

Loxton Waikerie Growth Strategy



District Council of
**Loxton
Waikerie**



URPS

SHAPING
GREAT
COMMUNITIES

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Loxton Waikerie Growth Strategy

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Acknowledgement of Country

We acknowledge the first people of the River Murray and Mallee Region as the traditional custodians of the land and waters on which we meet and pay our respects to their elders, past, present, and emerging.

A photograph of a garden scene. In the foreground, there are several tall, purple-flowered plants. To the left, a wooden sculpture of a bird is perched on a tall, carved wooden post. The background shows a clear blue sky with a few clouds, some trees, and a utility pole. A semi-transparent dark blue banner is overlaid across the middle of the image, containing the word "INTRODUCTION" in white, bold, uppercase letters.

INTRODUCTION

INTRODUCTION

Why a Growth Management Strategy?

Purpose

The Loxton Waikerie Growth Strategy describes our plan for how the region should grow to become more liveable, competitive and sustainable.

This Strategy implements key actions of the Vision Plan by setting a 30-year growth strategy for the region. The Strategy will be instrumental in guiding Council decision making and investment, whilst also providing a clear message to the community and private sector about priorities for the region.

The strategies and actions seek to provide practical mechanism to build on the strengths of the region, including its idyllic landscapes and natural features, productive land, resilient community and existing infrastructure.

Given the spatial nature of the Strategy, it will inform higher order planning policy documentation being advanced by the State Planning Commission and Government of South Australia who are commencing the preparation of Regional Plans across South Australia.

Benefits

- Support a long-term sustainable pattern of growth.
- Build on the region's economic strengths, enabling clusters of activity to grow and compete on a state, national and global level.
- Ensure that infrastructure is provided to support land use.
- Values and protects our natural environment, resources, landscapes, productive land and cultural heritage.
- Helps to provide the housing we need to support a range of lifestyle choices.
- Locate people and jobs close together, and build on supply chains, to enable people and goods to move more efficiently and reliably.
- Promote vibrant and attractive places to live.
- Make us more resilient and adaptive to change.

INTRODUCTION

How was the strategy developed?

Overview

Our approach to the development of the strategy was iterative. The thinking was refined through engagement with stakeholders and the community.

The approach involved a range of people contributing their ideas, challenging these ideas through evidence and analysis and then testing and validating these ideas with the community.

The engagement approach was based on the principles of the Community Engagement Charter.

1. Engagement is **genuine**
2. Engagement is **inclusive and respectful**
3. Engagement is **fit for purpose**
4. Engagement is **informed and transparent**
5. Engagement processes are **reviewed and improved**

The Charter has an important role in shaping engagement on planning projects.

Contribute learnings and ideas

Meetings and workshops with Council Elected Members and Government Agencies and interviews with Community and Business representatives provided local context and knowledge to underpin this Strategy and provided:

- Valuable insight into the key pressures being experienced across the Loxton Waikerie District and on a town-by-town level.
- Open discussion on the elements that will form part of the Growth Strategy.
- Insight from government agencies and local community on the key barriers and drivers of growth including industry, housing, community facilities and employment.

Challenging ideas with evidence and analysis

Base level investigations assisted in establishing context and technical information and to challenge or test some of the issues or ideas raised.

This analysis addressed:

- Key drivers of change.
- Population and economic trends.
- Planning constraints and opportunities.
- Key legislative matters and requirements (e.g. consistency with State Planning Policies).
- Environment and heritage opportunities and constraints.
- Capacity of infrastructure to support growth.
- Residential and employment land supply.

Background reports to this strategy are available on the District Council of Loxton Waikerie website.

Figure 1 – Our process to develop the approach



INTRODUCTION

How was the strategy developed?

Testing and validating ideas through engagement

Two rounds of engagement were held to develop the Growth Strategy.

Round 1: Based on the evidence and local knowledge, a discussion paper was publicly released, with the invitation to community to provide feedback. The objective was to help Council understand how the community would like the area to grow over the next 30-years and specifically if there is support for key areas identified for growth.

Round 2: The draft Strategy was presented to community to gather feedback prior to finalisation and endorsement. A range of activities to gather inputs and feedback were included across the two rounds of engagement including:

- Engagement with the Council and businesses via:
 - Meetings with Council staff and elected members.
 - Community and business interviews.
 - Government Agency Advisory Group.
- Engagement with the broader community via:
 - Community drop in sessions (around 50 people attended six sessions).
 - Online feedback form (24 responses).
 - Business and community survey (35 responses).
 - Listening posts (online meetings or phone calls).
 - Written submissions (16 received)
 - Spatial map (9 locations pinned)

To supplement and support the community and stakeholder engagement, online methods of providing feedback were developed to provide additional forums for those that are unable to attend a community forum and capture those living in smaller settlements.



INTRODUCTION

What we heard



Housing Supply

- Supply is not sufficient
- Need land to meet growing needs of workforce
- Available land not development ready



Housing Demand

- More affordable housing
- Rental & purchase market
- Housing choice (dwelling type, allotment size)
- Housing to meet needs of key demographics (ageing & families)



Tourism

- Untapped opportunities that could create jobs and economic uplift (food, wine & eco)
- Contribute to vibrancy of communities
- More infrastructure for RVs, camping and caravans



Liveability

- Good business resilience
- Demand for more employment land in Loxton
- Waikerie is more than an ageing town
- Uplift/refurbishment opportunities (Loxton)
- Improve and better integrate walking and cycling trails



Workforce Employment

- Shortage of some skilled positions to create employment choice
- Shortage of skilled workforce



Economic Development

- Upgrade/improve existing community assets, i.e., Waikerie Pool and Rec Centre
- Limited transport options for ageing and younger population
- Limited tertiary and training opportunities

INTRODUCTION

How was the strategy developed?

Strategic Setting

It is important to recognise that the future recommendations contained in Growth Strategy do not stand-alone from broader policy considerations and themes.

There are a range of important documents and strategies influencing this Strategy.



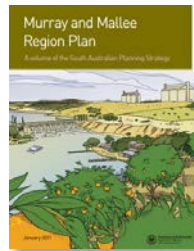
The State Planning Policies (SPPs) are the highest order policies which define South Australia’s planning priorities, goals and interests. They are the overarching umbrella policies that define the state’s interests in land use planning and alignment with the SPPs is a key requirement of strategic planning activities.

What is a Regional Plan?

The State Planning Commission is currently preparing regional plans for South Australia.

These plans include:

- A long-term vision (over a 15–30 year period) for the region including provisions about the integration of land use, transport, infrastructure and the public realm.
- Maps and plans that relate to the long-term vision.
- Contextual information about the region or area, including forward projections and statistical data and analysis.
- Recommendations about the application and operation of the Planning and Design Code.
- A framework for the public realm or infrastructure within the region or area.



The Murray Mallee Regional Plan is a key planning policy document which guides the long-term vision for a particular region. The Regional Plan is prepared to align with the SPPs and provide guidance on land use, transport and public realm. The Plan sets a target of attracting some 23,000 people to the Murray and Mallee Region over the next 30 years. Additional employment opportunities play a key role in facilitation the population growth. This Plan is currently under review by the State Planning Commission.



The Regional Development Strategy (the Strategy) by Department of Primary Industries and Regions SA (PIRSA) was developed to shape the long-term direction of regional South Australia. The Strategy outlines how the Government will work with and support communities across the state through regional development and overcoming challenges. The strategy stated that growth and investment in regional South Australia must be targeted in ways to make communities stronger and more resilient. This investment should focus on the development and delivery of initiatives that result in increased trade, productivity, profitability, sustainability and growth.

INTRODUCTION

How was the strategy developed?



Infrastructure SA is an independent statutory body established to support Government in achieving its aspirations and policy commitments. Whilst the Strategy prepared by Infrastructure SA is targeted at State and Federal Government, there is opportunity for the Growth Strategy to leverage and capitalise on identified priorities in the Strategy. Importantly, the Growth Strategy can assist in positioning Council in a manner that contributes to higher level decision making and leads to growth for Council.

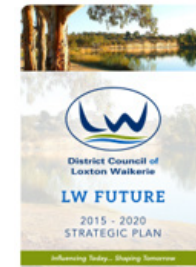


The Regional Blueprint aims to drive the region's economic success post pandemic. The Blueprint is an informed and central reference point for all levels of Government and key stakeholders. The Blueprint states that the regions will in partnership with government and the business community shape what opportunities are created. Regional cities will play an even greater role as hubs in their regions providing services such as education and health.



The Regional Development Association 2020-2023 Strategic Plan is based on extensive consultation with the regional communities, organisations, and businesses. The document provides guidance for industry, businesses, and community groups within the Murraylands and Riverland region.

The document is focused on four pillars which are business, skills, infrastructure, and community to support regional development. Progress will be tracked against these pillars and guided by goals relevant to the region.

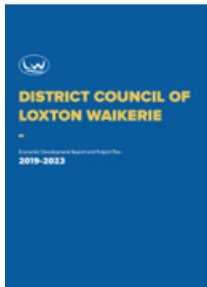


The Loxton Waikerie Strategic Plan 2015-2020 was developed to provide the community with a clear picture of Council's strategic direction for a 5-year period. The purpose of the document was to address the challenge of the changing financial landscape and support Business Planning processes.

The document reviews all services and activities which underpin the service delivery within the region and seek opportunities for savings and improvements. This was also rolled out across infrastructure.

INTRODUCTION

How was the strategy developed?



The District Council of Loxton Waikerie Economic Development Report and Project Plan 2019 - 2023 is an action plan to guide economic development within the region. The document includes an action plan to provide practical and achievable opportunities for council to assist in economic development in the key industries of agriculture, tourism and main street precincts.

Key outcomes of the document are for the region to remain agile and responsive, retain and attract population, focus economic development in to specific industries and collaborative effectively.



The Waikerie Ageing Well Strategy 2020 - 2023 was developed in response to the Waikerie Prosperity Strategy to recognise and capture the opportunities of an ageing population. The document addresses the eight domains identified by the WHO as being essential to the development of an age-friendly city.

The document identifies goals, objectives and high priority actions for the eight domains including outdoor spaces and buildings, transportation, and housing.



The Loxton Waikerie - Economic Health Check is based on Data from the Australian Bureau of Statistics to understand the profile of the local economy and workforce.

The document is focused the drivers of economic growth and the position of the region compared to the remainder of the State. Trends have also been identified and analysed such as macro forces, technology, circular economy and remote working. These can be used to understand the impact to future growth and how people will live and where they work.

INTRODUCTION

How will the strategy be implemented?

The Loxton Waikerie Growth Strategy will provide a clear plan for growth that can be adapted over time. Like all plans, it will need to evolve to respond to changes at the local, state and even global level. The State Planning Commission (the Commission) has commenced the preparation of new Regional Plans across South Australia.

As part of this planning, the Commission is setting a vision for 30 years. The Regional Plans will identify the land and infrastructure required to deliver the vision over the first 5-years, and then provide higher level land supply and infrastructure requirements over 15-years.

The Council is proposing to the Commission that this Growth Management Strategy underpin the new Regional Plan and has prepared this Strategy to align with these timeframes. This will enable the outcomes of this work to guide future decision-making within Government and the private sector.

It is intended that this Strategy will inform:

- Future rezoning proposals.
- Infrastructure investment decisions
- Council's advocacy role in growth management issues.
- Decisions around the use of community land and assets.

Council will report on the Strategy's process through its annual reporting process.





KEY THEMES

KEY THEMES

Our Economy

Highlights

The Loxton Waikerie Council is in an idyllic region characterised by the natural beauty of the Murray River, rich primary industry, high service townships and tourism opportunities. The region offers a mix of experiences from a short stay holiday spot to a desirable, community orientated place to live.

Industry Representation

The predominant industries of the region are:

- Agriculture, forestry and fishing – 23.8%
- Health care and social assistance – 12.7%
- Retail trade – 8.9%

These 3 sectors employ almost half of the population at 45.4% of the population in 2021. Almost 15% of the economic output for the region is international.

Construction is a growing industry in the region which has added significant value to the local economy and it is therefore important that growth in this sector is supported and maintained. Construction supports new housing and development but attracting new people to the region is required to support this.

It also important to develop resilience in the economy and ensure is not reliant on one or two sectors which can be influenced by many external factors. For example beverage manufacturing represents \$20.4 million of value but can be influenced by drought and freight issues.

Workforce

The workforce contains a high percentage of Managers and Technicians and Trades Workers, this is reflective of the regions primary industry base and the high number of persons employed in the agriculture, horticulture and viticulture.

The most common occupations included:



The Loxton Waikerie region has reasonable levels of work force participation.

In 2021, of those persons aged 15 years and over, some 5,363 people were actively participating in the labour workforce.

KEY THEMES

Our People

Highlights

Who we are:

- 11,666 people across almost 9,000km²
- Median age of 48 compared to 41 for South Australia
- Increase of 179 people from 2016 – 2021
- Increase of 370 people aged 70 – 84
- Decline of 91 people aged under 19
- 50.4% male and 49.6% female

How we live:

- 5,374 dwellings with an average of 2.3 people per household
- 84.9% of dwellings are detached dwellings compared to 78% for SA
- Couple family without children 51.2% compared to 41.0% for SA
- Private dwellings owned outright 40.6% compared to 32.8% for SA
- Average household weekly income \$1,169 compared to \$1,455 for SA
- 549 persons were 'elsewhere' on Census Night which could indicate they are not permanent residents
- Internet not accessed from 23.7% of homes compared to 17% for SA (2016)

Housing Trends

- Property prices across Australia have risen rapidly following COVID-19.
- The annual growth of median residential houses prices across Australia's eight capital cities to December 2021 was 21.7 per cent – the highest annual growth on record (ABS, 2022).
- While Adelaide has remained more affordable than other capitals (with a median dwelling value of \$619,819 in April 2022), the city observed an annual growth in home value of 26.2 per cent – the 2nd highest growth compared to other capital cities¹ (CoreLogic, 2022).
- This sharp rise in property values have been reflected in regional centres across the country too.
- A combination of decreased affordability in city centres, urban sprawl and the rise of those looking for a sea/tree change has led to dramatic increases in house prices across regional Australia.
- In April 2022, the median dwelling value across regional South Australia was \$324,708, reflecting annual growth of 19.7 per cent (CoreLogic, 2022).
- Loxton's median house sale price was \$277,500, reflecting 18.1% annual growth (realestate.com.au, 2022).
- Waikerie's median house sale price was \$236,000 reflecting 9.8% annual growth (realestate.com.au, 2022)
- In terms of housing product, detached dwellings make up around 77.3% of dwelling types (compared to 77% for South Australia), which is not likely to change significantly given the economics of the region. However, housing will need to be provided for the changing demographic, including through options such as retirement living or aged care facilities.
- It is worth noting that the availability of rental properties is relatively low. There may be a need for additional housing stock to stimulate growth in the region.
- The demand for residential land across the district has been estimated based on the number of dwellings approved over the last 10 years.
- The townships which had the largest number of dwellings approved for in the last five years were Loxton (126) and Waikerie (41).
- A number of land divisions have been approved for Loxton (171) and Waikerie (34).

DEVELOPING THE APPROACH

A photograph of a park area featuring outdoor exercise equipment. In the foreground, there is a paved path and a grassy area with a rectangular mat. A person is sitting on a piece of exercise equipment in the middle ground. The background shows a body of water and several tall trees. The text "DEVELOPING THE APPROACH" is overlaid in white on a dark blue horizontal band across the middle of the image.

DEVELOPING THE APPROACH

Our Economy

Catalyst Projects

- Sturt Highway upgrade between Renmark and Gawler, as part of the Roads of Strategic Importance (ROSI) program. The Australian and South Australian governments have committed \$87.5 million (80:20).
- Truro Bypass \$202 million (80:20) has also been committed to construct a bypass of the Truro township along with a new alignment of Sturt Highway over Accommodation Hill which will improve travel to and from the region.
- The Loxton Research Centre recently underwent a \$7.5 million redevelopment, funded as part of the \$265 million Australian Government-funded South Australian River Murray Sustainability (SARMS) Program.

Opportunities

- Nature-based tourism, food, wine, local producers and unique accommodation.
- The region's tourism industry that appeals to intrastate, interstate, and international visitors.
- Collaboration between river regions and councils.
- Technology advancement for agricultural, horticultural and viticultural activities
- Diversifying the types of services within agriculture such as onsite experiences and education.
- Education, culture and arts and quality health care to maintain and attract visitors and residents.
- Capitalising on the Loxton Research Centre, a collaborative hub to bring together industry, research, education and government to drive agriculture and business innovation.
- Ensure adequate supply of suitable land for residential and employment activities.
- Current investigations and planning into the South Australian Highway High Productivity Vehicle Freight Network Access.

Challenges

- Retail offerings in the region are limited.
- The ageing population limits the economic activity in the region, with the share of residents 'of working age' low, and the number of available workers in decline in absolute terms.
- The region has a relatively low skill base, reducing the opportunity for growth in some sectors.
- Most local tourism activity is conducted such that local residents derive little benefit, with many accommodation facilities owned by non-locals.
- Upfront costs for infrastructure to support growth within and outside of townships.
- Climate change presents risk to the agricultural sector via regulatory changes, climate risk and changing consumer preferences.

DEVELOPING THE APPROACH

Our Economy

Tourism

Tourism presents opportunities to grow the region with increased expenditure, greater awareness and additional visitations. Currently 1 in 15 jobs are supported by the tourism industry with the potential for this to grow if visitation and length of stay are increased. This can be achieved through improved collaboration between the river regions and councils, more places to stay, an event plan and continual promotion of the region's core strengths of nature-based tourism, food, wine, local producers, and unique accommodation.

The infrastructure and signage which support tourism in the area are important focus areas and require continued maintenance and upgrade to improve connectivity and awareness.

Agriculture

The region is known for its agricultural, horticultural, and viticultural land and well known for its citrus and fruit production within South Australia. Despite the effects of drought and flood, the region has adapted well and utilised technology to advance farming practices and continue to grow the industry. However, as technology continues to advance it is important

that employment opportunities remain in this sector. Increased production and new products will support continued growth. Diversifying the types of services within agriculture such as great food/drink production, onsite experiences and education should be explored and challenged. The quality of the produce can give the region a name on the local, national and international stage which offers many opportunities.

Main Street Precincts

The Waikerie CBD Revitalisation project is one example of a main street upgrade. The project has delivered upgrades to a number of streets in Waikerie and improved the amenity for users. Additional shade, greening, better footpaths, improved connection, street art and the ability to transform the spaces for events are outcomes of the works. The community were key to developing the plans and initiatives for the project. The work undertaken in this project links with the Waikerie Riverfront Revitalisation and Trails Master Plan and continues to foster the social cohesion. The focus on placemaking and connection demonstrates the prioritisation of connecting locals and visitors whilst capitalising on the assets of the town. This will create opportunity for events, parkrun, food trucks and other new initiatives.

Loxton has wide boulevards along the main streets with clearly defined avenues connecting through the township and to the River. The effect of these is engaging streetscapes which encourage the movement of people and creates quality public spaces to meet. It is important that these are maintained and activated to continue to create spaces that people want to be in. Lighting, tree planting, quality of paths and events are all means of supporting this. Council should pursue grants to be able to action projects in the main street in addition to the general maintenance allocation.

Services

A focus on education, culture and arts, and quality health care will aid in maintaining and attracting new short- and long-term visitors or residents to the area. These will support the 3 key opportunities identified for the region and strengthen the diversity of the community to ensure it is best placed for a sustainable future.

DEVELOPING THE APPROACH

Our People

Challenges

Some of the key issues are as follows:

- There is a low availability of rental stock in the region, presenting a further barrier to migration to the region
- The region is experiencing an ageing population, which places additional pressures on social infrastructure
- COVID-19 has had a significant impact on immigration, which is crucial to supporting regional economies
- The region is experiencing shortages of skilled and unskilled labour
- There is a need to increase the availability of rental and affordable housing for workers

Opportunities

- Building on the strong community spirit and resilience by working with communities
- Strengthening the livability of townships to encourage population growth
- Continued increase in different employment sectors to diversify
- Greater marketing of the lifestyle benefits of living in the region
- There is opportunity to capitalise on the trend towards a 'Tree change' with people looking for living environments that are in a natural setting (e.g., near the River, sea, hills or other natural asset).



DEVELOPING THE APPROACH

Our Environment

The River Murray is the nation's most iconic river and supports estuarine, floodplain and wetland environments of national and international significance. Leveraging eco-tourism and unique experiences from this asset is an opportunity for growth and a way of selling the region to locals, state, interstate and international visitors.

Challenges

- Manage the impacts of climate change which is likely to bring a drier and warmer future
- Natural hazards such as bushfires, drought and flooding
- Shoreline erosion and flooding along the River
- Production of quality produce in the grape, fruit and nut production.

Opportunities

- Natural landscape and scenic quality characterised by the River Murray and rich agricultural lands
- Utilising the natural environment of the region for land and water-based experiences which can't be offered elsewhere within the State
- Growing popularity of trails for walking, riding and water sports which are complementary to the natural environment
- Preservation and enhancement of Cultural Heritage



DEVELOPING THE APPROACH

Our Infrastructure

Challenges

The integration of land use, transport and infrastructure planning helps to enable us to address the longer term challenges and opportunities by working towards a common vision.

There is a commitment of \$87.5 million to upgrade the Sturt Highway between Renmark and Gawler as part of the Roads for Strategic Importance Program. This will improve the transport network through the region and improve connection with neighbouring regions. The Sturt Highway is the major route through the Loxton Waikerie region.

Further to this the investigation of the South Australian Highway High Productivity Vehicle Freight Network Access will improve connectivity and support economic development. 23.9% of employment is in agriculture, forestry and fishing with the major contributors grape growing, and citrus and fruit growing which rely on the movement of freight vehicles. The geographic location between Adelaide and Melbourne highlights the importance of a quality freight route to support growth. Expected growth in these agricultural industries is reliant on freight vehicles.

Opportunities

- Agtech advancements in the region
- Water innovation, efficiency and leading practices in irrigation
- Partnering with State and Federal Government to deliver strategically important infrastructure and leverage Council investment
- Utilising infrastructure to take advantage of the riverfront
- Work with the State Government to establish a new River bridge crossing nearby to Berri.
- Movement of freight through and to the region with upgrades required across the heavy vehicle transport network
- Providing townships with desired services related to potable water, waste water, electricity, communication and road infrastructure
- Aged and ageing infrastructure
- Managing environmental impacts by designing adaptable and resilient infrastructure
- The timing and prioritisation of infrastructure development
- Funding mechanisms for infrastructure planning and delivery

A photograph of a vineyard with wooden posts and green grapevines. The text "THE STRATEGY" is overlaid in white on a dark blue horizontal band.

THE STRATEGY

VISION

Our 30-year vision for the region

The Loxton Waikerie region is renowned for its produce and idyllic setting on the River Murray. It is a place where people want to live, work, visit and recreate. The district offers a good range of health, education and retail facilities to support local industries and provide employment opportunities.

Agriculture and horticulture are the backbone of the economy with the district contributing significantly to the national output of food and beverage. Related activities such as food and beverage processing, packaging, storage and distribution within and from the local area is a significant value add.

The population is centred in the two main service centres of Loxton (including Loxton North) and Waikerie with a number of smaller townships located between these along the riverfront. These smaller townships are reliant on the larger towns for many of their services but still offer residents and visitors recreational, educational and basic local shopping.

The surrounding natural environment, connection to Adelaide and other regional centres and lifestyle opportunities makes the Loxton Waikerie region a place of social, environmental and economic value.

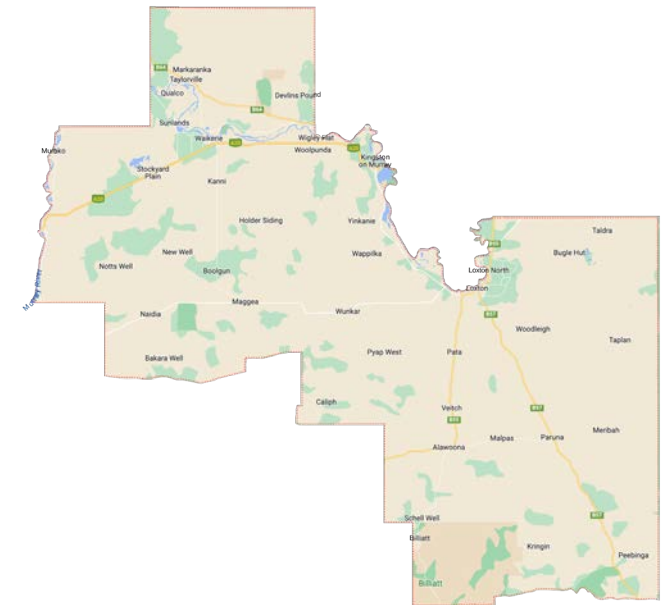
Each township has its own unique character and identity and together create a prosperous and diverse community.

Loxton and Loxton North is home to half of the population of the district and is a key service centre for the region. Loxton has a vibrant economy based on food, wine, the arts and tourism and is attractive to workers, families and businesses due to the diverse lifestyle and employment opportunities. Loxton is known as the Garden Town due to the well designed and maintained streetscapes and gardens.

Waikerie is a key service centre to the district and is the gateway to the Riverland located just off the Sturt Highway. The town is known for citrus, stone fruit and grape production. Situated between the banks of the River Murray and prime farming land, Waikerie is ideally located and well-established.

Moorook and Kingston on Murray are small settlements located 6km apart on the River Murray. They offer lifestyle living opportunities with many dwellings located on larger allotments for hobby farmers or those seeking a tree change. They are reliant on Loxton for most services but are essential to the districts production and packaging with many businesses established in the area.

Ramco and Sunlands are 7km west of Waikerie and is reliant on Waikerie for many of its services. The township is organised in a more organic manner with agricultural land uses prominent throughout with dwellings scattered.



TARGETS

Population growth scenarios

Base Case

Population is influenced by a range of different factors such as migration patterns, employment and changing preferences of the community.

Understanding future population is important to:

- Enable Council and stakeholders to make informed decisions about future investment
- Enable detailed infrastructure investigations to be undertaken to shape future growth areas
- Enable stakeholders to actively identify allied services that may be required to support growth (e.g. health care services)

Three growth scenarios have been developed for a 15-year period (until 2037) which build on current population trends (the base case). The base case has been derived from data made available by the Australian Bureau of Statistics following the 2016 and 2021 Census.

The base case is illustrated on the right.



*Australian Bureau of Statistics, 2021 Census All persons QuickStats, www.abs.gov.au/census/find-census-data/quickstats/2021/LGA47800

#Australian Bureau of Statistics, 2016 Census All persons QuickStats, abs.gov.au/census/find-census-data/quickstats/2016/LGA47800

TARGETS

Our Targets

Population Growth Scenarios

The following table summarises the three growth scenarios. While we have set a long term vision for the region of 30 years, we are planning for the land supply over a 15-year timeframe. The low growth scenario is based on a population growth of 1.5% which would be a slight decline from the current growth rate of 1.56%.

The Medium Scenario is based on a population growth of 2.5% which is above the current growth rate. This scenario is likely if a more significant employer is introduced in the region or the 'tree change' takes a greater affect.

The Stretch Scenario is based on a population growth of 4.0% which requires a significant change. This scenario could occur with the emergence of a new industry or employment generator. A stretch scenario is unlikely to occur region wide but could occur within a specific township.

Given the nature of the region, it is possible that different townships will experience different population growth scenarios. Given the low population base of some townships, one large employer can significantly impact on the township growth rate. Planning for a range of scenarios is therefore important.

Region Growth Targets

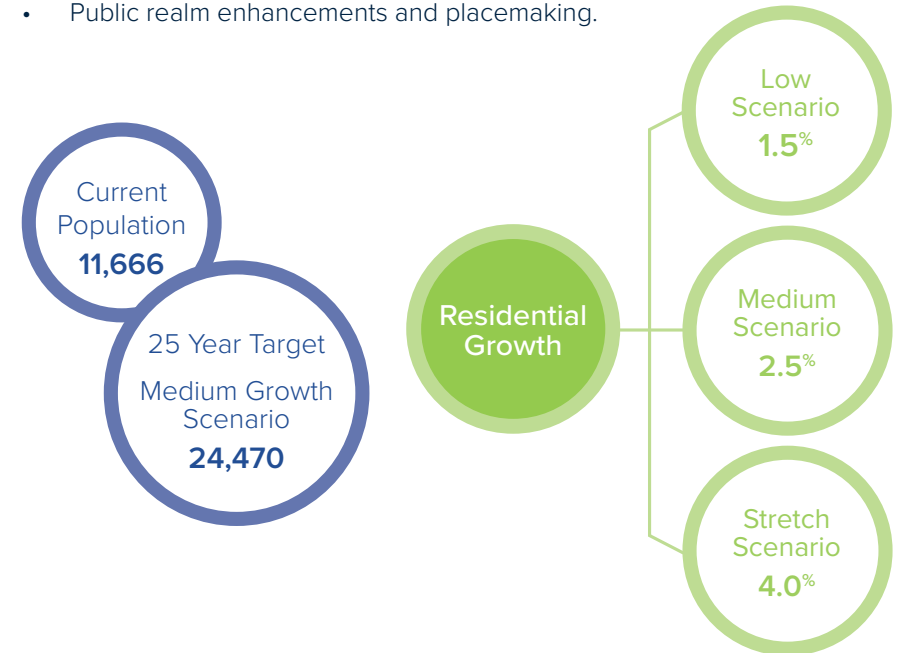
Measure	Low Growth Target	Medium Growth Target	Stretch Target
Total Population (Base population 11,666)	18,235 people	24,470 people	37,837 people
Average Annual Population Increase	218 people	426 people	872 people
Annual Growth Percentage	1.5% (compounding)	2.5%	4.0%
Total Growth Percentage	36%	52%	69%
Population Change (2022-2047)	6,569 people	12,804 people	26,171 people

Achieving our Targets

To achieve the higher growth scenarios requires a level of intervention or stimulus to grow the economy.

There are a range of levers:

- Infrastructure investment
- Adequate land supply
- Policy that enables flexibility and diversification of the economy
- Liveable and affordable places
- Catalysts such as investment in a particular growth industry that attracts workers
- Public realm enhancements and placemaking.



TARGETS

Calculating Land Supply

Base Case

To understand the supply of land within each township, the area and location of current vacant land and maximum theoretical yield of land in key zones were identified. Maps have been produced for each township identifying supply and are presented in the relevant Township Growth Management Plan.

Maximum theoretical yield was calculated by identifying appropriately zoned land (vacant and non-vacant) and analysing if existing land parcels could be sub-divided based on the relevant current Zone provisions (at May 2023). The table below presents the provisions considered for each Zone.

Additional Assumptions

- A 15% reduction has been applied to land that can be sub-divided into more than 20 allotments to allow for land requirements such as roads and other infrastructure.
- No small scale infill (1 to 2 or 1 to 3) is assumed within the townships.
- Dwelling demand numbers don't account for existing dwellings.

Assumptions for Residential Land Supply

	Neighbourhood		Rural Living		Rural Neighbourhood	
	Minimum Site Area	Minimum Frontage	Minimum Site Area	Minimum Frontage	Minimum Site Area	Minimum Frontage
Loxton	400m ²	12m	4000m ²	-	2000m ²	-
Waikerie	400m ²	12m	4000m ²	-	2000m ²	-
Moorook	750m ²	15m	4000m ²	-	2000m ²	-
Kingston on Murray	750m ²	15m	4000m ²	-	2000m ²	-
Ramco/Sunlands	750m ²	15m	4000m ²	-	2000m ²	-

REGION-WIDE STRATEGY

Building a strong economy

Objectives

1. Capitalising on the district's innovation and business and community confidence to build a positive future for exploring new economic opportunities.
2. Ensure sufficient land is available to support employment generating uses that support economic growth and productivity.
3. Promote growth of sustainable and affordable energy options, including renewable energy and innovative technologies.
4. A diverse and dynamic primary industry sector that builds on the natural assets of the region.

Strategies

1. Ensure sufficient quantities of well-connected, zoned and serviced land, capable of accommodating new investment in freight and logistics.
2. Identify sites for potential eco-tourism facilities and work collaboratively with industry and landowners to support delivery.
3. Increase the synergies between existing sectors and new market opportunities to attract a strong and active workforce.
4. Support and encourage economic development by attracting forums and new business opportunities to the area.

Priority Action

- Rezone land in townships where there is none or limited land supply available for employment activities.



REGION-WIDE STRATEGY

Sustainable environments

Objectives

1. Development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.
2. Maintain and enhance the region's biodiversity and its life supporting functions.
3. Protect, restore and enhance the River Murray and the Murray Lakes in order to sustain the physical, economic and social well-being of the community and facilitate economic development in the region.
4. Build a community and infrastructure which is resilient to natural hazards.

Strategies

1. Utilise local knowledge and the first people of the River Murray and Mallee Region to preserve and enhance the natural environment, especially in areas of cultural significance.
2. Protect and attract people to the quality natural environment and landscapes that exist within the Council area.
3. Explore the potential of developing an electric vehicle tourism market .

Priority Action

- Review Council's Strategic Management Plan and other strategic documents to ensure alignment.



REGION-WIDE STRATEGY

Making great places

Context

Great places for people have public spaces that connect people to a place. Good design, high quality parks and recreation, comfortable pedestrian environments promoting liveability that attract people to a place can contribute to economic growth.

Objectives

1. Well-serviced and sustainable townships with housing and land choices that respond to community preferences and needs.
2. To conserve and adapt heritage places and areas for the benefit of present and future generations.
3. Manage interfaces between residential and industrial areas and town centres to avoid potential conflicts.
4. Increased tree canopy in townships to support liveability.

Strategies

1. Undertake a small township and settlement review identifying key land use and sustainability issues to inform planning priorities.
2. Explore place-making opportunities and develop a design guide for townships.
3. Ensure township growth considers infill and a variety of dwelling types in areas which have appropriately zoned and serviced land.

Priority Actions

1. Implement strategies outlined in the Destination Riverland - Riverland Tourism Plan 2030.
2. Include benefits for living in regional areas in Council's next Strategic Management Plan.

Note: This Plan includes a range of town specific actions in the Township Plan.



REGION-WIDE STRATEGY

Integrated planning and infrastructure

Context

Connected communities have access to a range of community infrastructure and facilities. Integrated planning processes help to deliver connected communities where people can live near where they work and have most of their daily needs met nearby. In regional communities the challenge of distance makes forward planning and strategic decision-making even more important.

Objectives

Integrate land use and transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.

Strategies

1. Through the Regional Plan, establish regular review and updating of the District Council of Loxton Waikerie Growth Strategy and other spatial/strategic planning documents.
2. Ensure expansion of towns accords with the following principles:
 - Rural living should not prevent future urban expansion.
 - Expansion should not encroach on areas of environmental significance unless all other expansion options have been exhausted.
 - Support the cost effective provision of infrastructure.
 - Minimise impacts on important economic development areas (eg key industries).
3. Prioritise infrastructure works for the region and establish a pipeline over the short, medium and long term

Priority Actions

- Undertake bi-annual reviews of the Growth Strategy to monitor and reflect changing population and development trends.

GROWTH MANAGEMENT PLAN

Loxton and Loxton North

About Loxton and Loxton North

Loxton is a rural town on the southern bank of the River Murray within the Riverland region with a population of 5,019. Loxton is located 256km east of Adelaide and is accessible via the Sturt Highway or the Karoonda Highway and is in close proximity to the other major Riverland townships of Waikerie (74km), Berri (22km) and Renmark (40km). Loxton and Loxton North offer a variety of employment opportunities and is known for its unique attractions and idyllic setting. High quality land for rural, horticultural and agricultural activities is evident in Loxton North.

Known as the 'Garden Town of the Riverland', the gardens and wide boulevards of Loxton are an iconic feature. The proximity to the River, scenic outlook and level of services make Loxton a high quality place for residents and visitors. The rich history of the town has shaped the way it is today, with insights of days gone by remaining throughout the township.



GROWTH MANAGEMENT PLAN

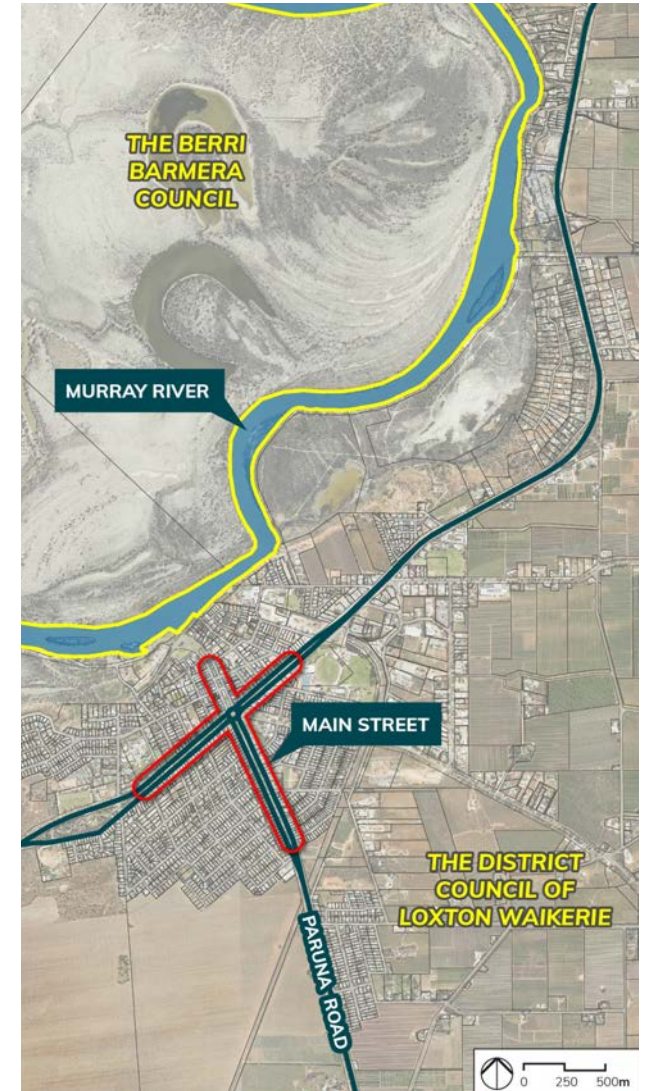
Loxton and Loxton North

Opportunities for Loxton and Loxton North

- Loxton is in an idyllic location along the edges of the River Murray and has direct access to an attractive natural environment.
- Loxton provides a range of employment opportunities.
- To build on the range of community services.
- Build on the garden suburb character of the town through continued greening and structured planting
- Planned road network upgrades between Council and State to ensure the safe and efficient movement of people and freight to and within the region, and to support growth.
- Infill within Loxton to capitalise on existing services and township amenity.
- Reactivate shop frontages and underutilized buildings in main street/retail area.
- Well positioned greenfield land available for development.
- Expansion of rural based activities, including intensification of current activities.

Challenges for Loxton and Loxton North

- Maintaining the population of young families and reverse the declining demographic in the 35-49 year age bracket
- Recent flooding and impacts on agriculture
- Management of movement through the township with freight, vehicles, pedestrians and bikes
- Order of development and maintaining the current township structure
- Attracting new young families to town
- Prioritisation of investment in Loxton North due to smaller population.
- Securing integrated infrastructure investment due to residential housing not being contiguous in Loxton North i.e. along the riverfront, the oval precinct and golf course.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North

Community Services

Loxton has a role as a service centre for the surrounding district and as a connector to the remainder of the Riverland. Health care is provided through the Loxton Hospital Complex, Loxton Health Care Centre as well as aged care facilities.

There are also a number of general medical and allied health care practitioners.

Community facilities are also well provided for with options for education, a good supply of open space and recreation facilities and connection to the River Murray.

Essential Services

Five Growth Areas have been investigated for Loxton and the potential to be supported by services and infrastructure.

Transport Infrastructure

- Loxton can be accessed from Adelaide via the Sturt Highway or the Karoonda Highway and is a major township within the Riverland.
- The centre of the township is clearly defined with 5 boulevards leading to a central roundabout. These boulevards provide a connection to the local road network and provide strong connection both through and within the township. There is good amenity for pedestrians and a high value placed on open space which is well maintained.
- The north and the east of the township links to Loxton North which where there is existing rural living and land for horticulture. Residential dwellings are still found in this area but are further from services and have slightly less amenity.



GROWTH MANAGEMENT PLAN

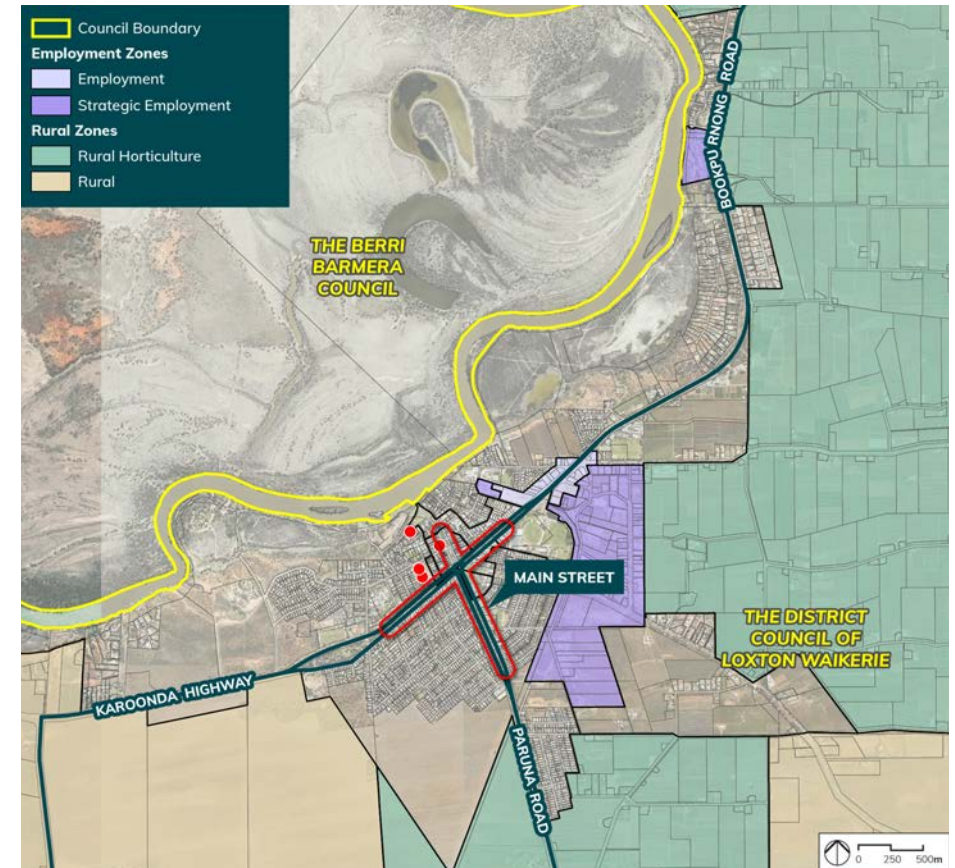
Loxton and Loxton North

Land Supply for Employment

The major industries of employment for Loxton and Loxton North are agriculture with 16.2%, health care and social assistance 15.7% and retail trade 10.9%. The size of the township and number of services provided gives opportunity for many types of employment. With an ageing population it is anticipated the jobs will continue to grow in the health care and social assistance area.

There is currently substantial areas of land zoned for employment activities that can be categorised as:

- Retail and main streets
- Industrial land supply (approx. 248 allotments zoned for strategic Employment)
- Rural land that accommodates a range of rural activities – this is high value land that is important to the state’s economy
- In the high population growth scenario, there is likely to be additional demand for retail within the township, as well as additional land for community services.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North

Land Supply for Housing

Areas of residential expansion are occurring to the south and west of the town but there are opportunities for infill and higher density land uses within the already established area.

Loxton saw a significant increase in development approvals in 2021 with almost three times as many as there was in each of the previous three years. There has also been an increase in the number of land divisions lodged.

There is currently the potential to accommodate the following within the existing Rural Living and Rural Neighbourhood zoned land, there is also some infill capacity within the existing township.

Given the recent land take up rates, there will be a need to bring land online to meet market demand.

Based on current population trends, Council has selected the medium growth scenario for Loxton.

Population increase under 3 scenarios

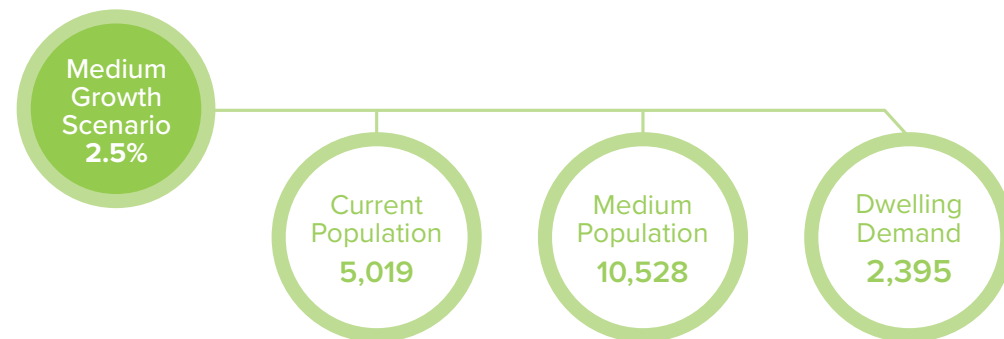
Pop. 5,019	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	388	660	1,087
10 years	806	1,406	2,410
15 years	1,256	2,250	4,020
25 years	2,263	4,286	8,361
30 years	2,826	5,509	11,260

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	169	287	473
10 years	350	611	1,048
15 years	546	978	1,748
25 years	984	1,863	3,635
30 years	1,229	2,395	4,896

Current land supply and land supply required

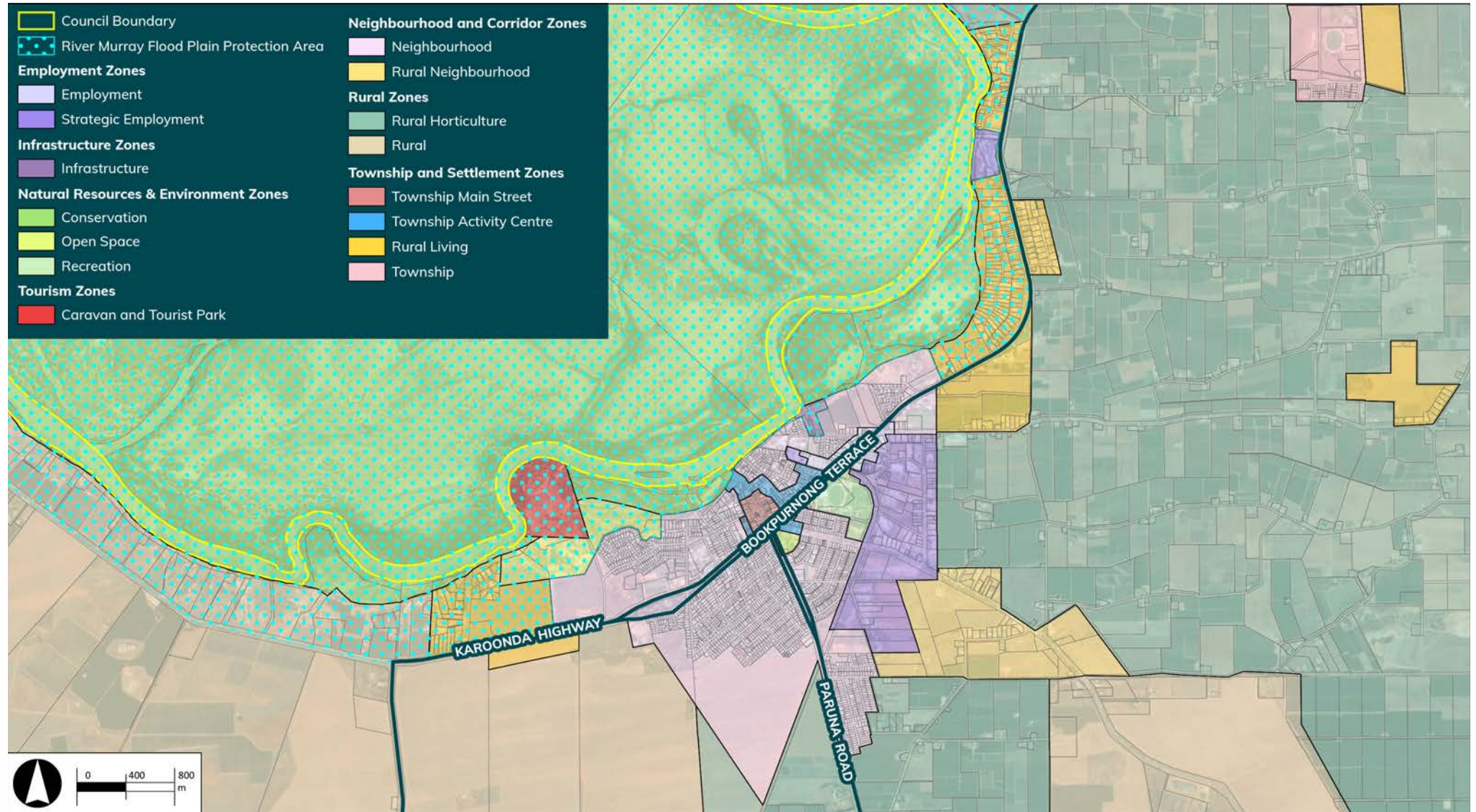
Zone	Current Land Supply	Required Land Supply	Land Supply Surplus	Rezoning Priority
Neighbourhood	3,424 allotments	2,395 allotments	1,757 allotments	Nil
Rural living	180 allotments			
Rural neighbourhood	429 allotments			
Township	119 allotments			



GROWTH MANAGEMENT PLAN

Loxton and Loxton North

Current Zoning



GROWTH MANAGEMENT PLAN

Loxton and Loxton North Our Plan

Vision

Loxton and Loxton North as a great place to live with a growing population in the town and its surrounding rural areas. Set within an idyllic setting that provides a range of unique recreational, leisure and tourism experiences. Loxton is a town with a focus on attractive landscaped streets. Pedestrian links and cycleways which connect attractive green spaces with the natural beauty of the River Murray and key features of the town.

Objectives

- A growing population with an adequate supply of housing.
- Loxton and Loxton North support diverse employment opportunities.
- Have a continuous 15 year land supply market ready land.
- Grow tourism market offers unique opportunities and experiences which are currently untapped.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North Our Plan

Strategies

1. Promote the benefits of living in Loxton to attract new residents.
2. Improve waterfront public realm through additional shade and amenities.
3. Ensure an adequate supply of well-connected, zoned and serviced land, capable of accommodating new investment and population growth.
4. Plan for a diversity of living options and services to support families, young people, and an ageing population.
5. Encourage residential subdivision and infill to reduce impact on important primary production land.
6. Foster farm-based food and unique tourism experiences and events that showcase Loxton's quality produce, environment, and culture.
7. Investigate opportunities for renewable energy and freight hubs.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North Our Plan

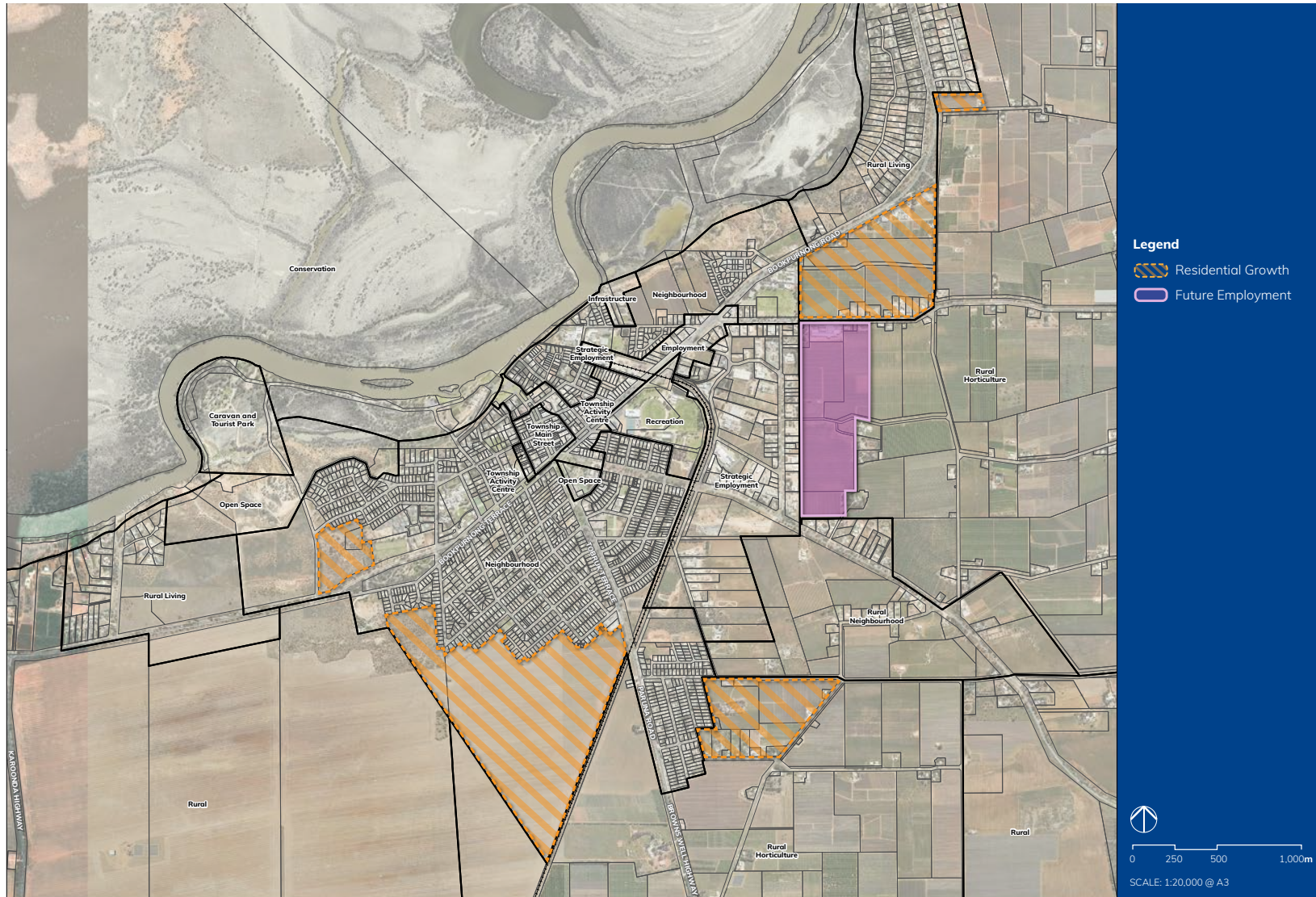
Priority Action

1. Prepare a prospectus to attract sporting events such as the Master Games, AFL preseason, WBBL/ BBL match or exhibition.
2. Establish a main street shop front activation program.
3. Prepare a pedestrian plan that provides green, shaded accessible links to the waterfront.
4. Initiate rezoning of underdeveloped land adjacent to the High School to enable residential development.
5. Plan for an ageing population with appropriate housing diversity options and services.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North



GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 has been identified for infill in the existing “Neighbourhood” zone south of Second Street and Nalara Avenue. There are no formal roads identified within the area. This proposed residential growth area provides:

- Approximately 184 hectares
- 782 additional residential lots with an average lot size of 2000m².
- 3910 additional residential lots with an average lot size of 400m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>Currently there is existing wastewater infrastructure installed to the north of the area and on Paruna Road. This existing infrastructure may be adequate to accommodate part of the proposed development for this growth area but will not be adequate for the entire projected population.</p> <p>It is recommended that existing infrastructure is upgraded rather than install a new wastewater system including pump stations and a treatment plant.</p>
Potable Water	<p>Currently there is local SA Water infrastructure installed adjacent to Growth Area 1 in existing residential roads Schaefer Drive, Wetherall Rd, Trantalis Court and Nalara Ave. There is also a larger 200dia main that can be accessed from Barker Street if required.</p> <p>The proposed growth area has a significant number of residential houses forecast and will require a combination of all adjoining mains to provide sufficient capacity. The main on Barker Street can be used as a supply loop to help volume in peak periods. Further investigation will need to be completed to confirm flow capacities for the area. SA Water nominate the remaining life span of adjacent mains to range from 53 years to 95 years.</p> <p>CIT have irrigation infrastructure on Paruna Road that can provide service to the proposed development.</p>
Communications	<p>Existing Telstra infrastructure is available on adjacent Paruna Road. To adequately provide service to the proposed Growth Area 1. Currently NBN can provide Fibre to the Node on the Northern boundary of the proposed growth area and Paruna Road.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 1 is by overhead network travelling along Paruna Road. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area and distributed throughout.</p>
Traffic	<p>Growth Area 1 currently has many potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. The development layout planning should be designed to eliminate congestion points on the local roads.</p>

GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified as an opportunity to extend an existing “Neighbourhood” zone located to the east of Sophie Edington Drive. This proposed residential growth area provides:

- Approximately 9.8 hectares
- 5 additional residential lots with an average lot size of 2000m².
- 24 additional residential lots with an average lot size of 400m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	There currently is no wastewater infrastructure in this area, with the closest adequate gravity mains located approximately 300m away on Bookpurnong Terrace. The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.
Potable Water	Existing potable water infrastructure adjacent to Growth Area 2 consists of a 150dia water main located at the end of Drabsch Street. This main can be extended to the South to provide adequate capacity for the proposed Growth area. SA Water nominate the existing main on Drabsch Street has a remaining service life of 60 years.
Communications	Existing Telstra infrastructure is available on adjacent Karoonda Highway. To adequately provide service to the proposed Growth Area 2. Currently NBN can provide Fibre to the Node on Eastern side of Sophie Edington Drive adjacent to the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required. If this is not required NBN currently provide Fixed Wireless to the area.
Electricity	There currently is a High Voltage overhead line within Growth Area 2. This existing line can be used to provide service for the development. A new underground network combining High Voltage and Low Voltage infrastructure can be extended off this existing infrastructure.
Traffic	Growth Area 2 currently has three potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. Access to the proposed growth area would be encouraged by intersections on Sophie Edington Drive and Pioneer Landing Drive.

GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 3

Growth Area 3 has been identified as an opportunity to extend an existing “Rural Neighbourhood” zone located between Traegar Street and Drummond Avenue. This proposed residential growth area provides:

- Approximately 27 hectares
- 114 additional residential lots with an average lot size of 2000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>Existing wastewater infrastructure is located within the neighbouring residential development that transfers waste to the treatment plant located on Taplan Road. This existing infrastructure will be sufficient to service the proposed development area. Wastewater from Growth Area 3 will need to be transferred by gravity or rising main to the existing pump station off Eyre Street.</p> <p>Further investigations into predicted flows may enable additional wastewater transfer into the existing gravity main on Colin Street.</p>
Potable Water	<p>Existing potable water infrastructure adjacent to Growth Area 3 consists of a 200dia water main located at the corner of Barker Street and Traegar Street. This existing infrastructure will be adequate to supply the proposed development size for Growth Area 3.</p> <p>CIT have irrigation infrastructure on Lawrie Terrace that can provide service to the proposed development area if required.</p>
Communications	<p>Existing Telstra infrastructure is available on Barker Street. To adequately provide service to the proposed Growth Area 3. Currently NBN can provide Fibre to the Node on Barker Street adjacent to the proposed growth area.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 3 is by overhead network travelling along Barker Street. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area and distributed throughout.</p> <p>New infrastructure will need to be installed, including transformers approximately every 50 lots.</p>
Traffic	<p>Growth Area 3 currently has three potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. The development layout planning should be designed to eliminate congestion points on the local roads e.g. Wells Street and Traegar Street. Access to the proposed growth area would be encouraged by intersections on Barker Street.</p>

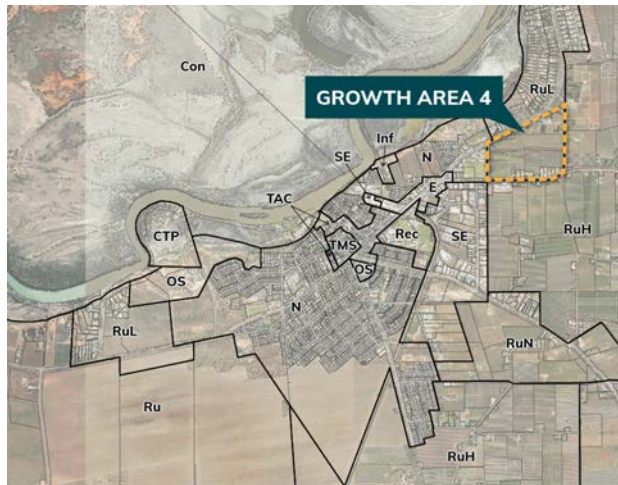
GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 4

Growth Area 4 has been identified as an opportunity to extend an existing “Rural Neighbourhood” zone located between Bookpurnong Road, Gratwick Road and Dorsch Avenue.. This proposed residential growth area provides:

- Approximately 43 hectares
- 182 additional residential lots with an average lot size of 2000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>Wastewater infrastructure located on Gratwick Road at the South Western corner of the growth area. It is not expected that this infrastructure will be sufficient to provide adequate service for the entirety of the proposed development. Infrastructure may need to be upgraded from Growth Area 4 along Gratwick Road to the existing pump station at the corner of Gratwick Road and Starcevich Road.</p> <p>The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.</p>
Potable Water	<p>There currently is sufficient existing potable water infrastructure adjacent to Growth Area 4 consisting of a water main located on Dorsche Avenue (26 years lifespan) and adjacent the Loxton High School (59 years lifespan). This main will be sufficient to provide service for the proposed development.</p> <p>CIT currently have existing irrigation infrastructure located through the proposed growth area and on Dorsche Avenue.</p>
Communications	<p>Existing Telstra infrastructure is available on adjacent Bookpurnong Road. To adequately provide service to the proposed Growth Area 4 . Currently NBN can provide Fibre to the Node on Bookpurnong Road and Gratwick Road adjacent to the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required.</p>
Electricity	<p>There currently is a High Voltage overhead line adjacent to Growth Area 4. Existing lines on Bookpurnong, Gratwick Road and Dorsche Avenue can provide adequate supply to the proposed growth area. A new underground network combining High Voltage and Low Voltage infrastructure can be extended off this existing infrastructure.</p>
Traffic	<p>Growth Area 4 currently has three potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. Access to the proposed growth area would be encouraged by intersections on Dorsch Avenue and Gratwick Road omitting Bookpurnong Road as an option due to its current traffic load.</p>

GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 5

Growth Area 5 has been identified as an opportunity to rezone land from Rural Horticulture to Rural Living. This portion of 29 Edmondson Road will create a logical extension of the existing Rural Living Zone. This proposed residential growth area provides:

- Approximately 2.3 hectares
- 5 additional rural living lots with an average lot size of 4800m².

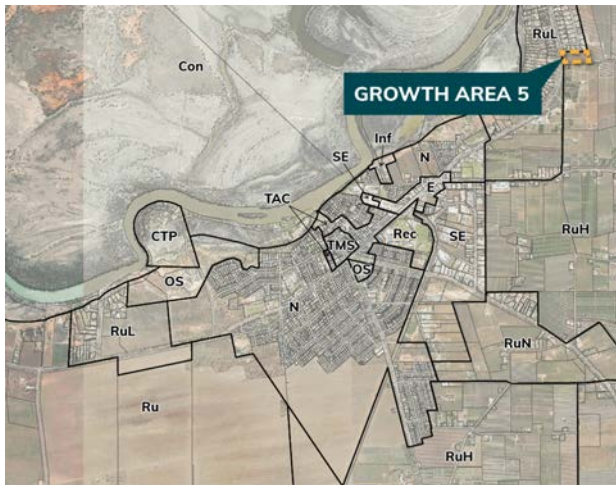
Supporting Infrastructure

A range of infrastructure enhancements will be required to support this growth area.

Infrastructure requirements will be investigated as part of the Code Amendment process.

The Code Amendment will need to be led by Council due to the Minister advising Rural Living proposals will only be considered where led by the relevant council and identified in a Regional Plan.

Council has not determined a timeframe to commence a Code Amendment.



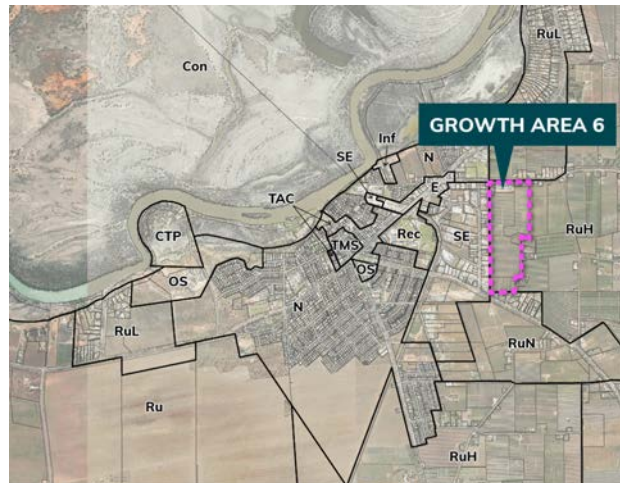
GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Employment Growth Area 6

Growth Area 5 has been identified proposed extension of an existing “Strategic Employment” zone located between east of Trenerry Avenue This proposed employment growth area provides:

- Approximately 27 hectares
- Larger lots for industrial type activities.



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>There currently is an existing wastewater gravity main located on Gratwick Road that transfers wastewater to an existing pump station located at the corner of Gratwick Road and Starcevich Road. Without knowing the flow outputs required to service the proposed development area it cannot be predicted if this existing infrastructure can provide sufficient capacity.</p> <p>The main rising main transferring wastewater to the wastewater treatment plant on Taplan Road travels down Badcoe Road. Further investigations of main pressure and flow could confirm if a junction can be installed on this main where required.</p>
Potable Water	<p>Currently there is local SA Water infrastructure installed adjacent to Growth Area 5 located on Trenerry Avenue, Gratwick Road and Badcoe Road.</p> <p>Badcoe Road and Gratwick Road have large cast iron mains that, depending on the proposed development size and expected water usage, will not be required. It is recommended to extend infrastructure from the main on Trenerry Avenue through Kenna Road into the proposed growth area.</p>
Communications	<p>Existing Telstra infrastructure is available on Gratwick Road and Badcoe. Depending on usage requirements for the proposed development adequate service to the growth area can be achieved from existing Badcoe Road infrastructure and will need additional infrastructure extended to service the proposed development.</p>
Electricity	<p>There currently is adequate existing electrical infrastructure available adjacent to Growth Area 5 on Gratwick Road, Trenerry Avenue and Badcoe Road. Depending on usage requirements a single extension of the HV line from Trenerry Avenue through Kenna Road may be sufficient. A combination of all available infrastructure may be required if the proposed development requires high power input.</p>
Traffic	<p>There is currently no available access into Growth Area 5. Depending on development usage there may be a need for up to three accesses to reduce congestion within the development area. Kenna Road would not be wide enough to provide sufficient access in its current form.</p> <p>Land acquisition may be required or the growth area may need to be extended further to the East to allow access points on Badcoe Road and Gratwick Road.</p>

GROWTH MANAGEMENT PLAN

Waikerie

About Waikerie

Waikerie is located 170km northeast of Adelaide just off the Sturt Highway with a population of 1,941. It is known as the gateway to the Riverland with extensive frontage to the River Murray. The township boasts agricultural, horticultural and viticultural land and is well known for its citrus and fruit industry in South Australia. Waikerie offers a variety of recreational and tourism opportunities based around the quality food and wine, scenic natural environment and engaging riverfront.

It is well located and connected to Adelaide and the broader Riverland region, making it attractive to people seeking a tree change or lifestyle change. There is a growing arts and culture scene in Waikerie with silo art, heritage trails and nature areas.



GROWTH MANAGEMENT PLAN

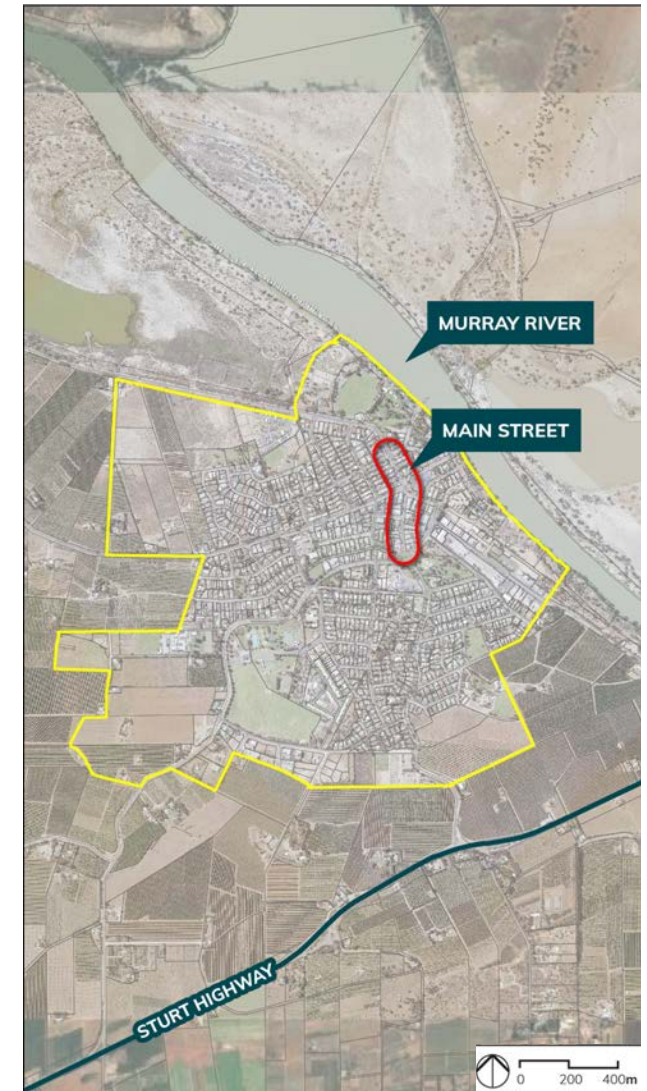
Waikerie

Opportunities for Waikerie

- Accessibility and proximity to the River Murray
- Leverage the Waikerie CBD revitalisation project by adding quality amenity in the surrounding areas and strong connections within the township to this space – this also includes the scheduling of events to draw people to the space
- Trail masterplan to improve connectivity and activity
- Improved water side infrastructure with an upgrade to the Edgar Bartlett Drive Boat Ramp and the installation of a pontoon
- Develop and test Agtech ideas for improved and best practice farming methods or identify any land for renewable energy production
- Increase the number of events and utilise new infrastructure such as the amphitheatre
- Utilise the ageing population in volunteer programs to support active ageing and community unity
- Create more residential allotments for development and ensure that these are of a variety of allotment types

Challenges for Waikerie

- Recent drought and flood
- Location off the Sturt Highway and attracting visitors into the township rather than bypassing
- Ageing population
- Amenity of the river front on eastern side of township where the industrial land uses also form a barrier between the town and River
- Recent slow growth in new housing and lack of diversity in new allotment sizes



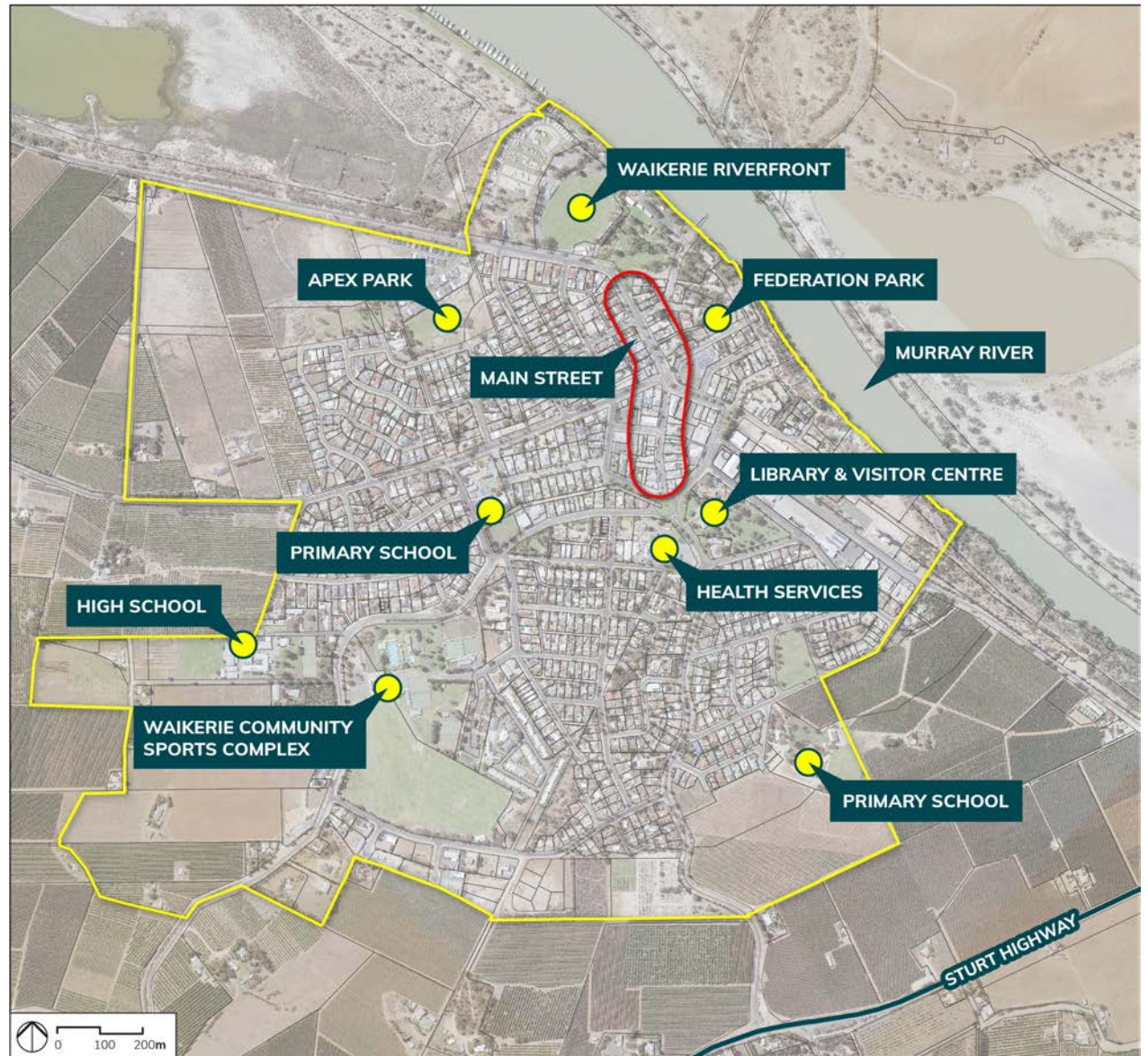
GROWTH MANAGEMENT PLAN

Waikerie

Community Services

The township of Waikerie is a service centre, which includes small scale retail, cafes and food outlets, education facilities, hospital, health and aged care, sport and recreation as well as accommodation. The size and location of the townships means that it can, and also needs to accommodate a variety of services to support the population of Waikerie and its surrounds. On the periphery of the town is some light industry for the production, packaging and management of produce in the area.

Waikerie is well serviced by sport and recreation facilities with the Waikerie Community Sports Complex the major hub and secondary facilities located across the township. This provides a diversity of offerings for residents pending their interest. The layout of the township and amount of open space should encourage walkability and healthy, active lifestyles for residents.



GROWTH MANAGEMENT PLAN

Waikerie

Essential Services

The township is well serviced by infrastructure with connection to water mains and electricity, with a Community Waste Management System (CWMS) in place.

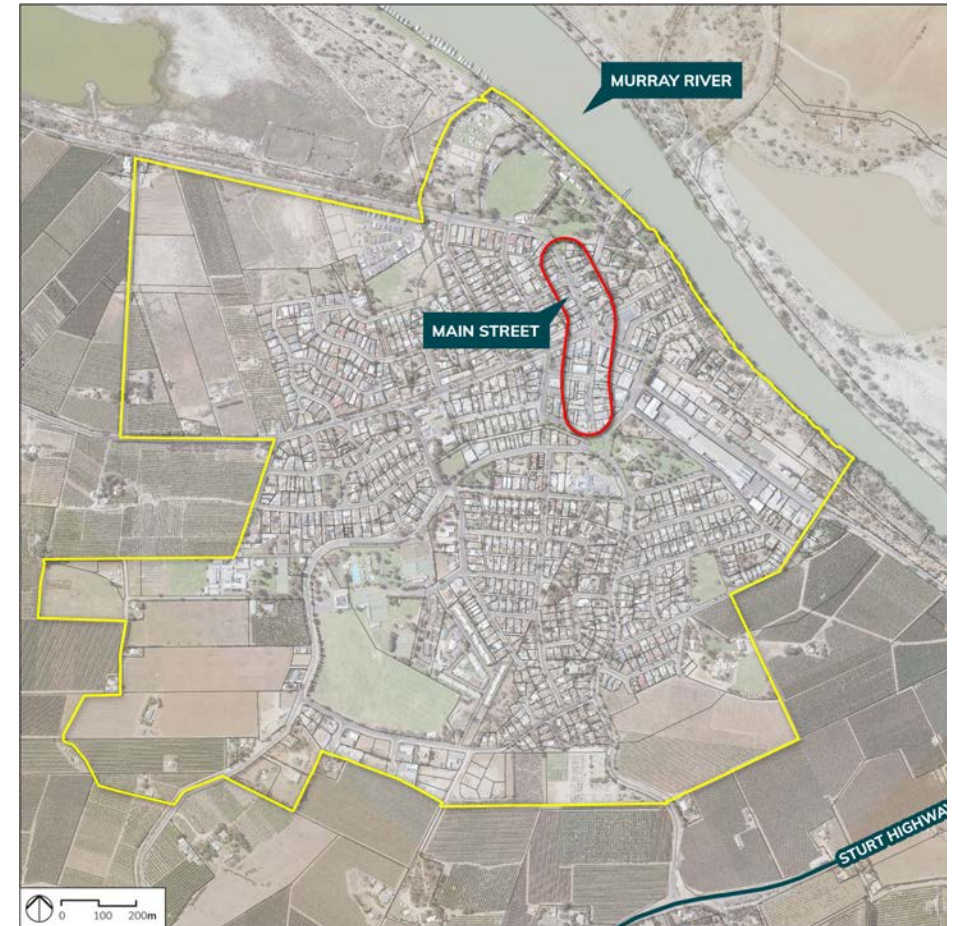
It is likely that new development will be able to link in with existing infrastructure to provide the service level amenity that exists within the township.

Transport Infrastructure

Waikerie is accessed off the Sturt Highway which means that the town can easily be bypassed by vehicles. This could be beneficial in regard to not having large freight vehicles moving through the township but can also affect passing trade.

It is important to ensure that people are drawn into the township and that is well connected with the Highway and region more broadly. There is a direct connection to Ramco which is an important link for services for people in Ramco.

There is a central clustering of services in the township just back from the waterfront with many roads leading to this centralised area. Open space is well accommodated within the town. There appears to be a lack of parking near the river which could be an area for further investigation.



GROWTH MANAGEMENT PLAN

Waikerie

Land Supply for Housing

Development in Waikerie is primarily housing and ancillary buildings.

There are approximately 848 residential allotments that could be created under existing zoning within the town. Not all of this land is sub-divided and supported by adequate infrastructure.

Under a medium growth scenario, the land supply is sufficient for a 15 year time horizon. Additional land would need to be identified for a 15 year time horizon in the stretch scenario of 4%.

Based on current population trends, Council has selected a medium growth scenario for Waikerie and has sufficient land supply for the next 10 - 15 years.

Population increase under 3 scenarios

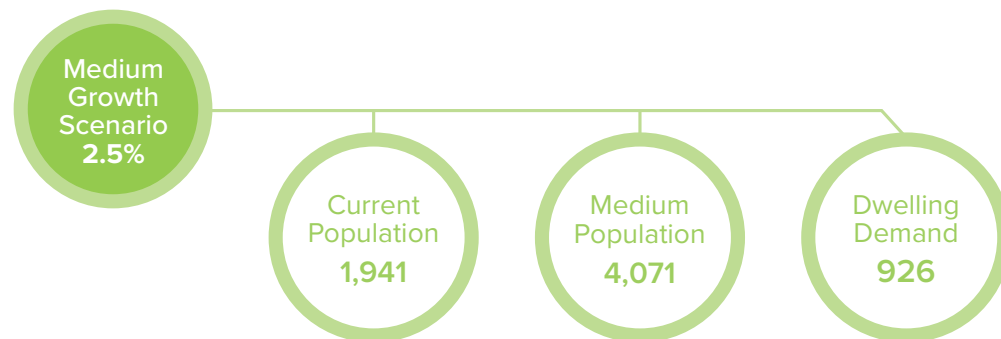
Pop. 1,941	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	150	255	421
10 years	312	544	932
15 years	486	870	1,555
25 years	875	1,658	3,233
30 years	1,093	2,130	4,354

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	65	111	183
10 years	136	237	405
15 years	211	378	676
25 years	380	721	1,406
30 years	475	926	1,893

Current land supply and land supply required

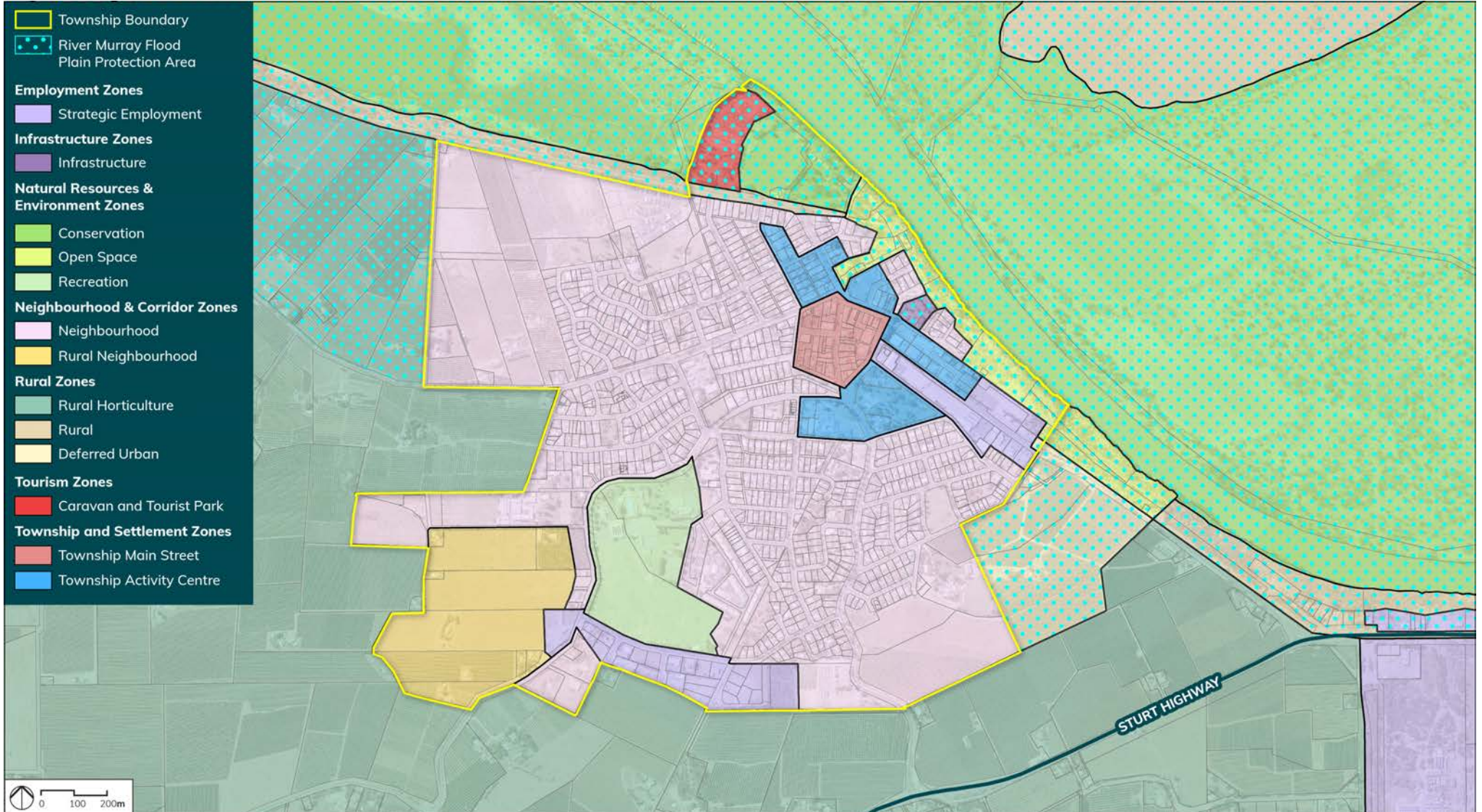
Zone	Current Land Supply	Required Land Supply	Land Supply Shortage	Rezoning Priority
Neighbourhood	539 allotments	926 allotments	78 allotments	Growth Area 1
Rural living	220 allotments			
Rural neighbourhood	89 allotments			



GROWTH MANAGEMENT PLAN

Waikerie

Current Zoning



GROWTH MANAGEMENT PLAN

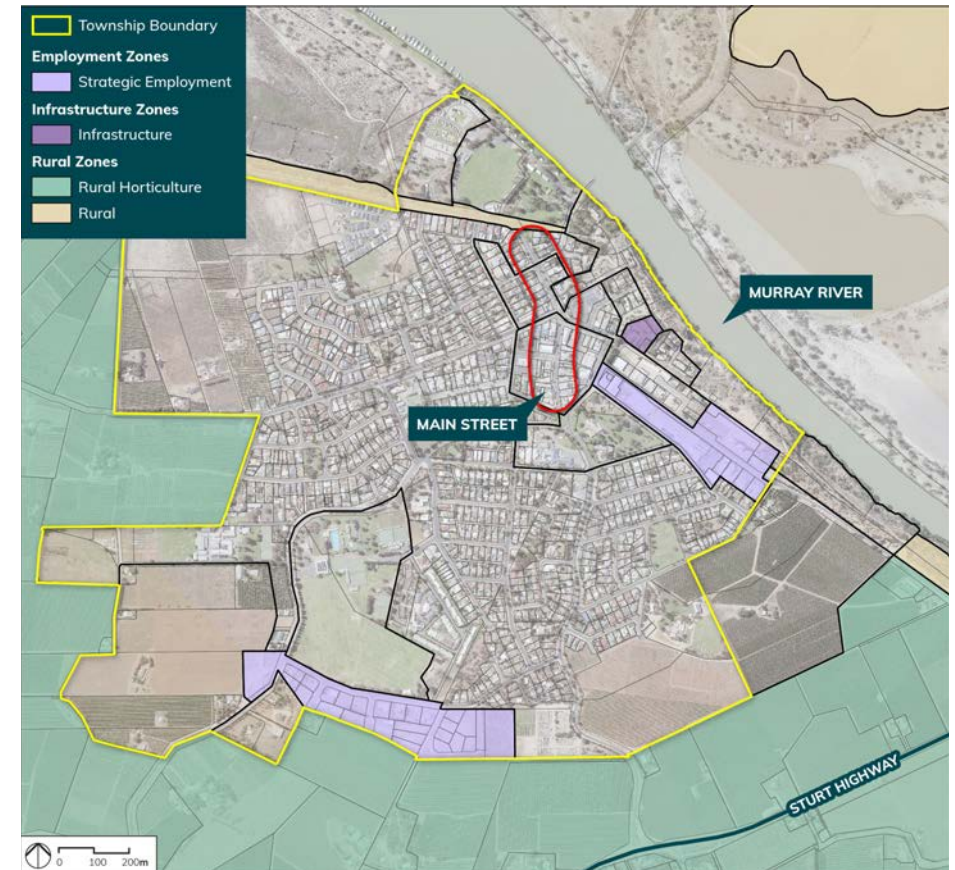
Waikerie

Land Supply for Employment

The major industries of employment for Waikerie are agriculture with 23.8%, retail trade 9.8% and health care and social assistance 9.5%.

There is currently substantial areas of land zoned for employment type uses that can be categorised as:

- Retail and main streets.
- Industrial land supply.
- Rural land that accommodates a range of rural activities.



GROWTH MANAGEMENT PLAN

Waikerie - Our Plan

Vision

The tourism and grain gateway to the region, which is supported by transport infrastructure that supports freight movement and renewable energy as growth industries. The town provides a range of employment opportunities that support a growing population alongside the scenic River Murray. It is a key service centre for the region. Urban greening makes the town an attractive place to live and visit with quality pedestrian connections through the town to the waterfront.



GROWTH MANAGEMENT PLAN

Waikerie - Our Plan

Strategies

1. Maintain the compact, mixed-use, walkable neighbourhood to provide opportunities for social connection and a reduced reliance on cars.
2. Coordinated signage and marketing to draw people in off Sturt Highway.
3. Leverage the town as the gateway to the Riverland and the entry statement that this can provide.
4. Identify and protect areas of important scenic amenity, view corridors and viewpoints.
5. Consider new tourism opportunities which highlight the attributes of the region.
6. Explore the revitalisation and investment required to reinvigorate the main street.

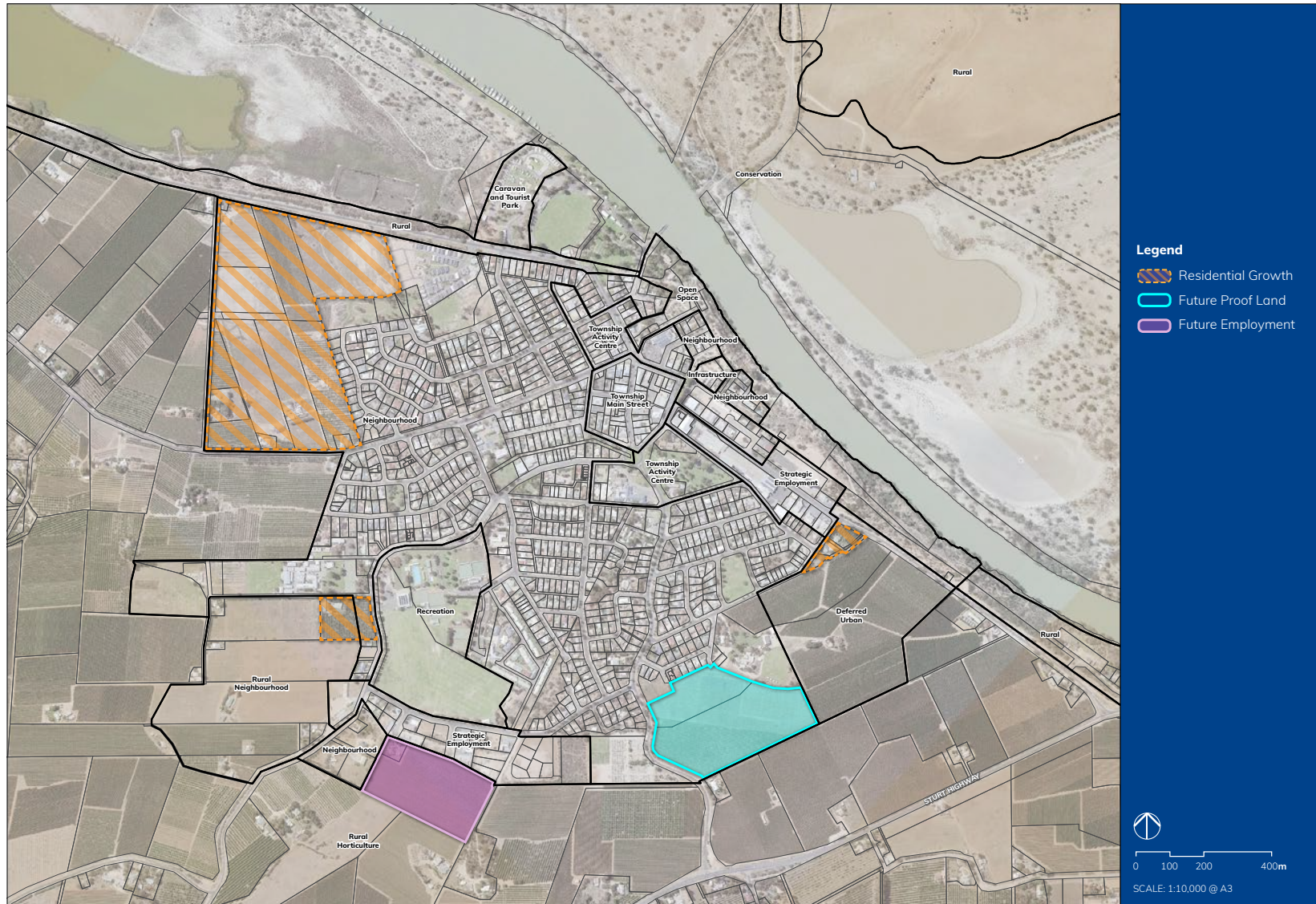
Priority Action

1. Upgrade eastern part of the riverfront to connect with the CBD revitalisation works and improve accessibility/connectivity to this area.
2. Develop an events plan to utilise public realm upgrades and attract more visitors to the town.
3. Provide diversity in new housing options to ensure affordability and ageing in place.
4. Increase the amount of public art, leveraging the existing silo art and galleries.
5. Develop a coordinated signage and marketing approach to draw people into the township from the Sturt Highway.



GROWTH MANAGEMENT PLAN

Waikerie



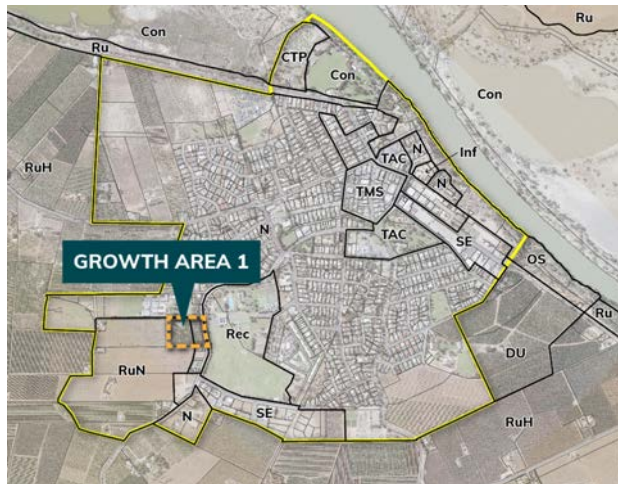
GROWTH MANAGEMENT PLAN

Waikerie - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 has been identified as an opportunity for residential development on the corner of Lawrie Terrace and Blake Road. This proposed Residential growth area provides:

- Approximately 1.9 hectares
- 9 additional residential lots with an average lot size of 2000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>There currently is no wastewater infrastructure in this area, with the closest gravity mains located approximately 250m away towards Marschall Street or east to Smith Drive.</p> <p>The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.</p>
Potable Water	<p>Existing potable water infrastructure adjacent to Growth Area 1 consists of a water main located on Blakes Road. This existing infrastructure will be adequate to supply the proposed development size for Growth Area 1. This infrastructure is nominated by SA Water to have an expected remaining life of 55 years.</p> <p>CIT have irrigation infrastructure on Lawrie Terrace that can provide service to the proposed development area if required.</p>
Communications	<p>Existing Telstra infrastructure is available on adjacent Blakes Road. To adequately provide service to the proposed Growth Area 1. Currently NBN can provide Fibre to the Node on Lawrie Terrace adjacent to the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 1 is by overhead network travelling along Blakes Road and Lawrie Terrace. Dependant on the development layout, Low Voltage infrastructure may be installed underground from existing High Voltage mains adjacent to the development.</p> <p>A High Voltage and Low Voltage network may need to be installed if lot layout cannot be arranged in close enough vicinity to existing High Voltage infrastructure.</p>
Traffic	<p>The proposed development is not significant and only one access point can be used. It is recommended that the developments access location be on Blakes Road as existing traffic movements will generally be lower and will not require excessive turning treatments to be added.</p>

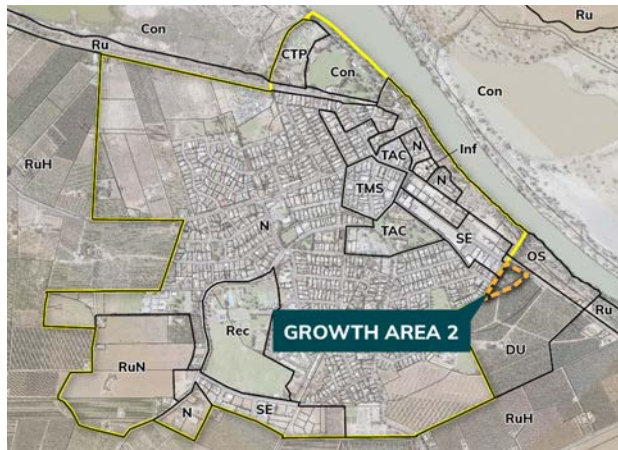
GROWTH MANAGEMENT PLAN

Waikerie - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified as a natural extension of the existing Neighbourhood Zone located between Civic Avenue, Ian Oliver Drive and McCutcheon Street to the North. This proposed Residential growth area provides:

- Approximately 1 hectares
- 21 additional residential lots with an average lot size of 400m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	It is recommended that the existing wastewater infrastructure be removed and replaced with new infrastructure during this process. Adjacent downstream existing infrastructure will be sufficient to service the new land use.
Potable Water	There is an existing 150dia PVC water main located on McCutcheon St. This infrastructure is nominated by SA Water to have an expected remaining life of 80 years. There is sufficient capacity to supply the proposed growth area. A road crossing will need to be installed to transport water across McCutcheon Street and into the proposed growth area. CIT have irrigation infrastructure located within the proposed growth area that can provide service to the new development use if required.
Communications	Existing Telstra infrastructure is currently fed to the growth area from Ian Oliver Drive. This existing infrastructure will be sufficient to service the proposed development. Currently NBN can provide Fibre to the Node within this proposed growth area.
Electricity	There is currently Low Voltage and High Voltage infrastructure installed adjacent to the proposed growth area on Ian Oliver Drive. This existing infrastructure will be sufficient to provide service for the development. Additional Low Voltage infrastructure may need to be installed to adequately distribute within the area depending on the proposed lot layout.
Traffic	It is assumed that the proposed Growth Area 2 will provide lot access for residential houses onto Ian Oliver Drive. This development will cause minimal impact to the existing road networks.

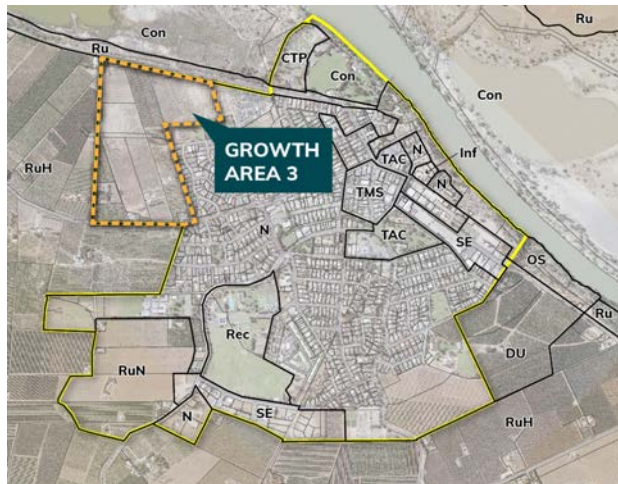
GROWTH MANAGEMENT PLAN

Waikerie - Residential Growth Areas

Residential Growth Area 3

Growth Area 3 has been identified as an infill opportunity of the existing Neighbourhood Zone between Park Terrace, West Road and the Avenue. This proposed Residential growth area provides:

- Approximately 31 hectares
- 263 additional residential lots with an average lot size of 1000m².
- 658 additional residential lots with an average lot size of 400m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>The wastewater in the adjacent residential area is currently being serviced by gravity sewer to an existing pump station located off Mary Starr Drive.</p> <p>The wastewater treatment facility on this side of town looks to be in good condition and is assumed to be able to provide sufficient capacity for the town's proposed growth on the Western side. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 7,000 people or 3040 dwellings.</p> <p>The installation of a new pump station is recommended in the proposed growth area to provide sufficient wastewater transfer to the treatment facility. The location of this new pump station will need to be designated at preliminary stages of the development's design to allow sufficient pipework grade throughout the developments staging. The pump station will need to pump wastewater to the existing pump station on Kirby Street.</p>
Potable Water	<p>Currently there is local SA Water infrastructure installed adjacent to Growth Area 3 on Peake Terrace (remaining life of 55 years), just past Kirby Street and another adjacent main is located on Marks Terrace (remaining life of 79 years).</p> <p>The proposed development scale is large and water infrastructure requirements will stretch the existing infrastructure. A combination of both mains feeding the proposed growth area will be required to provide adequate capacity. The existing SA Water main located on Peake Tce will likely need to be upgraded back to the existing 150dia AC main at Henderson Street to allow sufficient flow volumes.</p>
Communications	<p>Existing Telstra infrastructure is available on adjacent West Road. To adequately provide service to the proposed Growth Area 3 it is recommended to extend infrastructure on Peak Terrace so service can be shared between these two lines.</p> <p>Currently NBN can provide Fibre to the Node on the Eastern boundary of the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 3 is by overhead network travelling along West Road and The Avenue. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area from both West Road and The Avenue and distributed throughout the new development area.</p>

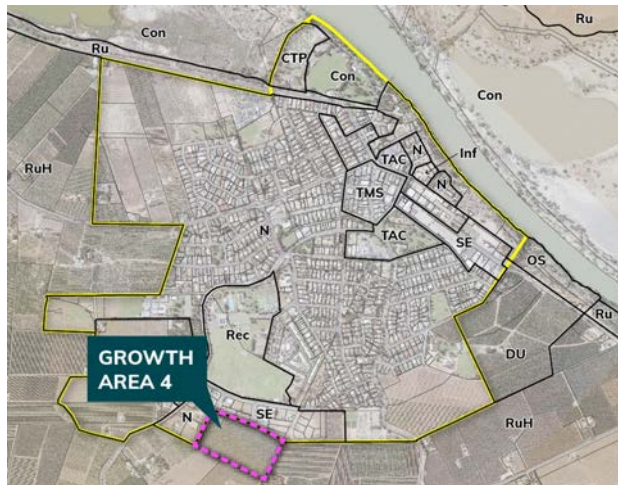
GROWTH MANAGEMENT PLAN

Waikerie - Employment Growth Area

Employment Growth Area 4

Growth Area 4 has been identified for the extension of existing “Strategic Employment” zone located at the end of Wuttke Road. The additional area is approximately 6.3 hectares.

The expected additional land use that would be expected in this Growth Area will be generally unknown and hard to predict.



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>There currently is no wastewater infrastructure in this area, with the closest gravity mains located approximately 150m away towards Smith Drive.</p> <p>The proposed lot size for this growth area will be sufficient to install onsite wastewater treatment facilities on each lot in accordance with WSAA and local requirements.</p>
Potable Water	<p>Currently there is local SA Water infrastructure installed adjacent to Growth Area 4 at the end of Wuttke Road and Hein Road. Depending on the proposed development size and expected water usage, it cannot be determined if the main size is adequate.</p> <p>CIT have irrigation infrastructure on Lawrie Terrace that can provide service to the proposed development area if required.</p>
Communications	<p>Existing Telstra infrastructure is available on Emil Lochert Cerscent, Wuttke Road and Lawrie Terrace. Depending on usage requirements for the proposed development adequate service to the growth area can be achieved from existing Lawrie Terrace infrastructure and will need infrastructure extended to service the proposed development.</p> <p>Currently NBN can provide Fibre to the Node on Wuttke Road adjacent to the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 4 is by underground network terminating at the end of Wuttke Road and Hein Road. This existing infrastructure currently has substations installed at both locations. Depending on usage requirements, the existing High Voltage network may be sufficient and new Low Voltage infrastructure may only be required for the proposed growth area.</p>
Traffic	<p>Access to Growth Area 4 is recommended through the extension of Wuttke Road and Hein Road.</p>

GROWTH MANAGEMENT PLAN

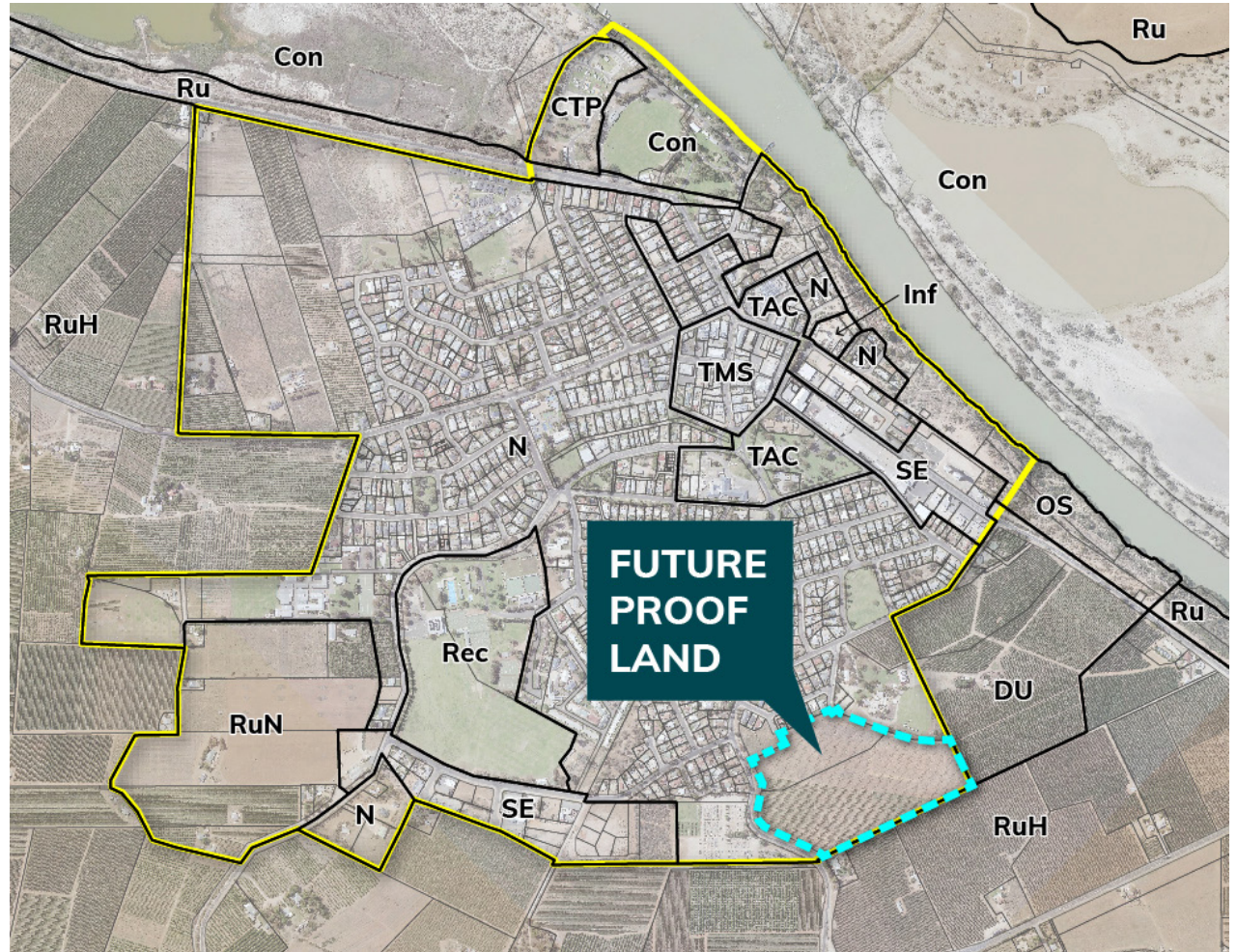
Waikerie - Future Proofing of Land

Future Proofing of Land

Allotment 201 McIntosh Street, Waikerie is currently zoned neighbourhood but is utilised for viticulture.

It is proposed to rezone the land to Deferred Urban which will safeguard the land for future development to support population growth.

The land provides a logical extension of the township and is located adjacent the Waikerie Lutheran Primary School.



GROWTH MANAGEMENT PLAN

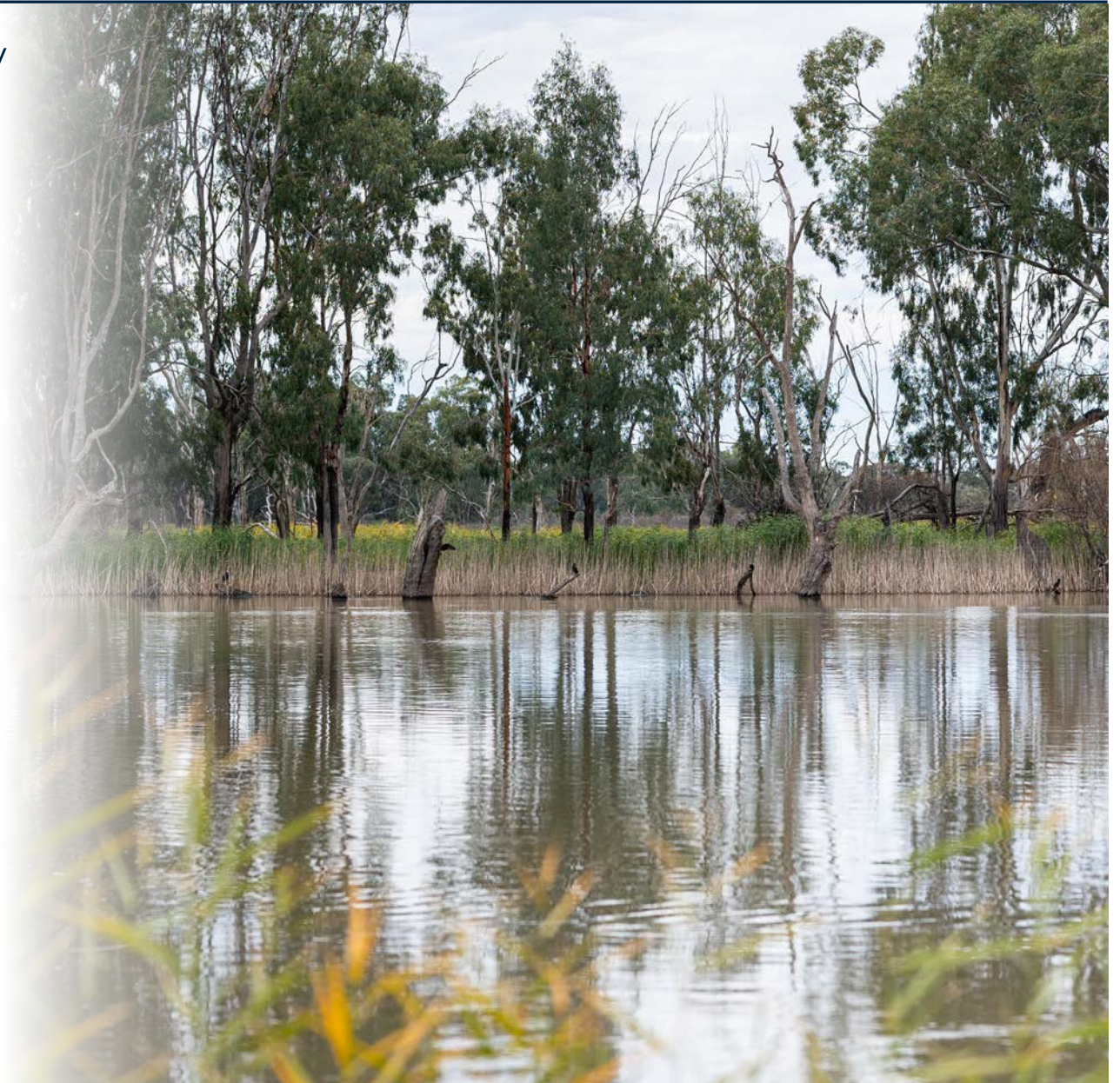
Moorook and Kingston on Murray

About Moorook and Kingston on Murray

Moorook and Kingston on Murray are small settlements located 6km apart on the River Murray between Loxton and Waikerie. Both township areas are compact and capitalise on the river front location. There are a number of small towns that straddle the river in this area, with others being within other Council areas.

Moorook is known for its wetlands which are home to Wachtel's Lagoon and Yatco Lagoon and attract thousands of waterbirds. The waterbirds and surrounding natural environment are attractive and unique places to be and offer visitors a memorable experience. A major part of the town is the Nippy's fruit Juice factory which is an important employer and recognisable brand.

Kingston on Murray is located in a rich agricultural district and is surrounded by vineyards and orchards. A major draw card for Kingston on Murray is the Banrock Station Wine & Wetlands Centre which is a unique combination of a cellar door and environmental project. The wetlands which are part of Banrock Station are recognised under the RAMSAR convention for their protection and ongoing management.



GROWTH MANAGEMENT PLAN

Moorook & Kingston on Murray

Opportunities for Moorook and Kingston on Murray

- Proximity to the River Murray
- Growth of tourism which capitalise on the natural environment and established industries
- Consider the townships in close proximity as a network to leverage ideas and services
- Place making strategy to develop quality public realm for residents and visitors which can also attract people into the towns from the highway
- Infill development to increase dwelling numbers and variety of housing options to support ageing population

Challenges for Moorook and Kingston on Murray

- Located off Sturt Highway but many truck movements through and around the town because of the major industry in the towns
- Ageing and declining populations
- Providing sufficient services for residents to keep them in the townships
- Lack of land for residential allotments particularly in Kingston on Murray

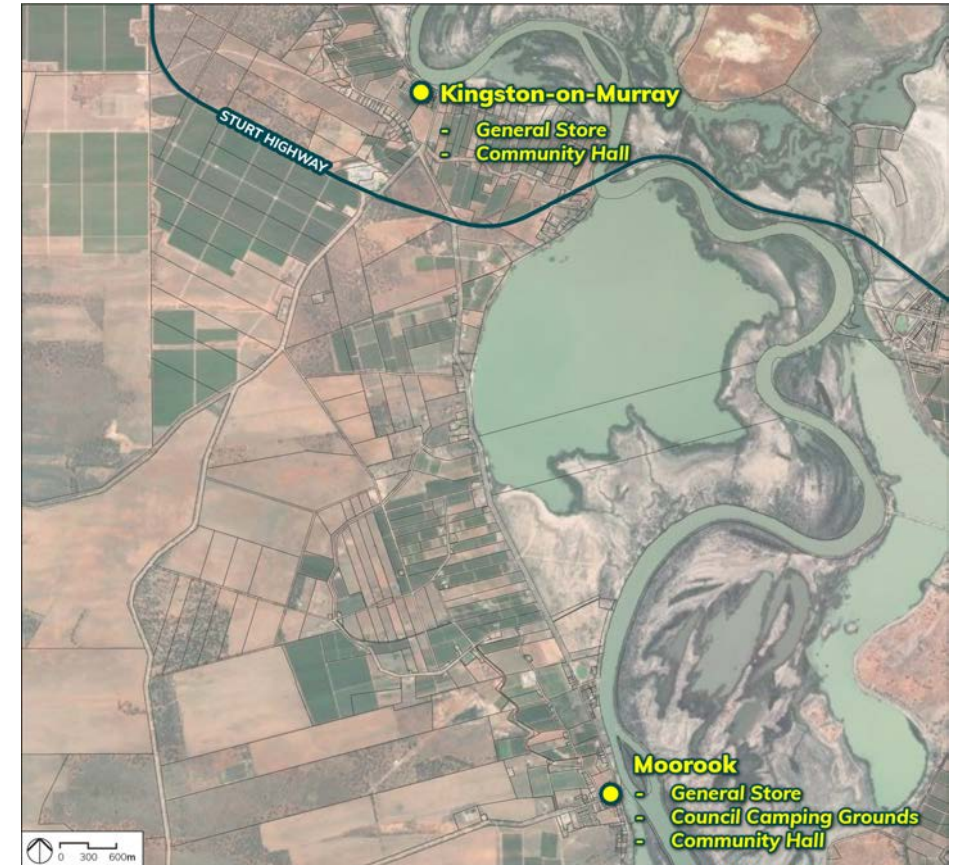


GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray

Community Services

The level of service in these areas is lower, with small scale outlets available including general store, post office and some community amenities. There are several industries based on the perimeter of these townships which predominantly include wineries and fruit packaging. Both townships have primary schools. The primary land use around residential dwellings is rural land. Most services for residents would be sought from outside of the townships. With median ages of 60 and 53 this may be something that needs to be addressed in the future and could be solved with additional amenities within the township or improved connection to existing amenities in other towns such as bus services.



GROWTH MANAGEMENT PLAN

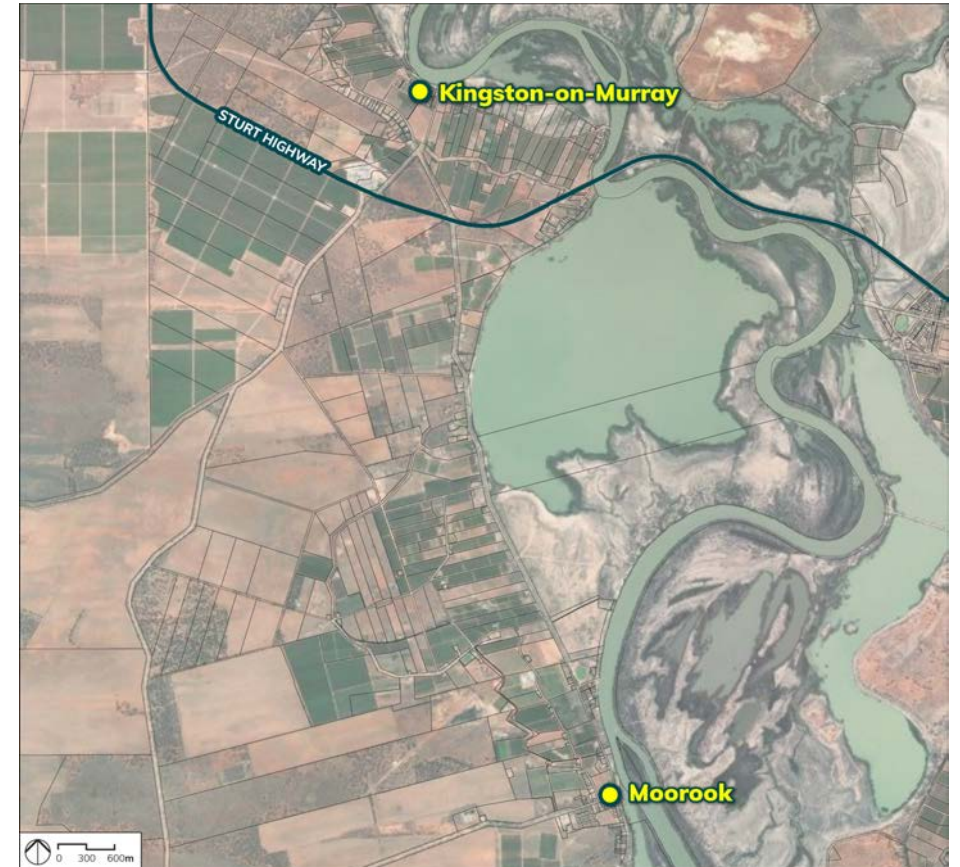
Moorook and Kingston on Murray

Essential Services

The two townships are serviced by water mains and electricity with a Community Waste Management System (CWMS) in use. It is anticipated that as development occurs it will be able to link into these established systems.

Transport Infrastructure

Both towns are located off the Sturt Highway and can easily be bypassed because of this. The industrial and warehousing land uses on the periphery of the township mean that truck movements through the townships will be prevalent. The road networks within the residential areas of the townships are small and easy to navigate. The compact nature also means that the townships are walkable, however some services such as community facilities sprawl along the riverbanks



GROWTH MANAGEMENT PLAN

Moorook

Land Supply for Housing

Opportunities for residential infill have been identified within the already established township. The Township is surrounded by Rural and Rural Horticulture Zoned land which does not envisage residential development which constrains opportunity for development.

Under a low growth scenario there is sufficient land available for the next 30 years. Available infill opportunities will provide sufficient land for a medium scenario.

Based on current population trends, Council has selected the low growth scenario for Moorook.

Population increase under 3 scenarios

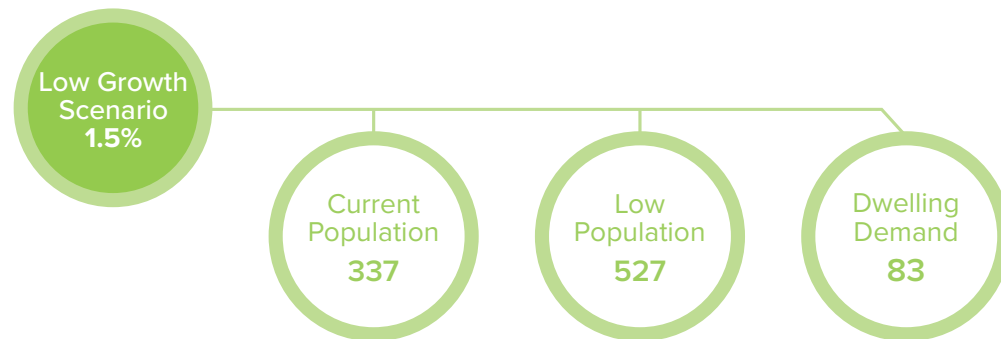
Pop. 337	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	26	44	73
10 years	54	94	162
15 years	84	151	270
25 years	152	288	561
30 years	190	370	756

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	11	19	32
10 years	23	41	70
15 years	37	66	117
25 years	66	125	244
30 years	83	161	329

Current land supply and land supply required

Zone	Current Land Supply	Required Land Supply	Land Supply Surplus	Rezoning Priority
Township	153 allotments	83 allotments	70 allotments	Nil



GROWTH MANAGEMENT PLAN

Kingston on Murray

Land Supply for Housing

Kingston on Murray is a popular township for shacks and holiday homes due to the proximity of the river and relaxing environment.

The presence of Rural Horticulture zoning has made residential development more difficult within this township. There is opportunity to extend the Rural Living zone to the east of the township and link the existing Township and Rural Living Zones

Under a low growth scenario, there is sufficient land available to develop over the next 15 years. A medium growth scenario will only provide enough residential land for the next 10 years.

Based on current population trends, Council has selected a low growth scenario for Kingston on Murray.

Population increase under 3 scenarios

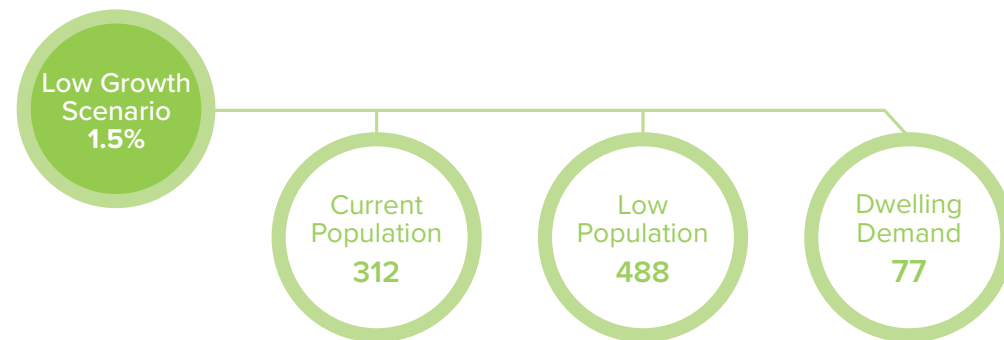
Pop. 312	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	24	41	68
10 years	50	87	150
15 years	78	140	250
25 years	141	266	520
30 years	176	342	700

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	10	18	30
10 years	22	38	65
15 years	34	61	109
25 years	61	116	226
30 years	77	149	304

Current land supply and land supply required

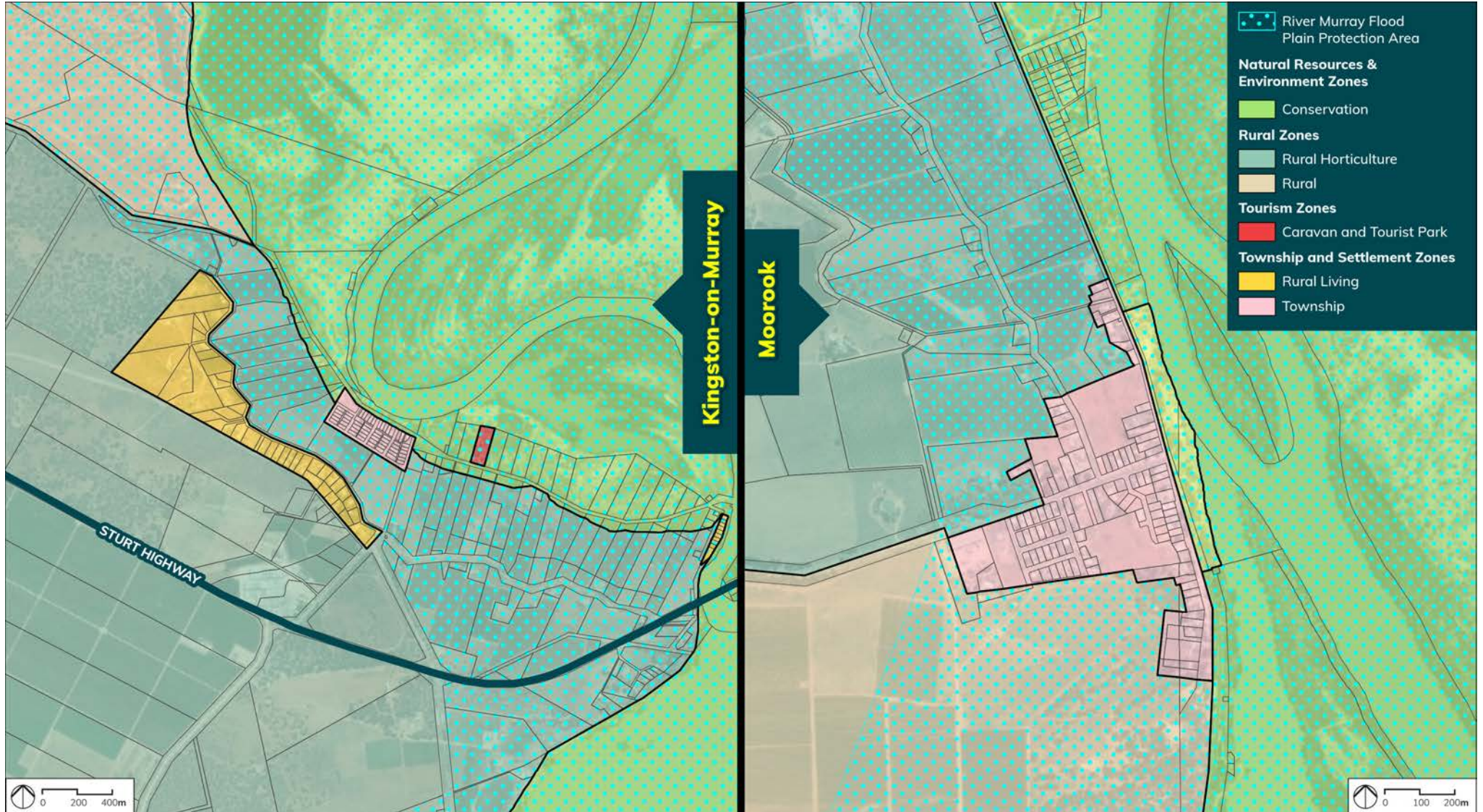
Zone	Current Land Supply	Required Land Supply	Land Supply Shortage	Rezoning Priority
Rural Living	58 allotments	77 allotments	19 allotments	Growth Area 1



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray

Current Zoning



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray Our Plan

Vision

Attractive town for families with a range of community facilities and employment opportunities connected to the food industry and primary production. It is an enterprising community with a range of small businesses that are unique and creative.

Objectives

- Prioritise order of development on vacant allotments and begin the subdivision process.
- Increase local tourism.
- Maintain the compact, mixed-use, walkable neighbourhood to provide opportunities for social connection and a reduced reliance on cars.



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray Our Plan

Strategies

1. Improve amenity and connection to the waterfront encouraging houseboats to stop.
2. Encourage and support landowners to subdivide land for residential development where it is zoned Township.
3. Improve links through the township to better connect the community with footpaths, lighting and public realm.
4. Consider a tourism plan for the network of small towns to attract people to these areas.

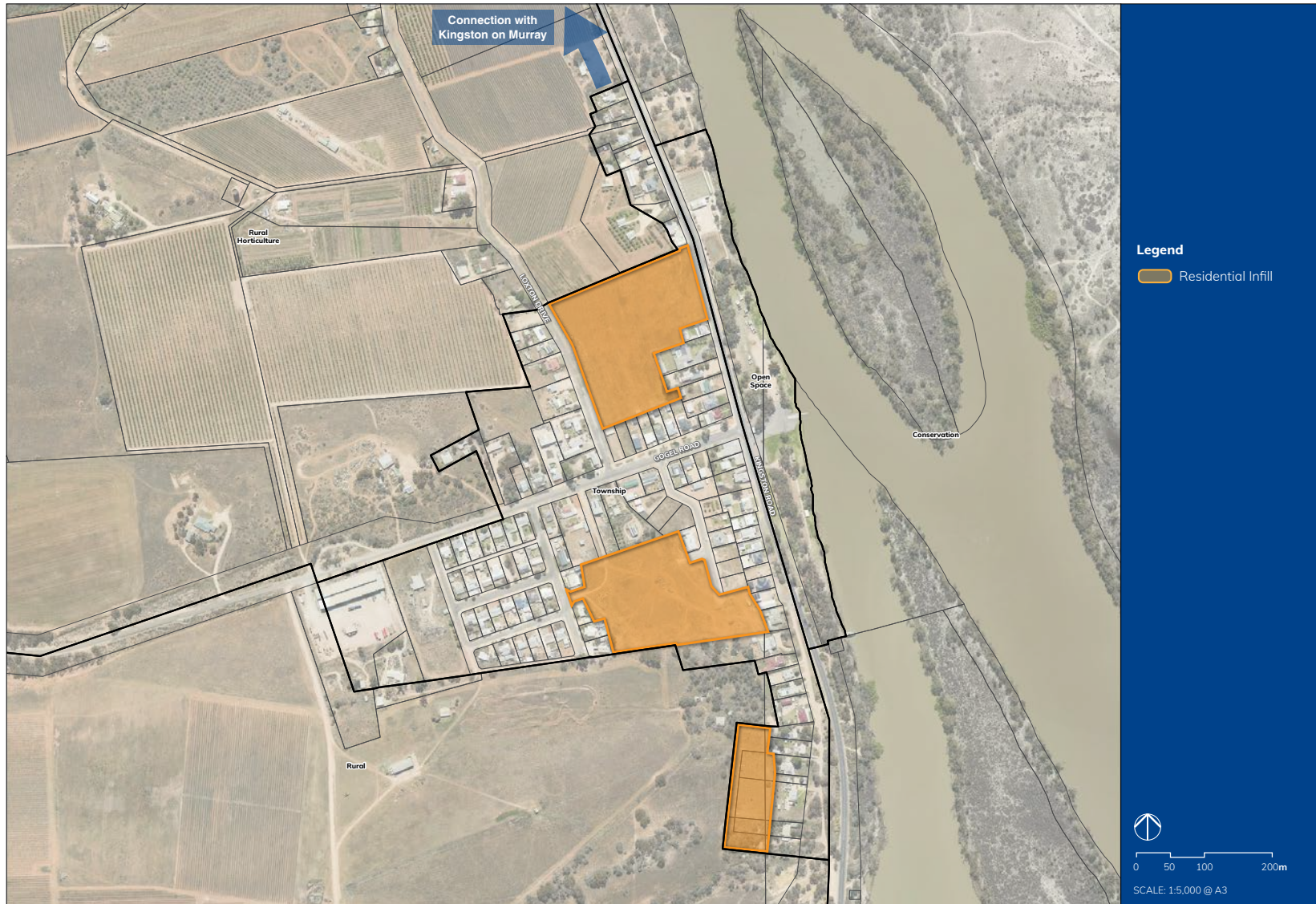
Priority Action

1. Develop a way finding strategy to attract people in off the Sturt Highway to the towns and link with the broader community.
2. Provide diversity in new housing options to ensure flexibility and support ageing in place
3. Consider alternate tourism opportunities and locations for accommodation such as glamping and eco-tourism.



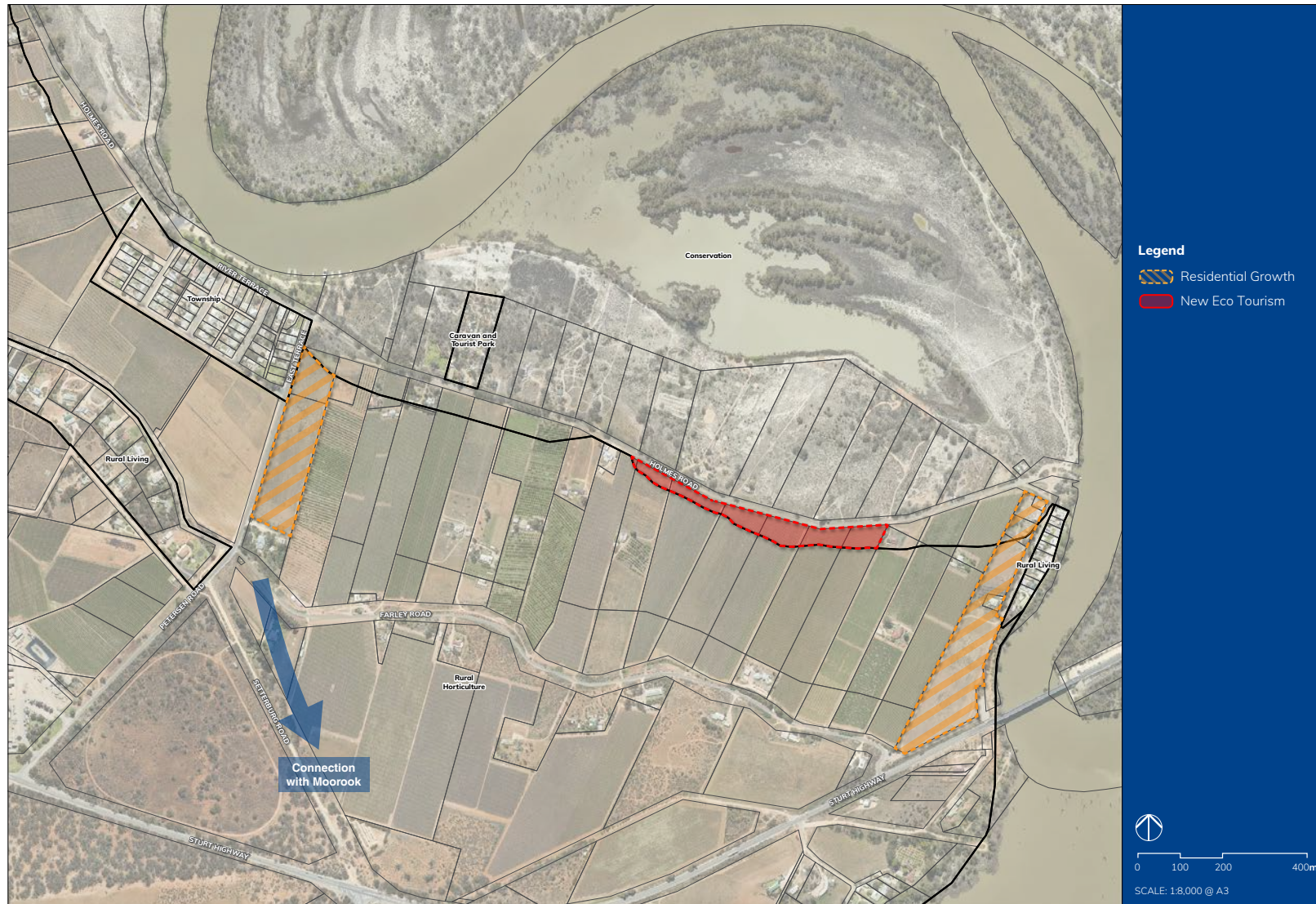
GROWTH MANAGEMENT PLAN

Moorook - Our Plan



GROWTH MANAGEMENT PLAN

Kingston on Murray - Our Plan



GROWTH MANAGEMENT PLAN

Moorook - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 has been identified to provide infill opportunities within the existing Township Zone between Loxton Drive and Kingston Road. This proposed residential growth area provides:

- Approximately 3.6 hectares
- 30 additional residential lots with an average lot size of 1000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>The wastewater in the existing "Township" Zone is currently being serviced by gravity sewer to an existing pump station located on the Kingston Road opposite Lot 644.</p> <p>This wastewater treatment facility looks to be in adequate condition and is assumed to be able to provide sufficient capacity for the town's proposed growth. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 1,500 people or 600 dwellings.</p> <p>The existing pump station located on East Terrace that is currently servicing the Moorook district is expected to be adequate to provide service for the proposed growth area, however condition assessment and flow capacity should be confirmed.</p>
Potable Water	<p>Existing potable water infrastructure adjacent to Growth Area 1 consists of a water main located on Kingston Road and Loxton Drive. These existing mains can together provide adequate service for the proposed growth area.</p>
Communications	<p>Existing Telstra infrastructure is available on adjacent Kingston Road and Loxton Drive, to adequately provide service to the proposed Growth Area 1 it is recommended to extend infrastructure from both these existing lines to share capacity.</p> <p>The Moorook township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 1.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 1 is by overhead network travelling along Kingston Road and Loxton Drive. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area from both Kingston Road and Loxton Drive and distributed throughout the new development area.</p> <p>New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.</p>
Traffic	<p>Growth Area 1 currently has three potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. Access to the proposed growth area would be encouraged by intersections on Kingston Road, Gogel Road and Loxton Drive.</p> <p>The additional traffic movements that will be created once the proposed growth area is fully inhabited will cause congestions at most joining intersections. The main intersections e.g., onto Kingston Road from the development, will need to be impact assessed to determine the turning treatments required to provide safe traffic flow.</p>

GROWTH MANAGEMENT PLAN

Moorook - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified to provide infill opportunities within the existing Township Zone between Fleming Street and Cordy Street. This proposed residential growth area provides:

- Approximately 30 hectares
- 25 additional residential lots with an average lot size of 1,000m².

A land division has been lodged with Council and approved. The development will occur in a staged approach.

Supporting Infrastructure

Council has undertaken a range of infrastructure upgrades which are sufficient to support future growth within Growth Area 2.

A staged land division has been approved for development over the coming years. A new stage will be released in 2023.



GROWTH MANAGEMENT PLAN

Moorook - Residential Growth Areas

Residential Growth Area 3

Growth Area 3 has been identified to provide infill opportunities within the existing Township Zone at the southern end of Kingston Road. This proposed residential growth area provides:

- Approximately 1.2 hectares
- 12 additional residential lots with an average lot size of 1,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>The wastewater in this area is currently being serviced by gravity sewer on Kingston Road to an existing pump station located on the Kingston Road opposite Lot 644. This wastewater treatment facility looks to be in adequate condition and is assumed to be able to provide sufficient capacity for the town's proposed growth. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 1,500 people or 600 dwellings.</p> <p>The existing pump station located on East Terrace that is currently servicing the Moorook district is expected to be adequate to provide service for the proposed growth area, however condition assessment and flow capacity should be confirmed.</p> <p>Connection to Growth Area 3 will need infrastructure installed through an easement on private land to connect into existing infrastructure on Kingston Road.</p>
Potable Water	<p>Currently there is no potable water source adjacent to the proposed Growth Area 3. Potable water supply to the proposed growth area will need to be gained by rainwater harvest.</p>
Communications	<p>Existing Telstra infrastructure is available on Kingston Road. Adequate service to the proposed Growth Area 3 can be achieved from existing Kingston Road infrastructure and will need infrastructure installed through an easement on private land to connect into existing infrastructure on Kingston Road.</p> <p>The Moorook township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 3.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 3 is by overhead network travelling along Kingston Road. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area through an easement from Kingston Road and distributed throughout the new development area.</p> <p>New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.</p>
Traffic	<p>Access to Growth Area 3 can only be possible through the very Southern end of the proposed development without private land acquisitions. The additional traffic movements that will be created once the proposed growth area is fully inhabited will cause congestion at the access point. The intersections onto Kingston Road from the development, will need impact assessment to determine the turning treatments required to provide safe traffic flow.</p>

GROWTH MANAGEMENT PLAN

Kingston on Murray - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 is the proposed residential growth area located to the west of the town and south of the Township Zone. This proposed residential growth area provides:

- Approximately 8.8 hectares
- 74 additional residential lots with an average lot size of 1,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>The existing wastewater treatment facility on the corner of Holmes Road and East Terrace looks to be in adequate condition and is assumed to be able to provide sufficient capacity for the town's future growth. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 1,500 people or 700 dwellings.</p> <p>The existing pump station located on East Terrace that is currently servicing the Kingston on Murray district is expected to be adequate to provide service for the proposed Growth Area, however upgrade opportunities should be reviewed.</p>
Potable Water	<p>The existing 150dia water main located on Petersen Road, South of Growth Area 1, the present "Township" area and would be capable of providing the additional service required for Growth Area 1.</p> <p>A new main will need to be installed, connecting from the intersection of Petersen and Farley Rd and extended down Petersen Road to the proposed growth area. The main on Farley Road is nominated by SA Water to have an expected remaining life of 75 years. Additional mains from Farley Road to the township of KOM have an expected life of only 15.</p>
Communications	<p>Existing Telstra infrastructure is available on adjacent Farley Road and South Terrace, to adequately provide service to the proposed Growth Area 1 it is recommended to extend infrastructure from all available adjacent connection points to share service loads.</p> <p>The Kingston on Murray Township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 1.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 1 is by overhead network, majority of the infrastructure is Low Voltage and will not be sufficient. North of South Terrace is currently supplied with a network of Low voltage overhead wires. This existing network from South Terrace would not be sufficient to provide supply to the proposed growth area to the South.</p> <p>A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area from the existing High Voltage main located on Farley Road. New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.</p>
Traffic	<p>Potential traffic entry points onto Carcuma Road and Emu Springs Road. Numerous access intersections should be used to relieve traffic congestion at peak periods. The additional traffic movements that will be created once the proposed growth area is fully inhabited will cause congestions at most joining intersections. The development's layout planning will need to be designed to allow a distribution of traffic to all connecting intersections.</p>

GROWTH MANAGEMENT PLAN

Kingston on Murray - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified as a natural extension of the existing Rural Living Zone located east of the township. This proposed residential growth area provides:

- Approximately 5.7 hectares
- 14 additional residential lots with an average lot size of 4,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	The wastewater in the existing area is currently being serviced by gravity mains to an existing pump station located at the eastern end of Holmes Road. This wastewater treatment facility looks to be in adequate condition and is assumed to be able to provide sufficient capacity for the town's future growth. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 1,500 people or 700 dwellings.
Potable Water	Currently there is no potable water source in the Harrington Road area of Kingston on Murray. Private water supply is gained by rainwater harvest and controlled pumping from the Murray River. Growth Area 2 will need infrastructure to be installed so that river water can be supplied from the Murray River to the Western side of Harrington Crescent and distributed to proposed lots.
Communications	Existing Telstra infrastructure is available on Harrington Road and at the back of the proposed Growth Area. This existing infrastructure is expected to be adequate to supply the additional housing lots. Kingston on Murray Township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 2.
Electricity	Electrical supply adjacent to Growth Area 2 is by overhead network, currently there is a High Voltage system that runs along Holmes Road and continues part way up Harrington Road. This High Voltage line can be extended, and additional infrastructure added to expand to the Western side of Harrington Road.
Traffic	Access to Growth Area 2 would be off Harrington Road which is sealed and services 12 dwellings. The proposed Growth Area 2 will provide an additional 20 lots that will require access to this road. It is recommended that the current road infrastructure be upgraded and any road extension sealed to provide adequate accommodation for the additional traffic. The additional traffic movements that will be created once the proposed growth area is built out will potentially provide congestion to Harrington Road. This potential congestion should be reviewed and impact assessed prior to development layout is confirmed. Any additional stormwater from any road extension will need to be considered so as to not impact the existing dwellings at the bottom of Harrington Road.

GROWTH MANAGEMENT PLAN

Ramco and Sunlands

About Ramco and Sunlands

The size and locality of Ramco means that the services are smaller in scale. Proximity to Waikerie means that residents will travel there for a majority of their needs. Ramco has a Primary School and childcare centre and a mixture of sport and recreation opportunities including ova and trails.

The river front and natural environment provide quality open space with a lagoon, campground, boat ramp and reserves for the public to utilise. The main occupation and services for Ramco are packaging and grape growing which highlights the main function of the township.



GROWTH MANAGEMENT PLAN

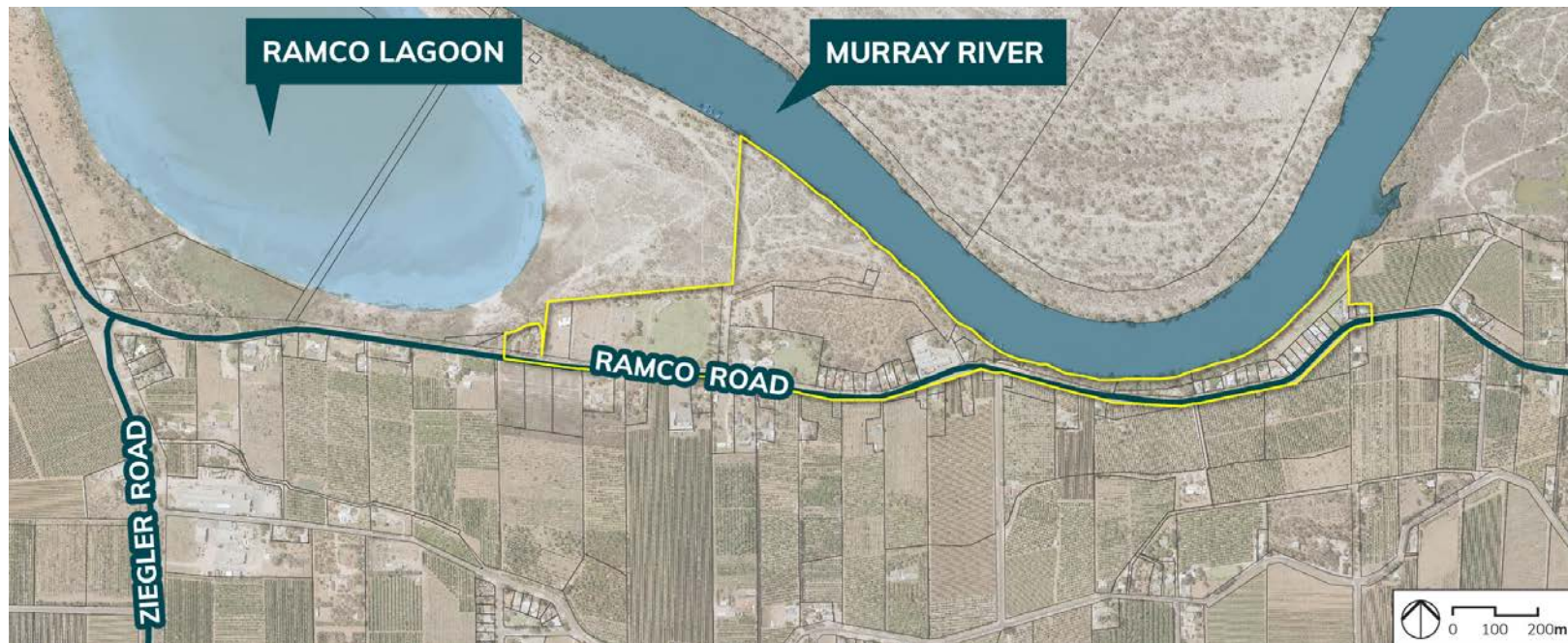
Ramco and Sunlands

Opportunities for Ramco and Sunlands

- Establish a town centre which creates an identity within the township
- Better public amenity and connection to the waterfront
- Leverage the surrounding agriculture and production to develop food-based tourism or markets
- Agtech development
- Recreation opportunities around the Ramco Lagoon

Challenges for Ramco and Sunlands

- Pattern of development and sprawl
- Reliance on one industry which is influenced by the environment and climate change
- Declining and ageing population
- Diversity of housing options and aged care residents
- Lack of community facilities and spaces for people to meet, gather and move through
- Drought and flood
- Located off Sturt Highway with no traffic bypassing

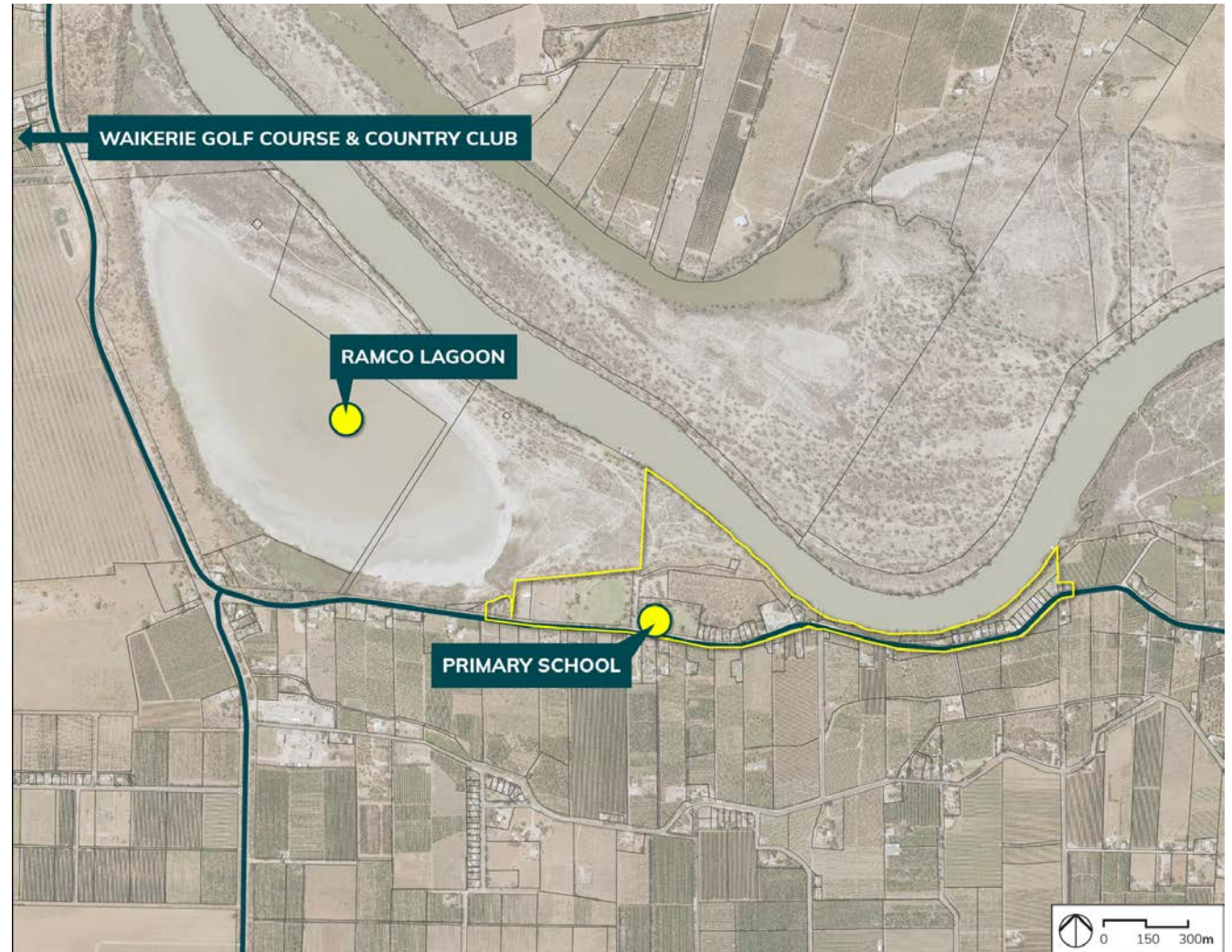


GROWTH MANAGEMENT PLAN

Ramco and Sunlands

Community Services

Given Ramco's proximity to Waikerie many services are contained there. The township has a primary school, oval, post office, golf course and Ramco and Sunlands Stores. There is no grocery store/supermarket or food outlet, meaning residents need to travel to Waikerie for groceries. Agriculture is the predominant land use in Ramco and its surrounds.



GROWTH MANAGEMENT PLAN

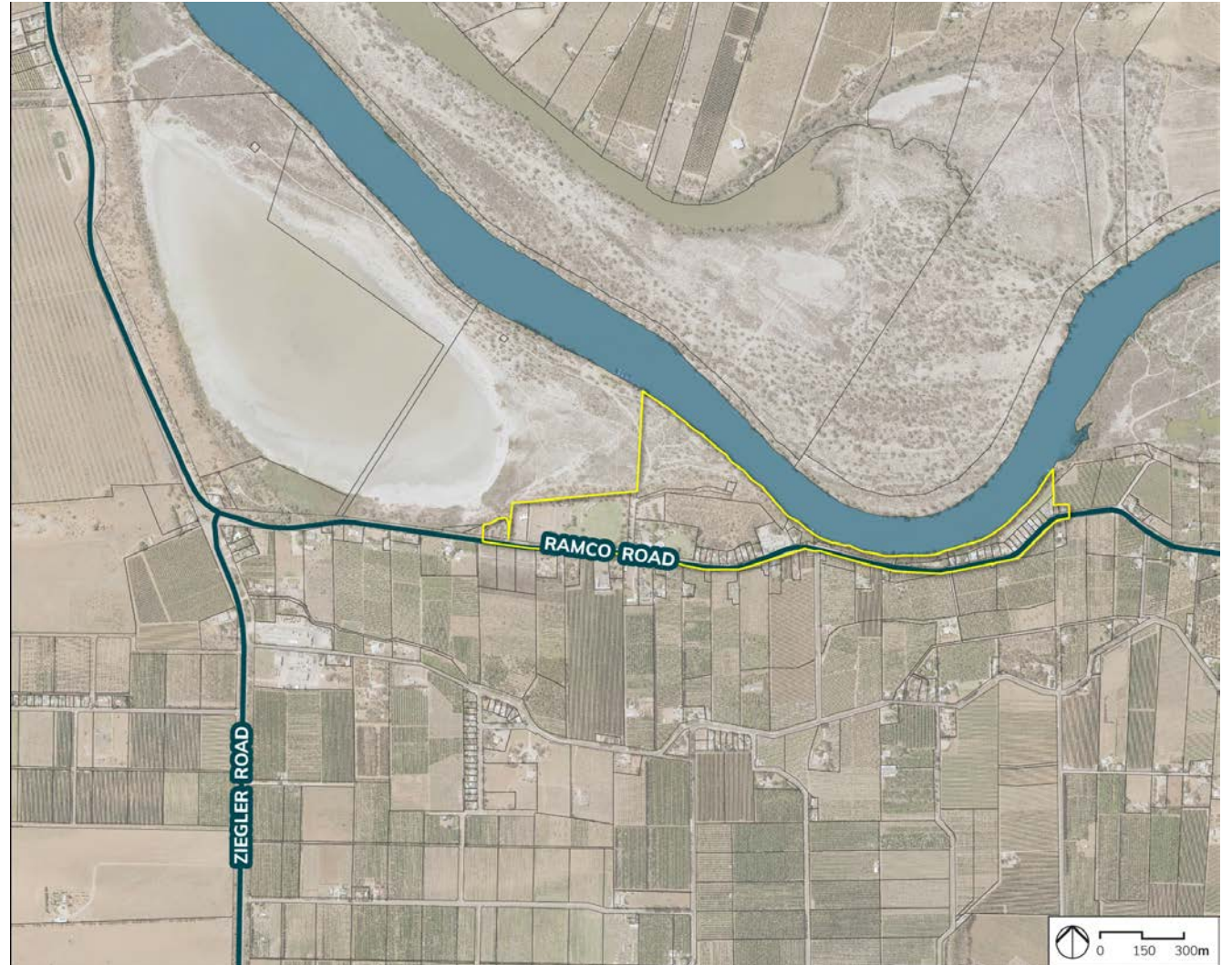
Ramco and Sunlands

Essential Services

The township of Ramco has an unstructured pattern of development with a mix of residential, rural living and primary production allotments. It is reliant on rainwater and on-site wastewater management systems. The electricity network is established across the area, and it is expected that it can be expanded to support development. The infrastructure provision may put off some potential residents who are expecting a higher level of service. There are a high number of rural living allotments which provide a living environment more conducive to this style of living.

Transport Infrastructure

Ramco is located off the Sturt Highway and connects to Waikerie via Ramco Road. There is no formal centre of the township, and the sprawling nature and larger allotments make it difficult to walk or ride. The connection to Waikerie is an important route that needs to cater for all road users.



GROWTH MANAGEMENT PLAN

Ramco and Sunlands

Land Supply for Housing

There is existing development around the golf course which provides opportunity to expand. There is also an opportunity for the addition of higher end accommodation which is associated with the golf club.

Land has been identified to the north east of the golf course to supply additional land. Under a low growth scenario there is sufficient supply for the next 15 years. Under a medium scenario there is a 10 year supply.

Based on current population trends, Council has selected the low growth scenario for Ramco and Sunlands.

Population increase under 3 scenarios

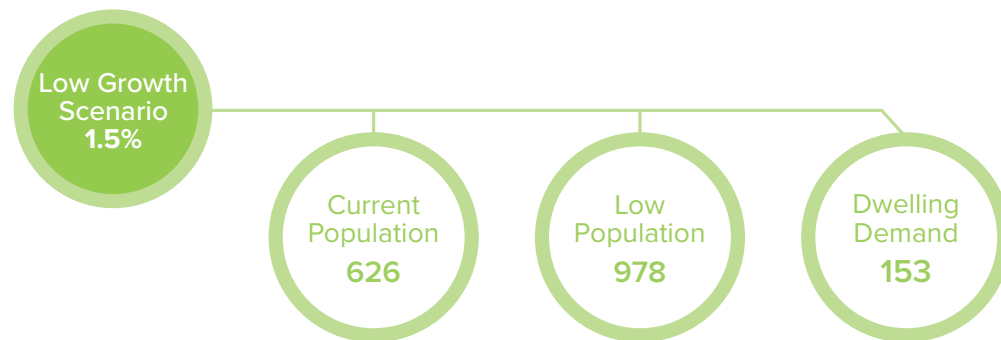
Pop. 626	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	48	82	136
10 years	100	175	301
15 years	157	281	501
25 years	282	535	1,043
30 years	352	687	1,404

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	21	36	59
10 years	43	76	131
15 years	68	122	218
25 years	123	233	453
30 years	153	299	610

Current land supply and land supply required

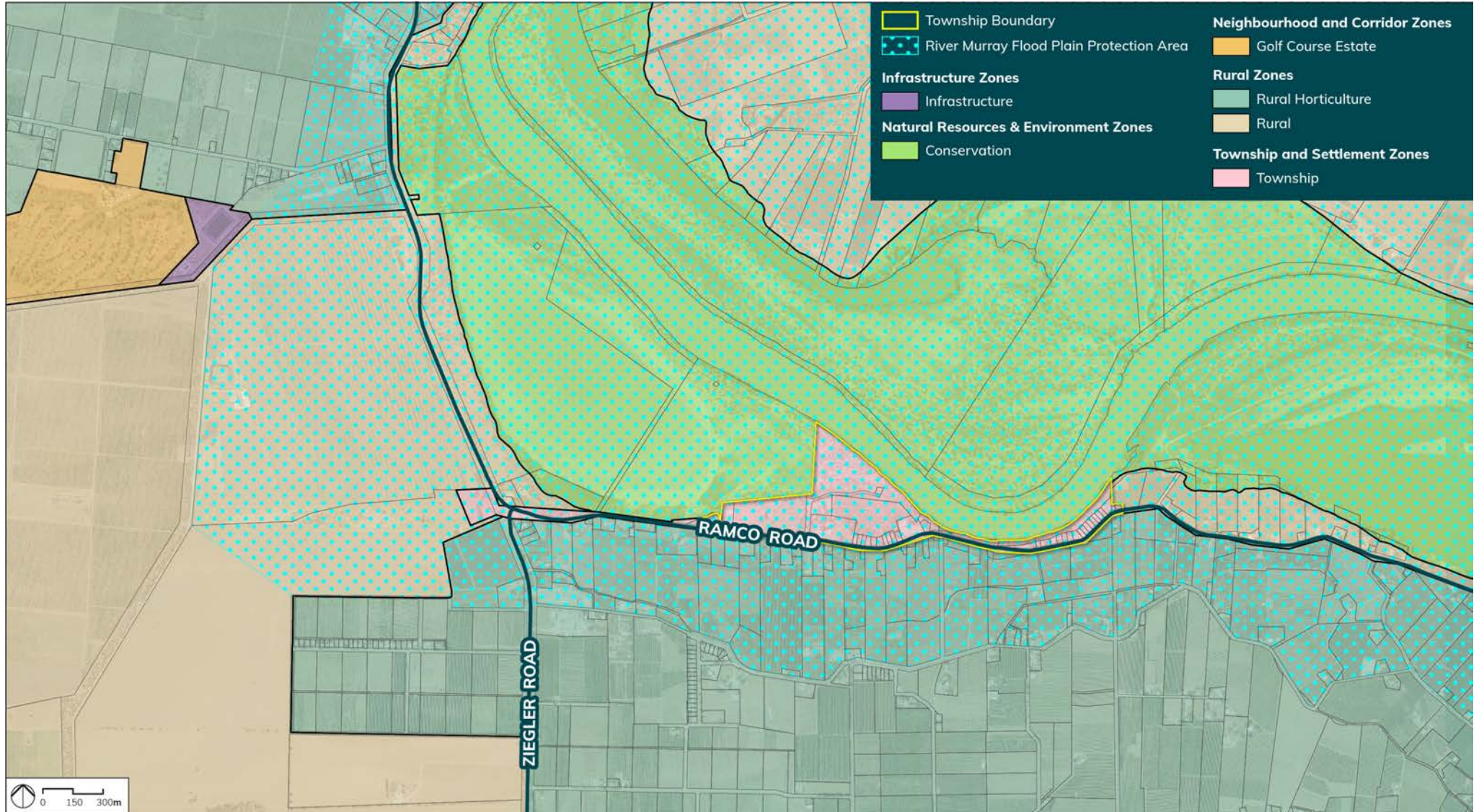
Zone	Current Land Supply	Required Land Supply	Land Supply Shortage	Rezoning Priority
Rural Living	58 allotments	153 allotments	95 allotments	Growth Area 1



GROWTH MANAGEMENT PLAN

Ramco and Sunlands

Current Zoning



GROWTH MANAGEMENT PLAN

Ramco and Sunlands - Our Plan

Vision

A thriving adventure and eco-tourism location which capitalises on the scenic and environmental qualities provided by the Murray River.

Objectives

- Utilise the natural environment to attract individuals looking for a river change or for a holiday place.
- Maintain community services such as the golf course and school as attractors for the town.
- Add additional amenity to the waterfront including consideration of a pontoon, access points and areas for community activity.
- Open space plan to link the town through a network of trails/paths and improve connectivity given the elongated and sprawling nature of the township.
- Potential expansion of tourist and residential uses associated with the Waikerie Golf and Country Club.



GROWTH MANAGEMENT PLAN

Ramco and Sunlands - Our Plan

Strategies

1. Utilise Ramco Lagoon for a variety of recreational pursuits such as walking, bird watching and paddling
2. Leverage off the main township of Waikerie to increase connection and visitation between the two towns
3. Identify the most appropriate land for residential development and cluster this together

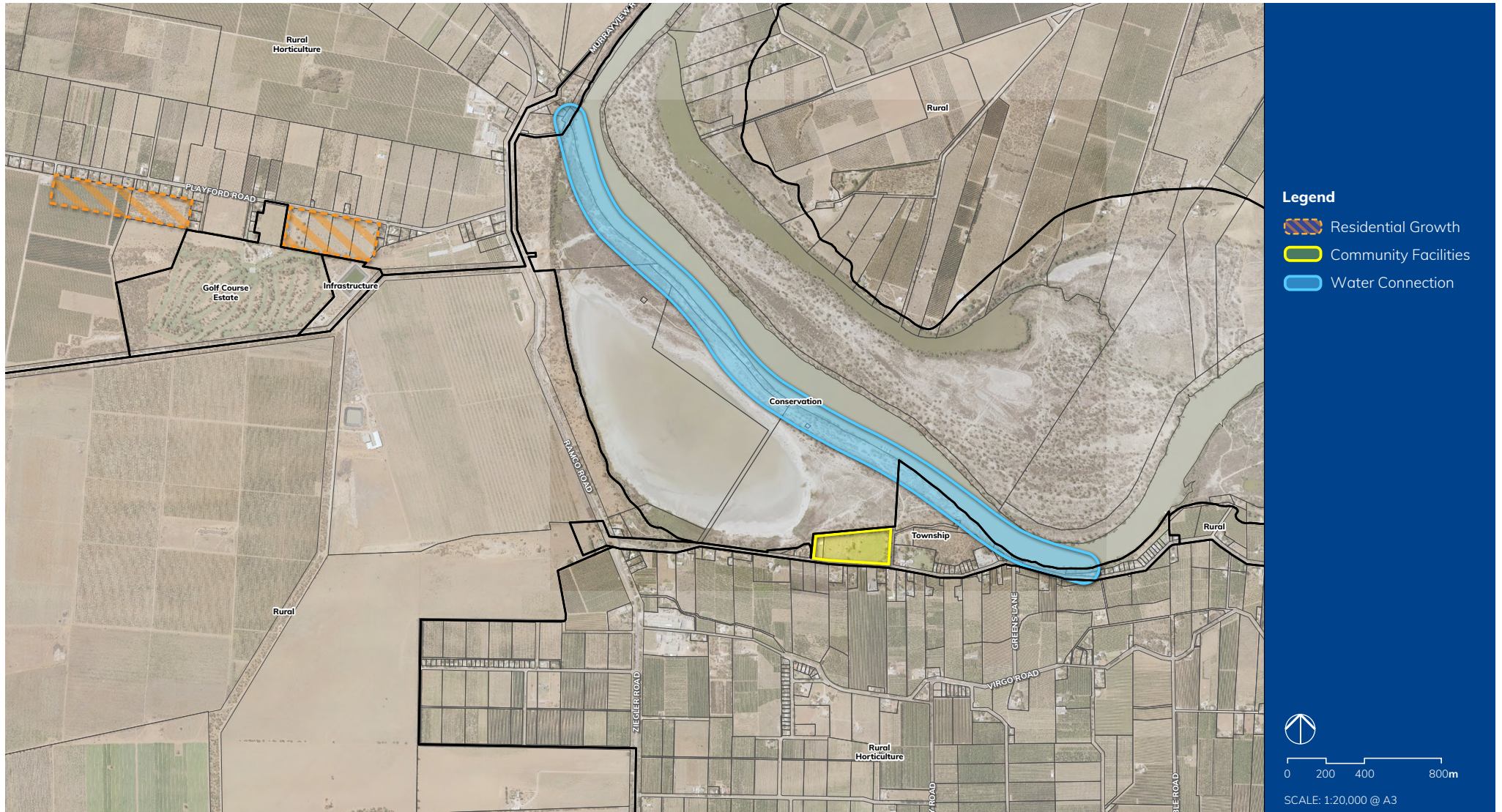
Priority Action

1. Develop a main street and public realm plan for the town to develop more engaging spaces for residents and visitors
2. Utilise the growers produce for a market held every so often to attract people from the surrounding area
3. Centralise residential development to create a central point of the town which creates an identity and better links the community



GROWTH MANAGEMENT PLAN

Ramco and Sunlands - Our Plan



GROWTH MANAGEMENT PLAN

Sunlands - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 has been identified for additional residential development located to the South of Playford Road, Northeast of the Waikerie Golf Club. There are existing residential households within this area and is a natural extension. This proposed residential growth area provides:

- Approximately 26 hectares
- 110 additional residential lots with an average lot size of 2,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>There is no existing wastewater infrastructure adjacent to Growth Area 1 and all existing dwellings are suspected to have onsite wastewater treatment systems.</p> <p>The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.</p>
Potable Water	<p>Currently there is no potable water source in the Playford area of Sunlands. Potable water supply to the proposed growth area will need to be gained by rainwater harvest.</p> <p>General water supply for the area is available by CIT mains that are currently located on Playford Road, additional infrastructure will need to be installed to gain supply into Growth Areas 1's location.</p>
Communications	<p>Existing Telstra infrastructure is available on adjacent Playford Road and Carelton Road, to adequately provide service to the proposed Growth Area 1 it is recommended to extend infrastructure from Carelton Road and from Playford Road down the existing access, Kinnaird Street to share capacity.</p> <p>Ramco Township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 1.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 1 is by overhead network travelling the length of Playford Road. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area from Playford Road down Kinnaird Street and distributed throughout the new development area.</p> <p>New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.</p>
Traffic	<p>Growth Area 1 currently has 2 potential traffic entry points that will need to be utilised to relieve any traffic congestion at peak periods. Access to the proposed growth area would be by an intersection on Carleton Road and by the extension of Playford Road.</p> <p>The additional traffic movements that will be created once the proposed growth area is built out will potentially provide congestion to Kinnaird Street. This potential congestion should be reviewed and impact assessed prior to development layout is confirmed.</p> <p>There is a potential third entry point that could be considered to relieve potential congestion at an easement adjacent to Lot 193 Playford Road.</p>

GROWTH MANAGEMENT PLAN

Sunlands - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified to be rezoned to a Zone which envisages residential development to the south of Playford Road and north of the Waikerie Golf Club. This proposed rural living area provides:

- Approximately 12 hectares
- 50 additional residential lots with an average lot size of 2,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	<p>There is no existing wastewater infrastructure adjacent to Growth Area 2 and all existing dwellings are suspected to have onsite wastewater treatment systems.</p> <p>The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.</p>
Potable Water	<p>Currently there is no potable water source in the Playford area of Ramco. Potable water supply to the proposed growth area will need to be gained by rainwater harvest.</p> <p>General water supply for the area is available by CIT mains that are currently located on Playford Road, additional infrastructure will need to be installed to gain supply to Growth Areas 2's location.</p>
Communications	<p>Existing Telstra infrastructure is available on adjacent Playford Road to adequately provide service to the proposed Growth Area 2. A connection point would need to be from Playford Road and enter the proposed growth area development with new infrastructure installation.</p> <p>Ramco Township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 2.</p>
Electricity	<p>Electrical supply adjacent to Growth Area 2 is by overhead network travelling the length of Playford Road. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new growth area from Playford Road.</p> <p>New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.</p>
Traffic	<p>Growth Area 2 access can only be from Playford Road, it would be recommended to have at least two access points that can relieve congestion and provide a connectivity loop in the case of accident or delay.</p> <p>The additional traffic movements that will be created once the proposed growth area is built out will potentially provide congestion to Playford Road intersections. This potential congestion should be reviewed and impact assessed prior to development layout is confirmed.</p>

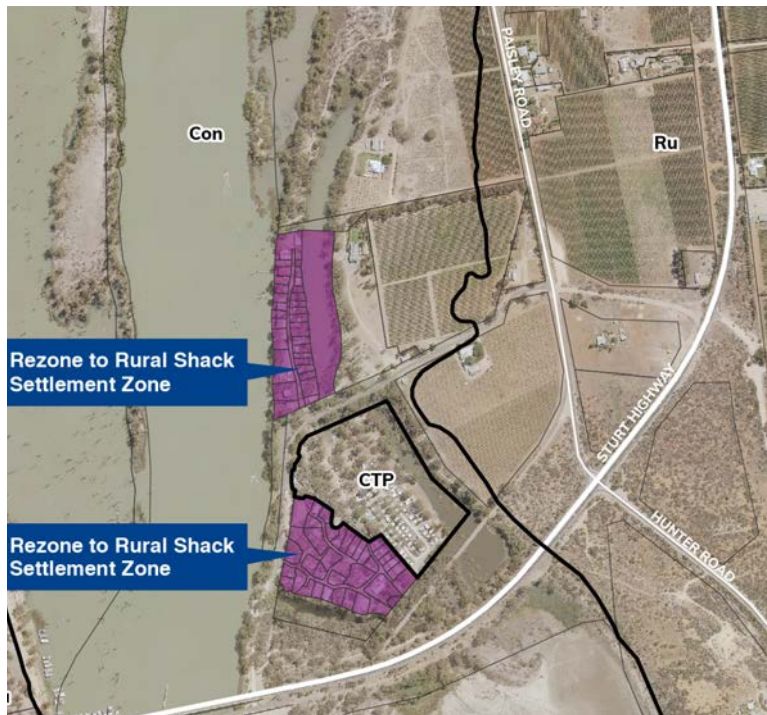
GROWTH MANAGEMENT PLAN

Smaller Settlements

Paisley

Council envisage the rezoning of land in Paisley from the Conservation Zone to the Rural Shack Settlement Zone (land identified below). This is to support the restoration of properties impacted by the 2023 flood event.

This rezoning is currently being considered via the River Murray Flood Resilience Code Amendment.



Holder Siding/ Kanni

The Circular Green Economy Proposal (CGEP) aims to transform rural land in the Maggea Road from low yield cropping into SA's first green industrial, residential and clean energy green economy, incorporating sustainable technologies.

The land would require a Code Amendment to allow employment and local living.

Waikerie would remain the primary township for the community to rely on for services.

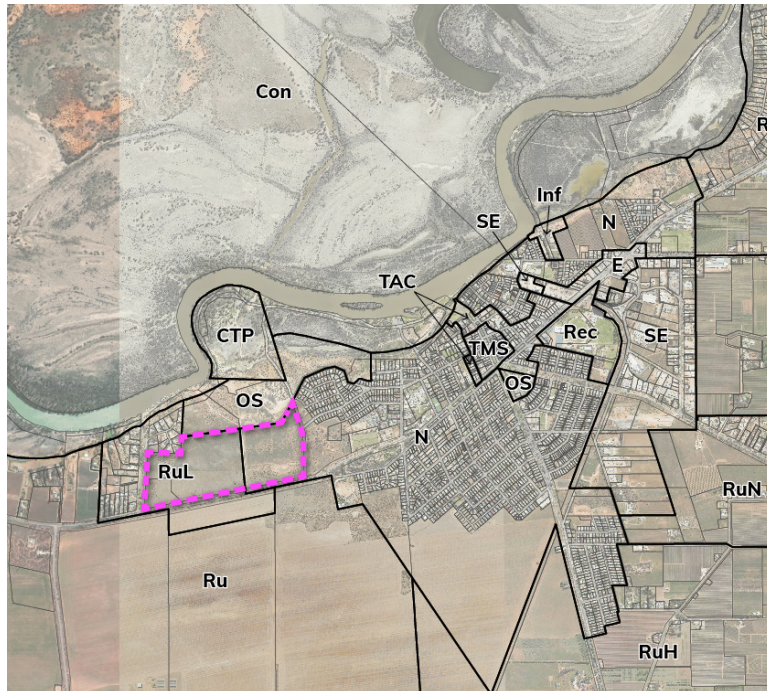


GROWTH MANAGEMENT PLAN

Open Space

Loxton and Loxton North

- Council will explore the rezoning of land immediately east of Sophie Edington Drive to Open Space.
- There is a desire to recognise the unique undulating nature of land and proximity to the river.
- There is opportunity for expansion of the current recreational activities on the site.



GROWTH MANAGEMENT PLAN

Summary of Recommendations

Building a Strong Economy

Rezone land in townships where there is none or limited land supply available for employment activities.

Integrated Planning & Infrastructure

Undertake bi-annual reviews of the Growth Strategy to monitor and reflect changing population and development trends.

Making Great Places

Prepare a Council wide tourism plan in collaboration with local businesses and tourism providers

Prepare a Council wide marketing plan to promote the benefits of living in the area.

Sustainable Environments

Develop Environmental and Sustainable Climate Action Plan.



GROWTH MANAGEMENT PLAN

Summary of Recommendations Townships

Loxton

Recommendation 1

Prepare a prospectus to attract sporting events such as the Master Games, AFL preseason, WBBL/BBL match or exhibition.

Recommendation 2

Establish a main street shop front activation program.

Recommendation 3

Prepare a pedestrian plan that provides green, shaded accessible links to the waterfront.

Recommendation 4

Initiate rezoning of underdeveloped land adjacent to the High School to enable residential development.

Recommendation 5

Plan for an ageing population with appropriate housing diversity options and services.



GROWTH MANAGEMENT PLAN

Summary of Recommendations

Townships

Waikerie

Recommendation 1

Upgrade eastern part of the riverfront to connect with the CBD revitalisation works and improve accessibility/connectivity to this area.

Recommendation 2

Develop an events plan to utilise public realm upgrades and attract more visitors to the town.

Recommendation 3

Provide diversity in new housing options to ensure affordability and ageing in place.

Recommendation 4

Increase the amount of public art, leveraging the existing silo art and galleries.

Recommendation 5

Develop a coordinated signage and marketing approach to draw people into the township from the Sturt Highway.



GROWTH MANAGEMENT PLAN

Summary of Recommendations - Townships

Moorook and Kingston on Murray

Recommendation 1

Develop a way finding strategy to attract people in off the Sturt Highway to the towns and link with the broader community.

Recommendation 2

Provide diversity in new housing options to ensure flexibility and support ageing in place.

Recommendation 3

Consider alternate tourism opportunities and locations for accommodation such as glamping and eco-tourism.

Ramco

Recommendation 1

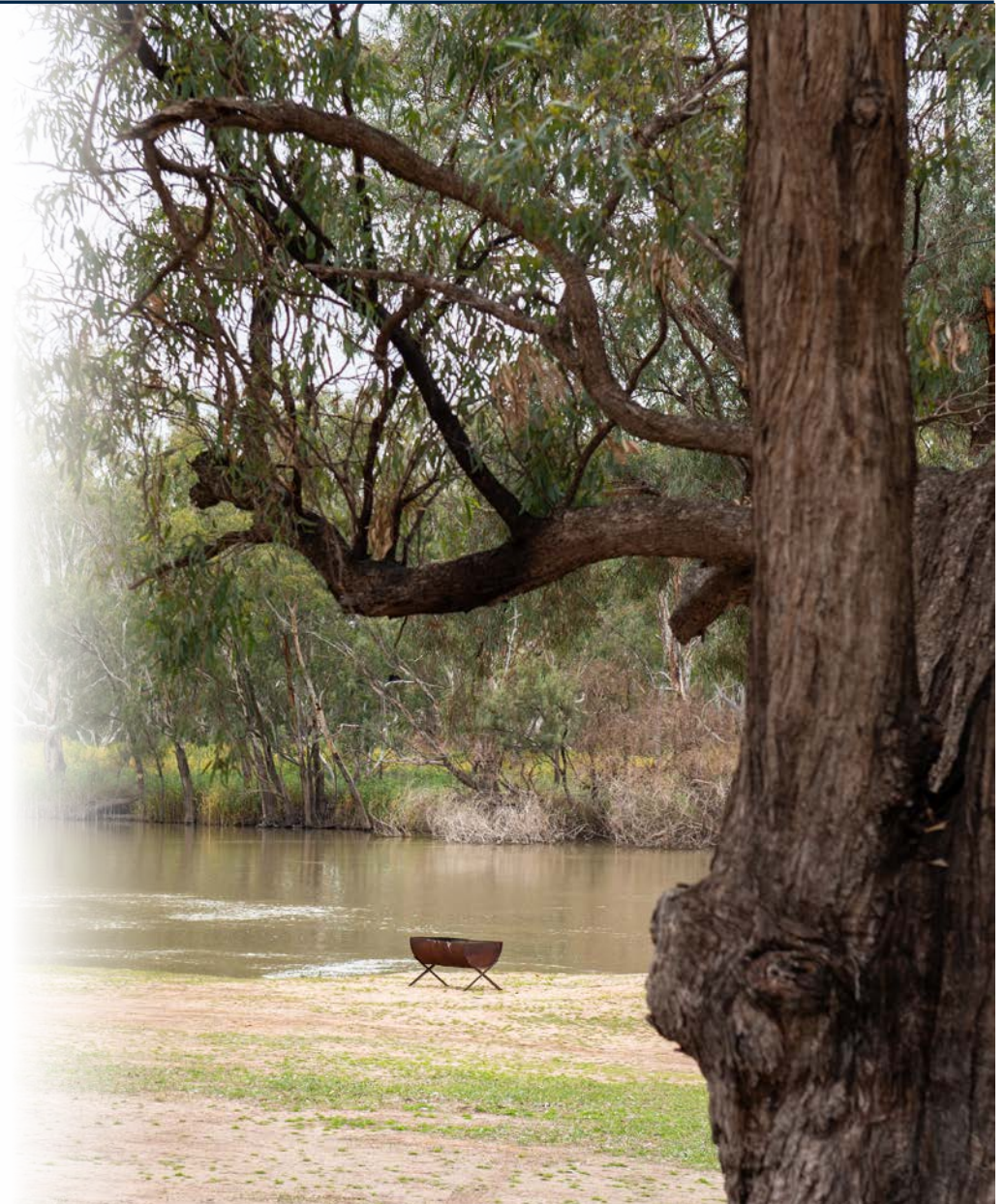
Develop a main street and public realm plan for the town to develop more engaging spaces for residents and visitors.

Recommendation 2

Utilise the growers produce for a market held every so often to attract people from the surrounding area.

Recommendation 3

Centralise residential development to create a central point of the town which creates an identity and better links the community.





District Council of
**Loxton
Waikerie**



URPS

SHAPING
GREAT
COMMUNITIES