

Limestone Coast Regional Plan

Overview

Between 25 March 2025 and 17 June 2025, communities, councils, state agencies, industries, interest groups and other key stakeholders were invited to have their say on the Limestone Coast Regional Plan (the Plan).

The Plan is the one of seven regional plans for South Australia developed in a 100% digital, dynamic, and interactive Regional Planning Portal. This will allow for real-time updates which will ensure the Plan remains contemporary and provides users easy access to the regional plans via the accessible interface.

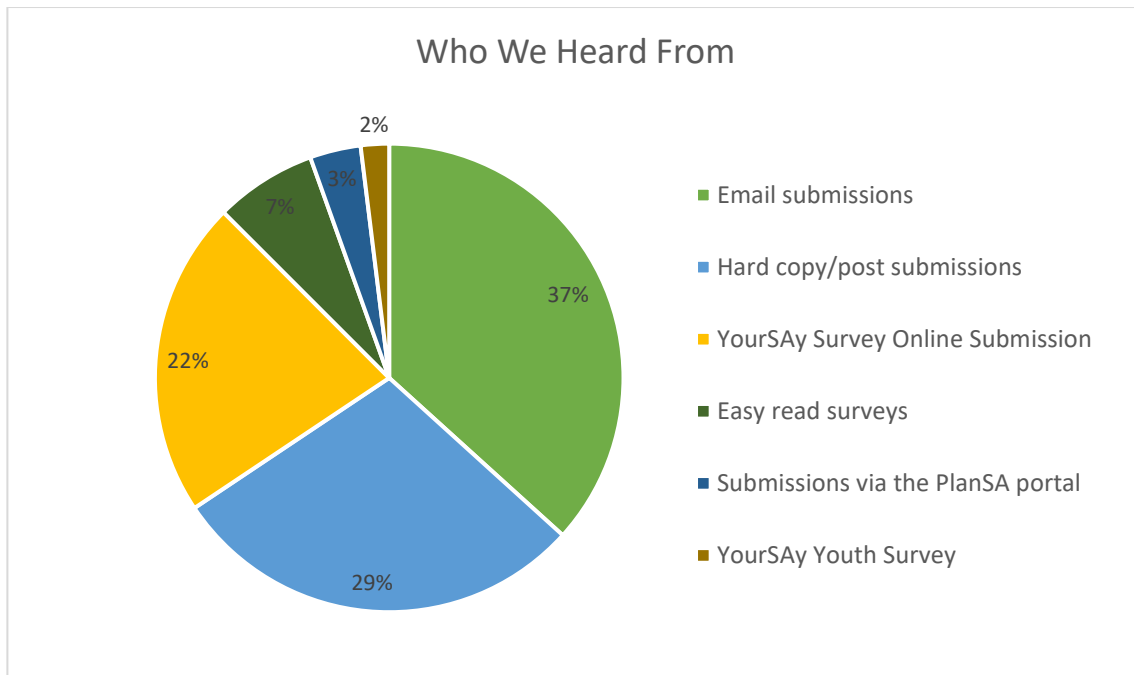
The Plan addresses key priorities for the Limestone Coast, such as increasing diverse housing types and access, ensuring land supply, planning for climate change as a growth area and ensuring an integrated planning approach is delivered in the region. The Plan is a visionary 30-year roadmap for the Limestone Coast, aimed at fostering a resilient, prosperous, healthy and connected future for Limestone Coast communities. Housing in the right places, climate change mitigation, and coordinated and integrated land use and infrastructure planning will be integral to achieving this vision of sustainable growth and community wellbeing.

This document provides an overview of the engagement activities undertaken and a short summary of the main themes of feedback received during the engagement process.

Who we heard from

Submissions and survey responses were received from a range of stakeholders including members of the public, landowners, industry, community groups and government. We received 250 responses via online and hard copy submissions and YourSAy survey responses.

Many individuals and organisations provided detailed and comprehensive feedback on the Plan, and we are grateful for their contribution.



What we heard

Whilst the feedback received from the survey and submissions covered a diverse range of topics and viewpoints, the key areas of feedback can be categorised under the following four themes of the Plan:

- People, housing and liveability
- Productive economy
- Natural resources, environment and landscapes
- Transport and infrastructure.

Feedback was well spread across all themes, with people, housing and liveability and natural resources, environment and landscapes as the two most highly rated or commented on themes.

Each theme had key subthemes when grouped as part of consultation analysis. The key subthemes across consultation were:

- Landscape and township character
- Primary industry
- Housing supply and diversity
- Strategic transport networks

People, housing and liveability

Key feedback relating to this theme included:

- A strong community concern regarding housing supply and diversity, especially in main towns such as Mount Gambier, Bordertown, Naracoorte, Kingston SE, Compton, and Yahl. Many submitters emphasise the need for affordable, diverse, and adaptable housing options, including for older people, essential workers, and migrants.
- Workforce housing shortages are impacting the ability to attract and retain workers in agriculture, tourism, and healthcare sectors, with recommendations for workers accommodation overlays and policies facilitating short-term and seasonal worker housing.
- Some respondents request clear strategic approaches to directing growth within existing township (infill) boundaries to protect prime agricultural land and preserve the rural character and liveability.
- There is broad support for urban infill and orderly expansion of established townships, with calls for master plans and growth plans, notably for Mount Gambier and urban growth extensions in Yahl and Compton, but these must be accompanied by infrastructure upgrades.
- There was particular opposition to medium to high-density subdivisions in rural areas like Moorak and Compton, with a significant community letter writing campaign in relation to Compton.
- The needs of priority populations such as people with disability and an ageing demographic are highlighted, including calls for age-inclusive housing, social and affordable housing targets and enhanced connectivity with accessible transport options.
- Preservation of town character and cultural heritage, including Aboriginal cultural heritage, is commonly raised. A range of respondents request the Plan better reflect Aboriginal values uniquely tied to the region, as current references are considered generic.
- Concern exists over the interface between residential expansion and environmental or industrial sites, with recommendations for clearer policies and stronger regulatory control to balance growth with landscape and amenity.
- Community submissions stress scalable service provision (healthcare, education, emergency) aligned to projected population growth and highlight infrastructure constraints such as sewer capacity, potable water supply, and wastewater treatment, notably in Kingston, Bordertown, and Mount Gambier.

Productive economy

Key feedback relating to this theme included:

- Mining and mineral exploration feature prominently, with industry bodies advocating the inclusion and support of mineral resources (e.g., Koppamurra project), the integration of mining within land-use planning, and government investment in infrastructure supporting operations. However, strong community opposition, highlighted by a letter writing campaign, exists towards large-scale mining projects like the Koppamurra project citing environmental, water security, and agricultural risks.

- Primary production (agriculture, fishing) is recognised as a foundational economic driver, with calls for protection of productive lands through mapping and interface management between agriculture and other land uses, including forestry and mining.
- Tourism is acknowledged as vital, with support for expanding and diversifying tourism opportunities including ecotourism, slow tourism, and cultural experiences. Proposals include regional cycling trails, and tourism developments integrated with primary production (wine regions).
- Submissions from industry and government stress the importance of attracting and retaining local business including manufacturing and food/hospitality sectors, encouraging economic diversification to reduce reliance on primary production and tourism.
- Renewable energy projects, including hydrogen developments, battery energy storage systems, and wind farms, are noted as growth opportunities. Attention is drawn to integrating energy infrastructure with transport networks and ensuring co-existence with existing industries.
- Some submissions call for stronger recognition of circular economy principles, investment in waste management and resource recovery facilities, and adaptive reuse of underutilised industrial and heritage sites to enhance economic sustainability.

Natural resources, environment and landscapes

Key feedback relating to this theme included:

- The natural environment is repeatedly emphasised as essential for the region's economy, liveability, and identity, with calls for protection of native vegetation, biodiversity, and high-value landscapes.
- Many respondents urge better integration of biodiversity mapping and conservation priorities including endangered species (e.g., Pygmy Blue Whale, glossy black cockatoo habitat, native flora) and inclusion of Heritage Agreements in planning considerations.
- Climate change mitigation and adaptation receive extensive mentions. Respondents call for stronger, actionable climate policies within the Plan addressing heat mitigation through urban greening, longer and more flexible climate projections up to 2100 and beyond (to 2200 for sea level rise), and nature-based solutions for coastal hazard protection such as living shorelines.
- Coastal hazard adaptation is highlighted, with community calls for maintaining and enhancing coastal reserves and regulating activities affecting marine parks.
- Air and water quality management including integrated water management strategies promoting stormwater capture and reuse, reduction of reliance on groundwater and surface waters, and enhanced wastewater infrastructure are advocated for.
- The need to manage land use conflicts between sensitive receivers and industrial operations (EPA licensed premises) is noted, with emphasis on preventing encroachment and associated environmental impacts.
- There is concern over off-site impacts of mining and resource extraction including acid mine drainage, land degradation, and long-term rehabilitation, with calls for robust community engagement and transparent environmental oversight.

Transport and infrastructure

Key feedback relating to this theme included:

- Substantial concerns are expressed about transport network adequacy, especially road conditions and freight routes. Upgrading key freight corridors for heavy vehicles and supporting infrastructure improvements (overtaking lanes) are priorities, linked to economic productivity.
- Regional connectivity via Mount Gambier Airport and roads are highlighted as critical issues requiring long-term planning, investment, and improvements to cost, reliability, and access.
- Public transport services are considered inadequate, especially for ageing, disadvantaged and dispersed populations. Recommendations include comprehensive transport reviews incorporating these demographics needs, improved accessible transport options, enhanced community transport and accessible taxi services.
- Active transport infrastructure (bicycle lanes, walkability) and safe, connected pedestrian networks receive strong support.
- Digital connectivity and telecommunications infrastructure (including 4G/5G, NBN) are seen as vital enablers for business and social inclusion, with calls to address black spots and digital divides.
- Water quality and management, including sustainable urban water systems, wastewater treatment capacity, and stormwater management, are important infrastructure considerations. Integrated water management approaches are advocated for climate and growth resilience.
- Social infrastructure encompassing health, education, aged care, and community facilities is identified as needing strategic planning, with services often lagging behind population growth. Coordination with national reforms and funding is recommended.

Delivery and implementation

Key feedback relating to this theme included:

- Stakeholders widely recommend clear, transparent governance arrangements and cross-government coordination for the Plan delivery, including well-defined roles, responsibilities, and accountabilities across state, local, and federal agencies.
- Regular, public reporting against measurable performance indicators and timelines is suggested to ensure accountability and adaptation.
- Funding mechanisms and infrastructure investment strategies should consider equitable cost-sharing, avoiding placing undue burden on industry or communities, and supporting coordinated infrastructure provision.

Townships

A range of useful and specific feedback was received relating to the main towns in the Limestone Coast region, with some of the key commentary listed below.

Mount Gambier

- Widely identified as the major growth hub requiring master planning, infrastructure upgrades, and expanded housing supply including affordable and diverse options.
- Community and council call for prioritised urban infill to limit sprawl, protection of employment lands, and enhanced social infrastructure such as healthcare and education.
- Transport improvements needed including better public transit, airport accessibility, and consideration of freight and commuter rail links to support economic growth.

Compton

- Strong, consistent community opposition to medium and high-density housing subdivisions, favouring preservation of rural character with large lot sizes (3,000–5,000 m²).
- Proposals for rural living zone expansion around Crafter Road and adjoining areas aligned with existing growth but with concerns about wastewater infrastructure and traffic safety.
- Desire to protect agricultural soils, native vegetation, and maintain sustainable rural living practices; community consultation emphasised.

Kingston SE

- Significant discussion around rezoning rural and conservation land parcels for rural living/residential purposes to meet growing housing demand, especially affordable and seasonal workforce accommodation.
- Infrastructure improvements critical, notably Community Wastewater Management System upgrades and early learning centre development driving housing needs.
- Calls to safeguard prime agricultural land while facilitating appropriate residential growth to support economic and community development.

Bordertown and Naracoorte

- Emphasis on infill and managed growth within township boundaries, protecting surrounding productive agricultural land from ad hoc expansions.
- Concerns about interface management between residential areas and industrial or freight activities, necessitating clear policies to minimise conflicts.
- Identified need for improved social infrastructure, including health and aged care services, to address demographic changes and population growth.

Next steps

All feedback received during the 12-week consultation will be reviewed and considered for inclusion in the final version of the Plan.

Once updated, the revised Plan will be submitted to the State Planning Commission for endorsement. Following endorsement, it will be submitted to the Minister for Planning for approval.

We anticipate the finalised Plan will be publicly released by late 2025 and made available via the [Regional Planning Portal](#).

Contact

Enquiries relating to the Limestone Coast Regional Plan can be directed to:

Contact: PlanSA
Telephone: 1800 752 664
Email: plansa@sa.gov.au
Visit: regional.plan.sa.gov.au