FUTURE URBAN

ENGAGEMENT SUMMARY

URBAN GROWTH MANAGEMENT STRATEGY

DISCUSSION PAPER ENGAGEMENT – JUNE TO JULY 2024

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HOW WE ENGAGED

Engagement on the Discussion paper was undertaken between 13 June 2024 and 19 July 2024.

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

- Community drop-in sessions held at the Coral Street Art Space on 27 and 29 June;
- Completing a survey
- Making a written submission

The Discussion Paper and supporting documents were available on Council's Have Your Say page.

The engagement activities were advertised through Council's social media, Council's newsletter and by direct email to key stakeholders.

WHO WE HEARD FROM

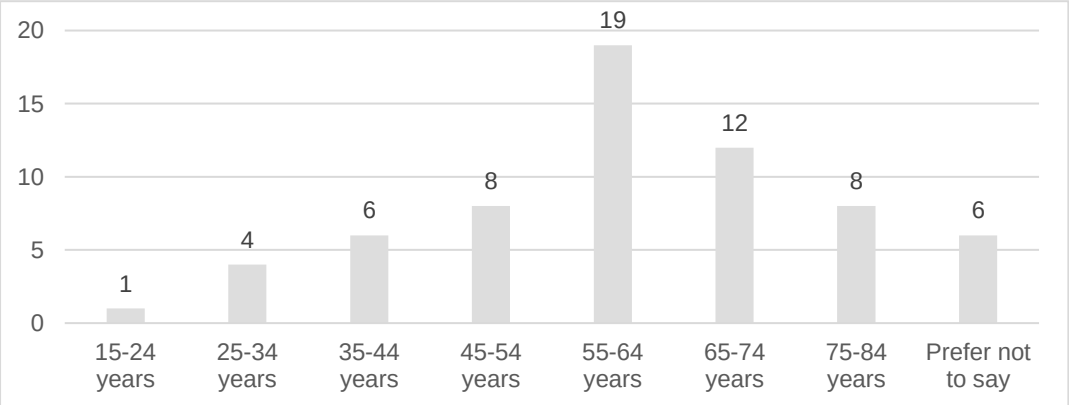
Over the engagement period, some 107 people or organisations provided feedback on the Discussion Paper, including:

- Approximately 25 people who attended the Community Drop In Sessions
- 66 responses to the survey
- 17 written submissions

The majority of people who participated in the engagement activities were local residents (86% of survey participants and 38% of written submissions). Alexandrina Council, the Department of Education, Department of Health and Wellbeing, the Department for Environment and Water, Country Fire Service and the Conservation Council of SA all provided feedback.

In relation to the age group of people who responded to the survey, people between 55 to 64 years of age represented 29% of the participants. A summary of the age groups that responded to the survey are included in Figure 1.1.

Figure 1.1 *Summary of Age Groups of Survey Participants*



WHAT WE HEARD

A summary of what we heard across the engagement period is provided in Table 1.1.

A more detailed summary of what we heard through the drop-in sessions, survey and submissions is provided under each heading below.

Table 1.1 – *Summary of What We Heard was most important to the Community*

Housing	We 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 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.
The Economy	We need to plan for: • Commercial centres in Encounter Bay and near the Ring Road (Welch Road / Armstrong Road) to reduce pressure on the centre for day-today shopping needs (i.e., supermarket) • Rezoning underutilised land within the urban growth boundary for commercial and employment purposes • Growth to the north of Waterport Road
Community and Social Infrastructure	We need to plan for: • The provision of additional medical and child care services
Physical Infrastructure and Utilities	We need to plan for: • Infrastructure delivery to occur before its needed • Improvements to stormwater infrastructure and roads, in particular
Transport and Connectivity	We need to plan for: • The impact of increased traffic • More transport options, including public transport and ride share options • Improvements to the pedestrian and bicycle network
Environment	We need to plan for: • Climate change • Protecting our environment and coastline • Protecting our trees and tree canopy
Landscape Character, Amenity and Heritage	We need to: • Protect Victor Harbor's character, ridgeline gateways and hills face areas Most people agreed that Waitpinga Road and Adelaide to Victor Harbor Road were the key gateways into Victor Harbor. Other gateways mentioned were Port Elliot Road, Waterport Road, Armstrong Road / Welch Road and Inman Valley Road.
Recreation and Open Space	We need to plan for: • Public open space within new developments and within areas which are being rezoned
Other Feedback worth noting:	We need to plan for: • Everyone, young and old • Regional planning efforts, across the whole of the Fleurieu Peninsula region

Drop In Sessions

The drop-in sessions presented the information on each of the key themes within the Discussion Paper on boards and encouraged people to interact with the information by:

- Providing feedback on the options, opportunities and challenges either verbally or via a sticky note. Any feedback provided verbally, was captured on sticky notes.
- Indicating support or opposition to ideas or options by placing a green (support) or red (opposition) dot.

A summary of the findings for each of the themes is provided below.

Housing

Mixed feedback was received in relation to whether greenfield or infill development is preferable.

Several people noted that allotments should be larger and that allotments should be large enough to accommodate trees and open space.

One person mentioned that larger allotments would lead to better wellbeing. Two people suggested penalising empty homes, and these comments were supported by four other people (represented by green dots).

The Economy

Support was shown for most of the opportunities presented for the economy theme.

Several people referred to the opportunities presented by the arts and cultural centre and associated industries.

Two people referred to the need for a commercial centre to the west of the town (i.e. Waitpinga / Encounter Bay). One person referred to the need to diversify our economy and attract global citizens.

Community and Social Infrastructure

The challenges accessing childcare and healthcare services (particularly GPs) were the primary issues raised in relation to social and community infrastructure. Support for a community centre was also raised by multiple people.

Physical Infrastructure and Utilities

There was support for delivery of infrastructure ahead of time and increasing opportunities for harvesting and reusing water. There was opposition to the provision of reticulated gas with people indicating a preference to move away from non-renewable energy and use of off-grid energy options preferred.

People did identify a desire for energy security. Several red dots were placed next to the opportunity for a boat ramp however it was observed that most of these red dots were placed by a single person.

Transport and Connectivity

People indicated a preference for increasing community transport options to create a more accessible and age friendly city, encouraging Uber/improving taxi service and improved bicycle network.

Environment

There was general support for the options provided for protecting the environment, the coast and mitigation/adaptation. Comments focused on tree protections, but also identified environmental sustainability as important for Victor Harbor. In relation to the coast there was comments about fishing boat permits and that there should be no marina. One person thought that Victor Harbor could be a leading environmental city.

Recreation and Open Space

There was support for the suggested opportunities with particular preference to improving connectivity between open space and hosting events and festivals. Need for sports and recreation centre was identified along with extending walking paths and mountain biking opportunities.

Survey

The survey targeted feedback on the key themes within the Discussion Paper to ensure that that draft Urban Growth Management Strategy plans for the communities' expectations and key concerns.

A summary of the findings for the key survey questions is provided below.

In your opinion, is there need for additional housing within the City of Victor Harbor?

68% of participants (45 / 66) agreed that there is a need for additional housing in Victor Harbor.

The following options are available for providing additional housing. Please rank the following options from 1 to 4, with 1 being your preferred option and 4 being your least preferred option (see Table 1.2 for options)

Table 1.2 provides a summary of the average rankings and the number of participants who identified each option as their first, second, third and fourth preference. Response rates which show the most interest in a particular option are shown in green and response rates which show the least interest in a particular option are shown in red.

In summary, there was no clear preference for providing additional housing, noting that:

- Each option received a very similar average ranking (there is only 0.3 points between the highest and lowest average);
- The most popular option was also the least popular option (infill development near serves and the coast)
- No option received an overwhelming first or last preference (i.e., no option received a consistent reaction from more than 50% of participants).

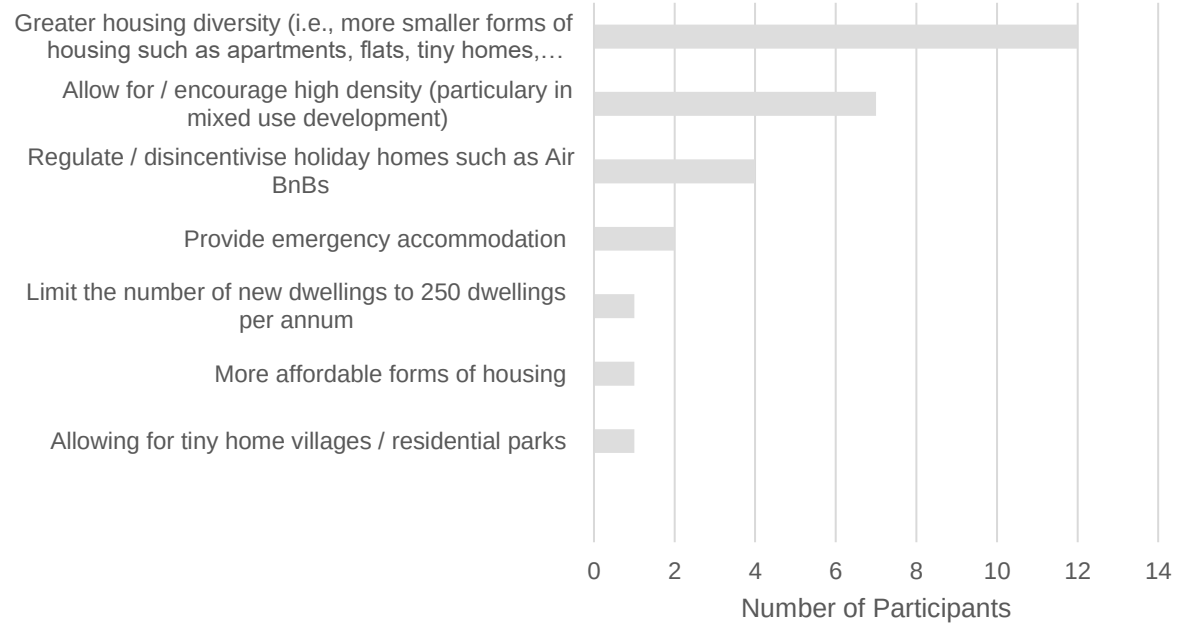
Table 1.2 – *Summary of the Average Ranking and Preferences for Each Option*

Option	Average Ranking	Number of Participants who selected each preference			
		1st	2nd	3rd	4th
• New housing provided through infill development in the rural living areas by reducing the minimum allotment size.	2.29	16	15	19	7
• New housing provided through infill development near the coast and services by demolishing an existing house and building two or more houses in its place.	2.41	25	9	6	22
• By rezoning the Deferred Urban Zone within the urban growth boundary to allow for new residential development.	2.44	9	23	19	8
• By investigating changes to the urban growth boundary to allow for new residential development.	2.53	15	13	13	16

Are there other options for providing additional housing, which aren't listed above, that you would like Council to consider?

Seven new options for providing additional housing were presented by participants. These options, and the number of participants, are shown in Figure 1.2 below.

Figure 1.2 – *Additional Options and Number of Participants that raised them*



New housing is likely to be provided through a combination of infill development and new residential development. What do you think is the right ratio of infill development to new development?

Opinions regarding infill and new (greenfield) development were varied with a relatively consistent split between each of the options. More specifically:

- 38% of participants (25 participants) wanted more new (greenfield) development than infill development;
- 30% wanted more infill development than new (greenfield development); and
- 26% wanted an even split of new (greenfield development) and infill development.

If changes to the urban growth boundary are investigated, which direction do you think Victor Harbor should grow (select all that apply). These areas are shown on page 11 of the Discussion Paper:

To the north of Waterport Road

To the north between the Hindmarsh River and the Adelaide to Victor Harbor Road

To the west along Inman Valley Road

None of the above

Other - please describe <include text box to enable description of other>

The most popular option was investigating growth to the north of Waterport Road (48% or 32 participants). There was also support for investigating growth to the west along Inman Valley Road (35% or 23 participants) and to the north between Hindmarsh River and the Adelaide to Victor Harbor Road (33% or 22 participants).

A total of seven participants didn't want any changes to the urban growth boundary and three provided additional options, which included:

- West along Waitpinga Road (and Range Road) – 2 participants
- Upwards – 1 participant

The following options are available for providing additional commercial and employment land. Please rank the following options from 1 to 2, with 1 being your preferred option and 2 being your least preferred option (see Table 1.3 for options).

Table 1.3 provides a summary of the average rankings and the number of participants who identified each option as their first and second preference. Response rates which show the most interest in a particular option are shown in green and response rates which show the least interest in a particular option are shown in red.

Rezoning underutilised land for commercial and/or employment growth was the clear first preference for most participants (62% or 41 participants).

Table 1.3 *Summary of the Average Ranking and Preferences for Each Option*

Option	Average Ranking	Number of Participants who selected each preference	
		1st	2nd
• Rezoning underutilised land for commercial or employment/industrial purposes inside of the urban growth boundary.	1.35	41	22
• Investigate expanding the urban growth boundary, to rezone new land for commercial or employment purposes.	1.61	22	36

Are there other options for providing additional commercial land, which aren't listed above, that you would like Council to consider?

Five new options for providing additional commercial land were identified by participants, including:

- Use empty or underutilised buildings (2 participants)
- Co-location of businesses (2 participants)
- A new centre for Encounter Bay - similar to McCraken (1 participant)
- Create a regional centre for employment use (i.e. to service the whole South Coast) (1 participant)
- Older buildings on Franklin Parade could be knocked down and redeveloped for commercial (restaurants and cafes) (1 participant)

Are there options for providing additional employment or industrial land, which aren't listed above, that you would like Council to consider?

Three new options for providing additional employment or industrial land were identified by participants, including:

- Encouraging working from home (via faster internet)
- Develop a South Coast wide strategy to identify more land (outside of VH boundaries)
- Encouraging centres within new developments

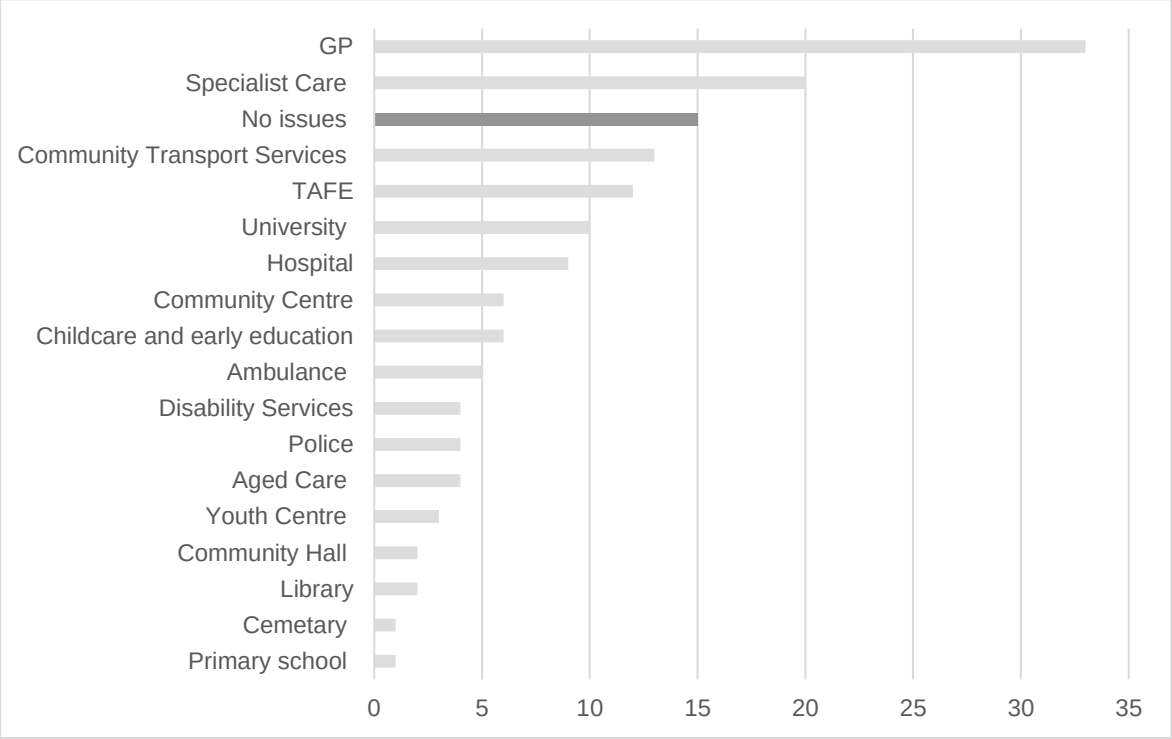
Most answers to this question identified new employment opportunities or investments that should be explored, rather than new options for additional land.

Identify all the types of community and social infrastructure or services that you needed or wanted to access in the last 12 months but couldn't access in the City of Victor Harbor?

The types of community and social infrastructure that participants had tried to access and were unable to, including how many participants had tried to access them, are summarised in Figure 1.3.

Healthcare services, including General Practitioners and Specialists, were identified has the services which the most people had challenges accessing. A total of 15 participants (23%) reported that they had no issues with accessing community or social infrastructure.

Figure 1.3 – *Number of participants who weren't able to access various types of community and social infrastructure over the last 12 months*



In your words, please explain why you couldn't access the facility or service(s). Please provide a brief explanation for each service you couldn't access.

The most common reason that people couldn't access a facility or service was due to a provider having no capacity for new patients or places (6 participants). Other reasons included the travel distance (4 participants), the waitlist (2 participants), the operating hours (1 participant) and the quality of the service (1 participant).

Have you experienced any issues with the existing infrastructure (including water supply, sewer, electricity, stormwater or telecommunications) in the last 12 months?

Some 48% (32 participants) haven't experienced any issues with existing infrastructure and 45% did (30 participants). The remaining 7% of participants either skipped the question or advised that the question wasn't applicable to them.

If yes, which form(s) of infrastructure did you experience an issue with?

Of the 30 participants who indicated that they had an issue accessing infrastructure, their issues were with the following forms of infrastructure:

- Stormwater infrastructure (15 participants);
- Telecommunications (13 participants);
- Water supply (8 participants);
- Electricity (5 participants); and
- Sewer (2 participants).

Are you aware of any constraints affecting the ability to expand or augment water supply, sewer, electricity, stormwater or telecommunications infrastructure?

The following constraints were raised in response to this question:

- Existing drainage issues (6 participants);
- Ageing infrastructure (1 participant);
- Remote water supply (1 participant);
- Capacity to connection to a recycle water supply (1 participant);
- Limited water supply (i..e, insufficient volume) (1 participant);
- Limited water pressure (1 participant).

Which modes of transport would you ordinarily use in Victor Harbor?

Unsurprisingly, most participants (63 participants or 95%) use a car and 68% (45 participants) also used walking as a mode of transport. Some 11 participants used a bicycle, 5 participants used the bus.

Which modes of transport would you like to have better access to in Victor Harbor, and why?

The following modes of transport were identified in response to this question:

- Public transport (bus and rail), including local and to Adelaide (40 participants);
- Taxi and/or Car Share services (5 participants);
- Upgrade the pedestrian network (5 participants);
- Upgrade bike paths (4 participants); and,
- Hire car service (1 participant).

There are a number of opportunities that could be contemplated in the UGMS to protect and enhance our natural environment. Please select all of the opportunities below that you support:

All of the opportunities to protect and enhance our natural environment were supported with each opportunity being supported by 45 participants or more. The opportunities, in order of most supported to least supported are:

- Improve linkages between green spaces (53 participants);
- Protection of the coastline from the impacts of urban development (52 participants);
- Identify key wildlife corridors (50 participants);
- Promote active communities and reduce reliance on vehicle travel through innovations in car free transport, improving bicycle networks and walking infrastructure (47 participants);
- Encourage the retention and expansion of tree canopies (46 participants);
- Protect and restore natural ecosystems (46 participants); and,
- Protect and enhance biodiversity on public land (45 participants).

Are there any additional opportunities do you think the UGMS should include to protect and enhance our natural environment?

Nine additional opportunities were identified to protect and enhance our natural environment. These opportunities include:

- Green spaces in new development (4 participants);
- Assist landowners with tree planting and landscaping (including through a mail out of native species, encouraging verge planting and promoting the '200 Backyard Native Gardens' program) (3 participants);
- Clean catchment areas into the Hindmarsh and Inman Rivers and improve their accessibility/useability (2 participants);
- Control cats (1 participant);
- Dune protection measures (1 participant);
- Stormwater harvest and reuse (1 participant);
- Maintain Granite Island (1 participant);
- More public toilets (1 participant); and
- Build an aesthetically pleasing stone sea wall along Franklin Parade between Kent Reserve and the Bluff (1 participant).

Do you agree that ridgelines, entrances into Victor Harbor and hills face areas should be protected by policies which promote a high standard of building design and landscaping, due to their visibility?

55 participants agreed that ridgelines, entrances and hills face areas should be protected by policies which promote a high standard of building design and landscaping.

Do you agree that the key gateways into Victor Harbor are Waitpinga Road and Adelaide to Victor Harbor Road?

45 participants agreed that the key gateways in Victor Harbor are Waitpinga Road and Adelaide to Victor Harbor Road and a further 20 participants agreed but indicated that there are also other gateways.

Of those that indicated that the there were other key gateways, the following gateways were identified:

- Port Elliot Road (3 participants)
- Waterport Road (2 participants)
- Armstrong Road / Welch Road / Ring Road (2 participants)
- Inman Valley Road (2 participants)
- Hindmarsh Valley Road (1 participant)

Do you agree that there should be additional protections for character areas in Victor Harbor? (These areas are shown on page 44 of the Discussion Paper?)

Most participants left this question unanswered. Of the 21 participants that did answer this question, 17 participants supported additional protections for character areas and 1 participant did not. The remaining 3 participants did not indicate support or opposition, but rather made comments about the character of Victor Harbor and how character is defined.

The following options are available for providing additional land for recreation and open space. Please rank the following options from 1 to 4, with 1 being your preferred option and 4 being your least preferred option (see Table 1.4 for options).

Table 1.4 provides a summary of the average rankings and the number of participants who identified each option in order of their preferences. Response rates which show the most interest in a particular option are shown in green and response rates which show the least interest in a particular option are shown in red.

Providing '*Areas of new public open space provided within new residential developments'* was the most preferred option with 53% of participants identifying this option as their first preference. '*Future facilities being situated on land that is rezoned for residential purposes'* (i.e. within the current Deferred Urban Zone) was the second preference for 25% of participants. Utilising the former landfill site was the least preferred option, with 41% of participants identifying this as their least favourite option.

Table 1.4 – *Summary of the Average Ranking and Preferences for Each Option*

Option	Average Ranking	Number of Participants who selected each preference				
		1st	2nd	3rd	4th	5th
• Areas of new public open space provided within new residential developments	1.9	35	9	8	5	4
• Underutilised land owned by government or utility providers being investigated for new recreation facilities	2.85	7	13	24	12	3
• Repurposing facilities that are surplus to demand	3.02	14	11	8	14	12
• Future facilities being provided on land that is rezoned for residential purposes (shown as planned residential land supply on page 49 of the Discussion Paper)	3.12	3	17	17	14	8
• On the former landfill site on Dump Road in Waitpinga (approximately a 10 minute drive from the Victor Harbor city centre)	3.84	4	11	3	15	27

Are there any facilities that are underutilised that you feel should be re-purposed?

Participants identified the following facilities as being underutilised and suitable for repurposing:

- Arts and Cultural Centre (4 participants)
- Yacht club (3 participants)
- Bowling club (3 participants)
- Town Hall (3 participants)
- Coral Art Space (2 participants)
- Encounter Centre (2 participants)
- Mount Breckan Mansion (2 participants)
- TAFE building (2 participants)
- Encounter Bay Oval (2 participants)
- Exercise equipment in recreational spaces (1 participant)
- Carrickalinga House (1 participant)
- Biodiversity Centre (1 participant)
- Savings Bank Building (1 participant)
- Wagon Road Depot (1 participant)
- Riverbanks (1 participant)
- Wright Island (1 participant)
- Bluff (1 participant)
- Inman River Trail (1 participant)
- Golf course (1 participant)
- Granite Island (1 participant)
- Tennis courts (1 participant indicated that 15 courts is too many)

All of the above facilities were only identified by 4 or less participants. As a result, there was no overwhelming response to any specific facility.

Are there other options for providing additional recreation and open space, which aren't listed above, that you would like Council to consider?

The following options for providing additional recreation and open space were provided by participants:

- A botanic garden (2 participants)
- Coastal bike trail (2 participants)
- Improvements to playgrounds (make them undercover / protected from the rain, fully fenced) (2 participants)
- Waggon Road (as a location for new open space/recreation facilities) (1 participant)
- Undercover gathering area for winter events (1 participant)
- Sensory gardens (similar to Oaklands Parks wetlands) (1 participant)
- Water play (1 participant)
- Playground for adults (1 participant)
- Marina and boating facilities (1 participant)
- More interactive opportunities (such as information signs about fauna and flora) (1 participant)
- Links to National Parks (1 participant)
- Acquiring rural land for public parks (1 participant)
- Playground with dog park nearby (1 participant)

Do you have any other comments you would like to make in relation to planning for Victor Harbor to 2050?

A total of 40 participants provided additional comments regarding the planning for Victor Harbor.

The following comments related to new or additional matters which hadn't been covered in the survey:

- Ensure to plan for all age groups (not just retirees) (6 participants)
- Planning needs to occur at the Fleurieu Region level (1 participant)
- Protect views to the coast (2 participants)
- Target retail in Victor Harbor (such as clothing stores) (3 participants)
- Plan for the widening of Adelaide Road (2 participants)
- Ensure that the economy isn't reliant on tourism (2 participants)
- Large shopping centres are needed out of town (2 participants)

Many comments related to matters which we collected feedback on in earlier questions, such as:

- Lack of medical services are an issue (2 participants)
- Lack of affordable housing (4 participants)
- Need public transport and/or more ride share options such as Uber (3 participants)
- Address impact short term rentals on housing supply (1 participant)
- Lack of child care for under 4 (2 participants)
- Housing diversity (mix of big and small is essential) (2 participants)
- Maintain character (3 participants)
- Maintain hills face areas as 'green zones' (1 participant)
- Need a community centre (1 participant)
- Plan for climate change (1 participant)
- Keep the 'beach side' feel (1 participant)
- More support for athletics and soccer through specifically designed facilities (1 participant)

A total of 13 participants referred to matters which are outside of the scope of the Urban Growth Management Strategy (UGMS), such as providing feedback about specific footpaths, toilet blocks and/or waste collection. Three participants praised the Discussion Paper or the UGMS project generally and one participant indicated that regular communicating on the UGMS is important.

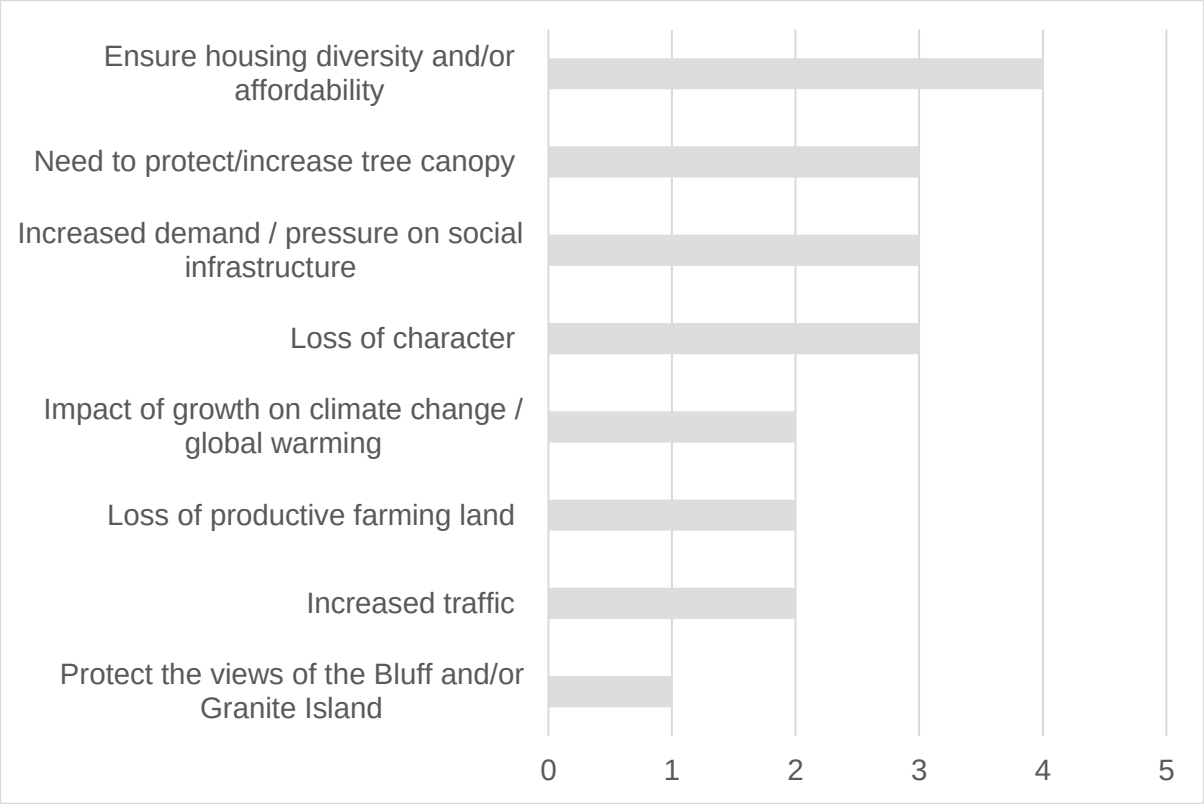
Submissions

A total of 16 submissions were received and most submissions related to a specific set of interests (for example, a State Agency discussing aspects of the Discussion Paper that relate to their portfolio). As a result, a specific response was warranted to each submission. Appendix 1 includes:

- a summary of each submission
- a response
- updates made to the Discussion Paper as a result of feedback in the submission
- inclusions in the UGMS as a result of feedback in the submission

At a high level, there were some matters which were raised across more than one submission. These are summarised in Figure 1.4 below.

Figure 1.4 – *Summary of matters raised in multiple submissions*



APPENDIX 1. SUMMARY AND RESPONSE TO SUBMISSIONS

Name/Agency	Stakeholder Group	Summary	Response	Inclusions in the Urban Growth Management Strategy as a result of feedback
URPS on behalf of Kingsley Living	Land Owner / Developer	Submission relates to two development sites - 1) the land in the Masterplanned Neighbourhood Zone bound by Hindmarsh River, Welch Road, and Adelaide/Victor Harbor Road and 2) 'Oceane North' which comprises 3 allotments in the Deferred Urban Zone to the west of Hindmarsh River - which the Applicant intends to rezone to the Masterplanned Neighbourhood Zone. Would like to see: A) the commercial village and child care centre intended on the Oceane plan noted B) the Emerging Activity Centre Subzone in Hindmarsh Valley acknolwedged a suitable location for commercial purposes C) references to a future centre on the Oceane North land being small in scale D) would like to understand if the Inman River Trail Extension is neccessary, given the Hindmarsh River Adventure Trail E) Supportive of the Oceane North land being an option for residential development. F)Notes the opportunity for community and social infrastructure on the Oceane North land G) Confirms that a ring route open buffer will be accommodated along Welch Road	The aspirations of Kingsley Living are noted. It is confirmed that: A) further information is required regarding the commercial village and centre proposed on the Oceane land for Council's consideration B) the land to the south of Welch Road in the Emerging Activity Centre Zone is already a suitable location for commercial purposes (this was shown page 14 of the Discussion Paper) with the focus of the Discussion Paper looking forward to 'additional' land on page 17. As, the Emerging Activity Centre may not adequately protect land for a suitably sized centre (noting the loss of land for a suitable centre in this subzone in other locations), considering a potential centre within the Deferred Urban Zone is also important. C) the scale of a future centre on Oceane North land will be relative to scale of the centre with in the Emerging Activity Centre subzone (noting that this should represent demand to 2050) D) both trails are necessary and important links within Council's Mountain Bike Strategy E) the support of this land for residential purposes is noted F) Council welcomes details of the social and community infrastructure proposed by the land owner for the Oceane North land	• Acknowledgement that the Emerging Activity Centre Subzone is an option for a centre and that such will be considered as part of structure planning for the Deferred Urban Zone (see the Guiding Aspirations on Map 3)

Name/Agency	Stakeholder Group	Summary	Response	Inclusions in the Urban Growth Management Strategy as a result of feedback
Alexandrina Council	Local Government	Council expect to release their South Coast Growth Strategy for consultation in the last quarter of 2024. Key feedback provided includes: • Additional growth in housing and commercial development will place pressure on current civil and social infrastructure and Alexandrina Council appreciates the ongoing collaboration on these matters. • Ongoing collaboration, communication and shared advocacy for infrastructure is supported and encouraged	Thankyou for your feedback and ongoing collaboration regarding growth and infrastructure along the South Coast. We look forward to seeing the final version of the South Coast Growth Strategy.	• Ongoing collaboration, communication and shared advocacy with infrastructure providers (including Alexandrina Council)
Malcolm Smith	Local resident	Wished to provided additional comment to a completed survey. Key points related to ensuring that housing diversity is provided for people to downsize and advised that they had experienced overcrowding at the Aquactic Centre.	Thankyou for your feedback and for making the time to complete the survey. Objectives and actions will be included in the UGMS in response to your feedback.	• Housing diversity and infill development will be encouraged to provide for smaller forms of housing suitable for down-sizers • Targets for social infrastructure delivery will be included to enable monitoring of demand for facilities (such as the Aquactic Centre)
Aileen Cole	Local resident	There is no need for further population growth in Victor Harbor and further growth would destroy the character and charm of Victor Harbor. Growth is better located in the northern areas of Adelaide. Victor Harbor should remain an 'upmarket, seaside, peaceful getaway spot'	Thankyou for your feedback. Popultation growth will continue to occur in Victor Harbor as people continue to find it an enjoyable place to live. Council's role is to manage this growth responsibly while protecting the aspects that make Victor Harbor a great place to live, work, invest and visit.	• Protect our character areas and open landscape with planning controls that guide new development in a way that is complementary to the current charm and character of Victor Harbor
John Hutchinson	Local resident	Victor Harbor is losing its character and becoming congested. Several concerns raised in relation to growth including, availbility of doctors, wait times in emergency, loss of productive farming land, roof areas and roads contributing to global warming and protection of the views from the bluff.	Thankyou for your feedback. Urban growth does place additional demand and pressure on infrastructure and our UGMS will need to include actions that consider the ongoing monitoring and delivery of infrastructure.	• Protect our character areas and open landscape with planning controls that guide new development in a way that is complementary to the current charm and character of Victor Harbor • Targets for social infrastructure delivery will be included to enable monitoring of demand for facilities

Name/Agency	Stakeholder Group	Summary	Response	Inclusions in the Urban Growth Management Strategy as a result of feedback
Dr Sandra L Bradley	Local resident	Housing should be diverse and include 'cottage communities', which allow for rental opportunities. Housing should cater to home care, to ensure our homes can be a place of refuge as the health of our bodies goes up and down, particularly later in life. Retirement villages with single storey, 1-2 bedrooms homes and 2 storey apartment homes that can be rented or bought should be planned for and needs to be accessible/close to the centre (like Rosetta Village). Aged controlled (i.e. 55+ living) is preferable to multi-generational living, where people have different interests and time pressures, such that there is less social cohesion. People should be supported to live at home as long as possible (albiet acknowledging that this is not Council's role specifically). There needs to be a significant increase in carers in order to adequately care for people. Several solutions were provided including investigating the current retirement living offerings in Victor Harbor, encouraging 2 storey apartment style living in the centre and provide public transport, particularly to retirement villages that are more than 500m from the centre. The submission linked to several articles and of particular relevance, was the article by the Conversation '*What sort of housing do older Australians want and where do they want to live?' which details the findings of a report by the Australian Housing and Urban Research Institute.*	Thankyou for your detailed feedback and the matters raised are an important challenge for planners Australia-wide and for Victor Harbor. There are initiatives being undertaken at the Federal Level (the Livable Housing Design Standard being implemented within the National Construction Code) and the State Level (policy change to the Planning and Design Code to allow for new housing models - co-housing - and a review of the definitions and approach to retirement parks and villages). Planning for diversity, partilarly in areas close to our centres, is important is a matter that this Strategy will seek to address.	• Planning for housing diversity that meets the needs of our community, including supported Federal and State government intiatives • Investigating becoming an age-friendly city and implementing measures which contribute to a longer quality of life
Andrew and Kelly Jamieson	Local resident	Supportive of the use of their land (Lincoln Park Farm), north of the industrial estate for any future growth	Thankyou for your feedback and your support.	The land to the north of the existing Lincoln Park Industrial Estate will be nominated as a future growth area.

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Andrew Schiller	Local resident	Affordable housing is an issue for our community and this is contributing to the loss of young professionals (along with poor access to childcare). Multiple factors are contributing to the housing crisis, but these factors include prioritising greenfield / urban fringe development over infill development and limiting opportunites for smaller forms of housing for people under 55. The Strategy should plan for infill housing and address this particular gap in housing supply (i.e., small forms of housing for people under 55 / unable to access retirement living options).	Thankyou for your feedback and housing affordability, diversity and availibiltiy is one of the key issues that the Strategy is seeking to address. There are initiatives being undertaken by the State Government (including the Future Living Code Amendment and Accommodation Diversity Code Amendment which both seek to implement policy change to allow for co-housing models and bluefield infill development). As part of the preparation of the Strategy, we have also investigated infill development opportunities and where medium density and low density infill can be encouraged. These investigations identified that there are opportunities for infill development and that these should be encouraged.	• Ensuring that infill development and housing diversity is encouraged in the right locations • Supporting State Government initiatives to improve policies relating to infill development to create new opportunities for small forms of housing, particularly close to centres

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Leah Muecke	Local resident	This submission provides a number of suggestions for consideration, including: A) Opportunities for infill development in the form of multi-dwelling buildings, where infill development occurs in 2 storey buildings, on the same footprint as a 1 storey dwelling to protect trees and private open space. B) Encourages consideration of high density development of 3-4 storeys near the centre. C) Targeting older residents to work, particularly in child care centres D) Better management of light pollution, particularly to allow for opportunities for star gazing and tourism (like the Dark Sky Reserve at Mannum) E) Consider an underwater observatory off of the causeway or water based art installation F) Consider a library in the town centre The submission raises discrepancies between the number of people and number of houses required.	Thankyou for your detailed and considered submission. Responses to the key points in your submission are below: A)The State Government is currently pursing changes to policy that provide more flexibity regarding housing form and diversity which may allow for this type of infill development once implemented. B)The maximum building height varies between 3 and 6 levels for most of the Victor Harbor centre, encouraing these types of development. C-E) These are interesting suggestions which could be considered further. These ideas have not been included in the UGMS, however, will be discussed further. F) Further consideration will be given regarding community facilities in the town centre, particularly as demand increases In response to the discrepancies raised, we can confirm that: • The difference between 8130 and 8870 people is as a result of one dataset referring to 2024 - 2051 and one referring to growth between 2021 and 2051 • The difference in the number of homes is as a result of the percentage of unoccupied homes (23.9%) rather than a household occupancy of 1.8 people For reference, the details and assumptions unpinning the data in the Discussion Paper are captured within the Council Area Profile available here: https://www.yoursay.victor.sa.gov.au/ugms	• Supporting changes to policy that allow for dwelling diversity and more inclusive housing options • Consider the demand for new communtiy facilities (and potentially accommodating these within the town centre)

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Andrew Leak	Member of the public	Wants to ensure that the landscape character of Victor Harbor is maintained particularly on the hills faces, the gateways into Victor Harbor. Trees and open spaces are important for future developments and avoid developments with small allotments and lots of identical houses.	Thankyou for your feedback. The UGMS will seek to protect landscape character through protecting hills faces and the gateways into Victor Harbor.	• Protect our character areas and open landscape with planning controls that guide new development in a way that is complementary to the current charm and character of Victor Harbor • Introduce new planning rules which relate to maintaining tree canopy and planting new trees when new development occurs
Conservation Council of SA	Organisation	Encourages us to avoid a creeping baseline midset through justifying incremental removal of vegetation. Wants the UGMS to have a clear plan and goals for protecting, managing and ideally restoring nature with key metrics for measuring success. The submission also made specific recommendations for updates to the Discussion Paper, particularly in relation to setting targets for urban green space.	Thankyou for your feedback. We have made changes to the Discussion Paper and inclusions in the UGMS in response to your submission. In relation to targets, Council note that we do not have any current data to confirm what our existing tree canopy and/or urban green areas are (in size or as a percentage of the urban area). As a result, we have identified this as an initial action before specifying what our targets are. In any event, we will also include actions to protect our net tree canopy whilst such targets are evaluated.	• We will seek to identify key wildlife cooridors within the UGMS or include an action relating to the identification of these wildlife corridors • Tree canopy will be maintained and key actions in the UGMS will include the identification of our tree canopy and increasing the protections for tree canopy.
Department of Education	State Agency	The Department confirmed that there are no identified planning or capacity concerns in relation to government education and care facilities in Victor Harbor and they will continue to contribute to the Greater Adelaide Regional Plan being developed by the State Planning Commission.	Noted	
Department for Health and Wellbeing	State Agency	The Department are engaged with the State Planning Commission and Planning and Land Use Services in the development of the Greater Adelaide Regional Plan and are identifying the constraints and opportuniies related to the provision of infrastructure and services that are critical to support the identified future growth areas, including the Southern Fleurieu Region. The Department offered the opportunity for a meeting to discuss the UGMS.	Noted and a meeting has been arranged between Council staff and the Department for Health and Wellbeing to discuss healthcare and infrastructure services for the Region.	• To continue communication with the Department for Health and Wellbeing to ensure that the delivery of infrastructure and services occurs in line with need

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Department for Environment and Water	State Agency	The Department provided useful feedback in relation to parks, heritage, coast and native vegetation. Of particular note, the Department highlighted the need to manage the impact of growth on our natural and hertiage assets. They also confirmed support for changing an existing Character Area Overlay to a Historic Area Overlay.	The Council thanks the Department for Environment and Water for the detailed response to the Discussion Paper and has made updates to the Discussion Paper and inclusions in the UGMS as a result of the feedback. We also note that the Granite Island Park Management Plan is currently being developed. In relation to the comments regarding State Heritage, we note that the protections that exist for State Heritage Places will remain unchanged by the UGMS and will continue to apply through the Planning and Design Code (via the State Heritage Place Overlay and the Heritage Adjacency Overlay).	• Management of the quality and quantity of stormwater run off onto the coast • Investigations into a multi-boat launch facility will need to consider managing visitation to island parks through signage and education • Advocating for the use of native species in new green spaces (via Council's tree species selection list) • The proposal to change the Character Area Overlay to a Historic Area Overlay • Actions that relate to the Coastal Adaption Study/Strategy and Stormwater Management Plan have been included • Ongoing diaglogue with the DEW relating to mapping coastal hazards within the Planning and Design Code as the GARP progresses • Ensuring that areas where additional or new infill is encouraged are not in areas where coastal hazards have been identified • Considering benchmarks or targets with respect to tree canopy
Country Fire Service	State Agency	Recommends providing greater emphasis on mitigating disaster risk that is not only a result of climate change and notes that the expansion of urban growth into bushfire-prone areas demands careful consideration. New social infrastructure will need to consider being suitably located particularly in relation to the strict new standards for faciltities which are occupied by at risk community members. The capacity of emergency services will need to be assessed and enhanced as greater demands are placed on emergency services. Recommended reviewing the Land Use Planning for Disaster Resilient Communities handbook.	Thankyou for your feedback. The Land Use Planning for Disaster Resilient Communities Handbook is a useful resource. We trust that the State Government is considering the impact on CFS services as part of the Greater Adelaide Regional Plan, which identifies which areas are most likely to accommodate growth.	• Ensuring that growth areas avoid areas of moderate to high risk • That Council monitor the Bushfire Hazards Code Amendment with respect to the growth areas

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John Crompton	Local resident	General support for the information presented within the Discussion Paper. Provided comments for additional thought including: A) A reserve to commemorate the work of George French Angus and his painting of Encounter Bay B) Challenges presented by the Goolwa to Victor Harbor trainline affecting access to the coast C) a carpark benath Warland Reserve	Thankyou for your feedback. The ideas were interesting and considered. The potential locations for a reserve to commemorate George French Angus and the anticipated viewpoint of his painting of Encounter Bay is situated outside of the growth boundary and therefore, identifying a site is challenging and outside of the scope of this particular strategy. The challenges regarding the trainline are a matter that has been considered within Council's Coastal Adaption Strategy. In relation to the carpark, such is an interesting idea which has not been included in this version of the Strategy.	