



**LIMESTONE
COAST
REGIONAL
PLAN**

Draft Summary
February 2025



**STATE
PLANNING
COMMISSION**



Acknowledgment of Country

The State Planning Commission acknowledges First Nations peoples as the Traditional Custodians of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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Limestone Coast planning region

- Regional City

- Major Service Centre

- Supporting Service Centre

- Local Service Centre

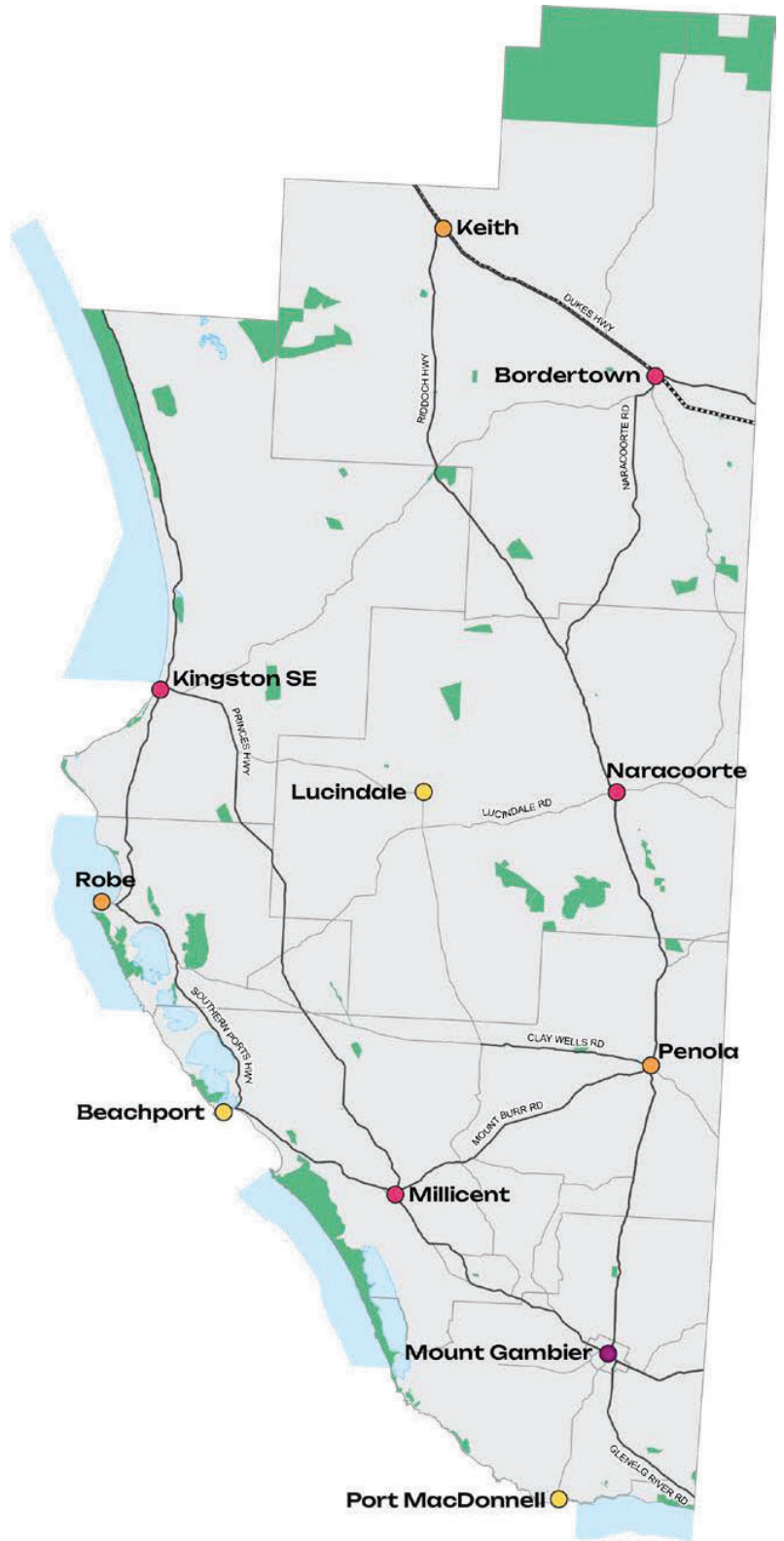
- National parks and conservation reserves

- State marine park network

- Local government area

- Major transport route

- Railway



Introduction

Situated in the southeast corner of the state, the Limestone Coast region covers an area of 21,330 square kilometres. The region accommodates over 400 kilometres of coastline, stretching from the Coorong to the Victorian border, and covers the inland areas between the Ngarkat Conservation Park north of Keith to Port MacDonnell in the south. The rugged coastlines of the Southern Ocean, dormant volcanoes of the Newer Volcanics Province, and the highly productive agricultural lands make the region home to some of South Australia’s most spectacular and iconic natural wonders, and is a producer of world-class wine, fresh produce and seafood.

The Limestone Coast Regional Plan (the Plan) maps the government's long-term planning vision for the region to 2051 and beyond. It provides governments, businesses, industry and not-for-profit organisations with the data and direction to better plan for and respond to growth and change in our community and towns, while achieving our conservation goals. This is delivered within an electronic platform that can be tailored to the user's requirements.



Key themes

People, housing and liveability

- Supporting population growth and addressing housing needs, with a projected increase of 18,045 people by 2051.
- Accommodating growth in Mount Gambier, the region's Regional City, while ensuring key townships like Naracoorte, Millicent, Penola, and Bordertown also support growth.
- Addressing the ageing population, with a projected significant increase in people aged 65+.
- Ensuring housing is well-located, connected to infrastructure, and meets the diverse needs of communities, including accommodating different household types (e.g. lone person households, older couples without children).
- Encouraging future housing development to remain within township boundaries to provide diverse, affordable housing options.
- Fostering resilient, equitable communities through inclusive land use policies, public spaces, and transport networks.

Natural resources, environment and landscapes

- Protecting the region's unique natural assets, including coastlines, sand dunes, Ramsar listed wetlands, and the Naracoorte Caves (South Australia's only World Heritage Site).
- Safeguarding 400+ kilometers of coastline and preserving marine environments that support industries like fishing and tourism.
- Identifying 'no-go' development areas to protect sensitive coastal locations, high-value productive land and natural environments from incompatible development.
- Promoting collaborative land use planning and conservation efforts to protect biodiversity, water security, and mitigate the impacts of climate change.
- Ensuring industrial and hazardous land uses are managed to prevent adverse impacts on the environment and nearby communities.

Productive economy

- Bolstering key economic sectors including agriculture, forestry, fishing, health care, and manufacturing, currently contributing approximately \$4.7 billion to South Australia's Gross State Product (GSP).
- Protecting primary production land, particularly in agriculture, viticulture, and forestry, to sustain the region's economic drivers.
- Ensuring strategic management of land interfaces to prevent conflicts between primary production and other land uses.
- Supporting the growth of high-value primary industries by protecting key assets and fostering local employment opportunities.

Transport and infrastructure

- Addressing infrastructure needs to support population growth with a focus on residential, commercial, and industrial development.
- Ensuring the availability of development-ready land across the region to accommodate housing and economic growth projections.
- Enhancing transport networks to improve regional connectivity.

Climate resilience and natural hazards

- Preparing for the impacts of climate change, including rising temperatures, reduced rainfall, and increased frequency of natural hazards such as bushfires, floods, and coastal erosion.
- Incorporating climate risk projections to inform strategic land-use decisions and mitigate the effects of climate change on the environment, economy, and communities.
- Promoting resilience through climate adaptation strategies and aligning the plan with the South Australian Government Climate Change Action Plan.

Delivery and implementation

- Ongoing monitoring and adjustment of land-use policies and infrastructure planning to accommodate growth over a 15-30 year period.
- Facilitating targeted investigations and actions to unlock appropriate land for development and ensure an adequate supply of development-ready land.
- Implementing planning policies that recognise the multi-faceted impacts of climate change and support long-term sustainability and prosperity.

What is the Limestone Coast Regional Plan?

Regional plans explore how areas are projected to grow, identify land and infrastructure for housing and jobs while making recommendations about zoning and land development to support sustainable growth over the next 15 to 30 years.

The State Planning Commission (Commission) developed the Plan using insights gathered from the community and stakeholders in the previous engagement phase, ensuring that local perspectives are reflected in the planning process.

The Plan addresses population growth by ensuring land supply, managing appropriate expansion of the region's towns and smaller settlements to facilitate a range of housing options near existing employment lands, health and community services.

The Plan incorporates data-driven strategies to manage risks associated with increased temperatures, extreme weather events and reduced rainfall, ensuring the resilience of communities and natural ecosystems.

The Plan is aligned with and supported by various regional, state and federal policies. This includes the South Australian Government Climate Change Action Plan 2021-2025, 20-Year State Infrastructure Strategy, the Transport Strategy and the South Australian Economic Statement.

Implementing the Plan will provide clarity to the community, local councils and the development sector regarding the region's long-term growth.



It is crucial that the region's community, industry and stakeholders provide feedback on the draft Plan during the engagement period. This feedback will ensure that the final Plan can be best tailored to meet the needs and complexities of the region.

The Plan will be finalised in late 2025.



A snapshot of the Plan

The Limestone Coast region is home to 68,542 people, with a projected increase of 18,046 people by 2051.

We need to plan for the additional housing, jobs and vital infrastructure to accommodate this growth and change, to ensure the long-term wellbeing and resilience of the region's communities and environment.

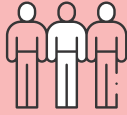
The Plan addresses the future needs of the region's population by ensuring adequate land supply, managing township growth and encouraging a diversity of accessible and affordable housing options near health and community services. Mount Gambier, the largest city in the state outside of the Greater Adelaide Planning Region, will continue to be the Limestone Coast's regional city, accommodating over half of the region's population.

The region is known for its wine, rock lobster and premium brands of beef, reliant on its fertile soils and climate. The preservation of this primary production land is critical. The Plan aims to ensure that land identified for future housing and other uses does not negatively impact primary production land, while facilitating value-adding and agribusiness diversification opportunities.

The Plan also identifies future employment land, while protecting established employment land, to future-proof the region's economy and ensure it can attract and retain a strong workforce.

The region is characterised by a diverse natural environment, incorporating the Southern Ocean, significant sand dune systems, the lower lakes of the Coorong, vast labyrinths of caves and sinkholes, volcanic fields, globally significant wetlands, forests, bushlands and rich pastoral lands. It is home to South Australia's only UNESCO World Heritage site, forming part of the Australian Fossil Mammal Sites World Heritage Area. A large portion of the region's 400 kilometres of coastline is adjacent to two marine parks, underpinning the unique and sensitive marine environments of the state's south-eastern coastline.

The Plan encourages collaborative land-use planning processes, preservation and conservation activities. It identifies actions for biodiversity mapping and conservation, coastal protection and adaptation strategies, water security and climate change mitigation. It also identifies industrial and hazardous land-uses, to understand their impact on surrounding environments and communities and prevent incompatible development.



68,542

**population
2021**



86,588

**2051 population
projection**

(Approx. 57% in Mount Gambier)



8,610

**additional
dwellings required
by 2051**

Key economic features and drivers



Gross State Product

\$4.7 billion (2023)



Wine industry

Export value of over \$50 million
(2022)¹



Tourism

\$520 million visitor expenditure
(2023)²



Agriculture

Contributes over 30% of
the state's agriculture GSP
(FY2020/2021)



Fishing

Known for the southern rock
lobster, the region's fishing
industry contributes over 30% to
South Australia's seafood GSP



Transport

The region's road and rail network
provide connections to the
high-value markets of Adelaide,
Geelong and Melbourne³



Forestry

The region is part of the Green Triangle which
expands into south west Victoria, the largest
plantation forestry area in Australia. The industry
produces \$1.64 billion direct annual turnover

¹ <https://marketexplorer.wineaustralia.com/export-dashboard>

² <https://tourism.sa.gov.au/regions/limestone-coast>

³ 6. RSIG_Regional Analysis_SA_1122_0.pdf



Key initiatives and projects

1. Limestone Coast Transport Study (Department for Infrastructure and Transport)

The Limestone Coast Transport Study will consider key issues and opportunities to improve all forms of transport across the region, including freight bypass options for Mount Gambier, road safety and efficiency, and its ability to support liveability, and population and economic growth in the Limestone Coast.

2. BORG Manufacturing Mill Expansion

The \$50 million expansion project, currently under construction, is expected to increase the existing mill's 200-person workforce by 10% when in operation. The mill currently produces 270,581 cubic metres of finished product per annum.

3. Mount Gambier Technical College (Department for Education)

Expected to open in 2026, the government is building a new college to train students for careers in key industries for the region, including:

- agri-tech (for careers in forestry, agriculture and manufacturing)
- early childhood and education
- health and social support
- multi-trades (for careers such as plumbers, builders, electricians).⁴

4. Pacific Green Limestone Coast Energy Park

Two battery energy storage parks at Mingbool will significantly boost energy storage capacity, storing up to 60% of South Australia's residential solar output. Expected to be operational in 2026, the batteries will enhance the state's energy stability and support its transition to net-zero emissions, preventing an average of 80,000 tonnes of carbon dioxide emissions annually.⁵

5. Australian Rare Earths Koppamurra Project

A significant ionic clay-hosted rare earth elements (REE) deposit in the region, required for electric vehicle motors and wind turbines, is the subject of investigation and a planned demonstration plant. Successful commissioning of the demonstration plant will be an Australian first, contributing to the supply of REEs required for the transition to a net-zero economy.⁶

6. Albioma Wood Pellet Facility

The \$120 million plant will turn the region's forestry waste into 300,000 tonnes of bioenergy pellets each year and will supply project for the export market. The development will generate an estimated \$64.1 million for the region and is expected to create more than 270 jobs during construction and 30 full-time staff in operation.

⁴ Mount Gambier Technical College | Technical Colleges

⁵ Limestone Coast Energy Parks

⁶ International Partnerships in Critical Minerals grant recipients | business.gov.au



Get involved: have your say

**Engagement on the Plan is open for
12 weeks until 5pm on Tuesday 17
June 2025.**

Have your say

- Visit yoursay.sa.gov.au/limestone-coast-regional-plan to provide your feedback
- Fill out our [Easy Read survey](#)
- Complete the [online submission form](#)
- Email plansasubmissions@sa.gov.au (Subject: Submission – Limestone Coast Regional Plan)
- Post your submission to:
Planning and Land Use Services
Attention: Growth Management Team
Department for Housing and Urban Development
GPO BOX 1815
ADELAIDE SA 5001

Need help?

Join one of our online briefing sessions to hear directly from our planners. Register at plansaevents.eventbrite.com

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on 1800 752 664



Next steps

Once engagement has concluded, feedback will be collated, summarised and the Plan will be updated.

The updated Plan will be provided to the Commission for endorsement with the final version expected to be released in late 2025.

The Plan will be fully digital and accessible via the Regional Planning Portal.



