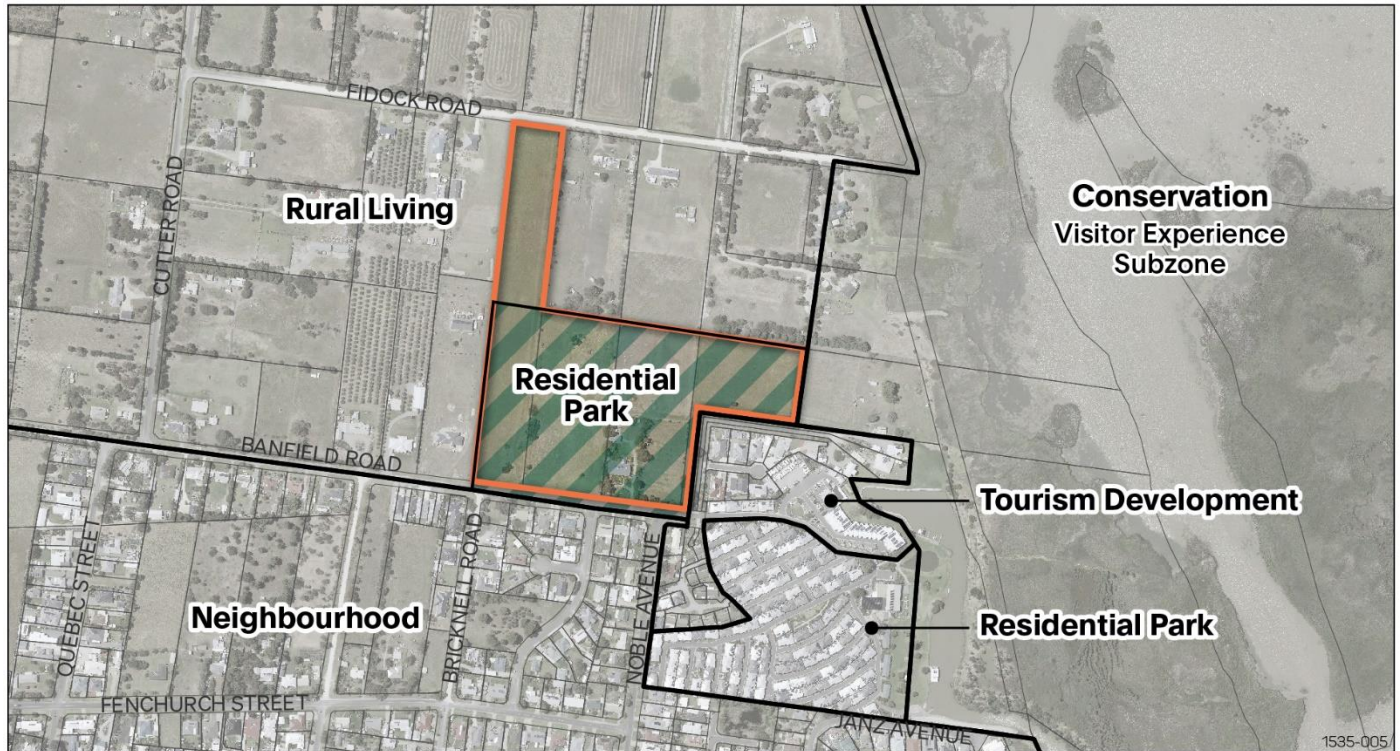


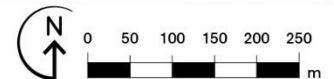
LAKESIDE GOOLWA CODE AMENDMENT

FACT SHEET

This fact sheet provides information on a Draft Code Amendment that seeks to change the zone that applies to a portion of the Affected Area from *Rural Living Zone* to *Residential Park Zone*.



- AFFECTED AREA
- ZONE / SUBZONE BOUNDARY
- CADASTRE
- PROPOSED REZONING AREA



What land is Affected?

The Affected Area comprises four allotments with an area of approximately 7.7 hectares.

The Affected Area is irregular in shape with a frontage of approximately 257.5 metres to Banfield Road and a frontage of approximately 58.5 metres to Fidock Road, with vehicle access provided via both street frontages to the various allotments.

The Affected Area is located within the 'Rural Living Zone' which generally comprises semi-rural lifestyle living allotments.

What is a Code Amendment?

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals. The Code can be viewed here: <https://code.plan.sa.gov.au/>

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (the *Planning, Development and Infrastructure Act 2016* and associated Regulations).

Code Amendments may be undertaken by a range of entities like the State Planning Commission, Councils, State agencies, people who have an interest in land (the 'Proponent'), or the Chief Executive of the Attorney General's Department.

Who is seeking the Amendment?

This Code Amendment is being undertaken by Goolwa Tourist Resort Pty Ltd. (the 'Designated Entity') who are the owners of the land.

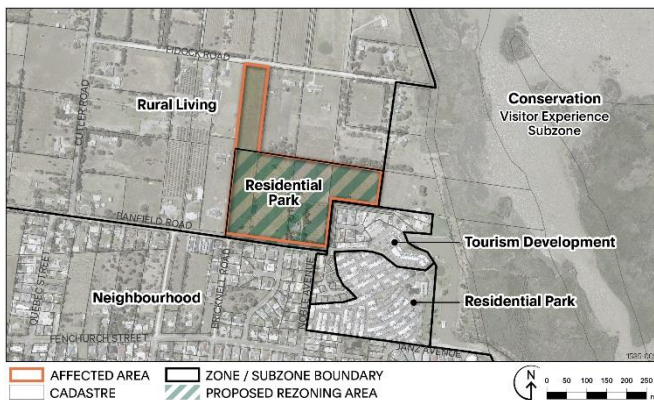
What is the current Zoning?

The Affected Area is currently situated within the '**Rural Living Zone**'.

The current Rural Living Zone is best described as a semi-rural environment with low intensity rural activities or home-based business activities supporting a semi-rural lifestyle. Within the Rural Living Zone, the Code currently seeks new allotments for semi-rural living with a minimum site area of 1 hectare.

What is proposed?

The proposal seeks to amend the Code for portion of the Affected Area to change the zoning to the '**Residential Park Zone**', to enable the expansion of the adjacent Lakeside Goolwa Residential Park.



What area is not proposed to be rezoned?

This Code Amendment does not propose to amend the zoning for the following portions of the Affected Area:

- The northern portion of Certificate of Title Volume 5693 Folio 461 that will remain within the Rural Living Zone.

Also the area currently zoned Conservation Zone (in Certificate of Title Volume 6095 Folio 954) is excluded from the Affected Area and not included in the rezoning.

Why is the Amendment Needed?

The Designated Entity own and operate Lakeside Goolwa, a fully developed and successful Residential Park comprising 158 occupied sites and a range of communal facilities that have set the standard for quality Over 50's Lifestyle Living in South Australia.

The Fleurieu Peninsula continues to be a popular destination for over 50's to downsize and enjoy all the benefits of an incredible lifestyle on offer from the beautiful beaches, coastal towns, national parks, convenience of access to Adelaide, not to mention the benefits that village life offers.

The existing Lakeside Goolwa facility has been fully developed and is now at capacity. Despite this, there is still a substantial unmet demand generated by new residents looking to reside within this existing community, combined with existing residents of Goolwa seeking to downsize without having to leave the township and region.

The Designated Entity is therefore proposing this Code Amendment to enable a logical expansion of the existing Lakeside Goolwa Facility onto the Affected Area, providing an opportunity to meet the growing demand for affordable retirement living and lifestyle accommodation for over 50's.

It is quite clear that at both the state and federal level, there is an urgent need to provide a range of new housing supply in order to enhance affordability and choice for home-owners and occupiers. The expansion of the existing Lakeside Goolwa facility will provide additional options for older residents to 'down-size', unlocking existing housing within the region (and within Goolwa) for younger home-owners and renters.

The current Rural Living Zone is not aligned with the intended development of the Affected Area for the purposes of an expansion of the existing Residential Park.

What could future development look like?

The Code Amendment only seeks to change what the land can be used for. Anything to be built on the site -including new housing, would need be subject to a future detailed design and Development Application process following rezoning.

The proposed rezoning is seeking to allow for a future development of similar type, density and scale as the existing Lakeside Goolwa Residential Village complex.



How will interface with adjoining 'Rural Living' land be managed?

The Residential Park Zone and General Development Policies – Design in Urban Areas sections includes a number of policies that seeks any new development at the boundary of the Residential Park Zone mitigate adverse effects on neighbouring and proximate land uses.

This includes consideration of appropriate setbacks from boundaries, land use compatibility, impacts of light spill and impacts on the continued operation of horticultural and farming activities.

How do I find out more?

You can view the Code Amendment and supporting technical documents on the Plan SA website:

plan.sa.gov.au/have_your_say/code_amendments or scan the **QR Code** on this fact sheet.



Hard copies are available to view at:

- Alexandrina Council – 11 Cadell Street, Goolwa;
- Strathalbyn Library & Community Centre – 1 Colman Terrace, Strathalbyn; and
- Lakeside Goolwa Residential Park – 1 Banfield Road, Goolwa North.

If you have any questions about the Code Amendment you can contact Ryan Moyle on (08) 7231 0286 or by emailing engagement@ekistics.com.au

Two informal drop-in sessions available to the public:

You can talk to members of the project team about the proposal at **two drop-in information sessions** to be held at the Lakeside Goolwa Residential Park located at 1 Banfield Road, Goolwa North on:

- Thursday 4th July (11:30am -1:30pm), and
- Thursday 4th July (5:30pm to 7:30pm).

How can I have my say?

We would like to hear your views on the proposed zone changes. The Code Amendment will be available for public feedback **until 31st July 2024**.

During this time, you can lodge a written submission about any of the proposals in the Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Making an [online submission](http://www.plan.sa.gov.au) (www.plan.sa.gov.au)
- **Emailing:** engagement@ekistics.com.au
- **Mail:** Level 3, 431 King William Street, ADELAIDE 5000

How can my feedback influence the Amendment?

The Code Amendment is proposing to apply a standard zone from the Planning and Design Code Library and does not seek to change the policies within the Residential Park Zone, overlays or general development policies contained within the Code.

The feedback you provide however, can influence the Code Amendment in relation to the spatial layers that apply.

Feedback you provide cannot influence:

- The Affected Area identified for the Code Amendment;
- Other instruments which are separate to the Code, such as, the *Planning, Development and Infrastructure Act* 2016 and its associated regulations; and
- Existing policy wording within the Code.

How will my feedback be used?

All submissions on the Code Amendment will be reviewed, summarised, and considered. Each submission will be registered, and you will receive an email confirming receipt.

Your responses will be made available on the PlanSA website. Personal addresses, email addresses, and telephone numbers will not be published, however business information will be.

Following the completion of the consultation period, an Engagement Report will be prepared, outlining what was heard during consultation and how the proposed Code Amendment was changed in response to submissions. This report will be made publicly available on the Plan SA website.

You may also be asked to complete a short survey in relation to your engagement experience.

What happens next?

Once an Engagement Report has been prepared and provided to the Minister, the Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

How can I stay informed with the status of this Amendment?

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and the next steps. We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent.

Any updates will be made available on the Plan SA website. This website also allows you to subscribe to receive a notification for any updates to the Code Amendment:

plan.sa.gov.au/have_your_say/code_amendments