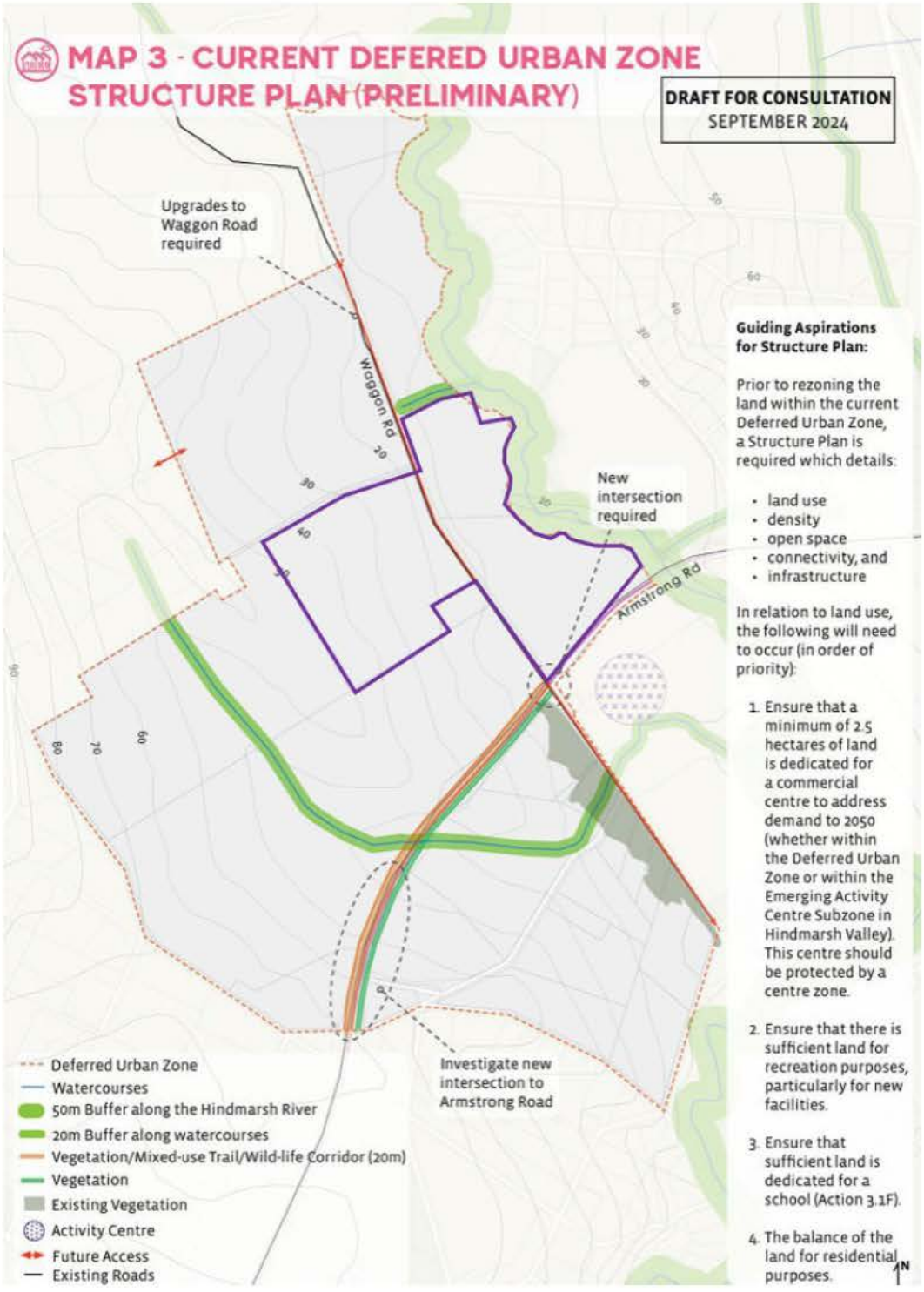


Figure 2: Preliminary Structure Plan with Oceane North Land Highlighted in Purple

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We contend that the issues listed for attention in the Structure Plan can be incorporated in a Concept Plan for the Oceane North site. This Concept Plan will be prepared as part of a Code Amendment to rezone the land. This site-specific Concept Plan will integrate with Council's broader Structure Plan.

The Code Amendment will be underpinned by investigations that justify the suitability of the land for residential development and associated services/infrastructure.

It is anticipated this there will be an Infrastructure Deed that will see the timely delivery of required infrastructure. All of these matters can be resolved through the Code Amendment process and will be underpinned by the investigations within this work.

Alignment with Draft UGMS Principles and Objectives

The intent of Kingsley Living to rezone Oceane North to facilitate future residential and some commercial development satisfies the principles and objectives of the Draft UGMS as shown in the table in Appendix A.

Conclusion

Thank you for the opportunity to comment on the Draft UGMS.

The proposed rezoning of the land at Oceane North in the immediate future to the Masterplanned Neighbourhood Zone, and the resultant urban development, is entirely consistent with the Draft UGMS.

We look forward to ongoing dialogue with Council about the future development of Victor Harbor.

Yours sincerely

[redacted]
Director

Appendix A

Table 1: Alignment with Draft UGMS Principles and Objectives

Principle	Objective	Alignment
Principle 1: Housing supply meets the needs of our community	1.1 There is an adequate supply of residential land that meets demand	The Code Amendment proposed for Oceane North will support Victor Harbor's land supply in line with anticipated population growth. The Oceane North land represents 16%/37ha of the Deferred Urban Zone in Victor Harbor. This can accommodate 650-700 dwellings i.e. approximately 3.5 years of predicted housing supply for Victor Harbor.
	1.2 New housing delivers a variety of options in terms of type, size and tenure to respond to: • The needs of our community through all stages of life, and • The desire to attract young families	The Code Amendment will facilitate a diversity of housing for future residents of Victor Harbor. Affordable housing and housing for older people will be prioritised. This housing supply is critical to the future of Victor Harbor.
	1.4 Urban growth results in an orderly, integrated, and efficient settlements	Oceane North is located directly north of Victor Harbor Road. It is a logical extension of urban development. Oceane North will

Principle	Objective	Alignment
	pattern which is sequenced in a logical way	connect to the current development occurring at Oceane to the south-east. This will see strong linkages between residential, economic and community services. Further the Oceane North land is comparatively easy and cost-effective to develop because it is relatively flat and easy to service.
	1.5 Urban Growth Areas are not located in areas that are exposed to a high hazard risk, including the effects of bushfire, drought, flooding and heatwaves.	There are no high hazard risk Overlays in the Planning & Design Code relating to Oceane North. Any potential hazard risks can be appropriately managed through policy and design.
Principle 2: Our economy is productive, prosperous and attracts investment	2.1 There is an adequate supply of commercial and employment land	Oceane North will prioritise housing with some other complementary commercial/employment land uses.
	2.2 Provide for a long term, sustainable and diverse employment choices across a wide variety of sectors, leveraging the Region's existing and future infrastructure and industries, with a	Oceane North will contain some commercial/employment land uses. The development will also see additional jobs created, particularly in health and professional services.

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Principle	Objective	Alignment
	particulate focus on the growth of the following sectors: • Health • Construction • Professional Services • Tourism and the Visitor Economy • Blue Water Economy	
	2.5 Prevent unreasonable encroachment onto Primary Production Areas	The Oceane North Land is Zoned Deferred urban and therefore earmarked for future urban development. There is currently little primary production activity on the Land and it is considered to have more value supporting residential and some commercial land supply.
Principle 3: Services and infrastructure meet demand and are reliable and efficient	3.1 Urban growth delivers strong community foundations and supports improved health and wellbeing outcomes by providing essential facilities and services infrastructure to meet the needs of the local community, including	The Code Amendment will facilitate urban development that supports community integration and infrastructure and services to see a connected and healthy lifestyle. Services will support people of all ages to ensure that they can live locally.

Principle	Objective	Alignment
	the ageing population, children and people with disabilities.	
	3.2 Residential growth areas provide a range of functional open space and recreation opportunities to service the needs of residents, including provision of and/or contribution towards a range of local, district and regional park	Future development facilitated by a Code Amendment will capitalise on the site's attributes and location adjacent to Hindmarsh River.
	3.3 Infrastructure and service networks are provided in a coordinated, environmentally responsible and cost-effective sequence, including the adequate provision of: a) Water supply b) Wastewater c) Transport networks d) Stormwater infrastructure	Future development of Oceane North will be guided be a Concept Plan and Infrastructure Deeds. This will ensure the orderly and timely delivery of infrastructure and services. This will appropriately integrate with existing and proposed development in the locality.

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Principle	Objective	Alignment
	e) Open space and recreation facilities f) Community facilities g) Electricity h) Waste collection and management i) Telecommunications	
	3.5 Support new residential areas with high quality roads, footpaths and an active transport network which provide access to employment, community facilities, schools, childcare centres, local shops and services.	Kingsley Living is seeking to support new residential development with high quality roads, footpaths and an active transport network which connects with existing services. Oceane North will prioritise public realm integration with the Oceane site and Victor Harbor. This will support a highly connected and active community.
Principle 4: Our environment is protected and enhanced	4.1 Urban growth facilitates the achievement of ecological sustainability by protecting, maintaining, and enhancing biodiversity, habitat features and ecological functions.	Areas of high value vegetation will be maintained and incorporated into the future development of Oceane North. The natural environment will be highly desirable for future residents.

Principle	Objective	Alignment
		The existing riverine environment will be upgraded and integrated into the future development for the benefit of the community.
	4.3 Urban growth protects, maintains and enhances native vegetation, urban vegetation and habitat trees to retain biodiversity and increase resilience to climate change.	As outlined above development facilitated by the Code Amendment will maintain areas of high native vegetation value. The incorporation of native vegetation and greenspace will be managed through a Concept Plan. This will support greater community use of these high quality and high amenity spaces.
	4.4 Our urban area is designed to mitigate the effects of climate change by promoting active forms of transport which reduce reliance on vehicle travel through innovations in car free transport, improving bicycle networks and walking infrastructure.	The Oceane North Land is located directly north of Victor Harbor and on Victor Harbor Road. Connectivity will seek to support multiple modes of transport including active transport. Development will incorporate walking and riding paths to support this.
	4.7 The Inman and Hindmarsh Rivers are protected and maintained to ensure they	Oceane North is bound by the Hindmarsh River to the east. Future development will capitalise on this natural asset. This will include active spaces for the community and an improved

SHAPING GREAT COMMUNITIES

Principle	Objective	Alignment
	continue to support biodiversity and provide habitat and public enjoyment	natural environment to support biodiversity. A Concept Plan will guide how this designed and buffers that are applied to residential development.
Principle 5: Our landscape, character and heritage is celebrated and retained	5.1 Urban growth does not have adverse impacts on any place that has cultural heritage significance to the Traditional Owners of the land.	A cultural heritage assessment will be undertaken for the site to identify any areas of Aboriginal heritage. Pending the outcomes of this assessment appropriate measures will be put in place. Future development will incorporate acknowledgement of Traditional Owners.
	5.2 Recognise and protect Aboriginal cultural heritage sites and areas of significance	As stated above relevant cultural heritage assessment will be undertaken for Oceane North. Appropriate protections will be put in place for any identified sites or areas of significance.
	5.3 Development is managed to ensure the long-term sustainability for the Region and protects key areas from urban encroachment, preserving the Region's unique natural and rural production assets	The Code Amendment seeks to support development that will enhance the natural environment and create a highly liveable and connected neighbourhood. Development will be staged to ensure timely delivery and growth of Hindmarsh Valley.

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Principle	Objective	Alignment
Principle 6: Council's long term financial sustainability is not compromised by urban growth	6.1 Urban growth is delivered in a manner that ensures the long-term financial sustainability of Council.	The Code Amendment will support development that is delivered in a staged manner. The locality of the Oceane North to Victor Harbor Road makes it strategically important for development commencing over the broader Deferred Urban zoned land. Infrastructure Deeds and a Concept Plan will support delivery and the timing. This will support broader connectivity.
	6.2 Urban growth is monitored and reported on to evaluate Council's priorities and financial capacity to deliver the actions in this Strategy.	Kingsley Living is eager to work with Council to support the monitoring of growth. Oceane North will provide 650-700 dwellings i.e. approximately 3.5 years of predicted housing supply for Victor Harbor.

SHAPING GREAT COMMUNITIES

From: [redacted]
To: City of Victor Harbor; David Read
Subject: IREC38401724 - DC3.20.006 - Feedback for consultation session on draft development plan
Date: Thursday, 14 November 2024 2:35:19 PM

Hi David,
Thanks for your time earlier today. Very impressed by the Council's overall vision and strategic process.
Please find below short key feedback as residents/ landowners at [redacted]

Given inevitable growth of Victor Harbor, we are glad to hear that council is planning to integrate this development with State and Federal planning and funding processes, especially in light of climate change adaptation and future growth and liveability considerations, such as integration of infrastructure, canopy count and integration of green spaces, foot and bike paths etc.

Of specific interest for us as affected residents are also the following points:

- We support rezoning of our and adjacent Rural Living zones to allow subdivisions of 2000-5000m2 instead of the current 1 or 2 ha limits, to allow for low density infill and to build a sense of community with smaller rural lifestyle blocks
- We strongly encourage inclusion of green zones, trees and wildlife corridors alongside bike/ footpath infrastructure for the development of the Deferred Urban Development zone between Ring Rd and Day Rd
- We are keen for council to keep/ maintain the stands of old pines along the upper Day Rd - or advice adjoining residents if they are to be removed so new trees can be planted in time
- Day Road upgrade from dirt to bitumen
- Upgrade to Greenhills Rd to include foot/ bike path and petition State Govmt to change speed limits to 60-80km [current limit on upper Greenhills Rd is 100km which is dangerous for local residents and visiting drivers]
- Consideration of impact on local residents of a potential Recreational Park adjacent to the Water Treatment Facility regarding event noise and increased traffic

Any questions please don't hesitate to us.

Again, thanks for all your hard work, much appreciated :)

[redacted] and [redacted]

Joint CEOs

Change Media

[redacted]

www.tallstoreez.com

Sent from our iThing

Respondent No: 40
Login: Anonymous
Email: n/a

Responded At: Dec 11, 2024 15:40:29 pm
Last Seen: Dec 11, 2024 15:40:29 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/313886d0a2cafb11312b084cc404dc0d4c7b5207/original/1733891979/413dde11ec3f1f3ab98bb8c1951e1a9e_Submission_UGMS.docx?1733891979

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Submission regarding the Victor Harbor Urban Growth Management Strategy

Victor Harbor is rapidly becoming an unpleasant place to live. It is growing too fast without any planning or serious upgrades to infrastructure or services, nor thought to the environment.

HOUSING

- The Council needs to think creatively and employ an Urban Designer to sensitively design a plan for the future of Victor Harbor.

- Higher density living done sensitively, within the town, is the best way forward if we must have more people here.

- There is a shortage of rental housing in the region, however there are countless properties sitting vacant for much of the year. Doubling the council rates of AirBnB properties would soon free up many of these properties for long-term rental.

- I do not agree that we should be building on our precious farmland to create urban sprawl. We are all very proud of the hugely successful Fleurieu Milk Company and other rural enterprises. Please do not threaten these peoples' livelihoods by encroaching urban sprawl on their doorsteps. Once this land is gone we cannot get it back.

- Keep the footprint of the town within the ring road and do not extend beyond this boundary. The services are already in place.

- I do not support subdividing the land up to the Hindmarsh Tiers Road for housing. This is the gateway into Victor Harbor. Let's keep it attractive and rural. Who wants to be faced with a Mt Barker when coming into, what the Council proudly describes as the premier holiday destination in South Australia…

  > *"Plan your holiday in Victor Harbor … the natural beauty of the landscape and the depth of your breath. You can hear it echoing in the air as you come closer as if the coastline is calling to you."*

  We have the beautiful Nangawooka Flora Reserve on one side of the road and Urimbirra opposite. They gently draw visitors into the local region. To surround these natural surroundings with suburbia is insensitive and totally out of place. These sites are huge tourist drawcards and to change the areas around them is extremely short-sighted.

- Developers should be forced to build simple, affordable housing as part of the mix on offer. These should be available for young families to purchase and not be offered as 'lifestyle living' for over 55s. We don't need any more retirees down here.

ENVIRONMENTAL

- The Council is to be applauded for purchasing the land near Toch H last year. This is very rare remnant vegetation and I know many environmental groups were happy that you did so. Going forward, the Council should be encouraging retention of vegetation wherever possible on all developments. It should also be protecting the large trees and educating the public that we need a range of native plants to provide food for birds, mammals and insects. The typical retiree gardens in Victor Harbor, ie rose bushes and white gravel, do not provide food or habitat for any creatures other than aphids.

- Please take a leaf out of West Torrens Council and provide free native plants once a year to encourage people to plant them in their gardens: https://www.westtorrens.sa.gov.au/Environment-and-Sustainability/Biodiversity/Native-plants

- More wildlife corridors must be established in the region. The year 2024 has seen a huge amount of environmental destruction in the subdividing of land for future housing. The casuarinas on Welch Road were recently cut down for a housing development, these provided food for the Yellow Tailed Black Cockatoos. Developers need to be made to include decent areas of greenspace in their plans, I'm not just talking about nature strips. Areas need to be set aside for large trees to be allowed to grow well into the future and eventually provide habitat for ALL creatures.

- I absolutely agree that the Council needs to establish a tree canopy target – and stick to it. I mean **shady trees**, not palm trees. Nesting boxes need to be built and put up high into the trees to encourage the birdlife.

- In areas close to natural settings, ie near rivers and bushland, it is imperative that all cats be contained. As a cat owner, I keep my cat inside as I love my wildlife and want to keep it all safe. It is not hard to do, and cats can easily be trained to walk on a lead.

HERITAGE

- I agree with the heritage overlay the Council has planned to protect the very few remaining heritage sites in the town.

- New building within this area needs to be in keeping with its surroundings.

Respondent No: 23
Login: Anonymous
Email: n/a

Responded At: Dec 04, 2024 07:29:53 am
Last Seen: Dec 04, 2024 07:29:53 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?**
No

Q5. **Please provide the name of the group or organisation**
not answered

Q6. **Upload your submission**
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/710455ee6db3031083324e577190cd0af16be701/original/1733257545/3d684e8e0d75ef5fd237530f1ddc2f89_Submission_36-Tjibruke-Dr-_Draft_UGMS.docx?1733257545

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident and ratepayer, and my feedback is provided within the table below. I also provide the following general comments for consideration:

The principles in the draft Strategy are commendable, however I am concerned about rezoning of established rural living areas for subdivision, and whether there will be enough infrastructure, services and employment to support the increased number of residents in the area.

As a resident of [redacted] many of us have chosen (some 30 years ago) to live here for the space and some of us to create a more sustainable life including providing habitat for our native species. We are not connected to town water or sewerage, and whilst connected to the power grid most have solar panels. Some of us have small numbers of stock as a lifestyle and sustainability choice.

The larger allotments can provide an increased habitat for our native species – plants, animal, birds and insects, supporting your principle that the environment is protected and enhanced. We can support wildlife corridors and have a larger canopy of trees which also supports carbon capture and storage.

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted] (letter L)

Should you have any questions regarding me, please contact me on [redacted]

Kind regards,

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	I do not support reducing the allotment size to allow for subdivision in areas currently zoned rural living. Considering my local area in [redacted] many of us have chosen (some 30 years ago) to live here for the space and some of us to create a more sustainable life including providing habitat for our native species. Some of us have small numbers of stock as a lifestyle and sustainability choice. We are not connected to town water or sewerage, and whilst connected to the power grid most have solar panels. This infrastructure has been purchased and maintained by us. I do not support subdivision as this may mean that services such as water and sewerage will be developed with an insistence from Council that I connect to it, at my own cost. This is an issue as I have already spent a considerable amount of money to maintain these services. The larger allotments can provide an increased habitat for our native species – plants, animal, birds and insects, supporting your principle that the environment is protected and enhanced. Wildlife includes kangaroos, visiting koalas, echidna, lizards - blue tongue lizards, sleepy lizards and frilled neck lizards, snakes, insects, and birds such as cockatoos, currawongs, wrens, finches, honeyeaters, wattle birds, parrots and pardalotes. We can support wildlife corridors, grow indigenous plant species, and have a larger canopy of trees which also supports carbon capture and storage. This area cannot be subdivided as a whole due to multiple ownership, access, topography, development already there and some neighbouring properties potentially being covered by the greater protections to hills face areas. My

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
		property has an easement for power lines running midway through the property which continues through many of the neighbouring properties with no building allowed and restriction on tree height under this powerline. It is my understanding (and visible in the paddocks) that this area sits on rock. All of this would add to any complexity of a subdivision in my area. It may not be viable for many existing allotments to be subdivided, and it will come down to owners as to what they do within zoning constraints. Due to Waitpinga being in the Mt Lofty fire district any further development increases the risks in a wildfire as roads could become congested with few roads in or out. Like many roads in the rural living areas, Tjilbruke Drive is a dead-end street. I would like council to take this into consideration before re-zoning as if there was to be a bushfire in this area how would even more residents safely evacuate. Within the draft Victor Harbor Urban Growth Management Strategy, it mentions that the area where I reside is to be re-zoned as very low-density housing, whilst attending the consultation at council chambers no one present could define this to me, nor is this defined in the strategy either. This presents a concern to me as without a clear understanding of what council believes my land could/should/will accommodate in future years it makes my understanding difficult, and I will not support a change to allotment size with this level of uncertainty. Following on from this I am concerned that a re-zoning and subdivision will cause an increase to my rates. I am concerned that my property on 1 title will be recalculated in value to its potential (with low or very-low density housing)

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
		and then rates will rise due to this reclassification. As many owners are retired and are on a fixed income, we cannot afford to just keep on paying higher rates.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

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Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	Consider joining with community based organisations that promote and support residents to provide native habitat eg Habitat Stepping Stones Habitat Stepping Stones Program | Mid Murray Council Stepping stones for wildlife: how linking up isolated habitats can help nature thrive in our cities Support research to identity important and/or threatened species in our local area and what to plant/create to provide for these Partner with local Aboriginal communities
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Support a Landcare group/community garden/Biodiversity group to provide local native plants to residents to support habitat creation

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

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VICTOR HARBOR

URBAN GROWTH MANANAGEMENT STATEGY 2050

1. **Housing supply meets needs of our community**

    - Our housing development needs to have a diverse range of designs so that houses are not all the same
    - A larger range of block sizes within new developments
    - Adequate green space for young families to be active within the development
    - Smaller blocks and units within the developments for people who are first homeowners, or for people who are not wanting gardens

2. **Our economy is productive, prosperous and attracts investment**

    - We need to consider our local builders, tradespersons and businesses to ensure our local workforce grows
    - We need to look after our local businesses within the Council area and beyond, and promote them often
    - We need to also ensure our rural agricultural farms are protected with a 'Right to farm' policy, promoting their produce locally and beyond

3. **Services and infrastructure meet demand and are reliable and efficient**

    - We need longer vision to ensure adequate infrastructure and services are provided; our South Coast District Hospital (even with the new development) will not be adequate in 5 years time. We need to be looking at land now to build another hospital, adequate for the predicted growth in population to include doctors, specialists services.
    - Bringing cancer treatment to Victor Harbor (Very Important) as part of the hospital or new health centre near the Victor Harbor pool complex
    - Getting Health workers trained now in these areas for that to happen, using our new study hubs (for all ages)
    - The land behind 'Estia' should be going into supported residential care for not yet full time residents at Estia, but residents needing help with meals and household and garden maintenance and personal care, as part of their outreach.
    - Giving new developments a wide service road around the outside of the development on major roads in case of road widening, already going to be an issue from Encounter Bay through Waitpinga Road, into Victor Harbor main township (as we saw with the disruptions when 'Seascape' did all their roadworks) many residents were stunned at the large traffic flow being held up.

Imagine the traffic flow later when all the building infill at Encounter Bay is completed.

- Consider an adequate rail service to Adelaide, joining the line at Seaford, or from the Flinders Medical Centre.
- Consider making Mt Brecon (in the event of that development not going ahead), housing for the homeless, a large Community garden accessed by all school students, set up a nursery with plants grown for sale here, fruit orchard; the possibilities are endless
- Supporting businesses to acquire solar panels and perhaps batteries, making them more sustainable
- Room to build more child care facilities and more educational facilities (the future will be more digital technology, and this needs some thought by Council)
- Consider building a reservoir for our long term water catchment, and not be so reliant on the River Murray
- Build the Precinct. (Have a look at the Starplex at Gawler; built by Unity College and is run internally by private enterprises, with the school accessing the basketball courts, the pool, and the very large hall for School presentations).
- Build the carpark off MacKinlay street, multi storey

4. Our Environment is protected and enhanced

- One of the reasons people live or move to Victor Harbor is for a lifestyle that is enhanced greatly by the proximity to exquisite landscape and natural marine and terrestrial environments. We have either have lived here all our lives or have retired from agriculture and other workplaces. As Adelaide becomes more built up, more people will be enticed by the open spaces of Victor Harbor, we will need to develop this magnificent area with a greater understanding of how important our providence flora and fauna interact with human activity and development. Human well-being is ever compromised by not having adequate space and proximity to the natural landscape.
- We need to act quickly to take care of our waterways , our stunning open spaces, our rarer species of flora and fauna (especially along our rivers and creeks, keeping our housing at a considerable (not compromised distance) so as these corridors will provide the area needed for diversity of all that reside there, as well as an amazing place for us humans to interact.

5. Our Landscape, Character and Heritage is celebrated and retained

- Our landscape needs our protection, whether it is Ngarrindjeri or Ramindjeri Heritage or non Aboriginal Heritage. Whether it be Churches, other buildings

or natural structures or special landscape, cemeteries, stone walls, nesting areas, whale protection, significant trees, etc. and restoring such.

- A Heritage register, if not already being created, needs to be created. It needs to be adequately kept and managed so as we don't lose our history for us and the generations that follow us.
- Heritage walks with pickup leaflets around the town
- Keeping our exquisite Railway and being an active part of support with funding and promotion.
- Continued funding support for our Horse drawn tramway is a must. These two historical attractions are absolute drawcards for people to Victor Harbor, promoted to Australian and overseas visitors often.
- Providing adequate support for volunteer clubs in Victor Harbor. Thousands of volunteer hours go into our many sporting clubs around the town, as well as all the volunteers supporting hospitals and gardens and all the other services volunteers provide to make this town the special place it is to live. These hours save the Council an amazing amount in funding.
- As the Urban growth expands into our areas proposed in the Management Strategy we need to be extra careful we do not encroach or pressure the agricultural area from the 'Right To Farm'. It is so important to retain our clean, green environment here, part of the reason we live here.
- The way we build our buildings needs careful consideration that fits with our environment. At what point do we consider what really is important to us as a community? Is it when it's all under tar and cement? We need our natural environment to prosper alongside the built environment we create.

6. Council's long term financial sustainability is not compromised by Urban growth

- As the Victor Harbor residential areas grow over the years, and we build this area in harmony with the natural environment, people will be naturally drawn to it because of the careful planning the Council has made.
- Our long term financial sustainability will be with business growth, good support for the same
- Good, sound planning

Draft Victor Harbor Urban Growth Management Strategy Submission Template

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I [redacted] you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted] .

Should you have any questions regarding me, please contact me on [redacted]

Kind regards,

[redacted]

[redacted]

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I am a <local resident/local ratepayer/someone who visits often, other:_____ *(select all that apply)*> and my feedback is provided within the table below. I also provide the following general comments for consideration:
<Add any general comments about the draft Strategy and Victor Harbor's future growth>
I <would like/would not like> you to keep me up to date with the progress of the Strategy by contacting me via email at <insert your email address> .
Should you have any questions regarding me, please contact me on <provide best contact details>.
Kind regards,
<Your name>
<Your Address>

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(page 27) of the draft Strategy

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AT LONG LAST. (SUPPORT THIS STRONGLY.

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Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Nov 19, 2024 19:37:22 pm
Last Seen: Nov 19, 2024 19:37:22 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e51674e1434eeab784903ec6cc2530d28f643741/original/1732005436/51d1c114756800829c4412e8d64a9d00_e339cf8f13e863540fb2d17153aadb92_Submission_template_-_Draft_UGMS.docx?1732005436

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

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In our area being [redacted] we support and believe the change of subdivision land size will be beneficial to many. Concerned about the quality of roads and essential services to the area.

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Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident and my feedback is provided within the table below. I also provide the following general comments for consideration:

<Add any general comments about the draft Strategy and Victor Harbor's future growth>

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted] .

Should you have any questions regarding me, please contact me on [redacted]

Kind regards,

[redacted]

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	IN theory I support this but concerned that with too many similar (cookie cutter) housing developments, the area will begin to look like Mt Barker and lose its appeal to residents and tourists.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Residents who have moved into these areas have done so for space. Most of the residents in our street and area have revegetated their 2 hectare properties with native vegetation for the considered benefit and livelihoods of the local wildlife. Further development in this area would be a major threat to this work and the habitat. Our area currently requires us to be water self-sufficient. The residents have all got some form of enviro-cycle, the cost (and maintenance) of which has borne by the homeowner. Further development in the area would presumably require connection to mains water. If this is the case, it would be extremely unfair for current residents to be forced to connect and/or bare the cost of the connection.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Our natural environment is an attraction for residents/tourists and is surely a factor in whether people choose to move here. It must be preserved as a priority.
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Again, the residents of our street, in the planting and maintaining of native vegetation are assisting this cause.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
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Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
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Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Respondent No: 41
Login: Anonymous
Email: n/a

Responded At: Dec 11, 2024 16:04:18 pm
Last Seen: Dec 11, 2024 16:04:18 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Feedback for Morgan Park Area: Residents purchased in this area due to the wide open spaces and distance between neighbours. Land sizes - should be a minimum of 1 acre and should not be able to be divided any smaller. Future Urban Growth Boundary on Adelaide Road - behind Morgan Park Area: The area is not suitable for high density housing. Neighbouring properties purchased homes in this area for the appeal of low density housing and a quiet semi rural area. The area is also the gateway to Victor Harbor - current visitors are greeted with green, wide open spaces - a welcome introduction to the Fleurieu Region vs being confronted with unappealling high density housing, increased traffic and lack of green spaces and loss of farmland. This section of Adelaide road is notorious for accidents, with at least 2 deaths recorded in recent times - not an ideal section of road to introduce incoming and outgoing traffic for a housing estate. Fog frequently sits low in this part of the valley reducing visibility for road users - this would create safety concerns again for traffic entering and exiting this section of the road. The Rescue Helicopter currently uses the wide open farm area to land and repatriate seriously injured persons from accidents to Flinders or RAH - developing this area would limit landing possibilities as the other side of the road is undulating and not a suitable landing area. A number of Kangaroos, native birds and other native animals live in this area. Their habitats will be destroyed by developing this land for urban growth. Development of this area would mean a loss of current primary production land resulting in less primary production, locally produced products and primary production income for the area. There are other areas of farm land that have not been utilised for some time that could possibly be used as an alternative for future urban growth with less impact and loss of primary production income. Victor Harbor also needs to address with State Government the shortage of services available to residents of the area before considering further growth - eg. lack of medical facilities, new residents unable to see a Dr locally, limited public transport options, no ServicesSA office in the area and lack of support for elderly residents in terms of aged care in home services, house cleaning services, handyman services and garden maintenance - as currently the Victor Harbor Council area does not qualify for funding for these services depsite the large population of elderly residents.

Outlook

IREC38625724 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Wed 11/12/2024 15:34
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

No

Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:

Feedback for Morgan Park Area: Residents purchased in this area due to the wide open spaces and distance between neighbours. Land sizes should be a minimum of 1 acre and should not be able to be divided any smaller. Future Urban Growth Boundary on Adelaide Road behind Morgan Park Area: The area is not suitable for high density housing. Neighbouring properties purchased homes in this area for the appeal of low density housing and a quiet semi rural area. The area is also the gateway to Victor Harbor current visitors are greeted with green, wide open spaces a welcome introduction to the Fleurieu Region vs being confronted with unappealling high density housing, increased traffic and lack of green spaces and loss of farmland. This section of Adelaide road is notorious for accidents, with at least 2 deaths recorded in recent times not an ideal section of road to introduce incoming and outgoing traffic for a housing estate. Fog frequently sits low in this part of the valley reducing visibility for road users this would create safety concerns again for traffic entering and exiting this section of the road. The Rescue Helicopter currently uses the wide open farm area to land and repatriate seriously injured persons from accidents to Flinders or RAH developing this area would limit landing possibilities as the other side of the road is undulating and not a suitable landing area. A number of Kangaroos, native birds and other native animals live in this area. Their habitats will be destroyed by developing this land for urban growth. Development of this area would mean a loss of current primary production land resulting in less primary production, locally produced products and primary

production income for the area. There are other areas of farm land that have not been utilised for some time that could possibly be used as an alternative for future urban growth with less impact and loss of primary production income. Victor Harbor also needs to address with State Government the shortage of services available to residents of the area before considering further growth - eg. lack of medical facilities, new residents unable to see a Dr locally, limited public transport options, no ServicesSA office in the area and lack of support for elderly residents in terms of aged care in home services, house cleaning services, handyman services and garden maintenance - as currently the Victor Harbor Council area does not qualify for funding for these services depsite the large population of elderly residents.

Respondent No: 11
Login: Anonymous
Email: n/a

Responded At: Nov 11, 2024 15:53:42 pm
Last Seen: Nov 11, 2024 15:53:42 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

With the growth of Victor Harbor there is also the problem of extra traffic on the roads, more residents that will need to visit the doctor, which as you would already know are not taking any more new patients. Has the council given any thought to any of these issues and so many more that all these new estates will create.

15 November, 2024

[redacted]

Concerns on the way the population is projected to grow.

Hi just some comments. I have done this quickly so I hope it all makes sense. [redacted]

It has been said we are the 16th Fastest Growing Town in Australia and that we are the Top Sea change Retirement Town

At the 12.00pm consultation meeting on the 14th of November is was disappointing to see the chart "Who are we planning for?"

In the numbers it shows the current demographic of age skewed well and truly towards the elderly with 16,869 people in total now and the numbers show the projected Future Community of 25,007 people getting worse with the percentage of elderly increasing by a big margin.

The problem this is causing now and in the future is:

1. There are always complaints of the lack of doctors, nurses and medical facilities/services including dialysis chairs. I know 2 more dialysis chairs are being added after the emergency department is built but we still have multiple people travelling to Noarlunga, Flinders and RAH for treatment. With the further increase in elderly people more chairs are needed and a renal doctor has to be a part of the unit as some patients have other serious conditions.
2. Lack of workers generally but mainly in the holiday seasons

To fix this/these issues **we need to attract <u>younger families</u>** to the area to get a better balance of ages.

It would be great if we could get the median age to 50. To attract younger families,

We need:

1. The Regional Community, Sport and Recreation Precinct to go ahead and built to a high standard.
2. A couple more sporting facilities including soccer pitch. Soccer is a fast growing sport and the only local team over at Port Elliott is getting record numbers of juniors playing the sport!
3. More child care centers are a must. What is happening to the community owned one near the hospital? What plans are in place?
4. A review of the primary school facilities offered and what is needed for the future to attract more families.
5. A review of the high school facilities. VH High School with the opening of Goolwa High School has opened up about 200 student places at VHHS for the future and the private schools seem to be doing a great job in their offerings

New Developments:

I was surprised to see that the comment from council on the documents shown was that council says it just recommends tree species to developers??!!! Surly this can be part of the terms and conditions of the approval process?

The only trees that should be planted on streets or outside peoples own land should be endemic plants to the area that are none invasive, break up footpaths or causes other issues to council infrastructure.

Water and Sewerage

This is a major issue now. The amount of or any treated water should not be pumped into the Inman River as it is now or other areas. It is an issue that keeps being handballed to others. It smells and cannot be good for the health of this struggling river. With all the new developments and houses **what is being done** as a long term solution to fix this problem or are we going to be like some of the suburbs in the North using sewage trucks? VH Rotary has a small team working on improving the Flora and Fauna along the Inman River as does the Hindmarsh River group and council have been a great help to both these groups.

Roads and Transport (State Governments responsibility but council(s) and the community have to fight for improvements)

Travel between Adelaide and the Fleurieu has to be greatly improved, whether for cars or public transport bus or train. Some residents might like to live in Victor Harbor but have employment in Adelaide or want to study in Adelaide.

Certainly 2 or 3 longer overtaking lanes at strategic locations on the Victor Road will make the road safer by taking away some drivers frustration because of divers who do not keep to the speed limit, some 80 in 100 zone or slower. The cost will be that some older trees may/will have to go. If dual two lanes came in like some people have suggested it would mean tree carnage. I have been told there is no route to go around Mt Compass?

We need to understand the users of our gateway Victor Harbor Road and the Port Elliott road. How many work in Adelaide, go to University or work in hospitals or other businesses… is there a need for multiple bus services in the morning and evenings to get cars off the road.

To upgrade the train tracks, bridges and crossings will be billions of $'s. Bang for the buck is critical and I do not know the answer, but again for workers in Stathalbyn, Mount Barker and Adelaide, holidays makers, weekend and daily visitors there may be enough usage to justify doing this by 2050

Affordable Housing:

1. Holiday housing and Air B&B's council chargers should be reviewed. Too many underused houses and flats.
2. Long term rentals are ok.

3. The ability to build a grandparents or a rental in the back yard should be encouraged and easier to do. 2 bedroom maximum, that should give lower cost options.

Encourage Development:

1. Encourage and support the Anchorage Hotel development – this being a 4 star hotel will bring a cliental, domestic, interstate and International with more spending power and will help revitalize the main street precinct and the arts.
2. Another boat ramp around near to Yacht Club to take pressure off the Bluff ramp.
3. A Mountain Bike Track like the young man mentioned at the country Cabinet meeting – a facility that would be used by young and older.
4. Ways to encourage businesses employing 30 to 50 people to come here.

From: [redacted]
To: City of Victor Harbor; Stacey Flanagan
Subject: IREC38417524 - DC3.20.006 - UGMS Consultation
Date: Sunday, 17 November 2024 11:21:48 AM

As the owners of [redacted] and [redacted], we wish to make it clear that we would not be interested in sub dividing our land in the foreseeable future or in having it rezoned as part of the UGMS being considered by Council.
Thank you for the opportunity to comment on this matter.
[redacted] and [redacted]
[redacted] and [redacted]
Get Outlook for iOS

Native Vegetation Council

Our ref
Your Ref

81-95 Waymouth Street
Adelaide SA 5000

Contact: [redacted], Coordinator, Policy and Governance
Telephone: [redacted]

[redacted]

Ph| [redacted]

nvc@sa.gov.au

11 December 2024

City of Victor Harbor
PO Box 11
Victor Harbor SA 5211
Email: localgov@victor.sa.gov.au

RE: Urban Growth Management Strategy Consultation

Dear City of Victor Harbor

Thank you for the opportunity to provide comments of your draft Urban Growth Management Strategy (UGMS).

The Native Vegetation Council (Council) is an independent statutory body established under the *Native Vegetation Act 1991* (NV Act), and is responsible for keeping the condition of native vegetation in the State under review; encouraging the preservation, enhancement and management of existing native vegetation, and the re-establishment of native vegetation; and promoting associated research. The Council is also responsible for considering applications to clear native vegetation, determining offsets, and enforcing compliance with the NV Act.

The Council notes the expected growth of Victor Harbor to 2050, and the purpose for developing this draft UGMS. The Council provides the following comments:

- For clarity, the Council recommends using 'native vegetation' rather than 'vegetation' whenever appropriate (for example, on p. 55).
- The Council supports Principle 4, and Objectives 4.1, 4.2 and 4.3 under this Principle:
    - Objective 4.1: Urban growth facilitates the achievement of ecological sustainability by protecting, maintaining, and enhancing biodiversity, habitat features and ecological functions--
        - The Council recommends setting a target for green spaces in addition to tree canopy targets. Whilst acknowledging the importance of urban tree canopy, other types of vegetation such as shrubs also have value.
        - The Council recommends using native vegetation for greening efforts whenever practical.

- It also recommends including a 'nature positive' target for Victor Harbor. This would mean that the quantity and quality of native vegetation across the City of Victor Harbor should be back to 2020 levels by 2030, and 'fully recovered' by 2050.
- The Council recommends an additional Action under Objective 4.1 as follows: *Action 4.1E: Identify opportunities for Native Vegetation Heritage Agreements to protect biodiversity on council land.*

o Objective 4.2: Threats to biodiversity from changes to land use, vegetation clearance, fragmentation of natural areas, climate change, invasive species and catastrophic events are monitored, managed and prevented—

- It is unclear from the current draft which actions are directly related to this Objective.
- The City of Victor Harbor is encouraged to apply the Mitigation Hierarchy (avoid, minimise, rehabilitate/restore, offset) to reduce threats to biodiversity.

o Objective 4.3: Urban growth protects, maintains and enhances native vegetation, urban vegetation and habitat trees to retain biodiversity and increase resilience to climate change.

- The current draft includes only one action under this Objective. The City is encouraged to expand this.
- The Council recommends the City of Victor Harbor to clearly identify areas of conservation value, and develop plans to protect and enhance them. Detailed mapping of areas of native vegetation with a relatively intact understorey and stands of large old trees would help developers understand the places that are unlikely to receive clearance approval, and/or incur expensive offsets.
- The Council also recommends the City of Victor Harbor investigate potential areas for on-ground offsets of native vegetation clearance. The City may also wish to investigate land that may generate credits to offset future native vegetation clearance.

Please note that clearance of native vegetation, including of scattered trees, requires Council's approval (unless in prescribed circumstances under the *Native Vegetation Regulations 2017).*

If you have any questions about this submission, please contact [redacted], Council's Secretary, on telephone number [redacted] or email [redacted]

Yours sincerely

M. Henderson

[redacted]
Presiding Member
NATIVE VEGETATION COUNCIL

Respondent No: 30
Login: Anonymous
Email: n/a

Responded At: Dec 07, 2024 13:18:27 pm
Last Seen: Dec 07, 2024 13:18:27 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

After having recently moved into our new home in [redacted], it is clear to me that this Council prioritise the profit needs of Land Developers / Big Business over the quality of living and safety needs of ordinary ratepayers. In any future developments this priority of Council needs to change. This is evidenced by Council "rubber stamping" recent development applications and their associated traffic management plans in [redacted], that are designed to maximise profits for commercial entities. However, Council have failed to meet their statutory obligations to the ordinary ratepayers in my street. By failing to assess the traffic implications of these development applications, our quality of living has been severely impacted and our safety has been placed at great risk through excessive levels and speed of traffic using our RESIDENTIAL street.

Respondent No: 18
Login: Anonymous
Email: n/a

Responded At: Nov 30, 2024 09:42:48 am
Last Seen: Nov 30, 2024 09:42:48 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/f3563bc7b5b18fb3c854b33b50e65ff9cc48920b/original/1732917670/ebc29ec398300bd75df1400fe5137225_Volume_6086_Folio_98_Memorandum_of_encumbrance.pdf?1732917670

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Dear council, in response to your letter dated 20/11/2024 regarding the CVH Urban Growth Management Strategy. Ref file No. DC3.20.006. - Investigate reducing the minimum allotment size to allow for subdivision in this area within the next 10 years - As a resident adjacent of the [redacted] area being [redacted] I wish to comment on the consideration of any future reduction in allotment sizes to allow for subdivision. I believe that the area needs a mix of larger allotments well exceeding 5000m/2 to maintain a balance to offset the residential type housing developments than are in progress and may happen in the future. While housing is needed for the growing population, the small block sizes and congested nature of these developments needs to be aesthetically considered. I bring to your attention the attached Memorandum Of Encumbrance Volume 6086 Folio 98 that is specific to the subdivision of 8 allotments in Stirling Court. Item 10 states : Subdivision, re subdivision or boundary realignments of any allotment with a front boundary length of less than 80 meters is prohibited : I request for this specific area of 8 allotments be excluded from consideration of any future reduction in allotment sizes to allow for infill. yours sincerely [redacted]

Form M2

Guidance Notes available

MEMORANDUM OF ENCUMBRANCE

CERTIFICATE(S) OF TITLE BEING ENCUMBERED
THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME: 6086 FOLIO: 98

ESTATE AND INTEREST
IN FEE SIMPLE

ENCUMBRANCES
NIL

ENCUMBRANCER (Full name and address)
[redacted] AND [redacted] BOTH OF [redacted]

ENCUMBRANCEE (Full name, address and mode of holding)
[redacted]

OPERATIVE CLAUSE	THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY OR RENT CHARGE OF
(a) Insert the amount of the annuity or rent charge	(a) Ten (10) cents per annum
(b) State the term of the annuity or rent charge. If for life use the words "during his or her lifetime"	(b) TO BE PAID TO THE ENCUMBRANCEE for a term of 99 years
(c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted on page 2.	(c) AT THE TIMES AND IN THE MANNER FOLLOWING Payable if demanded by the Encumbrancee on the 1st day of January in each year (starting on the 1st day of January in the next calendar year immediately following the date of execution of the instrument) to the intent: . that the Encumbrancee will hold the annuity in fee simple to secure the compliance of the Encumbrancer with the covenants in this instrument; and . that the Encumbrancee will not demand payment of the annuity if, and so long as, the Encumbrancer complies with all of the covenants.

DWELLINGS

1. The living space of any dwelling constructed must have a living area (not including verandahs, carport or garage areas) of not less than 170 square meters.

2. A minimum of 20,000 litre rain water storage tank must be included and sited in building plans lodged with the Local Building Authority. Water tanks should be plumbed for rain water catchment and overflow waste plumbed to the rear of allotment storm water disposal overflow (where provided only).

3. An approved Envirocycle waste water and sewerage system to recycle water for garden use can be included and sited in building plans lodged with The Local Building Authority. Septic soakage tanks are also permitted subject to Local Council approvals.

4. A minimum set back from any side or rear boundary within any allotment for any structure, outbuilding, dwelling or shed is six meters. In case of existing boundary vegetation or advanced tree plantings at the limit of the exclusion area, the set back extends four meters beyond the limit of vegetation foliage.

5. Colourbond iron is considered an acceptable building material for any outbuilding or shed constructed on any allotment. These structures however can only be constructed as defined in distance from the allotment front boundary as stipulated below.

Allotment 1	30 meters	
Allotment 2	40 meters	
Allotment 3	45 meters	
Allotment 32	45 meters	
Allotment 31	40 meters	
Allotment 30	35 meters	
Allotment 29	35 meters	
Allotment 8	4 meters	East Boundary
Allotment 8	25 meters	West Boundary
Allotment 8	No restriction	South Boundary
Allotment 8	25 meters	North Boundary

6. Corrigated iron, steel or similar iron cladding is deemed inappropriate and is prohibited in any dwelling external wall cladding in either any single or two storey structures. Colourbond roof cladding is deemed suitable for any roof structure covering. Anodized or sheetmetal cladding is prohibited as any form of building or fencing material.

7. Transportable type dwelling or structures including "DIY" or similar kit homes prohibited.

8. All motor vehicle driveways within an allotment must have their drivable surface either concreted, paved or covered with some form of stone aggregate to alleviate dust into neighbouring properties.

9. Any fencing material erected other than that provided by the Development Authority must be of timber or some other sympathetic building material and be in consultation with the immediate neighbour. Iron, colourbond and other like materials are prohibited. Open chain wire fencing is considered acceptable.

OTHER

10. Subdivision, resubdivision or boundary realignments of any allotment with a front boundary length of less than 80 meters is prohibited.

11. All other activities of a trade, commercial or of an industry nature are prohibited in allotments excluding allotments 4 and 8.

12. All types of animals or poultry (other than considered or could be contrived as family pets) are deemed prohibited as in primary producing or for personal use, unless consent from all other immediate neighbours has been sought and received in written form, but notwithstanding also subject to any Local Authority bylaw or consent.

13. Caravans, horse floats, trailers etc must be appropriately parked in designated areas within each allotment.

14. The western swail drain within the council easement and located in allotment 1 and allotment 2 must be kept clear at all times of adjacent vegetation, fallen debris and loose soil matters in an effort to avoid overload water flows and or water seepage into adjoining properties.

15. To pay the costs of preparing stamping and registering this Memorandum of Encumbrance.

16. The encumbrancer shall not sell transfer assign his interest in the land without the consent in writing of the encumbrancee first had and obtained which consent shall not be withheld where the proposed purchaser tranfereee or assignee covenants with the encumbrance that he shall enter into an encumbrance with the encumbrance in similar terms of this memorandum of encumbrance as a condition of such purchaser transferee or assignee becoming the registered proprietor of the land.

17. **IT IS HEREBY DECLARED** that the Encumbrancer shall be released and discharged from the payment of the rent charge and from the observance and performance of the covenants hereinbefore contained forthwith upon the Encumbrancer ceasing to be registered as the proprietor of the land to the intent that the liability to pay the rent charge and to satisfy the covenants hereinbefore contained shall be and remain the liability of the registered proprietor or proprietors of the land for the time being and the Encumbrancer acknowledges for himself and his successors in title that the foregoing covenants are entered into and undertaken for the purposes of the encumbrances scheme of development for the land comprised in the said Deposited Plan PROVIDED ALWAYS THAT the Encumbrancee may from time to time in his absolute discretion modify waive or release any of the covenants expressed or implied herein of any Memorandum of Encumbrance relating to any other land by the said Deposited Plan whether the same were entered into before or after the date hereof and no such modification, waiver or release shall release the Encumbrancer or his successors in title from the covenants herein contained.

INTERPRETATION

In this instrument:

"The Encumbrancer" means the person names as the Encumbrancer in the panel and the successors entitled to the Encumbrancer of the land described in the panel.

"The Encumbrancee" means the person names as the Encumbrancee in the panel and his executors administrators and assigns.

"The land" means the land hereby encumbered.

Where there is more than one person registered as the proprietor of the land described in the panel words referring to the Encumbrancer in the singular number shall be constructed in the plural and the liability of the Encumbrancers shall be joint and several.

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with the terms and conditions expressed ~~*herein / in Memorandum No.~~ _____ subject to such exclusions and amendments specified herein.

* Delete the inapplicable

DATED

Signature of ENCUMBRANCER

Signature of WITNESS - Signed in my presence by the ENCUMBRANCER who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to $2000 or 6 months imprisonment applies for improper witnessing

[redacted]

Print Full name of Witness (BLOCK LETTERS)

[redacted]

Address of Witness

Business Hours Telephone No [redacted]

Signature of ENCUMBRANCER

Signature of WITNESS - Signed in my presence by the ENCUMBRANCER who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to $2000 or 6 months imprisonment applies for improper witnessing

[redacted]

Print Full name of Witness (BLOCK LETTERS)

[redacted]

Address of Witness

Business Hours Telephone No [redacted]

[redacted]

[redacted]

[redacted]

RECEIVED
29 OCT 2024
BY:

October 28, 2024

Victor harbor Council

Dear Sir/Madam

I live in a heritage listed building. [redacted] was built in 1910 by Herb Welsh: who served for decades on the Encounter Bay Council and various community groups. It is has been the family home since late 1950's over the years we have spent time and money maintaining and restoring the building. Establishing small orchard, and growing my [redacted] food in the garden. Living in peace, well away from noise of suburbs and having neighbors, on other side of house fence.

I am not considering moving from my home after all the time and effort I have put in my home to suit my needs, anywhere in the near future. Real estate and developers will be told to push off.

Your scheme of change this area to commercial is irresponsible

From the roundabout to the garden works bend. Trying to get on the Waterport road or from been parked on the side of the road. **Has to be done with due care**

As there is blind spots, limited vision of oncoming traffic in both directions.
The fact that both sides of road is lined with trees is not the just the problem is it's a combination of the landscape along the road with a bend at both ends then rises up at my driveway.
I have always have own visible brightly colored car so I can be seen by oncoming traffic at the end of my driveway.

Waterport road is route for emergency and first responder vehicles
Almost daily they fly pass with sirens going with the population growing this will increase.

Then you have to consider the hazard of idiots driving on the road.
With the possibility increase commercial/heavy vehicles and coming out in this section of Waterport road near a main road roundabout. Hold up traffic and emergency vehicles. Is a recipe for an accident waiting to happen and once again coming a black spot hot spot for car accidents.

The land own by the Lutheran school is flood plains are part of the natural water course which comes beyond cut hill run through to Watson's gap. As it is the lowest point in the area drain and water runoff after rains in on this parcel of land. Commercial land development on this land will bring a higher risk of contaminations and populated/waste getting in to the water affecting the environment and wildlife.

With the growing number of retires in the area: to keep or attracted the health/ support workers, trades etc there is a need for good school in the area to send their children etc the Lutheran school is highly spoken of by friends who are parents /grandparents.
As part of the school studies use the land for environmental studies which the students study/ protect and improve the native plant life on the school land and sporting programs. With the growth of number of students have the room to expand in school buildings and area used in studies/activity.

[redacted]

Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Dec 01, 2024 19:57:31 pm
Last Seen: Dec 01, 2024 19:57:31 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?**
No

Q5. **Please provide the name of the group or organisation**
not answered

Q6. **Upload your submission**
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/ef42385a775f9b88c5eac4972945cd8e58eb2ae3/original/1733043406/f74d06afef3b58e27e7966d98d3a4773_Submission_template_-_Victor_Harbor.docx?1733043406

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident and my feedback is provided within the table below.

I also provide the following general comments for consideration:

Land size on rural properties should not be made any smaller than 2 acre blocks as when we bought these properties we were looking for Rural living and not having mini sub divison Developments right next door to us.

My other concern is if there is a fire in the Lower Inman Valley area there is no way all people can get out safely.

The infrastructure requirements for Doctors, Hospitals etc will need a major upgrade as will the road to Adelaide. It struggles with the traffic some days now. I know this because I commute daily into Adelaide for work.

I would not like you to keep me up to date with the progress of the Strategy by contacting me.

nbn-COMMERCIAL

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	

nbn-COMMERCIAL

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

nbn-COMMERCIAL

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

nbn-COMMERCIAL

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

nbn-COMMERCIAL

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

nbn-COMMERCIAL

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

nbn-COMMERCIAL

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

nbn-COMMERCIAL

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

nbn-COMMERCIAL

Respondent No: 27
Login: Anonymous
Email: n/a

Responded At: Dec 07, 2024 10:52:19 am
Last Seen: Dec 07, 2024 10:52:19 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

As along term resident of over 25 years with 4 family generations living in Victor Harbor, we have witnessed many changes as our community has grown. The increase of some 50% of our current population over the next 25 years is particularly concerning, with many of our community areas of social, health, transportation and infrastructure already stretched to capacity and beyond. Many in our community are rightly concerned about our natural environment ' the essence' of why most come to live here. The need for further development is understandable and it is hoped the CVH will ensure our natural environment is protected and enhanced into the future through the careful crafting and application of its Urban Growth Management Strategy. To this extent I fully support and endorse the submissions of both the Conservation Council SA & Biodiversity Victor Harbor. Best wishes.

Outlook

IREC38588924 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Sat 07/12/2024 10:22
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

No

Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:

As along term resident of over 25 years with 4 family generations living in Victor Harbor, we have witnessed many changes as our community has grown. The increase of some 50% of our current population over the next 25 years is particularly concerning, with many of our community areas of social, health, transportation and infrastructure already stretched to capacity and beyond. Many in our community are rightly concerned about our natural environment ' the essence' of why most come to live here. The need for further development is understandable and it is hoped the CVH will ensure our natural environment is protected and enhanced into the future through the careful crafting and application of its Urban Growth Management Strategy. To this extent I fully support and endorse the submissions of both the Conservation Council SA & Biodiversity Victor Harbor. Best wishes.

Urban Growth Management Strategy team
Victor Harbor City Council
By email: localgov@victor.sa.gov.au
cc: moira.jenkins@victor.sa.gov.au; vmackirdy@victor.sa.gov.au

05 December 2024

Dear Urban Growth Management Strategy team,

Submission to Victor Harbor City Council on its revised Urban Growth Management Strategy

The Conservation Council SA welcomes the opportunity to provide a submission on the City Council's revised Urban Growth Management Strategy. Our submission focuses on the Environment section of the draft Strategy (Principle 4).

The Conservation Council SA is an independent, non-profit, and strictly non-party political organisation representing approximately 40 of South Australia's environment and conservation organisations and their 90,000 members.

The Conservation Council SA kindly requests that this submission be published in full and made accessible to the public.

In our first submission to the Strategy, Conservation Council SA outlined the dual, interrelated crises of climate change and biodiversity decline, and how these elements of the Strategy were underdone.

Conservation Council SA is thus deeply encouraged by the new and welcomely specific Objectives, Targets and Actions under "*Principle 4: Our environment is protected and enhanced*", as marked improvements on the earlier version of the Strategy.

Recommendations

1. Especially urge the retention of the following Actions under Principle 4:
    - 4.1A (investigate establishing key wildlife corridors);
    - 4.1B (review environmental protections within the Planning and Design Code and Council's bylaws);
    - 4.1C (set a tree canopy target);
    - 4.3A (rezoning of residential land nominates green corridors);
    - 4.5A (establish a climate change policy);
    - 4.7A (Code amendment to protect natural resources, Inman River); and
    - 4.7B (investigate options to protect vegetation along Inman and Hindmarsh River).

2. That when the Council sets an urban tree canopy target (under Action 4.1C), it notes the 30% canopy target proposed by Green Adelaide in its Urban Greening Strategy[1]; that 30% is widely considered the accepted target for urban areas[2]; and that a number of urban and regional South Australian councils have adopted a 30% canopy target[3], or an (absolute) increase of 20 per cent by 2045[4] (i.e. a linear 1% a year).
3. That when the Council establishes a Climate Change Policy, that it sets a net zero emissions target and an interim (i.e. 2030) emissions target; and that, as a rural-regional council, the net zero target – by mathematical necessity – be more ambitious than the proposed State Government target as the land and agriculture sector is the only sector currently projected to be a significant net carbon sink[5].
4. That under Objectives 4.1 and 4.2, the Council explicitly adopt the action to "**Identify and review opportunities for Native Vegetation Heritage Agreements to protect biodiversity on council-owned or controlled land**".

Thank you again for the opportunity to provide a submission to Victor Harbor City Council's revised Urban Growth Management Strategy. The Conservation Council SA is happy to discuss this submission further with the Council; if you require further information, do not hesitate to contact me at [redacted]

Yours sincerely,



[redacted]
Chief Executive

[1] https://www.greenadelaide.sa.gov.au/projects/adelaide-greening-strategy
[2] https://www.greenadelaide.sa.gov.au/news/2024-metro-adelaide-tree-canopy-data
[3] Just for example, the Town of Gawler Council has a 30% by 2045 target; https://www.gawler.sa.gov.au/your-voice/consultations/2024/tree-management-plan
[4] For example, the City of Onkaparinga
[5] Energy and Climate Intelligence Unit, University of Oxford: "*Farming and wider land use will be crucial in achieving a net zero economy. It will be almost impossible to get to net zero unless land use overall absorbs more greenhouse gases than it produces.*"; https://netzeroclimate.org/sectors/agriculture/

Response to the Draft Victor Harbor Urban Growth Management Strategy 2050

Author: Biodiversity Victor Harbor Inc. (BioD VH)
Date: 3rd December, 2024

Contact: [redacted]

Introduction: The Importance of a Nature-Positive Vision for the Southern Fleurieu

Biodiversity Victor Harbor (BioD VH) appreciates the opportunity to comment on the Draft Victor Harbor Urban Growth Management Strategy 2050 (VHUGMS). As stewards of one of Australia's most critical biodiversity hotspots, the growth and development must be carefully planned to safeguard the Southern Fleurieu's unique natural heritage, which serves as both a refuge for biodiversity and a cultural and economic asset.

1. A Nature-Positive Framework Aligned with Global and National Goals

The Australian **Biodiversity Council's Nature Positive Framework** highlights the need for ambitious, measurable targets aimed at halting and reversing biodiversity loss by 2030 and achieving full recovery by 2050.
(Biodiversity Council 2023.Delivering on nature positive: 10 essential elements of national environmental law reform. Biodiversity Council, Melbourne.) (Biodiversity Council 2024. What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)

VHUGMS should reflect these goals, embedding principles that ensure developments yield net biodiversity gains. This framework requires not only protective measures but active restoration efforts, which align with the **Kunming-Montreal Global Biodiversity Framework**. As a co-signatory to the **UN Environment Program Convention on Biological Diversity**, Australia has committed to ambitious international targets to protect and restore biodiversity. The recently adopted **Kunming-Montreal Global Biodiversity Framework (GBF)**, established at the COP 15 Biodiversity Summit (Dec 2022), provides a roadmap and targets for countries to address the global biodiversity crisis through measurable and time-bound goals. The framework aims to halt and reverse biodiversity loss by 2030, with full recovery by 2050 and is often considered the biodiversity counterpart to the climate-focused Paris Agreement.

As the document "Blueprint for a Nature-Positive Adelaide" states, the South Australian Government should collaborate with VH Council and partners "to ensure building and infrastructure development is nature-positive through the implementation of Biodiversity Sensitive Urban Design".
(Bekessy SA, Berthon K, Garrard GE, Croeser T, Keogh C, Kirk H, Visintin C (2024) Blueprint for a Nature-Positive Adelaide. Interdisciplinary Conservation Science Group, RMIT University, Melbourne.)

Biodiversity Victor Harbor strongly recommends that the VHUGMS adopt the principles and targets of the GBF to align with Australia's international nature-positive obligations and support a sustainable future for the Southern Fleurieu.

2. Southern Fleurieu as a Biodiversity Hotspot: Unique Environmental and Cultural Value

The Southern Fleurieu region is one of Australia's top biodiversity hotspots, poised to become increasingly crucial as climate change, with increasing temperatures, drives species southward to the Fleurieu as a natural refuge. BioD VH stresses that the VHUGMS must:

- Prioritise biodiversity corridors to enable species migration and gene flow, especially along critical watercourses like the Hindmarsh River and the Inman River.
- Recognise the region's cultural importance to the Ngarrindjeri, Ramindjeri, and Peramangk First Nations peoples, integrating Indigenous knowledge and practices into land management as supported by the Hills and Fleurieu Landscape Plan *(Hills and Fleurieu Landscape Plan 2021-2026)*
- As a critical biodiversity hotspot, the Fleurieu Peninsula is an area rich in animal and plant species that are endemic and/or restricted to the region. Half of the state's native plant species and three-quarters of its native bird species live in our region. In the Hills and Fleurieu, which includes the southern Mount Lofty Ranges, regional conservation assessments have identified 126 fauna species and 445 flora species that are considered threatened. Just as startling, it is estimated that 37 fauna species and 38 flora species are now regionally extinct. *(Landscape SA. Thinking threatened species for National Biodiversity Month, News article, 22 September 2023)*

3. Integrating the "Living Locally" Concept with Environmental Goals

While the "Living Locally" principle is supported, BioD VH recommends further enhancement to align it with nature-positive targets. Sustainable urban growth should integrate green infrastructure, providing residents with accessible green spaces. BioD VH proposes;

- A significant green buffer to define the urban limits of Victor Harbor. The UGMS proposal of a green hills zone is supported.
- The development of a 30-metre green buffer zone along both sides of major roads, particularly the Adelaide/Victor Harbor Road, to protect the entrance vista to Victor Harbor and to also maintain habitat continuity. *(Hills and Fleurieu Landscape Plan 2021-2026)*
- The VH Council commits to exceed the WHO recommendation of 0.5-1ha of public green space within 300m of residential areas, fostering physical and mental well-being through easy access to nature.
- Increase residential area tree canopy for Victor Harbor. This requires improved street tree plantings, ideally using native species.

4. Regional Water and Ecosystem Management

The **Hills and Fleurieu Landscape Plan** highlights water management as a vital component of regional resilience. BioD VH advocates for the VH Council to:

- Protect natural watercourses from encroaching development, maintaining a minimum 50-metre-wide (50 m from the midpoint of the rivers) buffer along the lower Hindmarsh River and the lower Inman River to provide the two most important natural corridors to connect with some of the most important biodiversity hotspots on the Fleurieu Peninsula. These include Mt Billy Conservation Park, Hindmarsh River National Park, Springmount Conservation Park and several significant Heritage Agreement sites on private property. A map indicating these important biodiversity hotspots to be linked by the Inman and Hindmarsh corridors is attached below.
- Waterways, both large and small, must have their banks protected to preserve both the quality of the water and the associated biodiversity.
- Identify privately owned land along the Inman and Hindmarsh Rivers and investigate options for protecting native vegetation along these rivers. Partnerships with landowners, the Department of Environment and Water and others will be required.
- Promote water-sensitive urban design (WSUD) to manage stormwater effectively and reduce runoff that impacts ecosystems *(Hills and Fleurieu Landscape Plan 2021-2026)*

5. Nature-Positive Housing and Urban Development

The **Nature Positive Initiative** suggests that all developments be evaluated for their impact on biodiversity, with mandatory offsets to ensure no net loss. BioD VH urges the City of Victor Harbor to adopt the mitigation hierarchy of **avoid, minimise, restore, and offset** for all new projects, prioritising avoidance in sensitive ecological areas. Specific measures include:

- Mandating the use of native plant species for landscaping to preserve local biodiversity.
- Set a tree canopy to cover at least 30% of the area and set green infrastructure requirements for all new housing developments to support cooler urban microclimates and enhance habitat for native species. *(Biodiversity Council (2024). What does Nature Positive mean for businesses and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*
- Inclusion of the 15-20% or above mandate for green space in any urban development is strongly recommended. (International and Australian various sources). This must include large retirement villages, which currently are excluded from such requirements. This legal loophole must be eliminated.
- The recent engagement of Ecosphere Ecological Solutions to undertake an ‘Ecological Assessment of Lot 202 Armstrong Road and Surrounds’ on that site is an excellent example. Such assessments should become the standard before any significant development in the region to ensure the success of the nature-positive initiative.
- Implement stringent requirements for long-term biodiversity monitoring and public reporting on development impacts *(Biodiversity Council (2023) Delivering on nature positive: 10 essential elements of national environmental law reform. Biodiversity Council, Melbourne.) (Biodiversity Council (2024). What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*

6. Enhancing Community Engagement and Indigenous Participation

Building resilience in the region requires the active participation of local communities and Indigenous knowledge holders. BioD VH recommends that the the City of Victor Harbor adopts a **participatory decision-making framework** that integrates local knowledge and empowers Indigenous voices in managing their traditional lands. This aligns with the **Kunming-Montreal Global Biodiversity Framework's** objectives and the Hills and Fleurieu Landscape Plan's community-centered approach *(Hills and Fleurieu Landscape Plan 2021-2026)(Biodiversity Council (2024). What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*

7. Specific Concerns on the Southern Fleurieu Peninsula

a. Confidence in future housing developments has been damaged by the current local housing/retirement village developments in Victor Harbor that do not provide adequate space for canopy street trees or even footpaths. Bulldozers eliminating understory along the Hindmarsh River in the current housing development is negligent of the importance of the region's biodiversity. The Hindmarsh and Inman Rivers, as natural corridors, are of critical importance to biodiversity, as previously mentioned. These wider natural river corridors should also cater for walking and cycle paths to further benefit the community of Victor Harbor.
b. A survey by the City of Victor Harbor in 2023 indicated that over 90% of ratepayers were concerned about the environment. People choose to live in the region because of the natural environment, and current subdivisions in Victor Harbor are most unattractive from the environmental perspective and will reduce the amenity for those currently living in the area, and those planning to move to the location in the future.
c. Establishment of a Section 41 Victor Harbor Council Environmental & Climate Emergency Committee to develop an Environmental & Climate Emergency Strategic Plan 2030 is urgent. This Committee could also assist with reviewing the Environmental Management Plan and the Biodiversity and Natural Assets Management Plan.
d. While not specifically mentioned in the urban strategy, these goals remain important components of the biodiversity strategy;
    a. Protect and enhance native and remnant vegetation. Improve weed and pest control. Protect and enhance aquatic ecosystems and waterways.
    b. In partnership with conservation partners, encourage and support rural landholders to undertake works to increase biodiversity connectivity, corridors and remnant vegetation.
    c. Increase plantings of local native species in streetscapes, parks and gardens. Improve the connectivity of the urban diversity.
    d. Engage with developers, educating and guiding strategic revegetation priorities and native species lists.

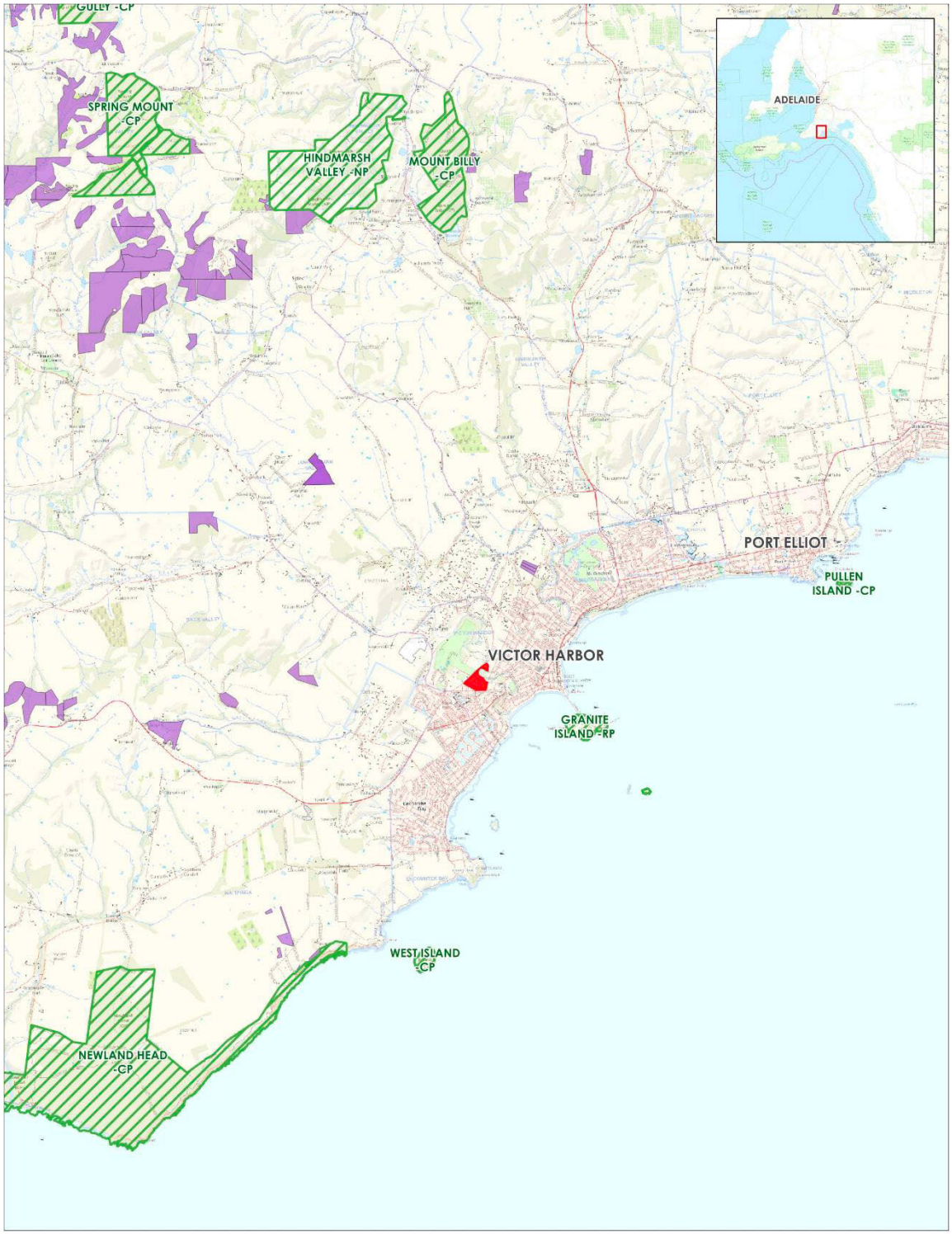
Conclusion

By aligning with the Kunming-Montreal Global Biodiversity Framework, the City of Victor Harbor can set a strong example for sustainable, nature-positive development, reflecting Australia's commitment to the UN Convention on Biological Diversity. Incorporating these principles will allow Victor Harbor to advance as a leader in biodiversity conservation, fostering a region where development harmonises with environmental and cultural heritage.

Biodiversity Victor Harbor urges the City of Victor Harbor, via the State Planning Commission, to reduce the total proposed housing development in the Southern Fleurieu and embed biodiversity targets and environmental protections into the Greater Adelaide Regional Plan and the Victor Harbor Urban Growth Management Strategy. Protecting the Southern Fleurieu's ecological integrity will ensure that this region continues to thrive both economically and as a natural refuge, an eco-tourism destination and a resilient community in which to live.

In view of urban developers prioritising financial returns ahead of any other goal there must be legal requirements in place to protect biodiversity forever.

We welcome further dialogue and collaboration with the City of Victor Harbor as we collectively work toward a sustainable future.



Survey area

Npwsa reserve

Vegetation heritage agreements

0 1 2 km

Data sources:
Geoscience Australia,
DEW, DPTI
OpenStreetMap

Coordinate reference system:
GDA2020 / MGA zone 54

26-08-2024

2 December 2024

[redacted]

[redacted]

[redacted]

Victor Harbor Council

1 Bay Road

Victor Harbor SA 5211

Dear Council

We are providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

We are local residents/local ratepayers and our feedback is provided within the table below. I also provide the following general comments for consideration:

We support the Rezoning of the Deferred Urban Zone to allow for new residential development;

We would like you to keep us up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on [redacted].

Kind regards,

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	It would great to utilise the hills areas within the Victor Harbor region to allow for low impact recreational activities such as Mountain Biking that bring more income (via Mountain Bike competitions which brings people who utilise more accommodation, shops (Tasmania have wonderful trails such as – Maydena and Derby that bring people from all over the world to ride there).
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Outlook

IREC38605224 - DC3.20.006 - Urban Growth Management Strategy

From [redacted]
Date Tue 10/12/2024 12:39
To City of Victor Harbor <localgov@victor.sa.gov.au>

Thank you for running the consultation process with regard to the above strategy which I had the pleasure of taking part in. In addition to the post-it notes I wanted to highlight what I see as the key issues.

Place making and housing density
A large amount of construction is presently underway and if future developments were to take place on the same basis then Victor Harbor will look little different to any other Greater Adelaide Suburb. It will lose its identity.

The density and planning for any future growth must have place making at its heart. At the present time as you approach Victor or Encounter Bay it very much exudes a thought of what a great place to live. The developments adjacent to Armstrong Road are particularly important from this perspective. Land prices are to a large part determined by the density of housing permitted and so it is essential at this time to ensure that those densities are fitting for a rural city and not for urban heartland. Using rates that might suit Adelaide will be inappropriate in our setting.

Another issue is to ensure that the proportion of housing for super dense over 55s accommodation needs to be kept under review from a place making perspective.

Wildlife corridors
it was good to note that the intention is to create and maintain wildlife corridors but I would suggest that the scale of these needs to be increased as does the amount of green space connected to these corridors envisaged within developments. One of the beauties of Central Adelaide is the green space retained adjacent to the urban core.

Transport
with the increase in population we need to have a much better transportation link to Adelaide. If we are considered as part of Greater Adelaide then we should have the same benefits and connectivity as a Mount Barker or Gawler. At the present time the bus services and its cost are disproportionate compared to other parts of Greater Adelaide. An express park and ride to the rail link as part of the Adelaide Metro is perhaps the best thing which could improve transport links for residents. As the population ages this will be even more critical. It would also improve road safety by relieving pressure on the arterial roads saving significant sums in road infrastructure.

Healthcare
we have recently see the closure of the private hospital. And whilst the new Victor Harbor Medical Centre is well put together the bulk of its content are simply displaced from elsewhere in Victor. A survey is needed of GP referrals to Adelaide consultants. This will be very much a baseline given that with the addition of new over 55 developments already underway pressure will only increase. Many residents rely on charitable services for transport to tertiary referrals. We need to publicise to specialists

what the demand in Victor is and make it attractive to hold surgeries here. In addition, what Victor needs is a new Urgent Care Medicare Centre to take pressure off the Hospital A&E.

City Centre
a key part of the Growth Strategy is to have an attractive City Centre with a strong cultural heart to align with the sports precincts under consideration. Dedicating some spaces to artist studios and making attractive rents for the businesses you wish to attract will be key to providing a heart to a Victor Harbor which is 50% bigger

This strategy is key for the future health of Victor. Get it wrong and Victor could indeed live up to its nickname as 'God's Waiting Room'. Get it right and it will be the place to be and good things follow.

[redacted]
(for the record I have only moved to Victor in April 2023 and what attracted me here is what I would wish for others)

PERSONAL [redacted] FPIA

I am a fellow of the Planning Institute of Australia and during my long career as an urban designer first with national design practice HASSELL, Jensen Planning and Design and now a private consultant, I have been at the forefront of residential master planning, streetscape and town centre design and urban design guidelines for Renewal SA and developers for over 30 years in South Australia and interstate.

As a resident now of Victor Harbor, I wish to be able to contribute to the successful built future of our region with this brief contribution, and more if opportunities arise.

LONG TERM RESIDENTIAL GROWTH AND CHARACTER

With the ongoing growth of our urban areas, as with any other city or town in Australia the pattern of low density sprawl is a blight on the visual landscape – large houses cheek by jowl with little or no green space for trees and vegetation. The cost of roads and services to large, low density development is uneconomic, further increasing the cost of housing, not to mention the loss of valuable agricultural land.

Well designed medium density development in the form of townhouses and low-rise apartments with generous landscaping will reduce housing footprints and minimise sprawl. Low-rise apartments (3-5 levels) like the example on Flinders Parade will help retain the low-key coastal character of the south coast that we all treasure. High quality design is of utmost importance, and needs to be assessed by suitably qualified council staff. The high-rise 'Gold Coast' alternative would be the worst possible outcome in my opinion, out of character with our coastal 'country town' .

STREETS AND PARKS

Streets need to be "places" too. Good quality footpaths, adequate lighting and leafy shade trees encourage walking rather than taking the car. Seating at rest stops and public art help to improve the walking experience. In future residential development, it is important to create park spaces that cater for all users and age groups; district parks with large grassed areas for play, picnics and sporting activity; smaller park spaces within a maximum 400m walk from all residences, including playgrounds and shady sitting areas

Future street layouts must be legible and direct, to give easy access to key destinations like parks, shops and major road links.

"Back-fence" treatments for housing along local streets is always a poor streetscape and community outcome. Houses should address the street directly, not present a long bland back fence with the rear of dwellings close to the fence. Houses with attractive frontages and landscaped gardens are essential for an attractive, active street with added visual security: 'eyes on the street.'

WALKING/CYCLE TRAILS

The provision of a comprehensive trail system throughout the existing township and all future development is essential to encourage walking and cycling for a healthy community.

Trails should link areas of activity such as parks and local centres, taking advantage of natural features such as creeks and areas of woodland.

Paths need to be of a generous width to cater for shared use and provide shade and seating at regular intervals.

RE-SUBDIVISION OF LOTS AND DUAL OCCUPANCY

The currently accepted method of creating two new lots from and existing one by splitting I down the middle is often problematic if the original lot is not sufficiently wide. This results in narrow lots where driveways and double garages dominate the street. Front yard tree planting is restricted and on-street visitor parking disappears. Single garages are essential where this occurs. The long term consequences for the current pattern continuing will result in poor built character and the loss of leafy front gardens which add to the quiet beauty of our suburban streets.

In addition, longer allotments have the potential to be divided with a new lot at the rear, if space allows for a narrow 'battle- axe' driveway, and should be encouraged where the lot depth complies. With proper controls, a new single storey rear house can be situated with adequate outdoor space, good solar orientation and privacy for neighbours. This is a common practice elsewhere in the country as "dual occupancy" and results in the maintenance of the existing house (or a new dwelling) and maintains the existing streetscape character and vegetation. I have successful Sydney design guide examples of this approach.

MAIN ROADS, TRAFFIC VOLUMES, ACCESS AND SPEEDS

As our population grows, it is becoming more and more difficult to gain access to Hindmarsh Road from adjoining streets, with often long wait times especially during weekends and holiday periods. There is an urgent need right now to provide roundabouts along Hindmarsh Road to create breaks in the traffic flow, allowing easier right turn access from side streets for traffic heading towards the town centre. Motorists and cyclists now need to gain access to the town centre via back street routes as access to Hindmarsh Road becomes almost impossible.

On main roads such as Welch Road, I believe the speed limit of 100 kph is much too high approaching the Crozier Road and Greenhills Road junctions. Speeds should reduce to 60 kph to allow safe entry to and from the ring road. And as traffic volumes increase, it will become even harder to gain access safely, and drivers will take risks to speed out into occasional gaps in the traffic.

We the undersigned are 8 landholders in the [redacted] bounded by [redacted] and [redacted] and including [redacted].

We wish to make a joint submission to the draft Victor UGMS.

The submission consists of 2 parts. (Requests and Feedback)

Our request may require a re-zoning that we ask Council to include in the UGMS. (Request 1.)

The feedback is included to improve the final UGMS document but the others are for UGMS input.

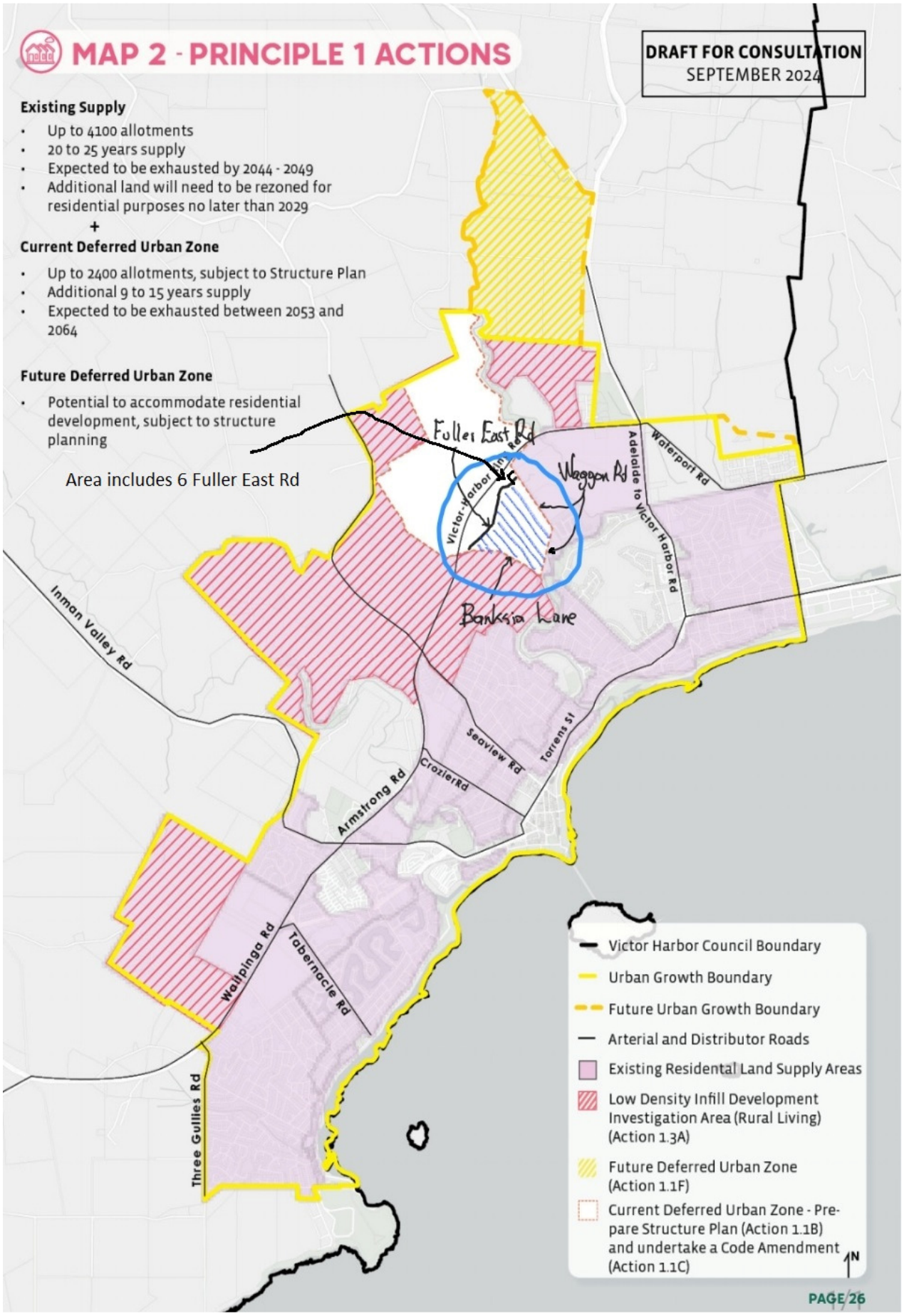
Background

We all feel that our specific area as detailed above, has been badly neglected over at least the last 40 years. We are in a situation where we are unable to utilize the investment that we have made in the past in the expectation that we could subdivide in the future. Many of us feel that we are in "no man's land". We are currently zoned [redacted], but our land usage is virtually identical to our fellow land holders on the southern side of [redacted]. (zoned Rural living) and those to the North in Lower Inman Valley and the north at what is locally called Panorama. It is a massive anomaly that we are still zoned differently than these near neighbours. We are not farmland, we are Rural Living. That makes us very different from the rest of the [redacted] area as defined by the maps. [redacted] has been a problem with it being unsealed for 40 years. When [redacted] was separated due to the Ring road, it soon became a sealed road. [redacted] remained a problem. This is in our opinion, due to the unsure zoning nature off [redacted]. If our long term future had been known, surely this would be able to be decided that [redacted] needs to be sealed.

Requests.

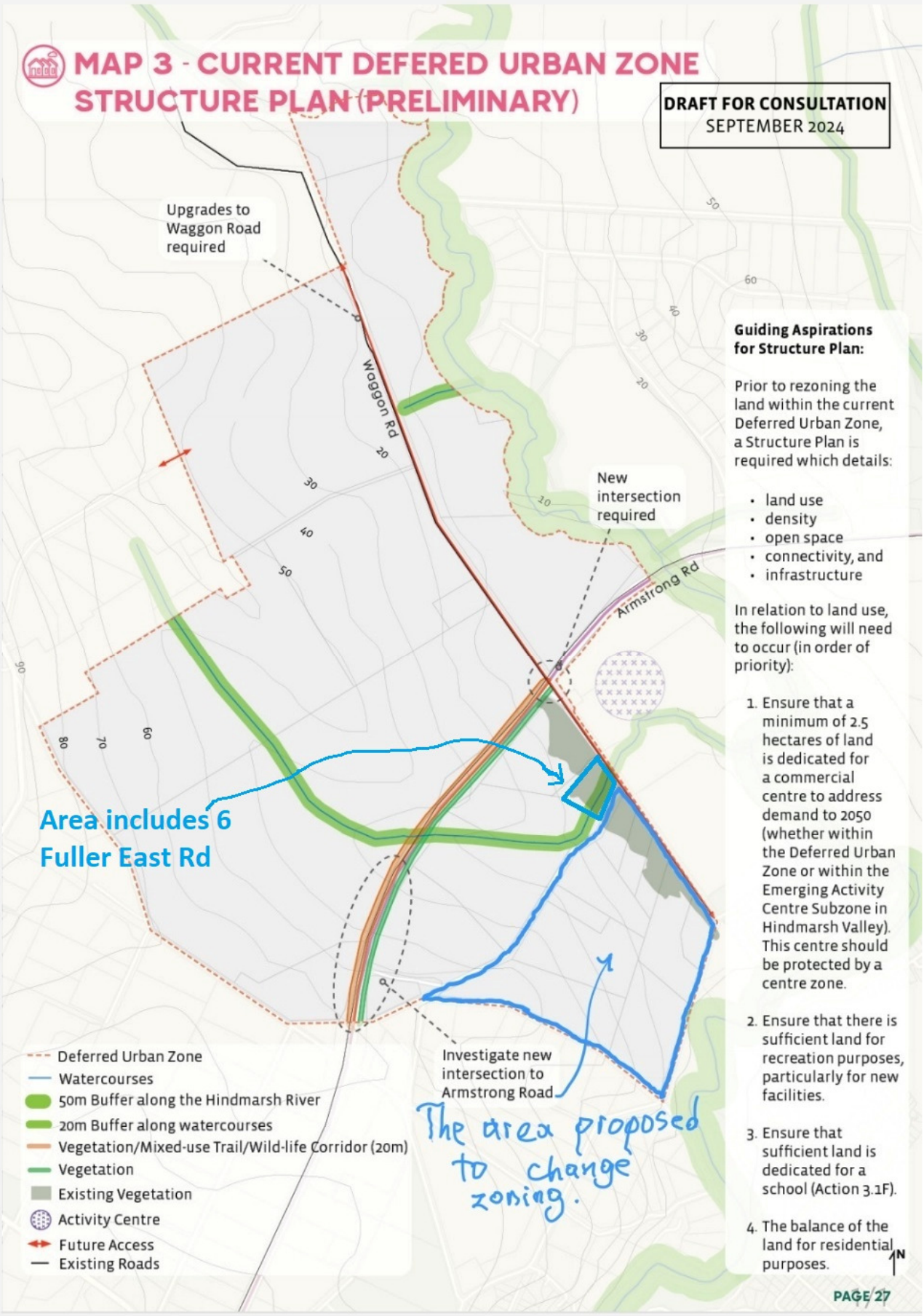
1. We request that the boundary between the current Rural Living and our [redacted] be moved from [redacted] to [redacted] plus the property at 6[redacted]. (This is on the Northern side of [redacted] on the corner with [redacted],). This means that we are then treated the same as the zone south of us. (See Maps 2 and 3 below). We need to have some option other than being in "no man's land for another 10 years. That would make us at least 50 years where we have been basically undefined.
2. People don't move to the country or outer Victor Harbor regions just to have Urban living. Some Rural Living must exist in the Victor UGMS to continue to satisfy this lifestyle choice.
   We therefore formally request that the Council identifies at least our group of residents to be the subject of a consideration to the Minister of Planning for Rural Living. (as stated in the 2nd paragraph below)
   Extract from LGA SA "Rural Living Code Amendments"

   > "The Commission has requested that consideration be given to the identification of appropriate locations for rural living as part of the Regional Planning process. This is to ensure that due consideration is given to future growth and servicing of our regional centres.
   >
   > Following completion of this process, the LGA is advised that the Minister for Planning has indicated that he would only be willing to consider rural living proposals where they have been identified in a Regional Plan and where the Code Amendment is to be led by the relevant council.


MAP 2 - PRINCIPLE 1 ACTIONS
DRAFT FOR CONSULTATION
SEPTEMBER 2024
Existing Supply
Up to 4100 allotments
20 to 25 years supply
Expected to be exhausted by 2044 - 2049
Additional land will need to be rezoned for residential purposes no later than 2029
+
Current Deferred Urban Zone
Up to 2400 allotments, subject to Structure Plan
Additional 9 to 15 years supply
Expected to be exhausted between 2053 and 2064
Future Deferred Urban Zone
Potential to accommodate residential development, subject to structure planning
Area includes 6 Fuller East Rd
Fuller East Rd
Victor Harbor Rd
Waggon Rd
Adelaide to Victor Harbor Rd
Waterport Rd
Banksia Lane
Inman Valley Rd
Seaview Rd
Torrens St
Armstrong Rd
CrozierRd
Wattpinga Rd
Tabernacle Rd
Three Gullies Rd
Victor Harbor Council Boundary
Urban Growth Boundary
Future Urban Growth Boundary
Arterial and Distributor Roads
Existing Residental Land Supply Areas
Low Density Infill Development Investigation Area (Rural Living) (Action 1.3A)
Future Deferred Urban Zone (Action 1.1F)
Current Deferred Urban Zone - Prepare Structure Plan (Action 1.1B) and undertake a Code Amendment (Action 1.1C)
N

MAP 3 - CURRENT DEFERED URBAN ZONE STRUCTURE PLAN (PRELIMINARY)

DRAFT FOR CONSULTATION
SEPTEMBER 2024



Guiding Aspirations for Structure Plan:

Prior to rezoning the land within the current Deferred Urban Zone, a Structure Plan is required which details:

- land use
- density
- open space
- connectivity, and
- infrastructure

In relation to land use, the following will need to occur (in order of priority):

1. Ensure that a minimum of 2.5 hectares of land is dedicated for a commercial centre to address demand to 2050 (whether within the Deferred Urban Zone or within the Emerging Activity Centre Subzone in Hindmarsh Valley). This centre should be protected by a centre zone.
2. Ensure that there is sufficient land for recreation purposes, particularly for new facilities.
3. Ensure that sufficient land is dedicated for a school (Action 3.1F).
4. The balance of the land for residential purposes.

Feedback

Regarding the UGMS we would like to make the following suggestions

.

1. The current zoning maps are not shown, so no comparison between the current and proposed zones can be seen. There should be opposite facing maps showing the 2 maps next to each other,
2. There is no mention in the document that Rural Living zones are to be eliminated. This is a massive change that needs to be clearly articulated and made evident so that discussion can be had on this change. We have been told at the UGMS consultation meetings that it is State Government policy to eliminate or minimize Rural Living zones. Perhaps it could be claimed that this has been previously announced but very few are aware of it! The current draft UGMS is complicit with the SA Government intent by not clearly highlighting this very significant change. THIS IS NOT OPEN COMMUNITY CONSULTATION.
3. What will be the effect of Rural Living zones being re-zoned as Low Density Residential on the Valuer General Property values and hence future Council rates?
4. What will be the name of the new zone, changing from Rural Living? Will it become “Low Density Residential”?
5. Map 8 on page 53 needs to be changed to more accurately represent the proposed zones. For example, is it really proposed that the existing Rural Living areas will change to be the same zoning as the Oceane development. On the map they are both shaded the same colour pink of Low Density Residential?
6. Very low density living is mentioned in the document, but is not defined in the definitions.
7. At the community consultation meetings, same planning consultants had a map 8 showing the different low density and very low density residential areas with numbers showing proposed differing density overlays. These numbers were 1, 2 and 5000m2. If these are significant planning criteria, then they should be included and explained in the final UGMS document.

We the undersigned are all members of this submission, feel strongly about, and fully support the above document.

Signed

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted] of [redacted]

10/12/24

[redacted] and [redacted]

[redacted] and [redacted]

10/12/24.

[redacted] and [redacted]

10/12/24

[redacted] and [redacted]

10/12/24.

[redacted]

10/12/24

[redacted] and [redacted]

10/12/24

10/12/24

[redacted]

10/12/24.

10 December 2024

Graham Pathuis
Chief Executive Officer
City of Victor Harbor
PO Box 11
Victor Harbor SA 5211

Dear Graham,

City of Victor Harbor Draft Urban Growth Management Strategy

Thank you for the opportunity to provide SA Water's input as a part of the public consultation process for the draft Urban Growth Management Strategy (UGMS).

We acknowledge the draft UGMS has considered the draft Greater Adelaide Regional Plan (GARP) as a key input. Importantly, SA Water also considers the draft GARP as a key input into our 30-year master plans developed to maintain water and wastewater services to existing customers while also supporting new growth.

We see alignment with the draft UGMS in that it recognises many critical considerations including water security and the positive impact for communities including consideration of the staging of the release of land to leverage existing infrastructure.

In June 2024, the Essential Services Commission of South Australia (ESCOSA) Final Determination was released for the 2024-28 regulatory period setting out the revenue that SA Water can recover to operate and invest in the services provided to our statewide customer base.

SA Water recognises that water and wastewater services are fundamental to supporting the growth and prosperity of our state. It is beneficial for council to monitor water supply projections to provide SA Water with an accurate view of future infrastructure to inform our planning process, and for consideration in future regulatory periods.

While the current priority is to build and upgrade large scale water and wastewater network infrastructure in Adelaide's north and south, SA Water is currently updating the Victor Harbor Sewer Master Plan, due in the first quarter of 2025, which will guide future infrastructure investments in the region.

We have valued our recent engagement with the City of Victor Harbor and continuing to collaborate with council is a key priority. For your consideration, attachment 1 outlines our response to specific SA Water considerations to meet future development needs.

If you would like to discuss any of SA Water's feedback, please contact [redacted] Manager Key Stakeholder Relations on [redacted]

Kind regards,

[redacted]

General Manager, Customer Community and Engagement

Attachment 1

Context

SA Water acknowledges the shared challenges to meet the demands of unprecedented growth and are working on both immediate and long-term solutions to address them.

As you are aware the rapid, unprecedented housing growth across Adelaide requires SA Water to deliver the largest expansion of our metropolitan water and wastewater networks in decades. These new housing developments are located on the edge of our existing networks, and there is limited water and wastewater infrastructure in place to connect new homes in these areas. To address this problem, SA Water needs to build new, large-scale infrastructure to provide reliable services to new communities.

SA Water conducts a continual process of decision-making, planning and investment to ensure that water security and infrastructure services are maintained within the urban water system into the future. This will include investment decisions which secure existing supplies, develop new large-scale supply system options (which can take multiple years to deliver), as well as investment in more localised small-scale solutions.

SA Water makes a detailed submission of planned capital investments to the economic regulator – the Essential Services Commission of South Australia (ESCOSA). ESCOSA reviews SA Water's proposed capital investments and provides a determination on if they support the capital investments and deem them prudent and efficient. We draw the ESCOSA model to your attention because it is critical to our ability to secure funding for infrastructure investments.

SA Water Water Networks

SA Water undertakes master planning of the required SA Water infrastructure to provide water and wastewater services to customers.

System-wide master planning encompasses considerations of servicing requirements, growth, and infrastructure that will provide service to an individual development as well as the broader network.

The Master Plans are SA Water internal documents and are used to help inform infrastructure investment, servicing strategies for new customers/development areas and timing of required infrastructure. The Master Plans have a 30-year time horizon and incorporate available growth forecasts.

In response to the draft Greater Adelaide Regional Plan (GARP) projections as it relates to Victor Harbor, SA Water has estimated infrastructure impacts related to the Myponga Water Supply System. Significant upgrades to the water network would be required to service the upper bound growth targets by 2032 indicating the need for an additional 7.0 GL of water supply.

SA Water is in the process of updating the Metro South Water Master Plan which includes the Victor Harbor water supply system and the Victor Harbor Sewer Master Plan. Both are due for completion in the first quarter of 2025. These plans will guide future infrastructure investments in the region.

SA Water Wastewater networks

Victor Harbor currently has existing permanent wastewater networks, which include sewer gravity mains, pumping mains and sewer pump stations.

In 2019 we constructed a new pump station and six kilometres of sewer pipeline. In only a few years since our upgrades, this growth has already been realised and our existing networks have now either reached, or are nearing, their design capacity.

As a result of this unprecedented growth, significant infrastructure upgrades are now required to enable further development. To service the upper bound growth targets as it relates to wastewater, SA Water has estimated a Wastewater Treatment Plant upgrade would be required by 2032 and significant upgrades to the wastewater network and recycled water transfer requirements.

Existing SA Water masterplans have upgrades on the Encounter Bay and Waitpinga side of Victor Harbor being required between 2028-2032. As a result, funding for these works have not been

allocated in the current SA Water 2024-28 regulatory period. The work currently underway to refresh our plans will confirm any change to our investment profile.

SA Water is currently installing approximately 790 meters of sewer main along Waitpinga and Bay Road. This work will allow additional allotments to connect to the sewer system, with the potential for more connections as infrastructure upgrades progress.

Additionally, we are conducting a scoping study to assess the capacity of the Bartel Road Sewer Pump Station and surrounding network, which will inform future infrastructure improvements.

We are exploring interim solutions to support developments in Encounter Bay and we are also in the process of updating the Victor Harbor Sewer Master Plan to provide a long-term infrastructure strategy for the area. This will include detailed plans for addressing capacity constraints and ensuring that the sewer network can support future land developments.

We continue to work with the State Government, industry and developers to find a sustainable and equitable solution to deliver large-scale water and wastewater infrastructure.

Respondent No: 13
Login: Anonymous
Email: n/a

Responded At: Nov 14, 2024 16:44:23 pm
Last Seen: Nov 14, 2024 16:44:23 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

We recently built in the [redacted] at [redacted]. Some houses obtaining planning approval are far too big for their blocks. As a result there is little or no front garden unless the public verge is incorporated into the property. Some homes with pedestrian footpaths outside their front door have virtually no room for a garden especially once big green gas tanks are also installed outfront. Public verges should be available for pedestrians and passengers getting out of cars to use as they are publicly owned by all citizens, not private gardens blocking access. Any new builds seeking planning approval in the City of Victor area should have a formula strictly applied to ensure that streetscapes are not dominated by built structures which increase temperatures and provide a bleak depressing outlook. Developers should be forced to provide some green space which Oakford Homes has not done other than a detention basin which was an engineering necessity. The street tree in front our house is an [redacted]. Native trees better suited to the natural environment in the area should be planted to support biodiversity. Thank you for reading my comments.

Victor Harbor Draft Urban Growth Management Strategy 2050

Date: 6th December, 2024

Response by [redacted]
Email [redacted]
Mobile [redacted]

Dear Victor Harbor Council Planners,

Please find below my response to the Victor Harbor Urban Growth Management Strategy 2050:

1. Biodiversity Considerations

I strongly endorse the submission by Biodiversity Victor Harbor (BioD VH) regarding the critical importance of biodiversity to the region. I would like to emphasize the following key points from their submission:

a. **Green Space Requirements for Retirement Living**:
Developers of retirement living facilities in South Australia are currently exempt from green space requirements. This exemption undermines the potential for these developments to be nature-positive. It is essential to address this issue promptly, potentially via a code amendment, to ensure all new developments contribute positively to the environment.

b. **Preservation of Biodiversity Corridors**:
The Hindmarsh and Inman Rivers are vital biodiversity corridors for the Fleurieu region. Protecting and enhancing these corridors must be a priority. Collaboration with private landowners and conservation stakeholders will likely be required to achieve this goal.

2. Additional Considerations

I would also like to raise the following points for consideration:

a. **Industrial Development**:
Additional industrial sites should be concentrated along Waterport Road, especially if the proposed ring road bypassing Middleton is completed.

b. **Adelaide-Victor Road Capacity**:
The Adelaide-Victor Road has reached its safe driving capacity. This limitation should serve as a key constraint on further urban growth in Victor Harbor.

c. **Hospital Infrastructure**:
The Victor Harbor Hospital will need a significant expansion to support the proposed urban growth and the associated ageing population. A potential solution could involve developing a new greenfield site adjacent to the private hospital development on Waterport Road. This would also create an opportunity to repurpose the current hospital site for urban development and establish a better location for a helipad.

d. **Tourism and Natural Assets**:
Victor Harbor was South Australia’s top tourist destination in 2024, with the Fleurieu region winning five state gold tourism awards that same year. This success can largely be attributed to the region’s natural environment, which offers breathtaking vistas and opportunities for visitors to connect with nature. To sustain the region’s appeal as a premier tourist and economic destination, it is imperative to preserve these natural assets.

Thank you for considering these points. I look forward to seeing the strategy implemented and its impact on Victor Harbor's future.

Kind regards,

[redacted]

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident/local ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration: would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on [redacted] or [redacted]

Kind regards,

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Western side of Adelaide road only

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	We do not support reduction of allotment sizes within the 2 ha area at [redacted]. The area of land that we own would be costly to develop services due to the steep terrain and accessibility. At present residents are self-sufficient with all amenities. If the area is rezoned to low density-what is the minimal size of allotments that are permitted? We are not able to support this as we do not know the criteria for low density housing. Properties in this area are in a high fire risk zone with three dead end streets. It is essential that the appropriate consideration is made by Council for maintaining fire evacuation and access provision for the safety of residents. Will low density housing create a higher fire risk and safety concern? We bought property in this area to enjoy the open space and natural environment. The view of the open grassland and trees of the hills-face is rewarding. Residents are able to keep a few animals for their pleasure and to keep the pasture in control.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Childcare services should be in close proximity to education sites.
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Additional Aged care and medical facilities required
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Support all of principle 4 actions especially Hindmarsh and Inman River trails and 4.1 A action
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	All actions specially 5.3 and 5.4 actions important
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Nov 05, 2024 10:26:47 am
Last Seen: Nov 05, 2024 10:26:47 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Hi, Thanks for your letter regarding the growth management strategy. I welcome all sustainable growth options which would include reducing the size of land parcels required for subdivision. Our land and general area would provide fantastic development sites which would enable people to have views of the harbour and surrounds.

Respondent No: 29
Login: Anonymous
Email: n/a

Responded At: Dec 07, 2024 12:17:27 pm
Last Seen: Dec 07, 2024 12:17:27 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/acdcd791a4ff131226d7805adf5c99212e8c2252/original/1733534089/814a5975c2de915ba04050832d82657f_Biodiversity_Victor_Harbor_response_to_the_Draft_CVH_Urban_Growth_Strategy%28final%29.pdf?1733534089

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

As a local resident, rate payer and Council volunteer for Driving the future and Friends of the Inman River, I appreciate this opportunity to express my views on the Draft Urban Management Strategy. The Biodiversity and Natural Assets Management Plans 2023-2028 is a beautiful document. I've read it and I invest time and energy in it through my volunteer work. To me, it is a living document. I am a non-expert interested party and I want to share what I see happening with regard to development in the Council. The guiding documents and practice are quite divergent, not yet living documents. For example, the view coming into Victor starting at the roundabout to Kleinig's hill filled me with joy and a strong sense of home every time I drove that way into Victor no matter the weather. Its gone now. Due to the commercial development that occupies that space, my sense of place is diminished that can't be replicated elsewhere. I would like to see stronger leadership from Council to make the Biodiversity and Natural Assets Plan a living document. To accomplish this leadership I fully endorse the submission by Biodiversity VH and have attached it here for emphasis.

Response to the Draft Victor Harbor Urban Growth Management Strategy 2050

Author: Biodiversity Victor Harbor Inc. (BioD VH)
Date: 3rd December, 2024

Contact: [redacted]

Introduction: The Importance of a Nature-Positive Vision for the Southern Fleurieu

Biodiversity Victor Harbor (BioD VH) appreciates the opportunity to comment on the Draft Victor Harbor Urban Growth Management Strategy 2050 (VHUGMS). As stewards of one of Australia's most critical biodiversity hotspots, the growth and development must be carefully planned to safeguard the Southern Fleurieu's unique natural heritage, which serves as both a refuge for biodiversity and a cultural and economic asset.

1. A Nature-Positive Framework Aligned with Global and National Goals

The Australian **Biodiversity Council's Nature Positive Framework** highlights the need for ambitious, measurable targets aimed at halting and reversing biodiversity loss by 2030 and achieving full recovery by 2050.
(Biodiversity Council 2023.Delivering on nature positive: 10 essential elements of national environmental law reform. Biodiversity Council, Melbourne.) (Biodiversity Council 2024. What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)

VHUGMS should reflect these goals, embedding principles that ensure developments yield net biodiversity gains. This framework requires not only protective measures but active restoration efforts, which align with the **Kunming-Montreal Global Biodiversity Framework**. As a co-signatory to the **UN Environment Program Convention on Biological Diversity**, Australia has committed to ambitious international targets to protect and restore biodiversity. The recently adopted **Kunming-Montreal Global Biodiversity Framework (GBF)**, established at the COP 15 Biodiversity Summit (Dec 2022), provides a roadmap and targets for countries to address the global biodiversity crisis through measurable and time-bound goals. The framework aims to halt and reverse biodiversity loss by 2030, with full recovery by 2050 and is often considered the biodiversity counterpart to the climate-focused Paris Agreement.

As the document "Blueprint for a Nature-Positive Adelaide" states, the South Australian Government should collaborate with VH Council and partners "to ensure building and infrastructure development is nature-positive through the implementation of Biodiversity Sensitive Urban Design".
(Bekessy SA, Berthon K, Garrard GE, Croeser T, Keogh C, Kirk H, Visintin C (2024) Blueprint for a Nature-Positive Adelaide. Interdisciplinary Conservation Science Group, RMIT University, Melbourne.)

Biodiversity Victor Harbor strongly recommends that the VHUGMS adopt the principles and targets of the GBF to align with Australia's international nature-positive obligations and support a sustainable future for the Southern Fleurieu.

2. Southern Fleurieu as a Biodiversity Hotspot: Unique Environmental and Cultural Value

The Southern Fleurieu region is one of Australia's top biodiversity hotspots, poised to become increasingly crucial as climate change, with increasing temperatures, drives species southward to the Fleurieu as a natural refuge. BioD VH stresses that the VHUGMS must:

- Prioritise biodiversity corridors to enable species migration and gene flow, especially along critical watercourses like the Hindmarsh River and the Inman River.
- Recognise the region's cultural importance to the Ngarrindjeri, Ramindjeri, and Peramangk First Nations peoples, integrating Indigenous knowledge and practices into land management as supported by the Hills and Fleurieu Landscape Plan *(Hills and Fleurieu Landscape Plan 2021-2026)*
- As a critical biodiversity hotspot, the Fleurieu Peninsula is an area rich in animal and plant species that are endemic and/or restricted to the region. Half of the state's native plant species and three-quarters of its native bird species live in our region. In the Hills and Fleurieu, which includes the southern Mount Lofty Ranges, regional conservation assessments have identified 126 fauna species and 445 flora species that are considered threatened. Just as startling, it is estimated that 37 fauna species and 38 flora species are now regionally extinct. *(Landscape SA. Thinking threatened species for National Biodiversity Month, News article, 22 September 2023)*

3. Integrating the "Living Locally" Concept with Environmental Goals

While the "Living Locally" principle is supported, BioD VH recommends further enhancement to align it with nature-positive targets. Sustainable urban growth should integrate green infrastructure, providing residents with accessible green spaces. BioD VH proposes;

- A significant green buffer to define the urban limits of Victor Harbor. The UGMS proposal of a green hills zone is supported.
- The development of a 30-metre green buffer zone along both sides of major roads, particularly the Adelaide/Victor Harbor Road, to protect the entrance vista to Victor Harbor and to also maintain habitat continuity. *(Hills and Fleurieu Landscape Plan 2021-2026)*
- The VH Council commits to exceed the WHO recommendation of 0.5-1ha of public green space within 300m of residential areas, fostering physical and mental well-being through easy access to nature.
- Increase residential area tree canopy for Victor Harbor. This requires improved street tree plantings, ideally using native species.

4. Regional Water and Ecosystem Management

The **Hills and Fleurieu Landscape Plan** highlights water management as a vital component of regional resilience. BioD VH advocates for the VH Council to:

- Protect natural watercourses from encroaching development, maintaining a minimum 50-metre-wide (50 m from the midpoint of the rivers) buffer along the lower Hindmarsh River and the lower Inman River to provide the two most important natural corridors to connect with some of the most important biodiversity hotspots on the Fleurieu Peninsula. These include Mt Billy Conservation Park, Hindmarsh River National Park, Springmount Conservation Park and several significant Heritage Agreement sites on private property. A map indicating these important biodiversity hotspots to be linked by the Inman and Hindmarsh corridors is attached below.
- Waterways, both large and small, must have their banks protected to preserve both the quality of the water and the associated biodiversity.
- Identify privately owned land along the Inman and Hindmarsh Rivers and investigate options for protecting native vegetation along these rivers. Partnerships with landowners, the Department of Environment and Water and others will be required.
- Promote water-sensitive urban design (WSUD) to manage stormwater effectively and reduce runoff that impacts ecosystems *(Hills and Fleurieu Landscape Plan 2021-2026)*

5. Nature-Positive Housing and Urban Development

The **Nature Positive Initiative** suggests that all developments be evaluated for their impact on biodiversity, with mandatory offsets to ensure no net loss. BioD VH urges the City of Victor Harbor to adopt the mitigation hierarchy of **avoid, minimise, restore, and offset** for all new projects, prioritising avoidance in sensitive ecological areas. Specific measures include:

- Mandating the use of native plant species for landscaping to preserve local biodiversity.
- Set a tree canopy to cover at least 30% of the area and set green infrastructure requirements for all new housing developments to support cooler urban microclimates and enhance habitat for native species. *(Biodiversity Council (2024). What does Nature Positive mean for businesses and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*
- Inclusion of the 15-20% or above mandate for green space in any urban development is strongly recommended. (International and Australian various sources). This must include large retirement villages, which currently are excluded from such requirements. This legal loophole must be eliminated.
- The recent engagement of Ecosphere Ecological Solutions to undertake an ‘Ecological Assessment of Lot 202 Armstrong Road and Surrounds’ on that site is an excellent example. Such assessments should become the standard before any significant development in the region to ensure the success of the nature-positive initiative.
- Implement stringent requirements for long-term biodiversity monitoring and public reporting on development impacts *(Biodiversity Council (2023) Delivering on nature positive: 10 essential elements of national environmental law reform. Biodiversity Council, Melbourne.) (Biodiversity Council (2024). What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*

6. Enhancing Community Engagement and Indigenous Participation

Building resilience in the region requires the active participation of local communities and Indigenous knowledge holders. BioD VH recommends that the the City of Victor Harbor adopts a **participatory decision-making framework** that integrates local knowledge and empowers Indigenous voices in managing their traditional lands. This aligns with the **Kunming-Montreal Global Biodiversity Framework's** objectives and the Hills and Fleurieu Landscape Plan's community-centered approach *(Hills and Fleurieu Landscape Plan 2021-2026)(Biodiversity Council (2024). What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*

7. Specific Concerns on the Southern Fleurieu Peninsula

a. Confidence in future housing developments has been damaged by the current local housing/retirement village developments in Victor Harbor that do not provide adequate space for canopy street trees or even footpaths. Bulldozers eliminating understory along the Hindmarsh River in the current housing development is negligent of the importance of the region's biodiversity. The Hindmarsh and Inman Rivers, as natural corridors, are of critical importance to biodiversity, as previously mentioned. These wider natural river corridors should also cater for walking and cycle paths to further benefit the community of Victor Harbor.
b. A survey by the City of Victor Harbor in 2023 indicated that over 90% of ratepayers were concerned about the environment. People choose to live in the region because of the natural environment, and current subdivisions in Victor Harbor are most unattractive from the environmental perspective and will reduce the amenity for those currently living in the area, and those planning to move to the location in the future.
c. Establishment of a Section 41 Victor Harbor Council Environmental & Climate Emergency Committee to develop an Environmental & Climate Emergency Strategic Plan 2030 is urgent. This Committee could also assist with reviewing the Environmental Management Plan and the Biodiversity and Natural Assets Management Plan.
d. While not specifically mentioned in the urban strategy, these goals remain important components of the biodiversity strategy;
    a. Protect and enhance native and remnant vegetation. Improve weed and pest control. Protect and enhance aquatic ecosystems and waterways.
    b. In partnership with conservation partners, encourage and support rural landholders to undertake works to increase biodiversity connectivity, corridors and remnant vegetation.
    c. Increase plantings of local native species in streetscapes, parks and gardens. Improve the connectivity of the urban diversity.
    d. Engage with developers, educating and guiding strategic revegetation priorities and native species lists.

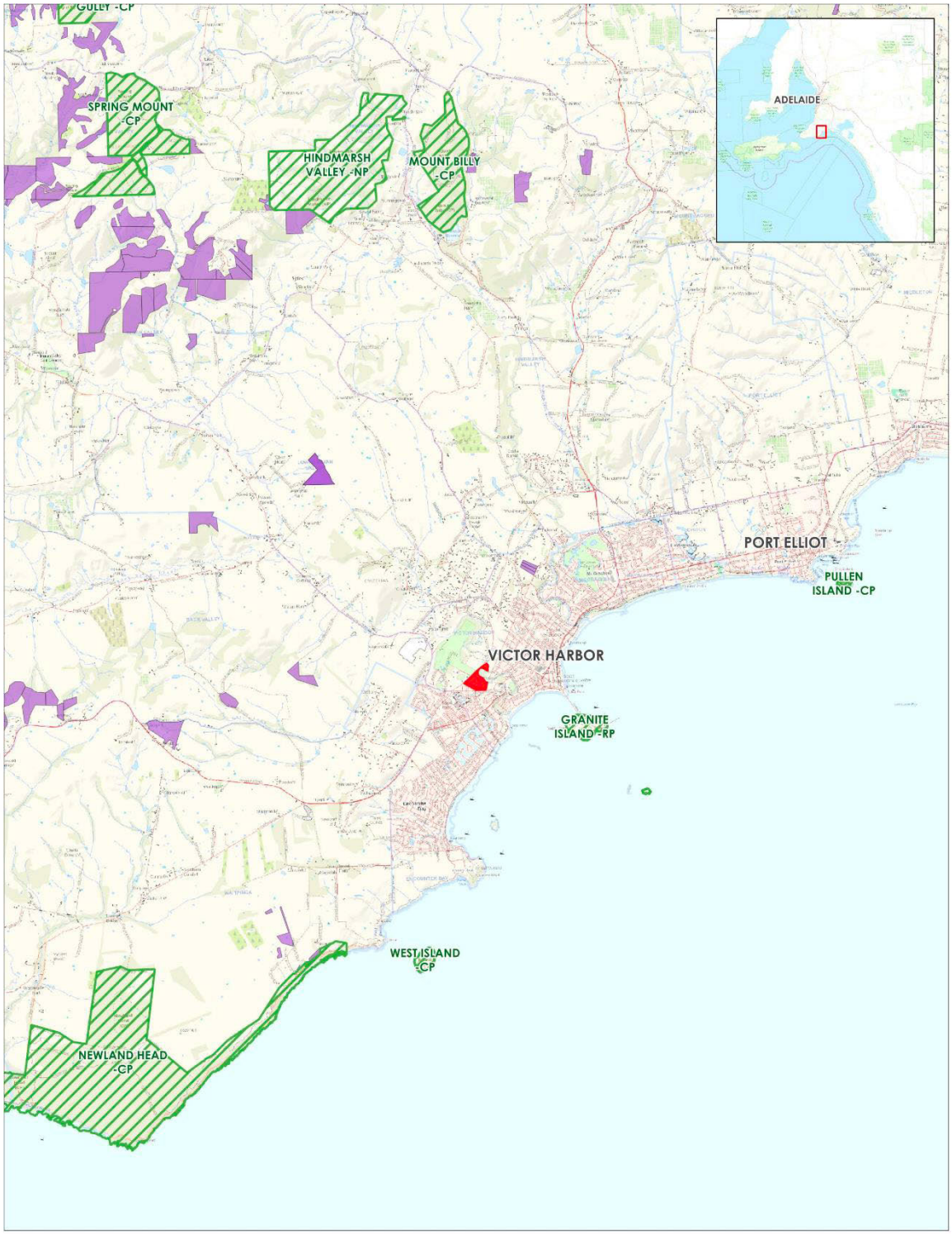
Conclusion

By aligning with the Kunming-Montreal Global Biodiversity Framework, the City of Victor Harbor can set a strong example for sustainable, nature-positive development, reflecting Australia's commitment to the UN Convention on Biological Diversity. Incorporating these principles will allow Victor Harbor to advance as a leader in biodiversity conservation, fostering a region where development harmonises with environmental and cultural heritage.

Biodiversity Victor Harbor urges the City of Victor Harbor, via the State Planning Commission, to reduce the total proposed housing development in the Southern Fleurieu and embed biodiversity targets and environmental protections into the Greater Adelaide Regional Plan and the Victor Harbor Urban Growth Management Strategy. Protecting the Southern Fleurieu's ecological integrity will ensure that this region continues to thrive both economically and as a natural refuge, an eco-tourism destination and a resilient community in which to live.

In view of urban developers prioritising financial returns ahead of any other goal there must be legal requirements in place to protect biodiversity forever.

We welcome further dialogue and collaboration with the City of Victor Harbor as we collectively work toward a sustainable future.



Survey area

Npwsa reserve

Vegetation heritage agreements

0 1 2 km

Data sources:
Geoscience Australia,
DEW, DPTI
OpenStreetMap

Coordinate reference system:
GDA2020 / MGA zone 54

26-08-2024

Respondent No: 4
Login: Anonymous
Email: n/a

Responded At: Oct 28, 2024 09:38:18 am
Last Seen: Oct 28, 2024 09:38:18 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e51674e1434eeab784903ec6cc2530d28f643741/original/1730068579/b60fd422e5b36a25fd1029e6cf65186f_e339cf8f13e863540fb2d17153aadb92_Submission_template_-_Draft_UGMS.docx?1730068579

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Green Spaces: Ensure ample green spaces and corridors within urban developments to support local wildlife, tree canopy and maintain ecological balance. Native Vegetation: Prioritize the preservation of native vegetation and consider replanting initiatives to compensate for any habitat loss. Water Management: Implement sustainable water management practices to protect local water bodies and prevent pollution. Community Involvement: Encourage community participation in biodiversity conservation efforts through education and local initiatives.

Please Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a resident/ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration:

<Add any general comments find my preliminary thoughts below:

Green Spaces: Ensure ample green spaces and corridors within urban developments to support local wildlife and maintain ecological balance.

Native Vegetation: Prioritize the preservation of native vegetation and consider replanting initiatives to compensate for any habitat loss.

Water Management: Implement sustainable water management practices to protect local water bodies and prevent pollution.

Community Involvement: Encourage community participation in biodiversity conservation efforts through education and local initiatives.>

I <would like/would like> you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on email

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Outlook

IREC38592624 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Mon 09/12/2024 10:35
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

No

Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:

In light of the proposal by the Oceane developer to remove native trees and close road reserves i want to strongly reinforce several of the themes that have "informed the preparation of this Strategy and the key principles", specifically: "Protecting our environment" "Protecting our trees and tree canopy" "Improvements to the pedestrian and bicycle network". I hope that the UGMS can progress at a sufficient pace to prevent the permanent destruction of environmental and community assets under pressure from a developer.

Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Dec 09, 2024 11:05:02 am
Last Seen: Dec 09, 2024 11:05:02 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

In light of the proposal by the Oceane developer to remove native trees and close road reserves i want to strongly reinforce several of the themes that have "informed the preparation of this Strategy and the key principles", specifically:- - "Protecting our environment" - "Protecting our trees and tree canopy" - "Improvements to the pedestrian and bicycle network". I hope that the UGMS can progress at a sufficient pace to prevent the permanent destruction of environmental and community assets under pressure from a developer.

Outlook

IREC38197524 - DC3.20.006 - Anonymous User completed Make a submission

From Your Say Victor Harbor <notifications@engagementhq.com>
Date Fri 18/10/2024 09:44
To Michelle James <mjames@victor.sa.gov.au>; City of Victor Harbor <localgov@victor.sa.gov.au>

Anonymous User just submitted the survey Make a submission with the responses below.

Name

[redacted]

Address

[redacted]

Email

[redacted]

Are you lodging this submission on behalf of a group or organisation?

No

Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:

I agree with the draft UGMS to manage the growth of Victor Harbour and support the application of a character area overlay as soon as possible, within the area I currently own a property/landholdings of [redacted] to ensure that future development enhances the unique sense of place of Victor Harbour and protects the streetscape character. I hope these actions will be permanent in the long term.

Respondent No: 1
Login: Anonymous
Email: n/a

Responded At: Oct 18, 2024 10:13:46 am
Last Seen: Oct 18, 2024 10:13:46 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

I agree with the draft UGMS to manage the growth of Victor Harbour and support the application of a character area overlay as soon as possible, within the area I currently own a property/landholdings of [redacted] to ensure that future development enhances the unique sense of place of Victor Harbour and protects the streetscape character. I hope these actions will be permanent in the long term.

Ref: 24ADL-1273

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

4 November 2024

Planning and Land Use Services (PLUS)
Attention: Growth Management Team
Department for Housing and Urban Development
GPO Box 1815
Adelaide SA 5001

plansasubmissions@sa.gov.au

Submission to the Draft Greater Adelaide Regional Plan – [redacted]

URPS acts for T A & D E Ryan Superannuation Fund and D G & S J Murdock Superannuation Fund (Proponent) who are seeking to undertake a rezoning in Victor Harbor to support residential development.

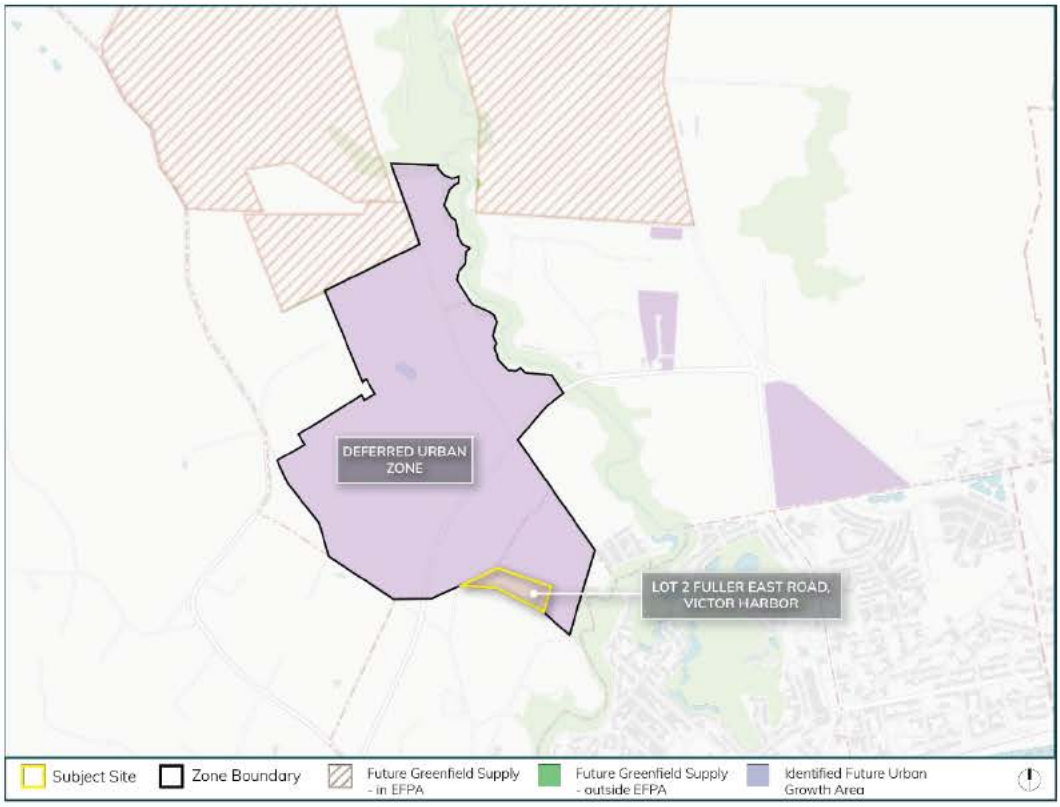
The Draft Greater Adelaide Regional Plan (GARP) presents a long-term vision for Greater Adelaide, outlining where people will live and work, and how they will travel and access services.

Affected Area

Our client owns the following land in Victor Harbor (the Affected Area):

- [redacted]

The Affected Area is currently zoned [redacted] and therefore earmarked for future urban development.



How the Draft GARP Applies

The site is an Identified Future Urban Growth Area within the Draft GARP.

One of the long-term strategic objectives of the GARP is:

- Maintain an up-to-date growth prioritisation plan including priority locations to be considered for removal and retention from the EFPA to inform future reviews undertaken to ensure a 15-year rolling supply of zoned land.

This is supported by other requirements such as:

- Structure planning of future growth areas is used to identify infrastructure costs and inform infrastructure charges, including the initiation of infrastructure schemes.

Given this land is not within the EFPA and is zoned Deferred Urban, it should be a key priority for growth.

Victor Harbor

Victor Harbor is identified as a key area for greenfield and township development. The Affected Area presents as an opportunity for development which is identified as being pivotal to supporting future dwelling supply.

Future development in Victor Harbor will capitalise on the federal and state government upgrades through the Fleurieu Connections Project. Victor Harbor's proximity to Adelaide existing services and lifestyle benefits make it a highly desirable locality.

Fleurieu Peninsula

Victor Harbor is the main township in the Fleurieu Peninsula Region. The draft GARP anticipates growth in the Fleurieu Peninsula Region primarily through greenfield development. As an established service centre Victor Harbor, along with Goolwa are earmarked as the main locations for growth in the Region.

This Region is expected to grow by between 14,037 people and 24,250 people from 2021 to 2041. Victor Harbor Council is estimated to provide an additional 6,600 dwellings by 2051 to support this growth.

Development in this Region will capitalise on the existing service centre, emerging development fronts and recent investment in transport infrastructure, allowing for master planned development. Areas within this Region not within the Environment and Food Production Area (EFPA) are rare and therefore of high priority and value for development.

The Proponent is seeking to undertake a Code Amendment to see the realisation of these objectives.

Greenfield and township development

We acknowledge the critical role of greenfield and township development in supporting the land supply objectives of the draft GARP. We highlight the strategically important role that the Affected Area must play in positively contributing to township land supply.

Development around established townships such as Victor Harbor is a key objective of the Draft GARP. As identified, master planning these strategically identified sites will contribute towards the concept of Living Locally where neighbourhoods are walkable, affordable, provide sufficient services and build a strong sense of community amongst other things.

As identified within the Draft GARP most of the identified land in Victor Harbor to support growth is within the EFPA. The Affected Area's location outside of the EFPA boundary emphasises the strategic merits and verifies prioritisation for development.

Requested Action

Our client requests that the GARP:

- Maintain the identification of the Affected Area as an Identified Future Urban Growth Area.
- Recommend that the land be zoned Master Planned Township or similar.
- Advocate for infrastructure upgrades in the locality (power and water) to support envisaged development.

Justification

General Suitability

The Affected Area is suitable for development as:

- It forms a logical extension to the emerging development front to the east and south.
- It is well located to achieve access.
- It is relatively clear of vegetation and not utilised for primary production.
- It is currently underutilised, with limited options available to redevelop the land under the existing zoning framework. The policies of the Deferred Urban Zone restrict most land uses / developments from occurring besides broad acre cropping, grazing and low intensity animal husbandry.
- The Affected Area is identified in the City of Victor Harbor Urban Growth Management Strategy (UGMS) Discussion Paper as having the ability to accommodate a high portion of the Council's desired dwelling and residential growth. A rezoning is required to support this being achieved.
- The Affected Area is in a highly desirable location and well connected to established services and employment opportunities.

Timely Delivery of Residential Land Supply

Outcome 1 of the Draft GARP is more housing the right places. As outlined in the Draft GARP, the key to this is the timely delivery of infrastructure and an increased mix of housing to meet evolving community needs.

This will be achieved by encouraging housing in locations with access to jobs, services and recreation. The Proponent is seeking to see development of this nature over the Affected Area.

A mix of greenfield and township development with infill development will be required to meet the housing objectives in timely matter. As detailed above, the Affected Area

presents the opportunity for township development to occur in an orderly and timely manner.

Alignment with Council Strategic Planning

The classification of the Affected Area as an Identified Future Growth Area aligns with the City of Victor Harbor (Council) Draft Urban Growth Management Strategy (UGMS). This document has been prepared to shape how Council manages growth over next 25 years.

We support Council's vision and principles to ensure that the City of Victor Harbor is a place of choice to live, work, invest and visit.

As outlined in the Draft UGMS, Council seeks to prepare a Structure Plan for the Deferred Urban land which is earmarked to provide up to 2,400 additional allotments over a 9 – 15-year period. A rezoning is proposed to be undertaken post Structure Plan.

We contend that there is already existing demand, and this work should be expedited.

Conclusion

We support the identification of the Affected Area as an Identified Future Urban Growth Area. As outlined in State and Council objectives, the Affected Area is strategically important future residential land supply.

The Proponent has a strong desire to progress the opportunity and develop upon the land's potential.

We are eager to work with the Commission, state agencies and Council to realise this opportunity as soon as possible and see additional township land supply for housing.

Yours sincerely



[redacted]
Associate Director

Outlook

IREC38628524 - DC3.20.006 - Att: David Reed: City of Victor Harbor Urban Growth Management Strategy

From [redacted]
Date Wed 11/12/2024 18:09
To City of Victor Harbor <localgov@victor.sa.gov.au>

To David,
following up the meeting we had a few weeks ago regarding our rural address at [redacted] and the plan for the letter we received regarding the urban growth management strategy.
As we discussed when zooming in and looking closely at map 2 (principle 1 actions) the boundary of this urban growth plan runs through the middle back instead of the end of our block what is the obvious boundary of [redacted], if this plan goes ahead in its current form it will separate our block into two parts. Our block currently is on one title which has a [redacted] and a very [redacted] but still on our single title.
A logical solution is having [redacted] as the Urban Growth boundary.
If and when this Urban Growth Management plan is initiated in its current boundaries on the plan we will have a small portion of our land approx 3/4 of an acre not included in the urban growth plan and separated from future land development.
I am asking for this portion of land to be reviewed to be included in the Urban Growth Management boundary and move the boundary of the plan to [redacted] to enable rear access to the blocks on [redacted].
If you need to discuss this matter please let me know.
I am contactable by phone [redacted] or by my email.

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a <local resident/local ratepayer/someone who visits often, other:_____ *(select all that apply)*> and my feedback is provided within the table below. I also provide the following general comments for consideration:

<Add any general comments about the draft Strategy and Victor Harbor's future growth>

I <would like/would not like> you to keep me up to date with the progress of the Strategy by contacting me via email at <insert your email address> .

Should you have any questions regarding me, please contact me on <provide best contact details>.

Kind regards,

<Your name>
<Your Address>



Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
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Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	I WOULD BE VERY INTERESTED IN BEING ABLE TO SUBDIVIDE OUR LAND TO APPROX. 1 ACRE LOTS.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
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Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	I WOULD LIKE TO SEE AN EXTENSION OF THE BYPASS/RING ROAD FROM THE URIMBIRRA ROUNDABOUT TRAVELLING EAST TO LINK UP WITH THE AIRPORT ROAD. THIS ROAD WOULD BE (100) KM/HR AND BYPASS ~~AR~~ BOTH PT. ELLIOT AND MIDDLETON AND RELEAVE THE TRAFFIC BUILD UP ON WATERPORT ROAD AND THE COAST ROAD.
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☑ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	I WOULD LOVE TO SEE A 10 PIN BOWLING CENTRE BUILT SOMEWHERE IN THE AREA ALONG WITH OTHER FACILITIES TO ATTRACT YOUNG PEOPLE.

Respondent No: 20
Login: Anonymous
Email: n/a

Responded At: Dec 02, 2024 16:07:36 pm
Last Seen: Dec 02, 2024 16:07:36 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?**
No

Q5. **Please provide the name of the group or organisation**
not answered

Q6. **Upload your submission**
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/b8d5c1d6895adcc3734ea88c1d42a872a1f1db48/original/1733116049/42794240a4e3b2f063169e96ae17e861_Submission_template_UGMS_Renate_Velzeboer.docx?1733116049

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident/local ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration:

1. We live on a property with a [redacted] (e.g. this is native vegetation on private land). This is within the Current [redacted] Zone.

2. Smaller housing blocks means a greater threat to and pressures on existing biodiversity through changes of land use, vegetation clearance, fragmentation of natural areas, climate change, invasive species (weeds, cats, foxes). Considerable amount of good remnant vegetation exists within this zone that should be maintained for future generations of people and wildlife, e.g. in reserves, including roadside reserves; around the motorbike track on Day Rd; and along the Hindmarsh River.

3. Private land should be included in the Total Biodiversity Score, which currently only includes public land and crown land.

4. New developments and subdivisions, such as along Waggon Rd and opposite Urimbirra, should have at least 20 - 25% green space, including wetlands, to not only ameliorate heat effect and reduce the impacts of climate change, but also to provide a safe haven and/or attract wildlife, including birds. Beyond is a great example. The new development along Waggon Rd has pushed out snakes and these have now been found on people's doorstep!

5. I support the setting of a tree canopy target for the Victor Harbor urban area.

6. I support encouraging developers to use a range of tree species from Council's Street Tree Species List to contribute to biodiversity. However, not only trees should be planted, but also large and smaller bushes because they also contribute to biodiversity.

7. I don't support an additional intersection to Armstrong Rd. Current intersections are already nearby.

8. I don't support the development of a commercial centre within the Current Deferred Urban Zone. Current commercial centres are already close by and many shops are empty.

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me on [redacted]

Kind regards,

[redacted]

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	

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To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
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Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

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Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Outlook

IREC38590624 - DC3.20.006 - RE: OREC20963824 - DC3.20.006 - City of Victor Harbor Urban Growth Management Strategy

From [redacted]
Date Sun 08/12/2024 10:25
To City of Victor Harbor <localgov@victor.sa.gov.au>

Hi Emily,
We as a club would like the council to note that we object to this rezoning
Thanks [redacted]
Secretary/Treasurer
On behalf of the Victor Harbor Harness Racing Club the landowners of [redacted]

From: City of Victor Harbor <localgov@victor.sa.gov.au>
Sent: Monday, 21 October 2024 11:37 AM
To: [redacted]
Subject: OREC20963824 - DC3.20.006 - City of Victor Harbor Urban Growth Management Strategy

Dear Victor Harbor Harness Racing Club,

Please find attached a letter relating to the City of Victor Harbors Urban Growth Management Strategy.

The letter was originally posted to [redacted] however was returned to sender.

Kind regards,
Emily Rufus | Acting Executive Assistant - Community and Development

City of Victor Harbor
1 Bay Road, Victor Harbor SA 5211
P 08 8551 0570
E localgov@victor.sa.gov.au | **www.victor.sa.gov.au**

The City of Victor Harbor acknowledges the Ramindjeri and Ngarrindjeri people, 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 and present. This respect is extended to Aboriginal and Torres Strait Islander people across Australia.

The information on this e mail may be confidential and/or legally privileged It is intended solely for the addressee Access to this e mail by anyone else is unauthorised If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be

taken in reliance on it, is prohibited and may be unlawful If you believe you have received this email by mistake please contact the City of Victor Harbor immediately on +61 8 8551 0500 or email localgov@victor.sa.gov.au. For further information on video calls please visit the City of Victor Harbor's website http //www victor sa gov au/page aspx?u 1942

City of Victor Harbor
1 Bay Road, Victor Harbor SA 5211
P 08 8551 0500
E localgov@victor.sa.gov.au | www.victor.sa.gov.au



The City of Victor Harbor acknowledges the Ramindjeri and Ngarrindjeri people, 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.

The information on this email may be confidential and/or legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you believe you have received this email by mistake please contact the City of Victor Harbor immediately on (08) 8551 0500 or email localgov@victor.sa.gov.au.

RECEIVED
04 DEC 2024
BY:

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local rate payer and long term residents of the Victor Harbor area_____)> and my feedback is provided within the table below. I also provide the following general comments for consideration:

<Please refer to all additional notes with the submission template and at the end.

I <would like > you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted].

Should you have any questions regarding me, please contact me on [redacted].

Kind regards,

[redacted]

[redacted]

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Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	We feel this rural living zone presents a perfect opportunity to maintain what could be considered a 'green belt'. Higher density housing could go in currently undeveloped pockets within the Greenhills area zone especially adjacent to the current deferred urban zone which is projected to be rezoned to residential housing. Also it is important to retain the pockets of existing native vegetation to enhance this green belt. Furthermore the area designated on Waitpinga Road should retain the hills face appearance.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	The buffer zone along the Hindmarsh River will provide excellent open space. Recognizing there is an proposed/existing "activity zone" on the southern side of Armstrong Road with a topography very well suited to schools and playing fields, we do not consider this is necessary in the area north of Armstrong Road.
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
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Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	Commercial development along Waterport Road is supported. The Adelaide Road to Victor Harbor Road to the north of Urumbirra should not be used for Commercial purpose as we believe we need an attractive entry to the city of Victor Harbor.
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

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Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	Many existing pockets of native vegetation should be retained and aid in the provision of a corridor.
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Again we need to maintain the vegetation in existing rural living zone rather than higher density housing in this existing zone.

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	With respect to the area north of Armstrong Road /Ring Road in the area adjacent to the Hindmarsh River we feel more work needs to be done on what is really meant by the 'Gateway Overlay". We support the concept of retaining the hills face.
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
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1. Re: Commercial zone
   In map 4 there is no reference to commercial zone or employment purposes zone in the area on the Eastern side of Adelaide/Victor Harbor Rd and Hindmarsh Rd to View Rd Mc Cracken. This area on the eastern side is filled with commercial buildings new and old and this should be part of a new rezoned commercial area.

Victor Harbor Council

1 Bay Road, Victor Harbor 5211

[redacted]

[redacted]

Postal Address: [redacted]

Phone: [redacted]

Email: [redacted]

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

Please keep me up to date with the progress of the Strategy or if you have any questions regarding my submission you may contact me via the above email or phone number.

I am a local resident and ratepayer at [redacted]. My property has been nominated for a change in zoning from Rural to Community Facilities. I hereby lodge my objection to the new zone. I outline my reasons and possible alternate actions by the council for consideration.

- Devaluation of my land. My property in the Rural zone has at the moment a reasonable market value. The Community Facilities zone has no market pointers for agents to base a confident valuation. The agents I have spoken with have expressed that the value would no doubt be lower and my buyer pool could be restricted due to Community Facilities zoned development restrictions. I have been advised that Residential zoning would be the most beneficial.

- I was informed by council planning officers that the rezoning of my property is for the benefit of [redacted], [redacted], should they need to expand. To quote David Read in his email to me, my property presents a "*potentially more appropriate fit"* for the school. After talks with the Principal and Board member of [redacted], [redacted], I was informed by him that the school has no need of my property for expansion use as they have enough land and infrastructure for any needed expansion. Therefore, the reasoning that my property should be rezoned for the school's benefit, I find to be extremely objectionable, flimsy and tantamount to inequitable.

- A part of the northern section of [redacted] land is to be apportioned for rezoning for Commercial use. This may be of benefit to the area if development is in sympathy with the entrance to the town. However, I reject the premise that it is for the good of the school's future expansion to rezone my land to Community Facilities, when council reduces the school's Community Facilities zoned land for Commercial use. [redacted], Principal and Board Member of [redacted], when asked for a comment regarding this rezoning and the loss of some Community Facilities land, replied that it would stand them in good stead should they need finances for future projects. I have not been granted that same privilege. This reasoning is at least absurd and very biased toward another property owner in their favour against me.

Alternative actions that council may consider:

Leave the zone as Rural

Leaving the land as it is currently zoned preserves options for projects that require potential rezoning in the future, that may benefit my family together with the council's vision for growth.

Rezone to Residential

1. This will provide my property with a good value in the future.

   Additional land will need to be rezoned for residential purposes no later than 2029. (UGMS page 26, map 2 - Existing Supply).

2. My property is within the [redacted]

   We need to balance new housing through both greenfield development and infill development and focus on land within the urban growth boundary first, and extending the boundary second. (UGMS page 9 - Housing).

3. Many school zones are surrounded by residential areas such as Investigator College and Victor Harbor Primary School. Victor Harbor High School has residences on its east side, whilst Encounter Lutheran School has residential on its southern side. Therefore, there should be no imposition for a school to have further residential expansion around them.

4. More residents near the school would attract more students for the school.

   Demand for housing.

   A diverse range of housing to meet the diverse needs of our community. (UGMS page 9 - Housing).

   New housing delivers a variety of options in terms of type, size and tenure to respond to the needs of our community, through all stages of life, and the desire to attract young families. (UGMS page 25, Objectives 1.2).

5. Extra residents will provide increased rateable properties in an area that provides very little or no rateable income for the town. The largest portion of land in the disputed area is owned by Encounter Lutheran School and as an educator is not subject to paying rates.

   Urban growth is delivered in a manner that ensures the long- term sustainability of the Council. (UGMS page 46, Objectives 6.1).

6. My property falls into the [redacted] and is privately owned land within the [redacted] which is within the U[redacted]

   PlanSA - SA Planning & Property Atlas

   Residential Broadhectare *Suburb:* HINDMARSH VALLEY
   LGA: VICTOR HARBOR
   broad_cat: Growth Area broadhectare
   Owner Type: Private

   Source: https://sappa.plan.sa.gov.au/

The Residential Broadhectare Land Supply Report - 30 June 2019 states:

Broadhectare Land - Future Urban Zones and Growth Areas.

This is the land supply that will be considered for future rezoning, as outlined in The 30-Year Plan for Greater Adelaide or in existing future urban zones (DPTI Report, page 1).

The Department of Planning, Transport and Infrastructure (DPTI) (and its predecessors) monitor the supply of broadhectare land zoned for future residential use annually (DPTI Report, page 3).

*The majority of this land (1,266 hectares) is located in the **Fleurieu**, with a further 1,257 hectares in the Barossa, Light and Lower North and 843 hectares in the Northern Adelaide region* (DPTI Report, page 1).

In addition to the land that is currently residentially zoned, this report also includes land in future (deferred) urban zones and growth areas that were identified in The 30-Year Plan (DPTI Report, page 3).

Land is classified 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. These criteria are used to identify land with a reasonable long-term probability of being available for urban development (DPTI Report, page 3).

Land ownership is an important consideration because it can, and often does, influence the availability of the land (DPTI Report, page 5).

Note: The availability of privately owned broadhectare land for residential development is likely to be low. Other govt. and association owned land is only included where under division (DPTI Report, page 7).

*Land in designated growth areas will be an important source of future broadhectare land supply in the Northern Adelaide, Southern Adelaide and Barossa, Light & Lower North and **Fleurieu SAGRs*** (DPTI Report, page 9).

*All future growth area land identified in the Plan, or other deferred urban land, is the fourth category. This land that has been identified for urban purposes in the future will be **rezoned to residential when deemed necessary*** (DPTI Report, page 9).

Categorisation of Land for Urban Development (Table):

- *Residential zoned supply - All other residential zoned broadhectare land that may or may not have an infrastructure agreement in place.*
- *Future Growth Areas - Land identified in the 30 Year Plan for Greater Adelaide as future growth areas and other deferred urban zoned land.* (DPTI Report, page 9).

Ownership of broadhectare land largely determines the short and medium term availability of the land. Over the 1999 to 2019 period, private and company owned land provided the vast majority of broadhectare land consumed for housing development (DPTI Report, page 17).

Source: https://dpti.sa.gov.au/__data/assets/pdf_file/0004/671647/Broadhectare_Report_2019.pdf

Rezone to another zone

The following are zones that are potentially suited to my property type. These zones have been listed because all include provision for community facilities within the DTS.

Suburban Activity Center

An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services (PlanSA Planning and Design Code).

This zone is the Aldi site.

Business Neighbourhood Zone

This zone envisages a mixed use environment of a lower scale and more residential-focused than the Suburban Business and Innovation Zone. Only low impact, non-residential uses are envisaged in the form of small-scale shops, offices and consulting rooms. (PlanSA Planning and Design Code).

Commercial and Business Zone

This zone supports a diverse range of low-impact, light industrial, commercial (including bulky goods) and business activities that complement the role of other zones with significant industrial, shopping and business activities. (PlanSA Planning and Design Code).

Neighbourhood Zone

This zone encourages housing that supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.
(PlanSA Planning and Design Code).

Where it applies: Residential areas near rural townships.

General Neighbourhood Zone

Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.
(PlanSA Planning and Design Code).

Housing Diversity Neighbourhood Zone

Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.
(PlanSA Planning and Design Code).

Local Activity Centre Zone

A range of small-scale shops, offices, business, health and community facilities to provide daily services to and support walkable neighbourhoods. (PlanSA Planning and Design Code).

Suburban Neighbourhood

Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character. (PlanSA Planning and Design Code).

This zone encompasses the southern border and the main body of Encounter Lutheran School.

I believe the *Suburban Neighbourhood Zone* will be the “best fit” for all the properties bordered by Victor Harbor Road, Waterport Road and Strawberry Hill Road. I have included a comparison list of DTS developments itemised in the PlanSA Planning and Design Code. I have highlighted below the development categories that are permitted within both the Suburban Neighbourhood Zone *and* the Communities Facilities Zone. You will see that most of the categories are listed in both zones.

Please see my note below regarding Community Facilities zone developments that may not be suitable for a school to utilise.

Comparison of Council Zones

Development comprises one or more of the following

Suburban Neighbourhood Zone	**Community Facilities Zone**
1. Ancillary Accommodation	1. Cemetery
2. Child Care Facility	2. Child Care Facility
3. Community Facility	3. Community Facilities
4. Consulting Room	4. Consulting Room
5. Dwelling	5. Educational Facility
6. Educational Facility	6. Emergency Services Facility
7. Office	7. Health Care Facility
8. Place of Worship	8. Hospital
9. Recreation Area	9. Indoor Recreation Facility
10. Shop	10. Library
11. Supported Accommodation	11. Office Associated with Community Service
	12. Place of Worship
	13. Recreation Area
	14. Shop

Note - *Community Facilities Exceptions***:** Items 1, 6, 7 and 8 would not be likely propositions for a school.

Item 9 - *Recreation Area Facility means any park, garden, children's playground or sports ground that is under the care, control and management of the Crown or a council, and is open to the public without payment of a charge.* (PlanSA Planning and Design Code).

As Encounter Lutheran School is a private entity it would not likely allow its grounds to be open to the public except at their convenience with or without a charge.

Conclusion

Council will not rezone my property for the benefit of a neighboring property. My property was not bought, nor is it now, for the benefit of Encounter Lutheran School. It is for mine and my family's enjoyment and benefit. The council's reasoning that it is to aid the school's expansion is unreasonable to say the least.

Council will consider my length of land tenure in comparison to Encounter Lutheran School. I have been a rate payer for Victor Harbor for many years, whilst Encounter Lutheran School, who, because of their status as an educator, is not subject to paying rates. Giving my property Residential zoning would eventually ensure more rateable properties.

Council will consider the many changes of zoning surrounding my property over the years. I have seen the changes in zoning slowly enveloping my property. From predominantly General Farming/Rural to MPN, Suburban Neighbourhood, Suburban Activity Center, Business Neighbourhood, Employment, Golf Course Estate, to name a few. I never expected my property to remain Rural forever. It was inevitable that progress would encroach, however I never thought that my property could be zoned to benefit another property! Encounter Lutheran School is built within the Suburban Neighbourhood zone. It is bordered by residential properties. There should be no impediment to a residential zone next to a school. Almost all schools are surrounded by residential development for obvious reasons of student availability.

Council will not deprive me nor my children of the right to a future profit from my land. I bought my property many years ago with the purpose of its enjoyment for as long as I was able, with the aim that at some point due to expansion and development, it would be a legacy for my children. This is the predominant purpose of most parents when they purchase their home. Now, with the proposition of an inappropriate rezone, my property may decrease in value. This is objectionable in the extreme.

Council will give due consideration to adopting a Residential zone (preferred) or a zone with a broader range of property value.

Council will observe the categorisation of my property as Residential Broadhectare - Growth Area Broadhectare, as recorded in PlanSA - SA Planning & Property Atlas.

Final Statement

I object to the rezoning of my property at [redacted], the property of my neighbour at [redacted] and the property of Encounter Lutheran School to the Community Facilities zone with the exception of a northern portion of Encounter Lutheran School property for Commercial uses. I have submitted reasons, proposals for alternate zones and a proposal for a Suburban Neighbourhood zone which would suit not only my property but all properties bounded by [redacted], and [redacted] Furthermore, the main body of Encounter Lutheran School at 64 Adelaide Road, Victor Harbor, is already zoned as Suburban Neighbourhood. I ask that fair consideration be given to the replacement of the proposed Community Facilities zone with the Suburban Neighbourhood zone, for this area (excluding the portion marked for Commercial use). This will still put the school within the DTS rules for their expansion if ever needed and supply my property and the property next door with a suitable zoning for our future and Victor Harbor's growth.

Yours Respectfully,



[redacted]

Respondent No: 36
Login: Anonymous
Email: n/a

Responded At: Dec 11, 2024 12:48:29 pm
Last Seen: Dec 11, 2024 12:48:29 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?**
No

Q5. **Please provide the name of the group or organisation**
not answered

Q6. **Upload your submission**
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1886167ecb8b2f256a30c6064f79bcbdd39b18fc/original/1733881578/c9826c7bbf75c5789ffbd92a98b6e3c5_e339cf8f13e863540fb2d17153aadb92_Submission_template_-_Draft_UGMS_%283%29.docx?1733881578

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

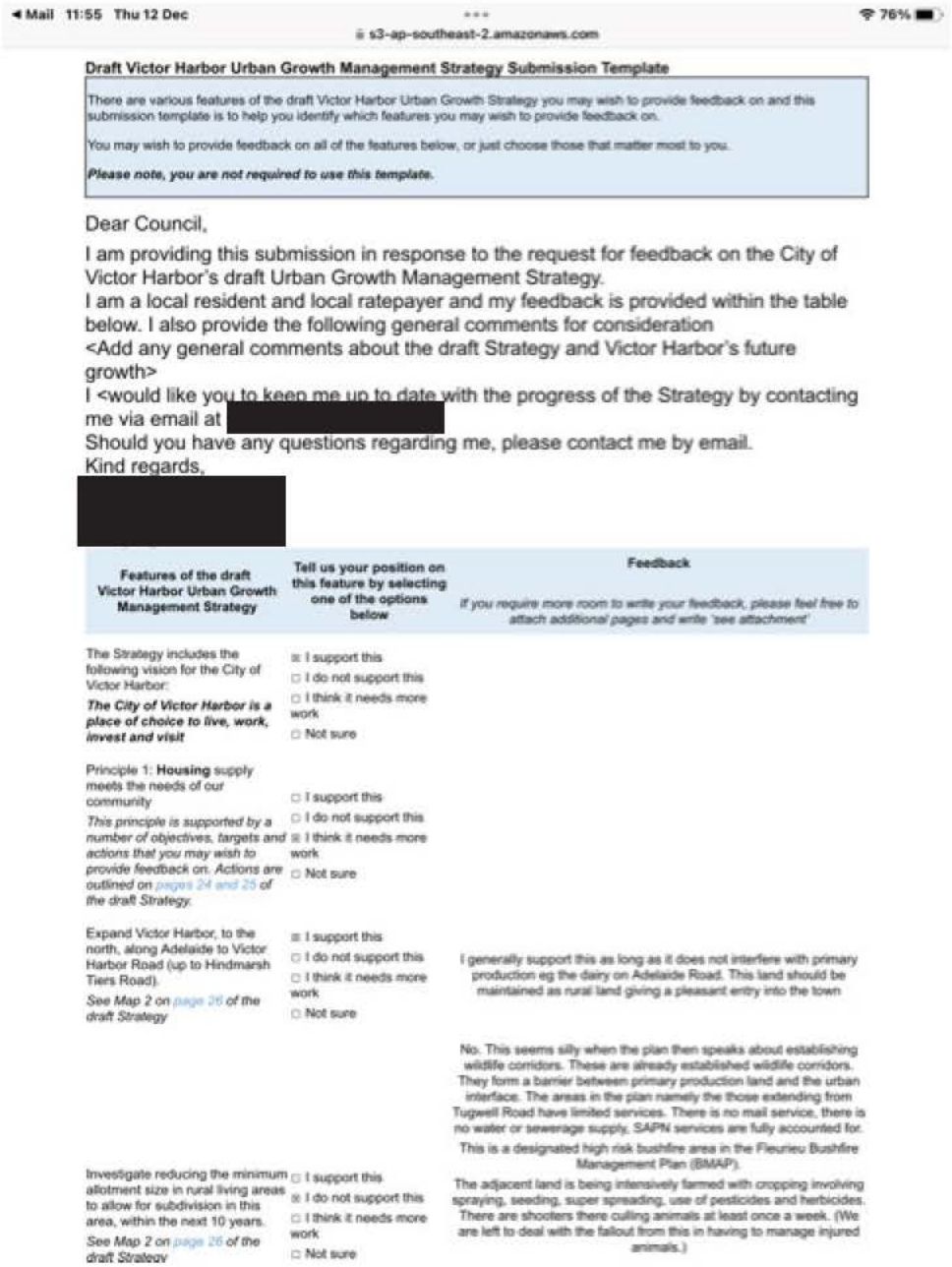
not answered

Outlook

IREC38631324 - DC3.20.006 - UGMS feedback

From [redacted]
Date Thu 12/12/2024 12:01
To City of Victor Harbor <localgov@victor.sa.gov.au>

Thank you
Susan West



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Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.
I am a local resident and local ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration
<Add any general comments about the draft Strategy and Victor Harbor's future growth>
I <would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]
Should you have any questions regarding me, please contact me by email.
Kind regards,
[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	I generally support this as long as it does not interfere with primary production eg the dairy on Adelaide Road. This land should be maintained as rural land giving a pleasant entry into the town
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	No. This seems silly when the plan then speaks about establishing wildlife corridors. These are already established wildlife corridors. They form a barrier between primary production land and the urban interface. The areas in the plan namely the those extending from Tugwell Road have limited services. There is no mail service, there is no water or sewerage supply, SAPN services are fully accounted for. This is a designated high risk bushfire area in the Fleurieu Bushfire Management Plan (BMAP). The adjacent land is being intensively farmed with cropping involving spraying, seeding, super spreading, use of pesticides and herbicides. There are shooters there culling animals at least once a week. (We are left to deal with the fallout from this in having to manage injured animals.)



draft Strategy		The terrain in this area is difficult (steep) with multiple Kanmantoo rock seams. Our houses shake when there is blasting at the quarry as we are part of the same rock seam. Access to this area is by one narrow rural road and consists of four roads ending in cul-de-sacs. It copes, just, with the traffic it carries now but it won't with additional homes. The Tugwell Rd/Whalers Rd/ Waitpinga Road intersection is not safe. There has been one fatality here and multiple near-miss accidents.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	I do not support this to the detriment of lifestyle. Being part of a rural township is important and not being a suburb of Adelaide. Growth is not alway the answer to everything.
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	There were plans for a shopping centre at the bottom of Tugwell Road. This never came to fruition because it is not needed. Shopping should be grouped together in the city centre. It is 6km away. Another satellite shopping centre is not needed. Many businesses in Victor Central and the main street have closed and are not fully occupied. We need more government services locally like those provided by Service SA.
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	Only if there is majority agreement. It does make more sense to expand that area than to create a new area.
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	The infrastructure needs to be in place BEFORE the expansion of an additional 8,000 residents. I think it is excellent that City of VH council are taking ownership of planning with their UGMS. We don't want to become another Mt Barker.
Advocate for investment in childcare within Victor Harbor, particularly in relation to places	☒ I support this ☐ I do not support this	



particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	The hospital has outgrown the site it is on. It should be moved somewhere else to a greenfield site. There are only so many ways it can be adjusted by small renovations. It should be located with other government services on land near SAPOL and the courts etc. An urgent care clinic is urgently needed. Books are closed at many GP practices. How will an additional 8,000+ people get health care. The ED should be for accidents and emergencies. Ramping does occur at our ED! So, we desperately need to advocate for an urgent care clinic. Aged care services similarly have closed beds due to lack of staff. One facility has gone from 60 beds down to 40 beds. People want to age in place and this will not be achievable.
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Yes, infrastructure before expansion!
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	But not if it would be better utilized for a new hospital
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Do not lose sight that well established wildlife corridors already exist in the rural living areas that are now being proposed for higher density living. It would take years to 'create' corridors that are vibrant and well established like those along Hall Creek. I have identified 62 bird species here, including but not limited to 8 raptor species, 3 species of owl, 9 species of parrot as well as 21 species of small birds (finches, wrens, honeyeaters) as well as the more common varieties of birds such as magpies. We have old dead trees with formed hollows, a permanent spring fed creek with a healthy population of a variety of frogs. We have many echidnas, kangaroos (which haven't been shot yet) possums and koalas. In addition, we have many plant species some of which are listed as rare across the Mt Lofty ranges.
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Let's have sensible trees though that provide habitat, don't drop limbs on cars and don't drop enormous seed pods like the street trees in Hill Street.
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

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76%

		density living. It would take years to 'create' corridors that are vibrant and well established like those along Hall Creek.
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	I have identified 62 bird species here, including but not limited to 8 raptor species, 3 species of owl, 9 species of parrot as well as 21 species of small birds (finches, wrens, honeyeaters) as well as the more common varieties of birds such as magpies. We have old dead trees with formed hollows, a permanent spring fed creek with a healthy population of a variety of frogs. We have many echidnas, kangaroos (which haven't been shot yet) possums and koalas. In addition, we have many plant species some of which are listed as rare across the Mt Lofty ranges.
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Let's have sensible trees though that provide habitat, don't drop limbs on cars and don't drop enormous seed pods like the street trees in Hill Street.
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	This does not match the objective of higher density in the rural living area off Tugwell Road.
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	The Victor Harbor township is now as busy in the 'off' season as it used to be in the 'peak' holiday season. How will this be managed with proposed expansion?

We the undersigned are 8 landholders in the [redacted] bounded by [redacted] and [redacted] and including [redacted]

We wish to make a joint submission to the draft Victor UGMS.

The submission consists of 2 parts. (Requests and Feedback)

Our request may require a re-zoning that we ask Council to include in the UGMS. (Request 1.)

The feedback is included to improve the final UGMS document but the others are for UGMS input.

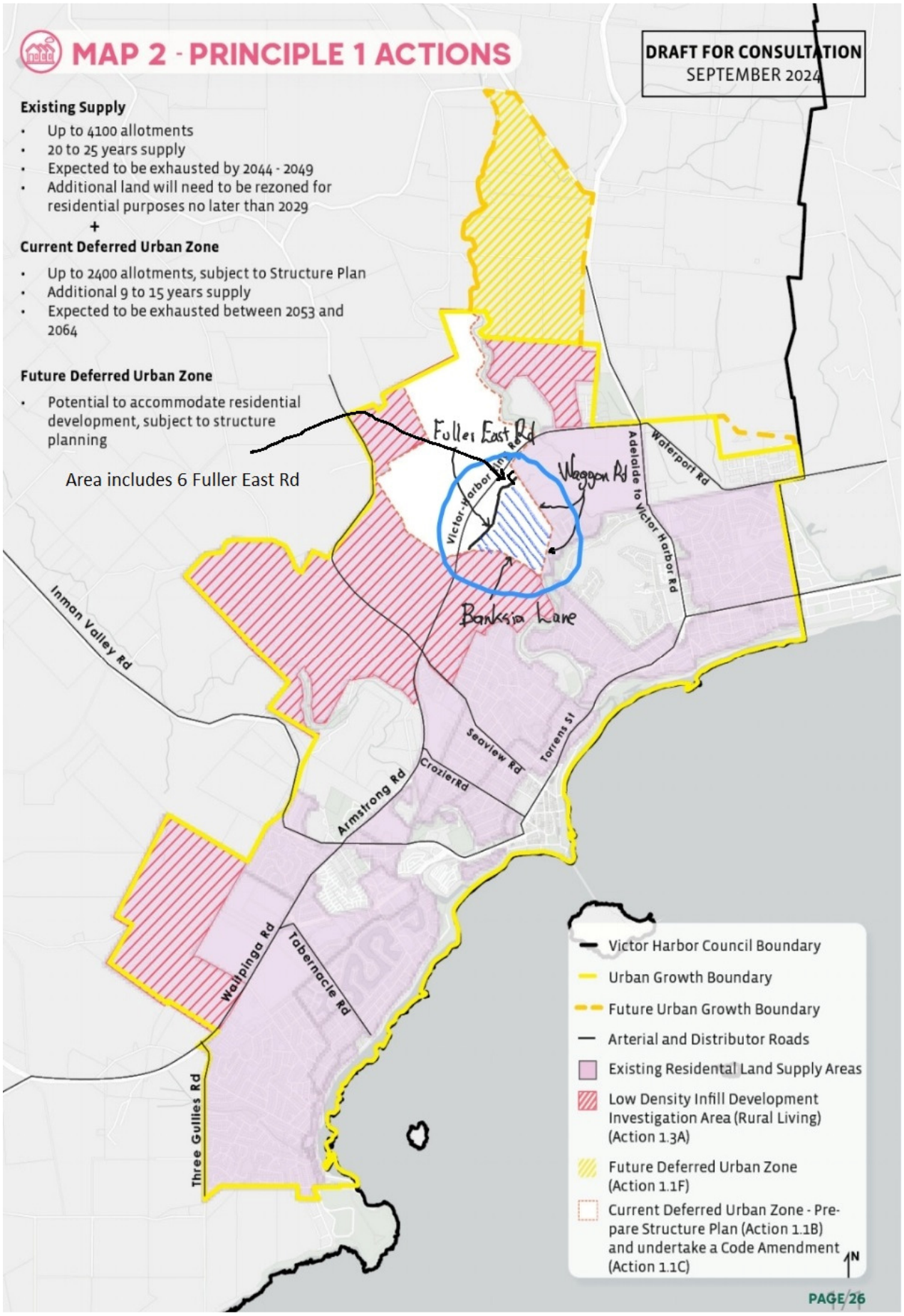
Background

We all feel that our specific area as detailed above, has been badly neglected over at least the last 40 years. We are in a situation where we are unable to utilize the investment that we have made in the past in the expectation that we could subdivide in the future. Many of us feel that we are in "no man's land". We are currently zoned [redacted], but our land usage is virtually identical to our fellow land holders on the southern side of [redacted]. (zoned Rural living) and those to the North in Lower Inman Valley and the north at what is locally called Panorama. It is a massive anomaly that we are still zoned differently than these near neighbours. We are not farmland, we are Rural Living. That makes us very different from the rest of the [redacted] area as defined by the maps. [redacted] has been a problem with it being unsealed for 40 years. When [redacted] was separated due to the Ring road, it soon became a sealed road. [redacted] remained a problem. This is in our opinion, due to the unsure zoning nature off [redacted]. If our long term future had been known, surely this would be able to be decided that [redacted] needs to be sealed.

Requests.

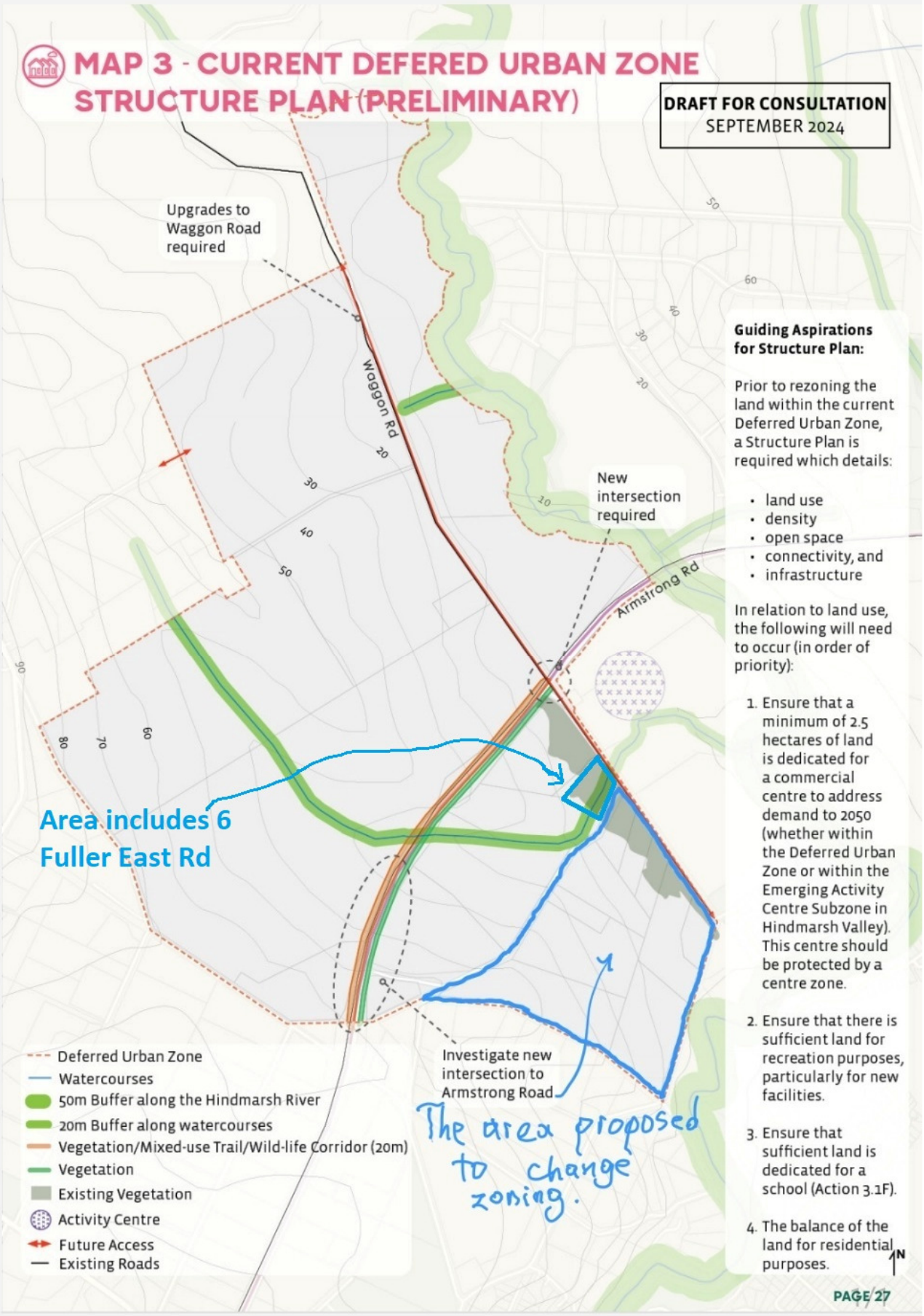
1. We request that the boundary between the current Rural Living and our [redacted] be moved from [redacted] to [redacted] plus the property at [redacted] (This is on the Northern side of [redacted] on the corner with [redacted],). This means that we are then treated the same as the zone south of us. (See Maps 2 and 3 below). We need to have some option other than being in "no man's land for another 10 years. That would make us at least 50 years where we have been basically undefined.
2. People don't move to the country or outer Victor Harbor regions just to have Urban living. Some Rural Living must exist in the Victor UGMS to continue to satisfy this lifestyle choice.
   We therefore formally request that the Council identifies at least our group of residents to be the subject of a consideration to the Minister of Planning for Rural Living. (as stated in the 2nd paragraph below)
   Extract from LGA SA "Rural Living Code Amendments"

   > "The Commission has requested that consideration be given to the identification of appropriate locations for rural living as part of the Regional Planning process. This is to ensure that due consideration is given to future growth and servicing of our regional centres.
   >
   > Following completion of this process, the LGA is advised that the Minister for Planning has indicated that he would only be willing to consider rural living proposals where they have been identified in a Regional Plan and where the Code Amendment is to be led by the relevant council.


MAP 2 - PRINCIPLE 1 ACTIONS
DRAFT FOR CONSULTATION
SEPTEMBER 2024
Existing Supply
Up to 4100 allotments
20 to 25 years supply
Expected to be exhausted by 2044 - 2049
Additional land will need to be rezoned for residential purposes no later than 2029
+
Current Deferred Urban Zone
Up to 2400 allotments, subject to Structure Plan
Additional 9 to 15 years supply
Expected to be exhausted between 2053 and 2064
Future Deferred Urban Zone
Potential to accommodate residential development, subject to structure planning
Area includes 6 Fuller East Rd
Fuller East Rd
Victor Harbor Rd
Waggon Rd
Adelaide to Victor Harbor Rd
Waterport Rd
Banksia Lane
Inman Valley Rd
Seaview Rd
Torrens St
Armstrong Rd
CrozierRd
Wattpinga Rd
Tabernacle Rd
Three Gullies Rd
Victor Harbor Council Boundary
Urban Growth Boundary
Future Urban Growth Boundary
Arterial and Distributor Roads
Existing Residental Land Supply Areas
Low Density Infill Development Investigation Area (Rural Living) (Action 1.3A)
Future Deferred Urban Zone (Action 1.1F)
Current Deferred Urban Zone - Prepare Structure Plan (Action 1.1B) and undertake a Code Amendment (Action 1.1C)
N

MAP 3 - CURRENT DEFERED URBAN ZONE STRUCTURE PLAN (PRELIMINARY)

DRAFT FOR CONSULTATION
SEPTEMBER 2024



Guiding Aspirations for Structure Plan:

Prior to rezoning the land within the current Deferred Urban Zone, a Structure Plan is required which details:

- land use
- density
- open space
- connectivity, and
- infrastructure

In relation to land use, the following will need to occur (in order of priority):

1. Ensure that a minimum of 2.5 hectares of land is dedicated for a commercial centre to address demand to 2050 (whether within the Deferred Urban Zone or within the Emerging Activity Centre Subzone in Hindmarsh Valley). This centre should be protected by a centre zone.
2. Ensure that there is sufficient land for recreation purposes, particularly for new facilities.
3. Ensure that sufficient land is dedicated for a school (Action 3.1F).
4. The balance of the land for residential purposes.

Feedback

Regarding the UGMS we would like to make the following suggestions

.

1. The current zoning maps are not shown, so no comparison between the current and proposed zones can be seen. There should be opposite facing maps showing the 2 maps next to each other,
2. There is no mention in the document that Rural Living zones are to be eliminated. This is a massive change that needs to be clearly articulated and made evident so that discussion can be had on this change. We have been told at the UGMS consultation meetings that it is State Government policy to eliminate or minimize Rural Living zones. Perhaps it could be claimed that this has been previously announced but very few are aware of it! The current draft UGMS is complicit with the SA Government intent by not clearly highlighting this very significant change. THIS IS NOT OPEN COMMUNITY CONSULTATION.
3. What will be the effect of Rural Living zones being re-zoned as Low Density Residential on the Valuer General Property values and hence future Council rates?
4. What will be the name of the new zone, changing from Rural Living? Will it become “Low Density Residential”?
5. Map 8 on page 53 needs to be changed to more accurately represent the proposed zones. For example, is it really proposed that the existing Rural Living areas will change to be the same zoning as the Oceane development. On the map they are both shaded the same colour pink of Low Density Residential?
6. Very low density living is mentioned in the document, but is not defined in the definitions.
7. At the community consultation meetings, same planning consultants had a map 8 showing the different low density and very low density residential areas with numbers showing proposed differing density overlays. These numbers were 1, 2 and 5000m2. If these are significant planning criteria, then they should be included and explained in the final UGMS document.

We the undersigned are all members of this submission, feel strongly about, and fully support the above document.

Signed

[redacted] and [redacted]

10/12/24

[redacted] and [redacted]

10/12/24

[redacted] and [redacted]

[redacted] and [redacted]

10/12/24.

[redacted] and [redacted]

10/12/24

[redacted] and [redacted]

10/12/24.

[redacted]

10/12/24

[redacted] and [redacted]

10/12/24 . 10/12/24

[redacted]

10/12/24.

Respondent No: 26
Login: Anonymous
Email: n/a

Responded At: Dec 06, 2024 12:53:55 pm
Last Seen: Dec 06, 2024 12:53:55 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/c474af1cff987d489654057f7104ce8208b0ef23/original/1733450026/9f2c9f34a8cf5562e5d09e84f362a5f3_Submission_to_council_Urban_Infill_2025.pdf?1733450026

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident and ratepayer and my feedback is provided within the table below. I also provide the following general comments for consideration:

I commend council on being proactive to allow for future growth whilst wanting to maintain the aspects of Victor Harbor that form much of its character.

I am concerned that established rural living areas (where many of us have worked hard for over 30 years to transform the area from barren hills to areas of habitat for many native animals and plants) are being considered for rezoning. We recently found photos taken over 30 years ago and it is hard to believe it is the same territory. We have the opportunity to establish wildlife corridors.

We are not connected to town water and sewerage and have each invested considerably to both supply our own water and maintain our own treatment systems. The prospect of possibly having to connect to town systems is not appealing.

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions regarding me, please contact me at [redacted]

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	I do not support reducing the allotment size to allow for subdivision in areas currently zoned rural living.
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	This area cannot be subdivided as a whole there are multiple owners. Parts of the area are also Hills Face Zone and need to stay protected. The powerlines easements and amount of rock on Tjilbruke Drive would also present a challenge to further development.

To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3(page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 yearsof age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locatenew recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	The changes around the Tjilbruke Drive area in the last 30+ years is a good start
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 5: Our **landscape character** and heritage iscelebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Nov 10, 2024 11:48:48 am
Last Seen: Nov 10, 2024 11:48:48 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

PLEASE-NO more multi story buildings blocking the the view as you come in to town. My family were deeply saddened by the construction of buildings below the lookout on the main Rd. That amazing feeling of welcome and awe at the natural beauty of the town was harshly impacted by that development in the last year or so. Almost unbelievable that this could happen. PLEASE - NO MORE OF THIS!

Outlook

IREC38607624 - DC3.20.006 - urban growth management

From [redacted]
Date Tue 10/12/2024 13:57
To City of Victor Harbor <localgov@victor.sa.gov.au>

Dear council
I am providing this submission in response to the request for feedback on the City of Victor Harbor"s draft Urban Growth Management Strategy .
I am a local resident and rate payer and my feedback is provided below.
I think it is a good idea to rezone the land we own .
I would like to be kept up todate with the strategy and Victor Harbors future growth.
my contact details are [redacted]

Regards

[redacted]

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a local resident/local ratepayer and my feedback is provided within the table below.

I would like you to keep me up to date with the progress of the Strategy by contacting me via email at [redacted]

Should you have any questions, please contact me at [redacted].

Kind regards,

[redacted]

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	I do not support a reduction in minimum allotment size. This would erode the quiet rural character and sense of space which are important reasons why people wish to live in this area.
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☐ I do not support this ☒ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☒ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
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Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	Whilst I support establishing wildlife corridors to link green spaces, unfortunately this implies the infilling of the land surrounding the corridors, which I do not support. I would prefer as much land as possible to remain as green spaces to ensure habitat is maintained for local wildlife.
Set a tree canopy target for the Victor Harbor urban area	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☒ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☒ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Outlook

IREC38549824 - DC3.20.006 - Submission re Urban Growth Management Strategy

From [redacted]
Date Wed 04/12/2024 14:01
To City of Victor Harbor <localgov@victor.sa.gov.au>

Dear City of Victor Harbor

I strongly object to the proposal to reduce the minimum allotment size to allow for subdivision in the area in which my property is located. This proposal should not be revisited for at least 10 more years.

Any such reduction would significantly and negatively erode the character that makes Victor Harbor unique.

Yours sincerely

[redacted]

Respondent No: 24
Login: Anonymous
Email: n/a

Responded At: Dec 04, 2024 14:30:20 pm
Last Seen: Dec 04, 2024 14:30:20 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Are you lodging this submission on behalf of a group or organisation?**	No
Q5.	**Please provide the name of the group or organisation**	not answered
Q6.	**Upload your submission**	not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

Dear City of Victor Harbor I strongly object to the proposal to reduce the minimum allotment size to allow for subdivision in the area in which my property is located. This proposal should not be revisited for at least 10 more years. Any such reduction would significantly and negatively erode the character that makes Victor Harbor unique.

Outlook

IREC38568824 - DC3.20.006 - Urban growth Man Strat 2050 submisson

From [redacted]
Date Thu 05/12/2024 14:13
To City of Victor Harbor <localgov@victor.sa.gov.au>

1 attachment (3 MB)
Biodiversity Victor Harbor response to the Draft CVH Urban Growth Strategy(final) (1).pdf;

I support the Urban Growth Management Strategy 2050 submission of Bioversity VH.
regards
Friends of Hindmarsh River Estuary Volunteer [redacted]

[redacted]

Response to the Draft Victor Harbor Urban Growth Management Strategy 2050

Author: Biodiversity Victor Harbor Inc. (BioD VH)
Date: 3rd December, 2024

Contact: [redacted]

Introduction: The Importance of a Nature-Positive Vision for the Southern Fleurieu

Biodiversity Victor Harbor (BioD VH) appreciates the opportunity to comment on the Draft Victor Harbor Urban Growth Management Strategy 2050 (VHUGMS). As stewards of one of Australia's most critical biodiversity hotspots, the growth and development must be carefully planned to safeguard the Southern Fleurieu's unique natural heritage, which serves as both a refuge for biodiversity and a cultural and economic asset.

1. A Nature-Positive Framework Aligned with Global and National Goals

The Australian **Biodiversity Council's Nature Positive Framework** highlights the need for ambitious, measurable targets aimed at halting and reversing biodiversity loss by 2030 and achieving full recovery by 2050.
(Biodiversity Council 2023.Delivering on nature positive: 10 essential elements of national environmental law reform. Biodiversity Council, Melbourne.) (Biodiversity Council 2024. What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)

VHUGMS should reflect these goals, embedding principles that ensure developments yield net biodiversity gains. This framework requires not only protective measures but active restoration efforts, which align with the **Kunming-Montreal Global Biodiversity Framework**. As a co-signatory to the **UN Environment Program Convention on Biological Diversity**, Australia has committed to ambitious international targets to protect and restore biodiversity. The recently adopted **Kunming-Montreal Global Biodiversity Framework (GBF)**, established at the COP 15 Biodiversity Summit (Dec 2022), provides a roadmap and targets for countries to address the global biodiversity crisis through measurable and time-bound goals. The framework aims to halt and reverse biodiversity loss by 2030, with full recovery by 2050 and is often considered the biodiversity counterpart to the climate-focused Paris Agreement.

As the document "Blueprint for a Nature-Positive Adelaide" states, the South Australian Government should collaborate with VH Council and partners "to ensure building and infrastructure development is nature-positive through the implementation of Biodiversity Sensitive Urban Design".
(Bekessy SA, Berthon K, Garrard GE, Croeser T, Keogh C, Kirk H, Visintin C (2024) Blueprint for a Nature-Positive Adelaide. Interdisciplinary Conservation Science Group, RMIT University, Melbourne.)

Biodiversity Victor Harbor strongly recommends that the VHUGMS adopt the principles and targets of the GBF to align with Australia's international nature-positive obligations and support a sustainable future for the Southern Fleurieu.

2. Southern Fleurieu as a Biodiversity Hotspot: Unique Environmental and Cultural Value

The Southern Fleurieu region is one of Australia's top biodiversity hotspots, poised to become increasingly crucial as climate change, with increasing temperatures, drives species southward to the Fleurieu as a natural refuge. BioD VH stresses that the VHUGMS must:

- Prioritise biodiversity corridors to enable species migration and gene flow, especially along critical watercourses like the Hindmarsh River and the Inman River.
- Recognise the region's cultural importance to the Ngarrindjeri, Ramindjeri, and Peramangk First Nations peoples, integrating Indigenous knowledge and practices into land management as supported by the Hills and Fleurieu Landscape Plan *(Hills and Fleurieu Landscape Plan 2021-2026)*
- As a critical biodiversity hotspot, the Fleurieu Peninsula is an area rich in animal and plant species that are endemic and/or restricted to the region. Half of the state's native plant species and three-quarters of its native bird species live in our region. In the Hills and Fleurieu, which includes the southern Mount Lofty Ranges, regional conservation assessments have identified 126 fauna species and 445 flora species that are considered threatened. Just as startling, it is estimated that 37 fauna species and 38 flora species are now regionally extinct. *(Landscape SA. Thinking threatened species for National Biodiversity Month, News article, 22 September 2023)*

3. Integrating the "Living Locally" Concept with Environmental Goals

While the "Living Locally" principle is supported, BioD VH recommends further enhancement to align it with nature-positive targets. Sustainable urban growth should integrate green infrastructure, providing residents with accessible green spaces. BioD VH proposes;

- A significant green buffer to define the urban limits of Victor Harbor. The UGMS proposal of a green hills zone is supported.
- The development of a 30-metre green buffer zone along both sides of major roads, particularly the Adelaide/Victor Harbor Road, to protect the entrance vista to Victor Harbor and to also maintain habitat continuity. *(Hills and Fleurieu Landscape Plan 2021-2026)*
- The VH Council commits to exceed the WHO recommendation of 0.5-1ha of public green space within 300m of residential areas, fostering physical and mental well-being through easy access to nature.
- Increase residential area tree canopy for Victor Harbor. This requires improved street tree plantings, ideally using native species.

4. Regional Water and Ecosystem Management

The **Hills and Fleurieu Landscape Plan** highlights water management as a vital component of regional resilience. BioD VH advocates for the VH Council to:

- Protect natural watercourses from encroaching development, maintaining a minimum 50-metre-wide (50 m from the midpoint of the rivers) buffer along the lower Hindmarsh River and the lower Inman River to provide the two most important natural corridors to connect with some of the most important biodiversity hotspots on the Fleurieu Peninsula. These include Mt Billy Conservation Park, Hindmarsh River National Park, Springmount Conservation Park and several significant Heritage Agreement sites on private property. A map indicating these important biodiversity hotspots to be linked by the Inman and Hindmarsh corridors is attached below.
- Waterways, both large and small, must have their banks protected to preserve both the quality of the water and the associated biodiversity.
- Identify privately owned land along the Inman and Hindmarsh Rivers and investigate options for protecting native vegetation along these rivers. Partnerships with landowners, the Department of Environment and Water and others will be required.
- Promote water-sensitive urban design (WSUD) to manage stormwater effectively and reduce runoff that impacts ecosystems *(Hills and Fleurieu Landscape Plan 2021-2026)*

5. Nature-Positive Housing and Urban Development

The **Nature Positive Initiative** suggests that all developments be evaluated for their impact on biodiversity, with mandatory offsets to ensure no net loss. BioD VH urges the City of Victor Harbor to adopt the mitigation hierarchy of **avoid, minimise, restore, and offset** for all new projects, prioritising avoidance in sensitive ecological areas. Specific measures include:

- Mandating the use of native plant species for landscaping to preserve local biodiversity.
- Set a tree canopy to cover at least 30% of the area and set green infrastructure requirements for all new housing developments to support cooler urban microclimates and enhance habitat for native species. *(Biodiversity Council (2024). What does Nature Positive mean for businesses and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*
- Inclusion of the 15-20% or above mandate for green space in any urban development is strongly recommended. (International and Australian various sources). This must include large retirement villages, which currently are excluded from such requirements. This legal loophole must be eliminated.
- The recent engagement of Ecosphere Ecological Solutions to undertake an ‘Ecological Assessment of Lot 202 Armstrong Road and Surrounds’ on that site is an excellent example. Such assessments should become the standard before any significant development in the region to ensure the success of the nature-positive initiative.
- Implement stringent requirements for long-term biodiversity monitoring and public reporting on development impacts *(Biodiversity Council (2023) Delivering on nature positive: 10 essential elements of national environmental law reform. Biodiversity Council, Melbourne.) (Biodiversity Council (2024). What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*

6. Enhancing Community Engagement and Indigenous Participation

Building resilience in the region requires the active participation of local communities and Indigenous knowledge holders. BioD VH recommends that the the City of Victor Harbor adopts a **participatory decision-making framework** that integrates local knowledge and empowers Indigenous voices in managing their traditional lands. This aligns with the **Kunming-Montreal Global Biodiversity Framework's** objectives and the Hills and Fleurieu Landscape Plan's community-centered approach *(Hills and Fleurieu Landscape Plan 2021-2026)(Biodiversity Council (2024). What does Nature Positive mean for business and governments. Oct 2024. Report. Biodiversity Council. Melbourne, Australia.)*

7. Specific Concerns on the Southern Fleurieu Peninsula

a. Confidence in future housing developments has been damaged by the current local housing/retirement village developments in Victor Harbor that do not provide adequate space for canopy street trees or even footpaths. Bulldozers eliminating understory along the Hindmarsh River in the current housing development is negligent of the importance of the region's biodiversity. The Hindmarsh and Inman Rivers, as natural corridors, are of critical importance to biodiversity, as previously mentioned. These wider natural river corridors should also cater for walking and cycle paths to further benefit the community of Victor Harbor.
b. A survey by the City of Victor Harbor in 2023 indicated that over 90% of ratepayers were concerned about the environment. People choose to live in the region because of the natural environment, and current subdivisions in Victor Harbor are most unattractive from the environmental perspective and will reduce the amenity for those currently living in the area, and those planning to move to the location in the future.
c. Establishment of a Section 41 Victor Harbor Council Environmental & Climate Emergency Committee to develop an Environmental & Climate Emergency Strategic Plan 2030 is urgent. This Committee could also assist with reviewing the Environmental Management Plan and the Biodiversity and Natural Assets Management Plan.
d. While not specifically mentioned in the urban strategy, these goals remain important components of the biodiversity strategy;
    a. Protect and enhance native and remnant vegetation. Improve weed and pest control. Protect and enhance aquatic ecosystems and waterways.
    b. In partnership with conservation partners, encourage and support rural landholders to undertake works to increase biodiversity connectivity, corridors and remnant vegetation.
    c. Increase plantings of local native species in streetscapes, parks and gardens. Improve the connectivity of the urban diversity.
    d. Engage with developers, educating and guiding strategic revegetation priorities and native species lists.

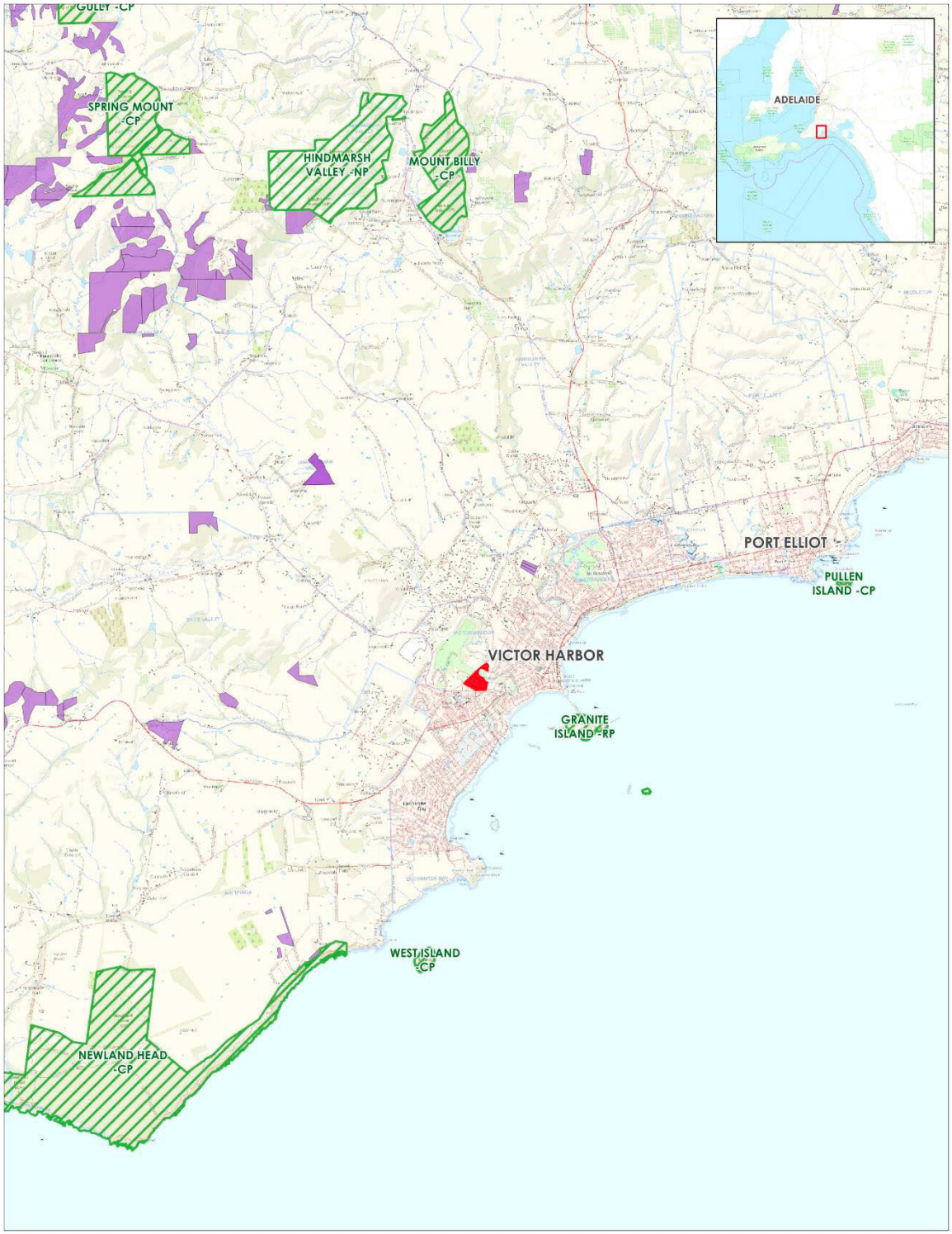
Conclusion

By aligning with the Kunming-Montreal Global Biodiversity Framework, the City of Victor Harbor can set a strong example for sustainable, nature-positive development, reflecting Australia's commitment to the UN Convention on Biological Diversity. Incorporating these principles will allow Victor Harbor to advance as a leader in biodiversity conservation, fostering a region where development harmonises with environmental and cultural heritage.

Biodiversity Victor Harbor urges the City of Victor Harbor, via the State Planning Commission, to reduce the total proposed housing development in the Southern Fleurieu and embed biodiversity targets and environmental protections into the Greater Adelaide Regional Plan and the Victor Harbor Urban Growth Management Strategy. Protecting the Southern Fleurieu's ecological integrity will ensure that this region continues to thrive both economically and as a natural refuge, an eco-tourism destination and a resilient community in which to live.

In view of urban developers prioritising financial returns ahead of any other goal there must be legal requirements in place to protect biodiversity forever.

We welcome further dialogue and collaboration with the City of Victor Harbor as we collectively work toward a sustainable future.



Survey area

Npwsa reserve

Vegetation heritage agreements

0 1 2 km

Data sources:
Geoscience Australia,
DEW, DPTI
OpenStreetMap

Coordinate reference system:
GDA2020 / MGA zone 54

26-08-2024

Ref: 24ADL-1300

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

11 December 2024

Mr David Read
Strategic and Policy Planner
City of Victor Harbor
Via email: localgov@victor.sa.gov.au

Dear David

Submission on Draft Urban Growth Management Strategy (UGMS) - 18 Dillon Rd & Lot 1 Glen Rd, Hindmarsh Valley

We have prepared this submission on behalf of [redacted], who is the primary landowner of this site. We support the purpose of the UGMS in providing a blueprint to manage the City of Victor Harbor's housing and employment growth to 2050.

In relation to this site, our client supports the identification of the site inside the "future urban growth boundary" and requests that the UGMS:

- Commits to maintaining a 25 year supply of housing land.
- Revises its land supply and consumption figures, to align with the higher growth rates outlined in the Draft GARP.
- Prioritises the rezoning of this site, to enable it to be developed sooner than suggested by the Draft UGMS, to address the urgent need for housing.
- Identifies land to the east as a 'Future Employment', consistent with the Draft GARP.
- Identifies the potential for the western edge of the land (fronting Waggon/Kenny Rd) to be developed with low density housing, sensitive to vegetation and topography.

The Site

The site is shown in the map below and comprises the following titles:

- Pieces 301, 302 and 303 Dillon Road, Hindmarsh Valley (CT 6231/134).
- Allotment 1 Dillon Road, Hindmarsh Valley (CT 6284/299).
- Allotment 2 Dillon Road, Hindmarsh Valley (CT 6284/300).
- Allotment 1 Glen Road, Hindmarsh Valley (CT 5510/319).

Aerial image of site



We highlight that the site:

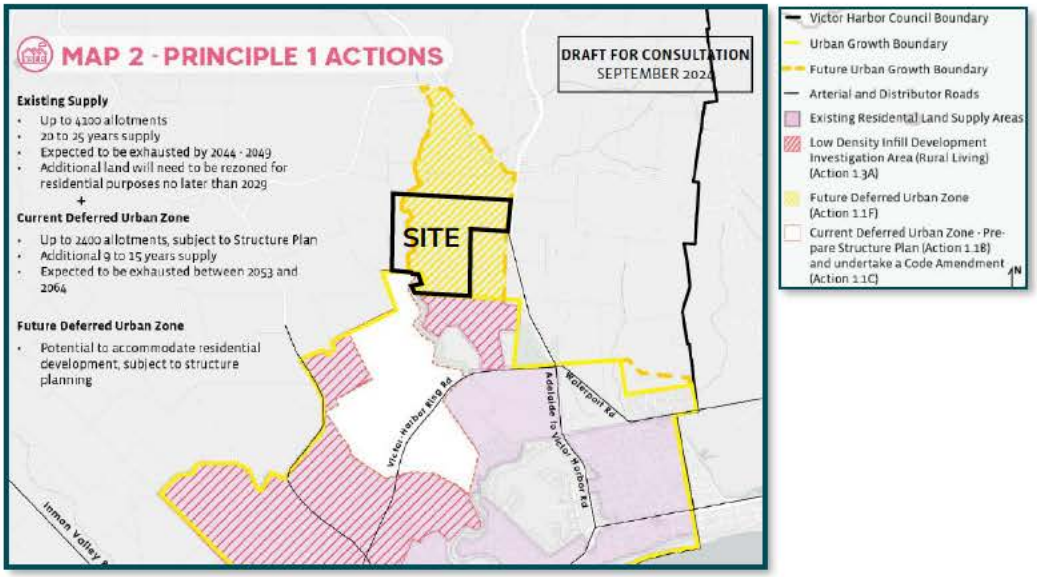
- Has a substantial area of 123ha, including some 80ha of developable land which amounts to nearly half of the 'future urban growth' land identified by the UGMS.
- Has a gentle slope.
- Is generally free from native vegetation but for the corridor along the watercourse.
- Abuts an existing rural living neighbourhood to the south, as well as the existing Deferred Urban Zone to the southwest.
- Has a frontage to Victor Harbor Road and is very close to mains water infrastructure.
- Stretches away from Victor Harbor Road, enabling the land to be developed in a way that protects this gateway into the City.

Each of these features lends itself to the development of a residential neighbourhood over the site.

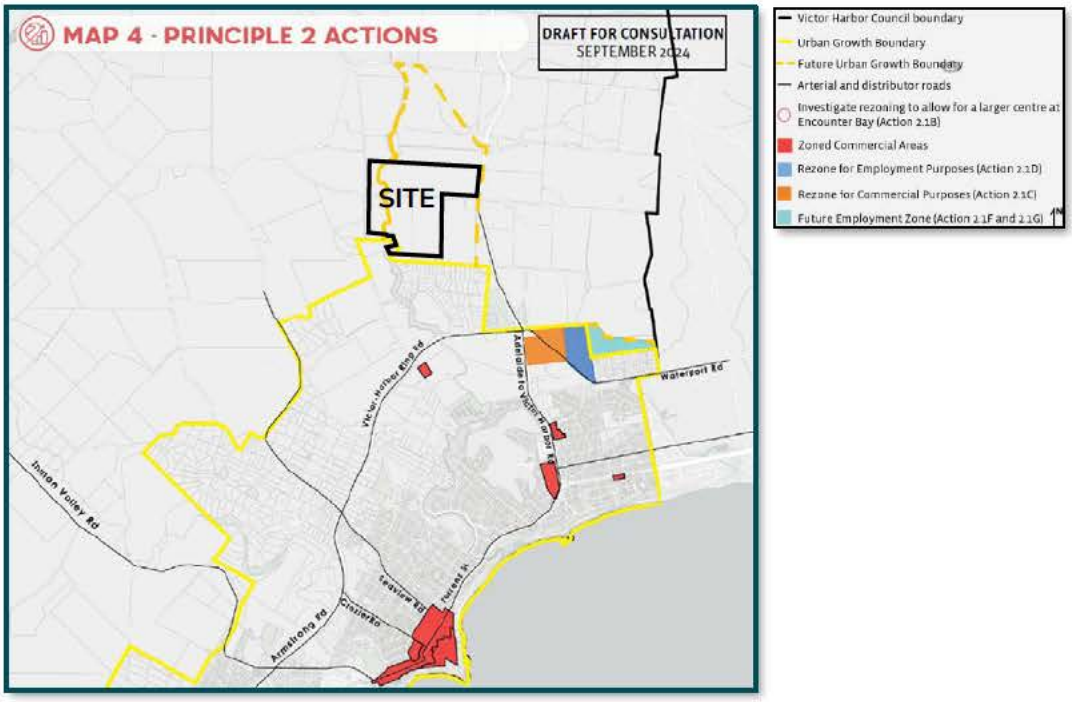
How the Draft UGMS applies to this site

The following maps from the Draft UGMS provide guidance for this site.

"Map 2 – Principle 1 Actions" (Draft UGMS 2024)

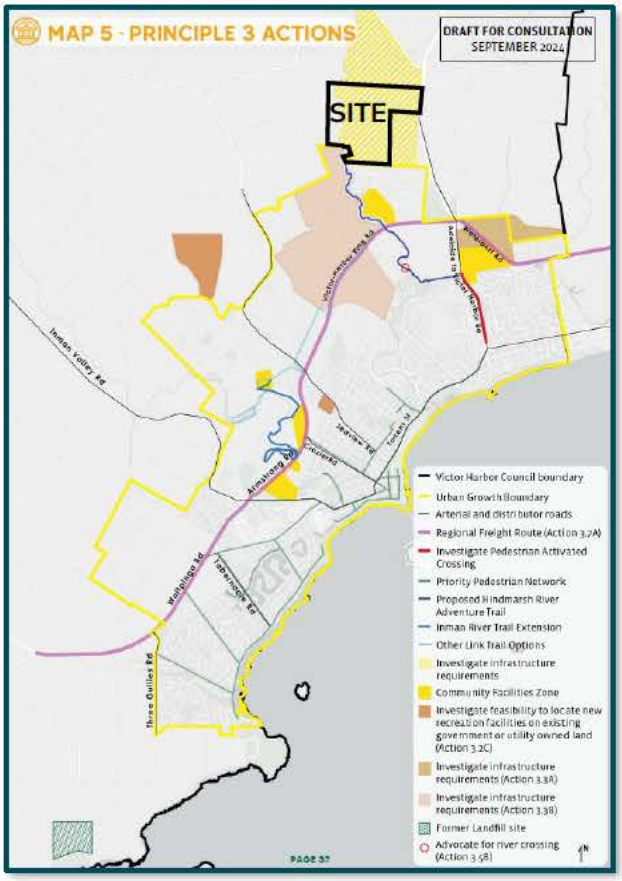


"Map 4 – Principle 2 Actions" (Draft UGMS 2024)



SHAPING GREAT COMMUNITIES

"Map 5 – Principle 3 Actions" (Draft UGMS 2024)



In essence, the site is shown in the "future urban growth boundary" / "future deferred urban zone", with the UGMS outlining the following actions relevant to this site:

1.1E) Advocate for change to the Environment and Food Production Area to accommodate the Future Urban Growth boundary shown on Map 2

1.1F) Rezone land within the Future Deferred Urban Zone (shown on Map 2) to the Deferred Urban Zone, after the completion of Action 1.1E

1.1G) Prepare a Structure Plan for the Future Deferred Urban Zone which details land use, density, open space, connectivity and infrastructure.

1.5A) Monitor Code Amendments undertaken by the State Government in relation to hazard mapping and their findings in relation to the Future Deferred Urban Zone shown on Map 2.

3.3D) Investigate infrastructure requirements for the Future Deferred Urban Zone – Medium priority.

SHAPING GREAT COMMUNITIES

Requested Action

Our client supports the identification of the site inside the "future urban growth boundary" and requests that the UGMS:

- Commits to maintaining a 25 year supply of housing land.
- Revises its land supply and consumption figures, to align with the higher growth rates outlined in the Draft GARP.
- Prioritises the rezoning of this site, to enable it to be developed sooner than suggested by the Draft UGMS, to address the urgent need for housing.
- Identifies the land to the east as a 'Future Employment Zone', consistent with Draft GARP mapping.
- Identifies the potential for the western edge of the land (fronting Waggon/Kenny Rd) to be developed with low density housing, sensitive to vegetation and topography.

Justification

The site is rightfully identified within a 'future urban growth area'

For the reasons detailed earlier in this submission, the site is entirely suitable for residential development given its size (123ha), slope, vegetation cover, adjacency to Victor Harbor's residential areas and its access to key roads and infrastructure.

In essence, the identified future urban growth area forms a logical extension of Victor Harbor.

The Draft GARP also identifies this land as "Future Greenfield Supply – In EFPA", which is consistent with the UGMS in principle.

In addition, it also practical and efficient for housing growth to be accommodated within a dedicated growth area such as this, rather than attempting to create growth opportunities within Victor Harbor's myriad Rural Living Zones.

Meaningful intensification within those Rural Living Zones is likely to encounter challenges associated with infrastructure, community opposition, the environment and land fragmentation. In relation to infrastructure, Page 44 of the *Victor Harbor Residential Land Requirements Report 2023* confirms that:

> *Victor Harbor is serviced by SA Water sewer mains, except for land within the Rural Living Zone, which is serviced by individual on-site waste water systems.*

A 25 year supply of housing land should be maintained

The Draft UGMS suggests maintaining a 15 to 25 year supply of land zoned for housing (page 24). It also suggests there is currently a 29-40 year supply of Zoned and Deferred Urban land.

If these figures are adopted, this would mean that the site would theoretically become 'eligible' for a residential rezoning in approximately **4 to 25 years** (assuming the EFPA is lifted from the land and structure planning occurs). To explain this:

- **4 years** if Council maintains a 25 year supply, and the actual supply is 29 years
- **25 years** if Council maintains a 15 year supply, and the actual supply is 40 years.

We are concerned that a range of 4 to 25 years is too wide, too ambiguous, and lacks sufficient certainty for Council, community, landowners and developers alike.

We recommend that Council commits to maintaining a **25 year supply** of housing land.

The UGMS covers a relatively small land area in the scheme of Greater Adelaide. This means that Victor Harbor's land supply could experience volatility as a result of land banking (which is known to occur in this City), infrastructure issues or peaks in demand/growth.

In a similar vein, page 44 of the *Residential Land Requirements Report* states:

> *It is important to acknowledge that most of this supply is in the care and control of private land owners who may not develop their land. As a result, this supply may not be realised in the timeframe anticipated.*
>
> *This risk is offset by ensuring that there is sufficient zoned land to ensure that there are multiple opportunities available for residential development to occur at any given time.*
>
> *Therefore, Council may choose to reduce this risk of delivering supply to the market by rezoning in excess of 15 years residential land supply, which has occurred in other areas.*

In our view it would be wise to mitigate such risks to land supply and affordability by maintaining a larger 25 year supply, rather than a smaller 15 year supply.

By committing to a 25 year supply, the site would become eligible for a residential rezoning in approximately 4-15 years, in theory (assuming the EFPA is lifted and structure planning occurs).

The UGMS's land supply and consumption figures should be revised

The Draft UGMS currently suggests there is a 20-25 year supply of Zoned land plus a 9-15 year supply of Deferred Urban Zoned land (ie 29-40 years combined).

We are concerned that this understates the demand for housing in this City based on our review of the Draft GARP.

The following extract from the Draft GARP confirms that Victor Harbor will serve as an important growth area for the next 30 years. The southern region is a desirable area in which to live but there is limited land available. The state and federal governments are also investing $810m into road infrastructure to support this region.

> *In the southern spine, growth opportunities are focused around the coastal towns of Victor Harbor and Goolwa, taking advantage of the federal and state government's commitment to the Fleurieu Connections projects.*
>
> *These centres are generally linked to services and employment via Victor Harbor Road and, to a lesser extent, Alexandrina Road. There is limited land supply or development opportunities in other parts of the southern region due to topographical constraints, or protections associated with primary production, character or environmental value (e.g. McLaren Vale). These southern coastal communities, which provide an attractive lifestyle opportunity, and a convenient alternative to living in the Adelaide urban area.*

The following extract from the Draft GARP indicates that the region will experience population growth, including growth in post-retirement and young family cohorts:

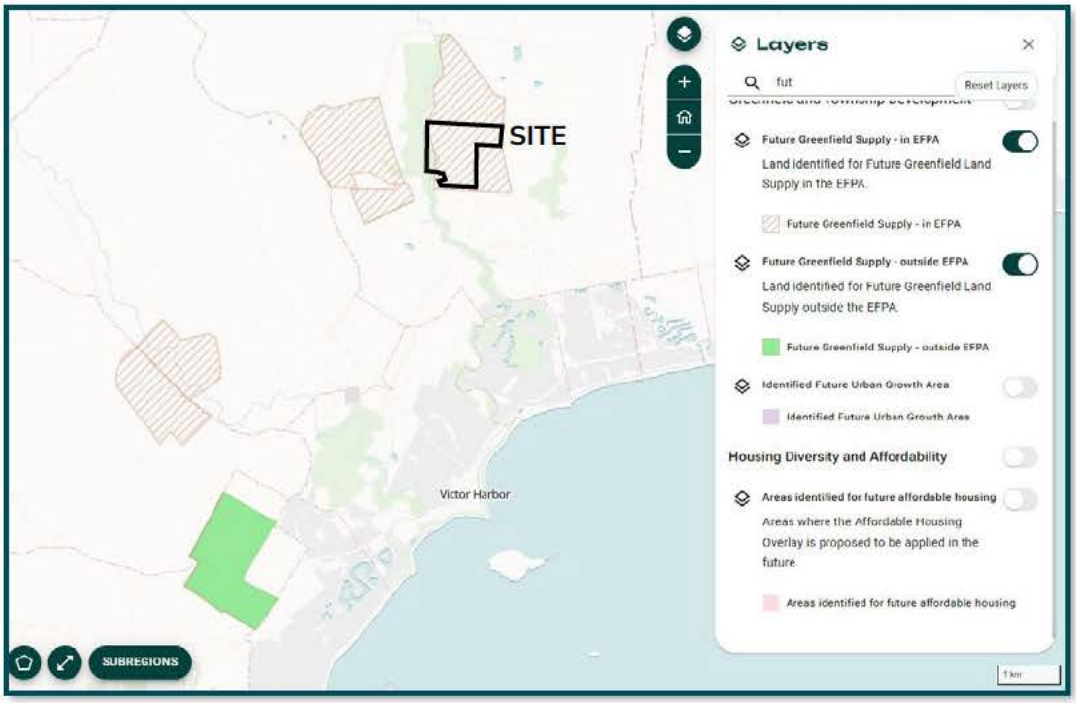
> *The [Fleurieu Peninsula] region is set to experience significant population growth over the next 30 years. This region is heavily dominated by older age groups. It is projected this will continue over the next 20 years, as more people move to the region for retirement.*
>
> *The 90+ age cohort will represent over 4% of the total population by 2051 compared to 1.5% in 2021. This represents significant challenges in terms of aged care, health and other aligned services and facilities. People aged between 75-89 will account for a further 18%, reinforcing the same needs.*
>
> *People aged 35-49 will represent a further 14%. This is the age cohort represents growth in young families in the region representing a slight increase on the figures in 2021. This highlights the diverse range of challenges that need to be meet within the region to support current and projected growth.*

The Draft GARP proposes a yield of 6,600 *additional* dwellings in Victor Harbor across 6 greenfield areas, 5 of which are in the EFPA (see image below). In contrast the Draft UGMS only identifies 1 urban growth area in the EFPA.

Clearly the State Government is proposing a more significant rate of growth for Victor Harbor than the Draft UGMS.

We would rely on the State Government's modelling, which considers the population growth patterns and housing needs for the broader Greater Adelaide Region.

Five Future Greenfield Areas (in EFPA) identified by Draft GARP 2024



The site should be treated as a higher priority

In the event that the State Government's growth modelling is adopted as we have suggested, it follows that Victor Harbor's existing supply of Zoned land is much less than 29 years. This increases the need and urgency to rezone land in Victor Harbor.

The development of this site is urgent because the Fleurieu Region is starved of development-ready residential land. The current housing crisis is fuelled by insufficient housing supply which is seeing people priced out of the market. Creating a ready supply of developable land is a critical component to solving this crisis.

The rezoning of this site should be prioritised above the potential rezoning of Victor Harbor's Rural Living Zones in our view (which is listed as *Medium Term Action 1.3A* in the Draft UGMS).

As explained earlier, we see challenges with achieving meaningful infill growth in the Rural Living Zones due to fragmented ownership, servicing issues (it has virtually no SA Water infrastructure), environmental issues and potential community opposition.

In comparison to the Rural Living Zones, we predict the site is easier and more cost-effective to service and develop because it is relatively flat and in a single ownership spanning 123ha. This means that this land can be brought to market quickly, making a significant contribution to address the housing affordability crisis.

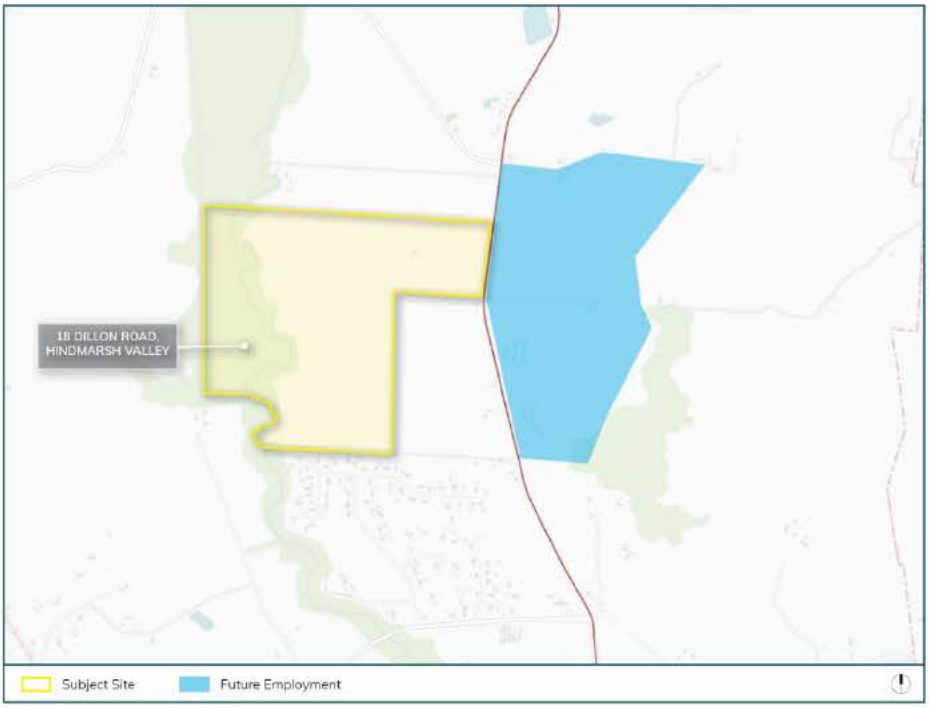
We also note that parts of the existing Deferred Urban Zone, particularly southeast of Armstrong Road, are fragmented and steep which present obstacles to rezoning.

As such, we recommend the UGMS acknowledges that the rezoning of this site / this 'future urban growth area' can be brought ahead of existing Deferred Urban Zoned land which is constrained or land banked.

Identifying additional employment land

The GARP identifies 'Future Employment Land' adjacent the subject land, comprising several allotments on the opposite side of Victor Harbor Road. This is shown below.

The UGMS should be updated accordingly, to ensure a productive economy that serves a growing population. The proximity of this future employment land to the anticipated residential growth area will also better justify infrastructure investment.



Potential for low density housing fronting Waggon/Kenny Road

Our client sees potential to develop low (or very low) density housing on the western side of the watercourse, fronting Waggon/Kenny Rd.

They envisage such development occurring sensitively within the natural environment, preserving the natural vegetation and topography as much as possible, while being self-sufficient for water and wastewater services. Such housing would enjoy particularly high levels of amenity, with views to the hills to the west.

Conclusion

Our client supports the identification of this site within the "future urban growth boundary" as part of the Draft UGMS and emphasises the site's suitability for residential development given its size, topography, vegetation cover, proximity to Victor Harbor's existing residential areas and access to key infrastructure.

Our client requests that the UGMS:

- Commits to maintaining a 25 year supply of housing land, to mitigate risks to land supply and affordability.
- Aligns its land supply and consumption figures with the higher growth rates outlined in the Draft GARP, as these figures are based on the needs of Greater Adelaide.
- Prioritises the rezoning of this site, as this will be more practical and cost-effective than intensifying growth within parts of the Rural Living Zone or Deferred Urban Zone which are fragmented, constrained and un-serviced.
- Identifies the adjacent land to the east as a 'Future Employment Zone', consistent with the Draft GARP, to ensure balanced growth, support economic productivity, and justify infrastructure investment.
- Identifies the potential for low density, low impact, but high quality housing fronting Waggon/Kenny Roads.

We would be pleased to work with you and our client in support of this submission.

Please contact me if you wish to discuss this submission further on [redacted]

Yours sincerely

[redacted]

Respondent No: 34
Login: Anonymous
Email: n/a

Responded At: Dec 10, 2024 19:52:35 pm
Last Seen: Dec 10, 2024 19:52:35 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?**
No

Q5. **Please provide the name of the group or organisation**
not answered

Q6. **Upload your submission**
https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1886167ecb8b2f256a30c6064f79bcbdd39b18fc/original/1733820704/6db6d17e40d1f01984fdc72a3731e9d9_e339cf8f13e863540fb2d17153aadb92_Submission_template_-_Draft_UGMS_%283%29.docx?1733820704

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Draft Victor Harbor Urban Growth Management Strategy Submission Template

There are various features of the draft Victor Harbor Urban Growth Strategy you may wish to provide feedback on and this submission template is to help you identify which features you may wish to provide feedback on.

You may wish to provide feedback on all of the features below, or just choose those that matter most to you.

Please note, you are not required to use this template.

Dear Council,

I am providing this submission in response to the request for feedback on the City of Victor Harbor's draft Urban Growth Management Strategy.

I am a <local resident/local ratepayer/someone who visits often, other:_____ *(select all that apply)*> and my feedback is provided within the table below. I also provide the following general comments for consideration:

<Add any general comments about the draft Strategy and Victor Harbor's future growth>

I <would like/would not like> you to keep me up to date with the progress of the Strategy by contacting me via email at <insert your email address> .

Should you have any questions regarding me, please contact me on <provide best contact details>.

Kind regards,

<Your name>
<Your Address>

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
The Strategy includes the following vision for the City of Victor Harbor: ***The City of Victor Harbor is a place of choice to live, work, invest and visit***	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 1: **Housing** supply meets the needs of our community *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are outlined on pages 24 and 25 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Expand Victor Harbor, to the north, along Adelaide to Victor Harbor Road (up to Hindmarsh Tiers Road). *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate reducing the minimum allotment size in rural living areas to allow for subdivision in this area, within the next 10 years. *See Map 2 on page 26 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
To prepare a Structure Plan for land (along Waggon Road, both north and south of Armstrong Road) within 5 years. The Structure Plan will guide land use, density, open space, connectivity and infrastructure. *See Map 2 (page 26) and 3 (page 27) of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 2: Our **economy** is productive, prosperous and attracts investment *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 28, 29 and 30 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Investigate whether there is demand for more shopping facilities at Encounter Bay, and if so, undertake a Code Amendment to allow for a larger centre within 5 years *Potential location shown on Map 4 on page 31 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road and Adelaide to Victor Harbor Road for commercial purposes within 5 years *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Rezone land (or part of the land) along Waterport Road for employment/ industrial purposes within 5 years, allowing for the existing industrial area to expand to the west *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Allow for the existing industrial area on Waterport Road to expand to the north *See Map 4 on page 31 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 3: **Services and infrastructure** meet demand and are reliable and efficient *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 33, 34, 35 and 36 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Advocate for investment in childcare within Victor Harbor, particularly in relation to places for children from birth to 3 years of age, which are typically provided by private operators	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Advocate for the additional provision of primary and secondary schools, hospitals, an urgent care clinic and aged care and emergency services, which are typically provided by the State Government and private operators	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate infrastructure requirements ahead of rezoning land for residential, commercial or employment purposes	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate the feasibility to locate new recreation facilities on existing government or utility owned land within 10 years *See Map 5 on page 37 of the draft Strategy*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 4: Our **environment** is protected and enhanced *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on pages 39 and 40 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Investigate establishing wildlife corridors to improve linkages between green spaces, particularly an east to west corridor that can link the Hindmarsh and Inman Rivers	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Set a tree canopy target for the Victor Harbor urban area	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Principle 5: Our **landscape character** and heritage is celebrated and retained *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are included on page 43 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply the Historic Area Overlay and remove the Character Area Overlay within 5 years to the area along Burke Street in Victor Harbor *(area shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Apply a Character Area Overlay to key areas surrounding the Victor Harbor centre within 5 years which to ensure that future development enhances the unique sense of place of Victor Harbor and protects streetscape character *(areas shown on Map 7 on page 44 of the draft Strategy)*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Features of the draft Victor Harbor Urban Growth Management Strategy	Tell us your position on this feature by selecting one of the options below	Feedback *If you require more room to write your feedback, please feel free to attach additional pages and write 'see attachment'*
Apply greater protections to hills face areas within 5 years to protect areas of high scenic value that surround Victor Harbor	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	
Principle 6: Council's long term **financial sustainability** is not compromised by urban growth *This principle is supported by a number of objectives, targets and actions that you may wish to provide feedback on. Actions are provided on page 46 of the draft Strategy.*	☐ I support this ☐ I do not support this ☐ I think it needs more work ☐ Not sure	

Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Nov 10, 2024 13:23:57 pm
Last Seen: Nov 10, 2024 13:23:57 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

not answered

Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Nov 03, 2024 21:59:19 pm
Last Seen: Nov 03, 2024 21:59:19 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Address** [redacted]

Q3. **Email** [redacted]

Q4. **Are you lodging this submission on behalf of a group or organisation?** No

Q5. **Please provide the name of the group or organisation** not answered

Q6. **Upload your submission** not answered

Q7. **Or provide your comments on the draft UGMS and how you want Victor Harbor to grow below:**

How dare you presume to steal land for which we worked and saved for years tp buy. How dare you presume to decimate our quality of life for which we worked hard. How dare you destroy our dreams of retirement on our piece of paradise and the lifestyle that we have looked forward to sharing with our children, grand children and great grandchildren. What gives you the right to destroy our lives.