

An aerial photograph showing a coastal town with a mix of residential and commercial buildings along a bay. The water is a deep blue, and a small island is visible in the distance. The word "VISION" is overlaid in large white letters.

VISION



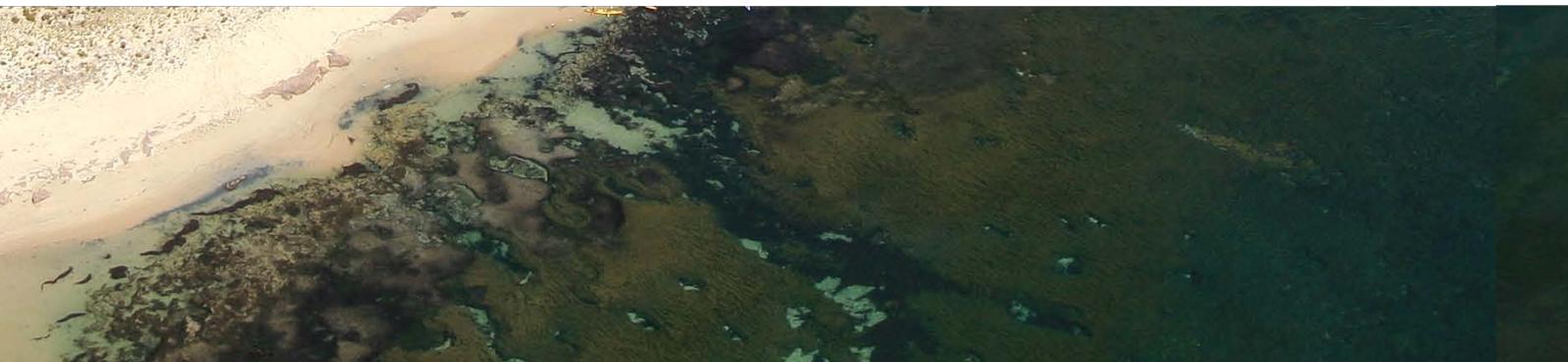
“A thriving and sustainable regional coastal centre offering a wide range of attractive, high amenity lifestyle choices to our local community, the wider Fleurieu region, our visitors, and future generations.”





OBJECTIVES

- 
1. A strong economy and a supportive business environment
 2. The sustainable provision of physical infrastructure and community services.
 3. Environmental and lifestyle protected against the pressures of projected population growth.



UGMS OBJECTIVES

1. A strong economy and a supportive business environment
2. The sustainable provision of physical infrastructure and community services
3. Environmental and lifestyle protected against the pressures of projected population growth.

1. INTRODUCTION

Chapter

1

Chapter Outline

This chapter: describes the role and purpose of the Urban Growth Management Strategy (UGMS); describes how to read this report; identifies the contributors to the UGMS; explains how the UGMS fits within Council's planning hierarchy; identifies the State and National Policy influences; and outlines the procedural steps undertaken to arrive at the final strategy.

Summary of Key Points

After reading this chapter, you should understand the following:

1. The UGMS is one of Council's principal guiding documents aimed at directing the sustainable growth of Victor Harbor, in accordance with the UGMS Vision and Objectives, to the year 2030.
2. The UGMS is reviewed on a periodic basis in line with Council's other strategic documents.
3. The UGMS has been developed in accordance with the principles of sustainability
4. The steps taken to develop the UGMS.
5. The need for cooperation between all levels of government and the private sector to ensure that the UGMS is successful in achieving its objectives.
6. The alignment of the UGMS with *South Australia's Strategic Plan* targets, the State Strategic Priorities and 30 Year Plan for Greater Adelaide.
7. The national, global and local factors influencing the achievement of the UGMS Objectives.

1.1 BACKGROUND

Victor Harbor is one of the fastest growing local government areas in South Australia.¹¹

Victor Harbor has maintained a strong annual population growth rate of between 2.5% and 4% over the past two decades. This is well above the State average of between 0.5% and 1.0% over the same period.¹²

Victor Harbor has among the oldest population of any local government area in Australia.

Growth has been driven principally by the 'baby boomer' generation, combined with the sea change phenomenon¹³, with 34.3% of the population aged 65 years or older¹⁴. Estimates suggest that by 2026, the aged population at Victor Harbor will represent 33.5% of the population, indicating that the high proportion of older people in the population is expected to remain.¹⁵

Given the high proportion of aged households, modest workforce participation rates and a high proportion of part-time, casual and semi-skilled employment sectors in Victor Harbor, the average household weekly income in Victor Harbor is the lowest of the median weekly household incomes of 60 sea change Councils in Australia¹⁶.

If these growth trends continue as predicted, Victor Harbor's longer-term social and economic sustainability will be threatened. Responsible governance requires intervention to direct the sustainable growth of the town for future generations.

1.2 ROLE AND PURPOSE OF THE URBAN GROWTH MANAGEMENT STRATEGY (UGMS)

*"Long term planning for cities and towns including housing, infrastructure, employment and social services is central to effective Urban Growth Management and essential to establishing sustainable cities. Urban Growth management is the application of planning tools in a coordinated manner to guide development of cities and towns towards a desired pattern of growth."*¹⁷ (Planning Institute of Australia Position Statement, 2007)

The Victor Harbor Urban Growth Management Strategy (UGMS) represents current "best practice" in strategic planning, developed in accordance with the Planning Institute of Australia's (PIA) Urban Growth Management Position Statement.

The UGMS is the City of Victor Harbor's long-term strategic document, providing a set of targeted strategies and implementation measures to achieve Council's Vision and direct the sustainable growth of Victor Harbor to the year 2030.

The UGMS serves as one of Council's key guiding documents, providing the strategic framework for:

- more effective and efficient governance through the integration of all of Council's strategic management documents, underpinned by the principles of sustainability, including: Council's three year Strategic Plan; Economic Development Strategy; Tourism Strategy and Marketing Plan; Financial Management Plan; Development Plan; Recreation and Open Space

¹¹ ABS, Census of Population and Housing, 2011 and i.d. profile of the City of Victor Harbor

¹² ABS, Census of Population and Housing, 2011

¹³ The sea change phenomenon involves the abandonment of city life in favour of a perceived better life in rural coastal communities. It typically involves the purchase of a second (holiday) home in, or a complete shift, to coastal areas.

¹⁴ ABS, Census of Population and Housing, 2011

¹⁵ DPTI Population Projections 2006-2026

¹⁶ In response to influx of tourists and residents, Coastal Council's from around Australia formed the "National Sea Change Taskforce" to seek ways to ensure the sustainable development of their communities. The taskforce comprises 60 member Council's, including the City of Victor Harbor.

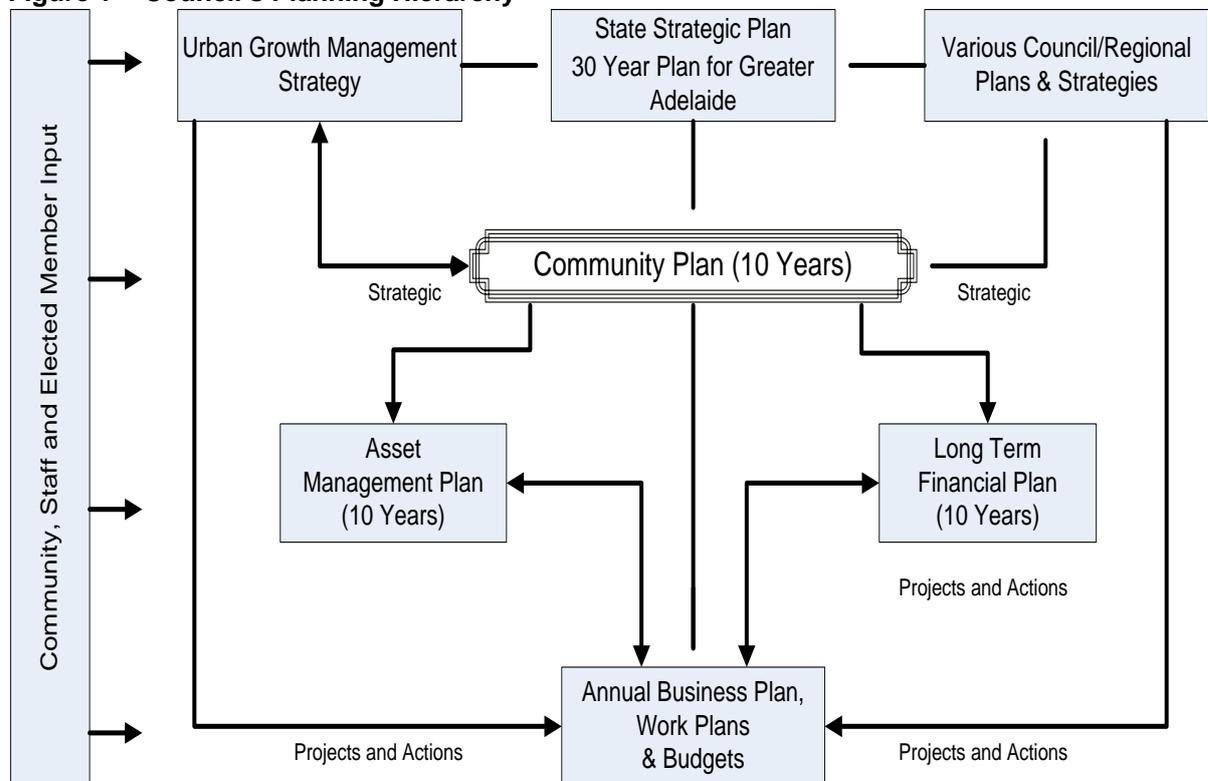
¹⁷ Planning Institute of Australia (PIA) Policy Webpage at www.planning.org.au

Strategies; Infrastructure and Asset Management Plans; Social and Community Service Plans; Environmental Management Plans, and other strategies, plans and policies,

- planning, funding, and the timely delivery of physical and community infrastructure and environmental management initiatives;
- long-term land use planning, identifying preferred development and timing options for employment lands, residential development, community services, public open space and conservation areas;
- informing State Government Land Use and Infrastructure Planning, funding and delivery programs;

The UGMS will be reviewed on a periodic basis, in line with Council's review of its Corporate Strategic Plan and Development Plan, to ensure that the UGMS strategies and actions (at Chapter 5) remain on target to achieving the Vision and Objectives of the UGMS.

Figure 1 - Council's Planning Hierarchy



1.3 HOW TO READ THIS STRATEGY (refer Figure 2)

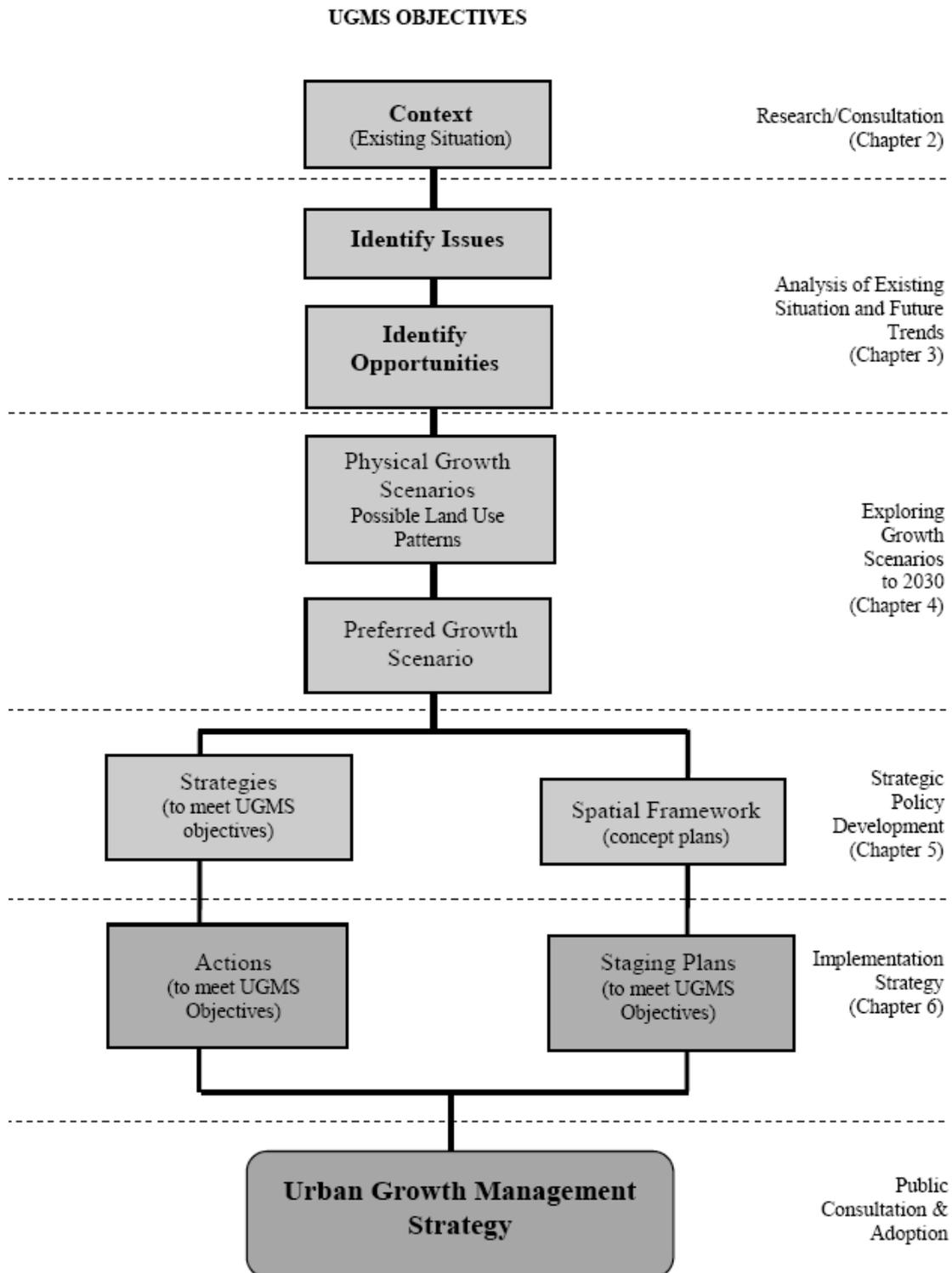
The UGMS

- synthesises and summarises a significant volume of research and consultation undertaken by Council covering a broad range of issues, including social and recreational planning, economic analysis, landscape and environmental planning, land use planning, infrastructure capacity and governance (Chapter 2);¹⁸
- identifies the key opportunities and constraints stemming from the background reports and analysis (Chapter 3);
- considers a range of future growth scenarios and identifies a preferred growth scenario (Chapter 4); and
- provides targeted strategies, actions and implementation measures to achieve the Vision and Objectives of the UGMS (Chapter 5 and 6).

This strategy has been directly influenced by the City of Victor Harbor Community Plan 2022 and. The strategies and actions of the UGMS have been used to inform this document.

¹⁸ The Context and Key Issues are summarised from *Hassell (2006) draft UGMS Volume 1* and have been updated in 2013 with current issues and opportunities.

Figure 2 – UGMS Process Map



1.4 CONTRIBUTORS TO THE DEVELOPMENT OF THE UGMS AND THE 2013 UPDATE

The UGMS was developed between 2007 and 2008 by a Project Management Group from the City of Victor Harbor working with Nolan Rumsby Planners and drawing on a large number of research and planning studies undertaken by specialist consultants.

During the development of the draft UGMS, a range of community consultation activities were undertaken, including surveys, workshops and forums. Feedback on the draft UGMS was sought through structured workshops and written submissions. The final UGMS reflects the strong support of the community for the objectives and values that underpin the UGMS.

This 2013 Update has been prepared by URPS working with Council staff and Elected Members. It reflects Council's Strategic Objectives and Directions (Community Plan 2022) and State Government planning directions (30 Year Plan for Greater Adelaide). Data has been updated to incorporate 2011 ABS Census data, recent development data and changes to services, facilities and infrastructure. Written submissions and input at two community workshops has informed this updated UGMS.

1.5 IMPLEMENTATION OF THE UGMS

The level of success in achieving the Objectives of the UGMS depends upon cooperation between the public and private sectors, in particular:

- (a) Local Government, to:
 - (i) continue its holistic, whole-of-government, approach to decision making to ensure that all decisions, everyday, collectively support the Objectives of the UGMS;
 - (ii) purposefully promoting the UGMS Vision to all levels of government, private sector partners and the South Australian community, creating the necessary impetus to generate positive change supporting the UGMS Objectives;
 - (iii) deliver, in a coordinated and timely manner, all of the Development Plan Amendments required to support the Objectives of the UGMS.
 - (iv) continually monitor and review the UGMS to ensure that it remains relevant and responsive to the changing needs of the Victor Harbor's community.
- (b) State Government, to:
 - (i) support the key UGMS strategies that seek to improve strategic transport links with metropolitan Adelaide and information and communication technology infrastructure;
 - (ii) support the Objectives of the UGMS in public service provision and incorporation of UGMS spatial plans and supporting policies into the *30 Year Plan for Greater Adelaide*.
- (c) Infrastructure/utilities providers, to:
 - (i) deliver, in a timely, coordinated and efficient manner, all infrastructure (transport, water, gas, electricity, information and communication technology, health and community services) required to support the UGMS;
- (d) Land owners and developers of future growth areas, to:
 - (i) support the key Objectives of the UGMS and participate in planning that supports the outcomes consistent with the UGMS;
 - (ii) enter into infrastructure agreements with Council and State Government to fund local and State infrastructure improvements required to support the UGMS Objectives;

- (iii) work with Council to establish and promote a consistent and recognisable Victor Harbor lifestyle brand for marketing and promotion of all major developments;
- (iv) provide affordable housing options.

The impact of any of the above actions not being undertaken will need to be considered, and the UGMS reviewed as necessary.

1.6 STATE STRATEGIC POLICY INFLUENCES

At a State level, the key policy documents that have potential to influence the outcomes of the UGMS include:

- South Australia's Strategic Plan, 2011
- South Australian Government Seven Strategic Priorities 2012
- 30 Year Plan for Greater Adelaide, 2010
- Strategic Infrastructure Plan for South Australia, 2005/6 – 2014/15
- Economic Statement: South Australia's Prospects for Growth, 2009
- Our Place. Our Future. State Natural Resources Management Plan. South Australia 2012 - 2017.

1.6.1 Alignment with South Australia's Strategic Plan and Strategic Priorities

South Australia's Strategic Plan sets the broad objectives and targets for the State. All other State produced plans and reports nest within the Strategic Plan, providing detailed strategies and policies to achieve the State's broad objectives.

Strategies from the above policy documents are incorporated into this report where they exert a direct influence on the achievement of the Objectives of the UGMS.

The UGMS is consistent with the objectives of *South Australia's Strategic Plan*, contributing directly to specific targets outlined in the Plan, as follows:

Community:

Goal: We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging.

Target 1: Urban spaces Increase the use of public spaces by the community

Goal: New developments are people friendly, with open spaces and parks connected by public transport and bikeways.

Target 2: Cycling Double the number of people cycling in South Australia by 2020

Goal: We are The Festival State; our festivals, cultural venues and events create a vibrant and energetic atmosphere, generating excitement!

Target 3: Cultural vibrancy – arts activities Increase the vibrancy of the South Australian arts industry by increasing attendance at selected arts activities by 150% by 2020

Goal: We are known world-wide as a great place to live and visit.

Target 4: Tourism industry Increase visitor expenditure in South Australia's total tourism industry to \$8 billion and on Kangaroo Island to \$180 million by 2020

Goal: Everyone can afford to rent or buy a home.

Target 7: Affordable housing South Australia leads the nation over the period to 2020 in the proportion of homes sold or built that are affordable by low and moderate income households

Target 8: Housing stress South Australia leads the nation over the period to 2020 in the proportion of low income households not experiencing housing stress

Goal: We reduce homelessness

Target 10: Homelessness Halve the number of 'rough sleepers' in South Australia by 2013 and maintain thereafter

Goal: We support people to stay in their homes if they choose.

Target 11: Housing for people with disabilities Increase the number of people with a disability in stable, supported community accommodation to 7 000 by 2020

Goal: Families are the centre of learning life skills; together we grow.

Target 12: Early childhood Increase the proportion of children developing well

Goal: We support families.

Target 16: Economic disadvantage By 2020, increase by 2 percentage points the share of total household income earned by low income South Australians

Goal: We are prepared for natural disasters.

Target 20: Bushfire preparedness Increase the number of households in high bushfire prone areas that are prepared for a bushfire by 30% by 2020

Goal: We are safe and protected at work and on the roads

Target 22: Road safety Reduce road fatalities and serious injuries by at least 30% by 2020

Goal: People in our community support and care for each other, especially in times of need.

Target 23: Social participation Increase the proportion of South Australians participating in social, community and economic activities by 2020

Goal: We value and support our volunteers and carers.

Target 24: Volunteering Maintain a high level of formal and informal volunteering in South Australia at 70% participation rate or higher

Goal: Governments demonstrate strong leadership working with and for the community.

Target 33: Government planning decisions South Australia leads the nation in timely decisions of development applications through to 2020

Prosperity

Goal: South Australia has a resilient, innovative economy.

Target 35: Economic growth Exceed the national economic growth rate over the period to 2020

Target 36: Labour productivity Exceed Australia's average labour productivity growth rate through to 2020

Goal: We develop and maintain a sustainable mix of industries across the state

Target 40: Food industry Grow the contribution made by the South Australian food industry to \$20 billion by 2020

Goal: South Australia has a sustainable population.

Target 45: Total population Increase South Australia's population to 2 million by 2027

Goal: All South Australians have job opportunities.

Target 47: Jobs Increase employment by 2% each year from 2010 to 2016

Target 48: Ageing workforce participation Increase the proportion of older South Australians who are engaged in the workforce by 10 percentage points by 2020

Target 49: Unemployment Maintain equal or lower than the Australian average through to 2020

Goal: Our young people have a future here.

Target 54: Learning or earning Increase the proportion of 15-24 year olds engaged full-time in school, post-school education, training or employment (or combination thereof) to 85% by 2020

Goal: South Australia's transport network enables efficient movement by industry and the community.

Target 56: Strategic infrastructure Ensure the provision of key economic and social infrastructure accommodates population growth

Goal: We overcome distance by using digital technology.

Target 57: Broadband access The proportion of South Australian premises with access to broadband services delivered by fibre technology meets the national average by 2020

Target 58: Online business Increase the proportion of businesses that receive orders online from 24% to 40% by 2014 and continue growth each year to 2020

Goal: We reduce our greenhouse gas emissions.

Target 60: Energy efficiency – dwellings Improve the energy efficiency of dwellings by 15% by 2020

Goal: We reduce our reliance on cars in the metropolitan area, by walking, cycling and increasing use of public transport.

Target 63: Use of public transport Increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018

Goal: We want Adelaide to grow up more than out.

Target 68: Urban development By 2036, 70% of all new housing in metropolitan Adelaide will be being built in established areas

Goal: We look after our land, rivers and wetlands.

Target 70: Sustainable land management By 2020, achieve a 25% increase in the protection of agricultural cropping land from soil erosion and a 25% improvement in the condition of pastoral land

Goal: We care for our oceans, coasts and marine environments.

Target 71: Marine biodiversity Maintain the health and diversity of South Australia's unique marine environments

Goal: South Australia has reliable and sustainable water resources and is a leader in wastewater, irrigation, storm water and groundwater management.

Target 73: Recycled stormwater South Australia has the system capacity to harvest up to 35 GL of stormwater per annum by 2025

Target 74: Recycled wastewater South Australia has the system capacity to recycle up to 50 GL of wastewater per annum by 2025

Health

Goal: We make healthy choices in how we live.

Target 78: Healthy South Australians Increase the healthy life expectancy of South Australians to 73.4 years (6%) for males and 77.9 years

Goal: We are physically active.

Target 83: Sport and recreation Increase the proportion of South Australians participating in sport or physical recreation at least once per week to 50% by 2020.

1.6.2 State Government Priority Areas

Building upon the direction outlined by the State Strategic Plan, the Premier in early 2012 outlined seven immediate priorities for the state's future. These priorities will deliver the focused action needed to achieve the visions, goals and targets outlined in South Australia's Strategic Plan.

The seven priorities are:

- Creating a vibrant city
- Safe communities, healthy neighbourhoods
- An affordable place to live
- Every chance for every child
- Growing advanced manufacturing
- Realising the benefits of the mining boom for all
- Premium food and wine from our clean environment.

Victor Harbor is well positioned to support the achievement of several of the State Government priority areas. For example, new residential neighbourhoods can be carefully planned so that it's easy for people to lead healthy lives and feel safe in their communities and access affordable housing, contributing to "safe communities, healthy neighbourhoods" and "an affordable place to live".

Similarly, through land use planning and infrastructure provision, Council can continue to support primary production in the District, contributing to "premium food and wine from our clean environment".

1.6.3 Alignment with the 30 Year Plan for Greater Adelaide

The 30 Year Plan for Greater Adelaide is the volume of the Planning Strategy that applies to the City of Victor Harbor, which forms part of the Fleurieu region. The 30 Year Plan provides the spatial land use framework to support the achievement of the following targets across the Greater Adelaide region over its 30 year time frame:

- Population growth of 560,000 people
- The construction of 280,000 additional homes
- Economic growth of \$127.7 billion
- The creation of 282,000 additional jobs.

Chapter D of The 30 Year Plan contains detailed policies and targets in a number of areas. The following is a summary of the policies and targets that are considered relevant to the City of Victor Harbor:

Urban Growth

The 30 Year Plan identifies Victor Harbor (along with other townships such as Goolwa) as suitable for fringe growth and township expansion to contribute to the achievement of the following targets for the Fleurieu region:

- 14,500 new dwellings (22,000 people)
- 2,175 net additional dwellings as affordable housing
- 11,500 net additional jobs¹⁹.

To accommodate this growth, The 30 Year Plan identifies a gross land supply requirement of 1,570 hectares of township expansion land for the Fleurieu region²⁰. This is linked to a policy of ensuring that there is a 25 year rolling supply of land, of which 15 years is zoned for urban development²¹.

Other policies in the Plan contain detail about how urban growth across Greater Adelaide should be managed. These include ensuring new growth areas contain a mixture of dwelling types²², reducing ad-hoc rural subdivision through planned expansion of townships²³ and managing the interface between primary production activities and urban areas/townships²⁴.

The 30 Year Plan also contains policies that specifically address housing mix, affordability and competitiveness. These include integrating a mixture of housing styles, types, sizes and densities into the housing market²⁵, increasing the total share of smaller housing²⁶, ensuring housing affordability is a key input into housing targets²⁷ and planning for the housing needs of an ageing society to facilitate ageing in place²⁸.

With respect to the Fleurieu region, the 30 Year Plan identifies future urban growth areas within Victor Harbor, as well as Goolwa and Hindmarsh Island in order to help achieve the targets set for the region. There are also policies to intensify development along the Victor Harbor foreshore and protect open space between Port Elliot and Victor Harbor²⁹.

Retail, Commercial and Industrial Development

The 30 Year Plan establishes a series of targets for the creation of jobs across the Greater Adelaide Region. In terms of the Fleurieu Region, the Plan seeks the creation of 11,500 jobs over 30 years. To achieve this, the Plan identifies that 120 hectares of new employment lands will need to be created in the Fleurieu Region³⁰.

In terms of specific employment sectors, the 30 Plan identifies primary production, mining and resources, manufacturing, defence, services and green industries as areas where additional jobs will be created across Greater Adelaide into the future³¹.

¹⁹ Table E8, Fleurieu targets, The 30 Year Plan for Greater Adelaide, page 170.

²⁰ Ibid.

²¹ Policy 33, New transit corridors, growth areas, transit-oriented developments and activity centres, The 30 Year Plan for Greater Adelaide, page 82.

²² Policy 38, New transit corridors, growth areas, transit-oriented developments and activity centres, The 30 Year Plan for Greater Adelaide, page 82.

²³ Policy 42, New transit corridors, growth areas, transit-oriented developments and activity centres, The 30 Year Plan for Greater Adelaide, page 84.

²⁴ Policy 44, New transit corridors, growth areas, transit-oriented developments and activity centres, The 30 Year Plan for Greater Adelaide, page 84.

²⁵ Policy 3, Housing mix, affordability and competitiveness, The 30 Year Plan for Greater Adelaide, page 94.

²⁶ Policy 5, Housing mix, affordability and competitiveness, The 30 Year Plan for Greater Adelaide, page 95.

²⁷ Policy 2, Housing mix, affordability and competitiveness, The 30 Year Plan for Greater Adelaide, page 94

²⁸ Policy 6, Housing mix, affordability and competitiveness, The 30 Year Plan for Greater Adelaide, page 95.

²⁹ Map E8A, Fleurieu directions insert, The 30 Year Plan for Greater Adelaide, page 173.

³⁰ Table E8 – Fleurieu targets, *The 30 Year Plan for Greater Adelaide*, page 170.

³¹ The Economy and Jobs, *The 30 Year Plan for Greater Adelaide*, page 102-112

The 30 Year Plan contains the policy to adopt a typology of activity centres³² which includes, among others, regional, major district, district, bulky goods, neighbourhood and local centres. Within the City of Victor Harbor, the Plan identifies the Victor Harbor Town Centre as a Major District Centre and identifies a possible District Centre at Waitpinga Road, Encounter Bay.

Other 30 Year Plan policies that relate to retail and commercial development include the promotion of mixed use development within activity centres³³, developing higher density residential development within and adjacent to activity centres³⁴ and minimising the impact of commercial activities on residential communities³⁵.

Primary Production and Open Spaces

The 30 Year Plan for Greater Adelaide and, in particular, the directions for the Fleurieu region provide a strong commitment to growing the State's food industry, making the best use of water resources, and protecting areas of primary production significance.

There is a section in the 30 Year Plan dedicated to primary production within Greater Adelaide. Of particular relevance are policies to "Improve primary production's share of economic activity in Greater Adelaide through the protection of strategic areas for horticulture, viticulture, dairying and grain production³⁶" and "encourage the development of small-scale value-adding activity that complements local primary production³⁷".

The 30 Year Plan also identifies "potential areas of primary production significance" and contains related policy for this to be reflected in Council Development Plans with planning controls to protect the areas' use³⁸. The Health and Wellbeing section of the 30 Year Plan for Greater Adelaide contains the policy to "Protect Greater Adelaide's high-quality food bowl areas...to ensure a supply of affordable fresh food"³⁹.

Infrastructure

The 30 Year Plan provides a clear land use framework to guide future infrastructure investment and provision. Policies in the Plan outline clear principles to guide the future provision of infrastructure, as well as describing planned investment in critical infrastructure that will underpin the growth envisaged in the Plan.

Of particular relevance to Victor Harbor are policies in the plan to locate new housing growth in proximity to infrastructure⁴⁰, identify and plan for major infrastructure requirements to support new residential and employment precincts⁴¹, preserving critical infrastructure corridors and buffer zones around infrastructure⁴² and planning for human services in growth areas⁴³. In the Fleurieu region, the Plan contains directions including "upgrade road to Adelaide" and "protect potential bypass/freight route" between Victor Harbor and Goolwa⁴⁴.

³² Policy 25, Mixed-use activity centres, *30 Year Plan for Greater Adelaide*, page 80.

³³ Policy 29, Mixed-use activity centres, *30 Year Plan for Greater Adelaide*, page 80.

³⁴ Policy 30, Mixed-use activity centres, *30 Year Plan for Greater Adelaide*, page 80.

³⁵ Policy 31, Mixed-use activity centres, *30 Year Plan for Greater Adelaide*, page 80.

³⁶ Policy 11, The economy and jobs, *The 30 Year Plan for Greater Adelaide*, page 106.

³⁷ Policy 17, The economy and jobs, *The 30 Year Plan for Greater Adelaide*, page 106.

³⁸ Policy 13, The economy and jobs, *The 30 Year Plan for Greater Adelaide*, page 106.

³⁹ Policy 3, Health and Wellbeing, *The 30 Year Plan for Greater Adelaide*, page 101.

⁴⁰ Policy 1 and 6, Infrastructure, *The 30 Year Plan for Greater Adelaide*, page 120.

⁴¹ Policy 2, Infrastructure, *The 30 Year Plan for Greater Adelaide*, page 120.

⁴² Policies 4 and 5, Infrastructure, *The 30 Year Plan for Greater Adelaide*, page 120.

⁴³ Policy 1, Infrastructure, *The 30 Year Plan for Greater Adelaide*, page 120.

⁴⁴ Map E8A, Fleurieu directions insert, *The 30 Year Plan for Greater Adelaide*, page 173.

Health and Wellbeing

The 30 Year Plan contains specific policies to support the health and wellbeing of individuals and communities, under the premise that the design, layout and qualities of the physical environment play a significant role in supporting wellbeing.

The Plan contains policies to “create safe and inviting public spaces that will encourage community participation”, “provide engaging spaces where young people can congregate” and “give priority to pedestrian, wheelchair, gopher and cycle movement in neighbourhoods.”⁴⁵

In addition, the Plan contains policies to specifically address the specific requirements of growing numbers of young families and older people⁴⁶.

Environment, Coast, Open Space and Hazards

The 30 Year Plan seeks to introduce a clear hierarchy of environmental assets in the form of:

- Areas of high environmental significance
- Areas of environmental significance
- Areas designed for human use⁴⁷.

This hierarchy, which designates parts of the Inman and Hindmarsh river corridors and other patches of remnant vegetation as areas of high environmental significance, is supported by a number of policies. These include containing growth where possible to urban lands⁴⁸ and enhancing urban biodiversity and biodiversity corridors⁴⁹.

The 30 Year Plan provides for the establishment of a Greater Adelaide Open Space System which will build upon the existing Metropolitan Open Space System⁵⁰. In the Fleurieu region, land along the Inman River, along the foreshore southwest of the Bluff and a large area north of Port Elliot and Hayborough⁵¹ have been identified as part of the Greater Adelaide Open Space System. The Plan also seeks to ensure that open space is accessible to all communities⁵², provides linkages to encourage walking and cycling, and that neighbourhood level facilities are provided within walking distance of residents in new growth areas⁵³.

The Plan seeks to respond to climate change through both mitigation and adaptation. This includes the promotion of a more compact city, the establishment of a new urban form that promotes shorter distances of travel⁵⁴ and energy efficiency⁵⁵. A more liveable urban environment with tree-lined streets and a network of greenways should also be encouraged⁵⁶. In addition, development should be avoided on land that may be subject to inundation associated with sea level rise or storm surge⁵⁷.

In terms of water, the Plan seeks to use water more efficiently through the implementation of Water Sensitive Urban Design (WSUD)⁵⁸. New greenfield developments will need to source water for outdoor use from non-mains water supply and locations for potential stormwater harvesting schemes should be identified and protected⁵⁹.

⁴⁵ Policies 7-9, Communities and Social Inclusion, The 30 Year Plan for Greater Adelaide, page 90.

⁴⁶ Policies 4 and 5, Communities and Social Inclusion, The 30 Year Plan for Greater Adelaide, page 90.

⁴⁷ Policy 1, Biodiversity, The 30 Year Plan for Greater Adelaide, page 128.

⁴⁸ Policy 2, Biodiversity, The 30 Year Plan for Greater Adelaide, page 128.

⁴⁹ Policies 6 and 7, Biodiversity, The 30 Year Plan for Greater Adelaide, page 129.

⁵⁰ Policy 1, Greater Adelaide Open Space System, The 30 Year Plan for Greater Adelaide, page 132.

⁵¹ Map E8A, Fleurieu directions insert, The 30 Year Plan for Greater Adelaide, page 173.

⁵² Policy 2, Open Space, Sport and Recreation, The 30 Year Plan for Greater Adelaide, page 132.

⁵³ Policies 2 and 3, Open Space, Sport and Recreation, The 30 Year Plan for Greater Adelaide, page 132.

⁵⁴ Policies 3 and 4, Climate Change, The 30 Year Plan for Greater Adelaide, page 139.

⁵⁵ Policies 5-9, Climate Change, The 30 Year Plan for Greater Adelaide, page 139.

⁵⁶ Policy 13, Climate Change, The 30 Year Plan for Greater Adelaide, page 139.

⁵⁷ Policies 16 and 17, Climate Change, The 30 Year Plan for Greater Adelaide, page 140.

⁵⁸ Policies 1-3 and Box 4, Water, The 30 Year Plan for Greater Adelaide, page 141-142.

⁵⁹ Policy 4, Water, The 30 Year Plan for Greater Adelaide, page 142.

The 30 Year Plan seeks to reduce the risk of environmental hazards such as bushfires, flooding and contamination. It does this by promoting a risk hierarchy of avoidance, adaptation and protection⁶⁰.

With respect to the coast, the 30 Year Plan suggests that coastal zones should cover all areas that contain

- Habitats that are highly sensitive to the direct impacts of development
- Important geological and/or natural features of scientific, educational or cultural importance
- Landscapes of very high scenic quality⁶¹.

Summary

The 30 Year Plan provides a clear framework to guide future land uses and development in Victor Harbor, and therefore amendments to Council's Development Plan.

Key directions from the 30 Year Plan of particular relevance include the identification of Victor Harbor as suitable for urban growth to accommodate anticipated population growth in the Fleurieu region; support for the protection and enhancement of primary production and the green space between Victor Harbor and Port Elliot; the importance of good urban design in promoting safe, healthy and attractive neighbourhoods and community participation; and the need to protect coastal ecosystems.

1.7 NATIONAL AND GLOBAL INFLUENCES

The success in achieving the Objectives of the UGMS will also be influenced by wider external forces including, for example:

- changes to global economic markets (including the Global Financial Crisis);
- political change;
- changes to Federal or State Government policies, particularly in areas such as overseas migration, education, information and communication technology, trade and exports and health.
- technological change;
- rising petrol prices;
- rising energy prices;
- impact/costs of climate change.

These external forces are not unique to Victor Harbor. They cannot be accurately predicted over long periods nor can they be readily influenced by local government. As such any change to National or Global trends beyond 2012 have not been factored into the growth scenarios for the UGMS. Any change to these trends will be 'factored into' subsequent UGMS reviews.

⁶⁰ Policy 5, Emergency management and hazard avoidance, The 30 Year Plan for Greater Adelaide, page 149.

⁶¹ Policy 8, Biodiversity, The 30 Year Plan for Greater Adelaide, page 128.