KANGAROO ISLAND REGIONAL PLAN

Version KI2026.5
10 September 2026

Source: South Australian Tourism Commission

Superseded by Version KI2026.6 dated 8 October 2026

Vision

Acknowledgement of Country

The Ngarrindjeri, Kaurna and Narungga Nations are the traditional owners of Kangaroo Island, connected to its lands and waters via ancient storylines and ancestral occupation.

The three Nations acknowledge and respect the interests that each group hold to Kangaroo Island, including their storylines, spiritual and cultural connections, and histories. The three Nations work together to protect and preserve the cultural values of the Island for current and future generations. The three Nations also acknowledge the interests of other Aboriginal groups who have historic connections to the Island.

The State Planning Commission and the Department for Housing and Urban Development acknowledges the deep, ongoing spiritual connection that Ngarrindjeri, Kaurna and Narungga Nations hold to Kangaroo Island, and commit to working together to protect and preserve the cultural values of the Island for current and future generations.

Minister's foreword

The Kangaroo Island Regional Plan (the Plan) is our blueprint for a sustainable, liveable, and well-planned region. With a population set to grow by 1,700 and 1,150 new homes needed by 2051, the Plan ensures our land use and infrastructure keep pace, creating strong, connected communities across the Island's unique townships.

From planning for population growth to preserving our remarkable natural environment and promoting economic prosperity, the Plan is shaping Kangaroo Island's future. We are helping to meet future housing demand by ensuring there is sufficient land for new homes, supported by the necessary infrastructure, and providing flexibility for housing diversity to meet the changing needs of our communities, including ageing residents, seasonal workers, and growing families.

The Plan is not just about housing. It plays a vital role in securing South Australia's economic future by ensuring land is available for industry, jobs, and investment. Kangaroo Island's economy is driven by agriculture, tourism, and primary industries. The Plan strengthens housing diversity, infrastructure, and employment opportunities, while safeguarding the Island's native vegetation cover - the highest of any agricultural region in South Australia.

Infrastructure will not be delivered all at once but triggered at key points as our communities grow. By planning ahead, we can prevent urban encroachment on farming land, productive and agricultural land, and areas of high conservation value, protecting the Island's sensitive ecosystems and iconic landscapes.

Through the Plan, we are setting a clear direction for sustainable growth, backed by coordinated, long-term planning across government. Every state agency has a role to play, with a commitment to aligning infrastructure planning with population and land supply projections ahead of the next *Housing Roadmap* update. The state government Infrastructure Coordination Group will continue to drive this collaboration, ensuring a joined-up approach across government.

Alongside *South Australia's 20-Year State Infrastructure Strategy 2025* and *South Australia's Transport Strategy*, these policies will give certainty to the community, local councils, and developers about where long-term growth will occur. This is our plan for a more resilient, prosperous and connected Kangaroo Island, one that supports sustainable growth, protects the natural environment, and enhances liveability for generations to come.

Hon Nicholas Champion MP
Minister for Housing and Urban Development
Minister for Housing Infrastructure
Minister for Planning

The Kangaroo Island Regional Plan delivers a planning vision for the region through to 2051.

Kangaroo Island, Australia's third largest island, is located off the coast of the Fleurieu Peninsula. Drawing reverence for its natural wonder and abundant wildlife, the Island's landscape varies dramatically, from high coastal cliffs at its north-west, to a large central plateau that slopes toward limestone plains and sand dunes along the southern coastline, featuring raw and rugged coastlines and pristine beaches.

The Kangaroo Island Regional Plan (the Plan) maps the Government of South Australia's 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 align, plan for and respond to growth and change in our community and towns, while achieving our conservation goals.

For the first time, the Plan is delivered through an interactive digital platform – the Regional Planning Portal – rather than as a static document format. The Regional Planning Portal presents the Plan as a series of interactive maps, dynamic data, spatial plans and drop-down boxes outlining the key themes, sub-themes and actions. This electronic delivery of information allows for the Plan to be updated and evolve over its life.

The Kangaroo Island Regional Plan supports future communities by planning:

Where **houses and employment** land will go

How **housing and population** will be serviced

Which areas need **conservation and protection**

What **major infrastructure** is needed and how it will be provided

Learn more about the Kangaroo Island Region

The Island is home to just over 5,100 people (2023), primarily residing in the townships of Kingscote, Penneshaw, American River and Parndana. Covering 4,400 square kilometres, Kangaroo Island (the Island) is geographically located alongside the Fleurieu Peninsula and the Adelaide Hills.

Collectively, these areas benefit from strong regional freight and tourism linkages with the Island's separation from the mainland presenting a unique mix of opportunities and challenges. At its highest point the Island rises 300 metres above sea level. Under half of the Island's natural habitat remains intact, characterised by its high biodiversity value. The region comprises the lands and waters of the Ngarrindjeri, Kaurna and Narungga Nations.

Kingscote is the Island's largest township, acting as the Island's main service centre. Penneshaw serves as the primary connection to the mainland via the ferry. American River is surrounded by bushland and boasts spectacular coastal views stretching to the mainland, making the township a tourist haven. Parndana is the only inland township, providing access to the north and south coasts and the western end of the Island.

The Kangaroo Island Planning Region is unique in that it comprises just one local government area, the Kangaroo Island Council.

Township hierarchy

Major Service Centres

Major Service Centres provide for local and regional needs, generally serving a population of up to 10,000 people. These centres provide regional employment opportunities, retail, commercial, administrative, entertainment, education and health services.

Kingscote

Kingscote will continue to be developed as the Island's Major Service Centre, capitalising on established services and facilities including business, retail, medical and community, sport, recreation, and tourism. Increased housing choices

will become available through the regeneration of the township's established areas.

Supporting Service Centres

Supporting Service Centres service the needs of its centre and immediate catchment area. They serve a population of approximately 1,000 people. These centres generally provide local employment opportunities, retail, commercial, administrative, education, community and/or allied health services.

American River

American River is an important tourist and Supporting Service Centre and will play a greater role in accommodating population growth, supported by new retail development.

Emu Bay

Emu Bay is an expanded residential locality that predominantly services a transient holiday population. The town has capacity to support an increase in the population of permanent residents through a coordinated approach to land release and infrastructure provision.

Parndana

Parndana is the Island's only inland town and an important Supporting Service Centre, providing services and facilities primarily for the surrounding rural community. It will play a critical role in supporting agribusiness and accommodating new housing and workers' accommodation.

Penneshaw

Penneshaw will continue to build on its success in providing an attractive lifestyle for retirees and holiday makers. As a major port and Supporting Service Centre for the eastern end of the Island, it is an important gateway to Kangaroo Island.

Our biggest priorities

Increasing diverse housing types

Growth areas planning for climate change and global trends

Integrated planning approach

Ensuring land supply

Learn more about the biggest priorities facing Kangaroo Island

The key priorities for Kangaroo Island include retaining and protecting primary production land, increasing housing choice to meet the changing needs of communities, protecting and enhancing the natural environment, and supporting strategic residential and employment growth through the coordinated delivery of infrastructure.

Productive lands

Kangaroo Island's prosperity is underpinned by its primary production sectors, including agriculture, forestry and fishing. These industries are vital to the region's economy and identity. At the same time, a third of the island is protected by national parks, which support native wildlife and showcase the Island's rugged coastlines.

It is essential to safeguard both agricultural land and the natural environment from incompatible land uses. Planning must also allow flexibility to respond to changing economic and environmental conditions, ensuring long-term sustainability.

Housing

In the context of the national housing crisis, it is more important than ever to ensure the timely and adequate supply of land for a variety of housing options and tenures. This will help meet the changing needs of communities, support economic growth, and attract and retain essential workers across the region.

Planning should enable housing choice in appropriate locations, ensuring that new development complements the character of the region and supports inclusive and resilient communities.

Natural environment

Kangaroo Island's unique biodiversity contributes to the region's quality of life, economic stability and environmental health. Protecting and enhancing these natural systems builds resilience to climate change, supports agricultural

productivity and improves overall wellbeing.

Land use planning should integrate environmental values, recognising biodiversity as a key asset that supports both ecological and economic outcomes.

Coordinated infrastructure

Integrated planning aligns land use with the necessary services and infrastructure to support growth in suitable areas. While large areas of land across the region are appropriately zoned, the infrastructure needed to enable development has not yet been delivered. Coordinated infrastructure investment – led by both state and local governments – is essential to support strategic residential and employment growth.

A planning vision for Kangaroo Island

A resilient, prosperous, attractive, healthy and connected region, with a thriving community and a valued natural environment.

Kangaroo Island's close-knit and resilient communities continue to adapt, grow and evolve. Townships accommodate a range of lifestyles with a strong sense of identity and are well-connected to reliable infrastructure and accessible services.

Safe and secure housing is considered a fundamental right, and a diversity of affordable and sustainable housing options exist across the region, catering to various needs and lifestyles. This includes individual households, shared living arrangements, families and intergenerational living.

Aboriginal culture is respected and celebrated. Planning with Country models have been developed in collaboration with Aboriginal Elders and cultural leaders to enable the delivery of a regenerative approach to planning and development.

The region's economy is strong, providing local employment opportunities led by sustainable agriculture practices and tourism industries that continue to innovate as domestic and global economies seek high-quality products and visitor experiences.

Kangaroo Island's pristine and rugged natural environment, diverse and abundant wildlife remain at the heart of the Island's identity. Strategies for mitigating and adapting to the impacts of climate change, and increasing regional resilience are embraced by industry, government, and communities.

Kangaroo Island's future is a testament to the power of regenerative practices, technological advancements, and collaborative efforts.

Kangaroo Island Regional Plan outcomes:

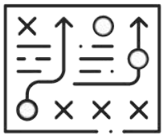
The Plan aims for the following outcomes:

Outcome 1:
More housing in the right places

Outcome 2:
A strong economy built on a smarter, cleaner future

Outcome 3:
A more climate-resilient and sustainable region

Outcome 4:
An integrated and connected region



Outcome 5:
Coordinated delivery of land use and infrastructure planning

Digital innovation

South Australia is the first state to have a fully digitised planning system, and this innovation now includes another Australian first – a fully digitised Regional Planning Portal.

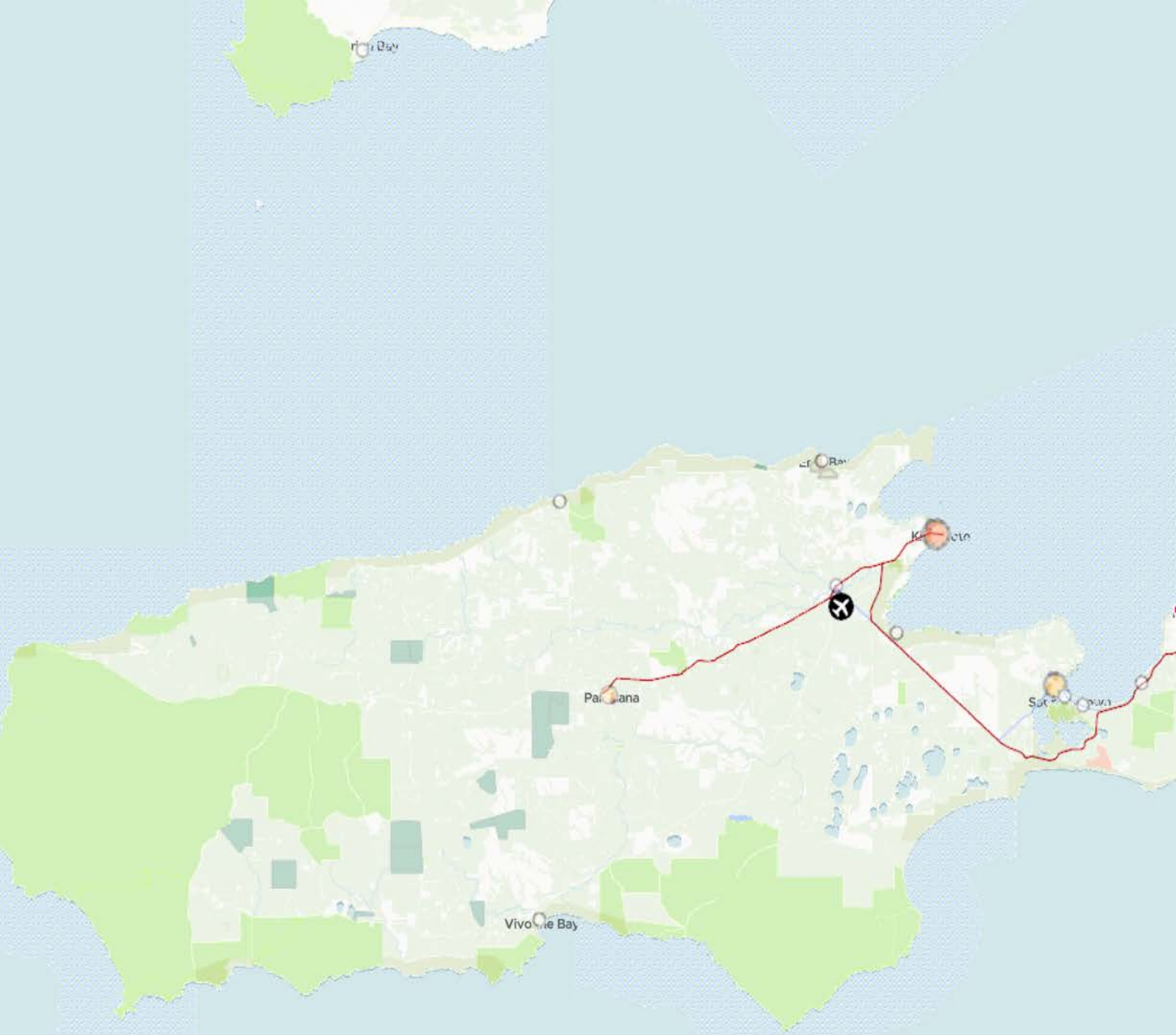
This gives unprecedented access to the government's long-term vision for sustainable growth and change across the region and plays a critical role in identifying appropriate land for future housing, employment, open spaces, jobs and the necessary supporting infrastructure.

The previous Kangaroo Island Regional Plan was developed under the repealed Development Act 1993 and contained both high-level strategic directions and regionally specific policies and their spatial application in the one static document. The PDI Act separates these into two separate planning instruments – the state's strategic planning directions, which are set out in the SPPs, and the regional strategies and maps, which are set out in the regional plans.

The benefit of this approach is the ability to provide clear and consistent certainty on the overarching directions for the state or region, while the digital regional plan provides a dynamic platform that can be more readily updated with current data and information. This provides an adaptable approach as to how those overarching directions are applied at the

regional, sub-regional and more local level.

The Regional Planning Portal dramatically improves the coordination of land use and infrastructure and the ability to monitor and quickly respond to changing conditions. This transforms how we plan for long-term growth.



Context

Population

Recent population change

Kangaroo Island is home to 5,125 people, which is 0.3% of the state's population.

- Approximately 40% of the Island's residents live in Kingscote, with the remainder predominantly living in or around the towns of American River, Parndana, and Penneshaw.
- The Aboriginal and Torres Strait Islander population represents 1.7% of the Island's total population.
- The Island's population can increase by as much as 17% during the tourist season impacting the availability of temporary, short and seasonal accommodation.

In the ten years to 2024, 298 dwellings were built, which equates to around 30 new dwellings each year. Noting this number includes unoccupied dwellings (such as second homes or holiday houses) and rebuilds after the 2019-2020 bushfires.

Learn more about projected population to 2051

Population projections provide a picture of the likely population growth and demographic change anticipated in the future.

Understanding the likely range for population growth and demographic change across the state provides a strong foundation on which to base planning for the future of the region.

The Plan uses the state's adopted high-growth projections derived from the 2021 Census. The high-growth scenario is used by state and local government when evaluating residential and employment supply. Planning for the high-growth projection is necessary to ensure that land supply can respond if demand exceeds expectations. This might occur if a significant employer is introduced in one or more township and/or the 'sea or tree change' trend takes a greater effect.

The region is expected to grow by 1,700 permanent residents (excluding seasonal workers and tourists) by 2051, translating to an average annual growth rate of 1.1%. This equates to a demand for approximately 1,150 additional dwellings.

Tourism has traditionally provided an important source of revenue to the region. New tourism initiatives such as the Cliffs Kangaroo Island golf course and unique nature-based experiences may increase demand for short stay accommodation in surrounding towns.

These opportunities need to also be considered in the context of key demographic challenges, including significant projected growth in the 80+ age cohort and small decreases in total persons in the 0 to 4 and 25 to 34 and 50 to 64 cohorts.

These demographic trends are important to recognise as they have practical impacts on land use and infrastructure planning, and particularly around the types of housing we should be planning for.

For more information on population change and projections, see Population | PlanSA

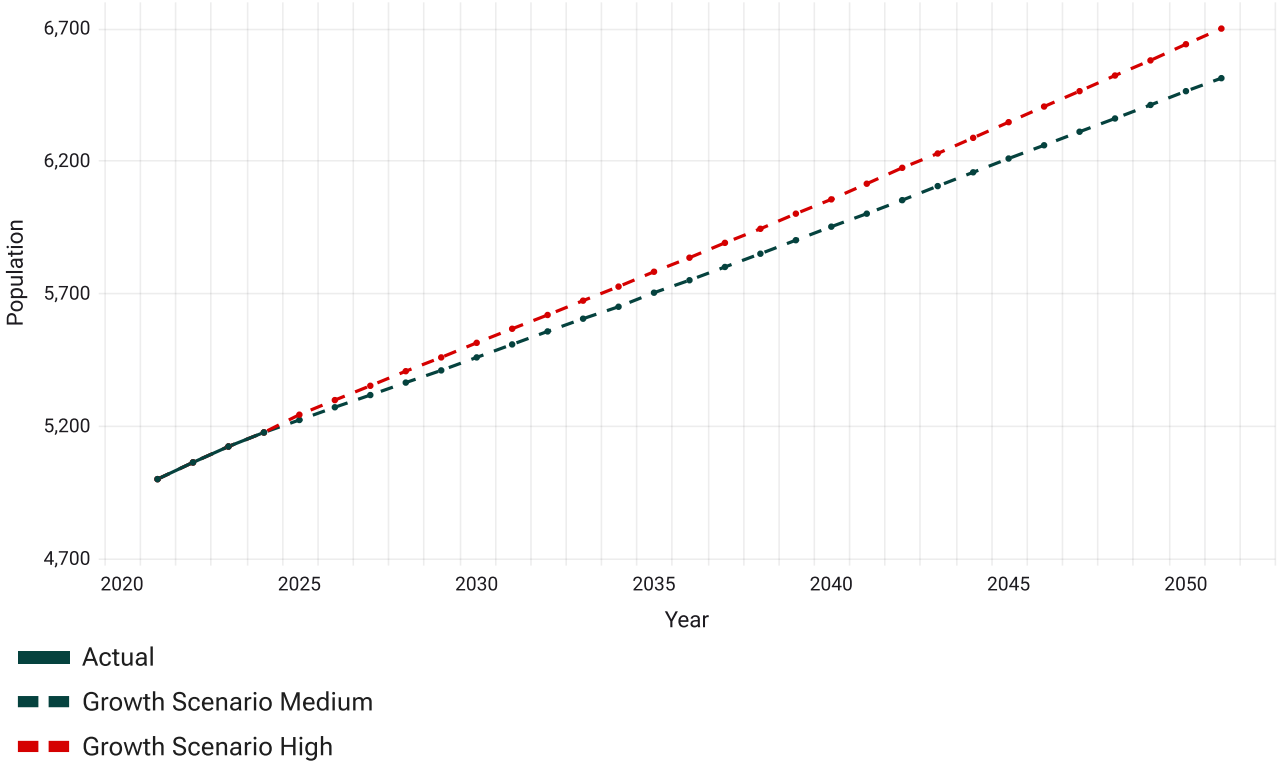
Population Summary

Population Growth Scenario (2021 - 2051)

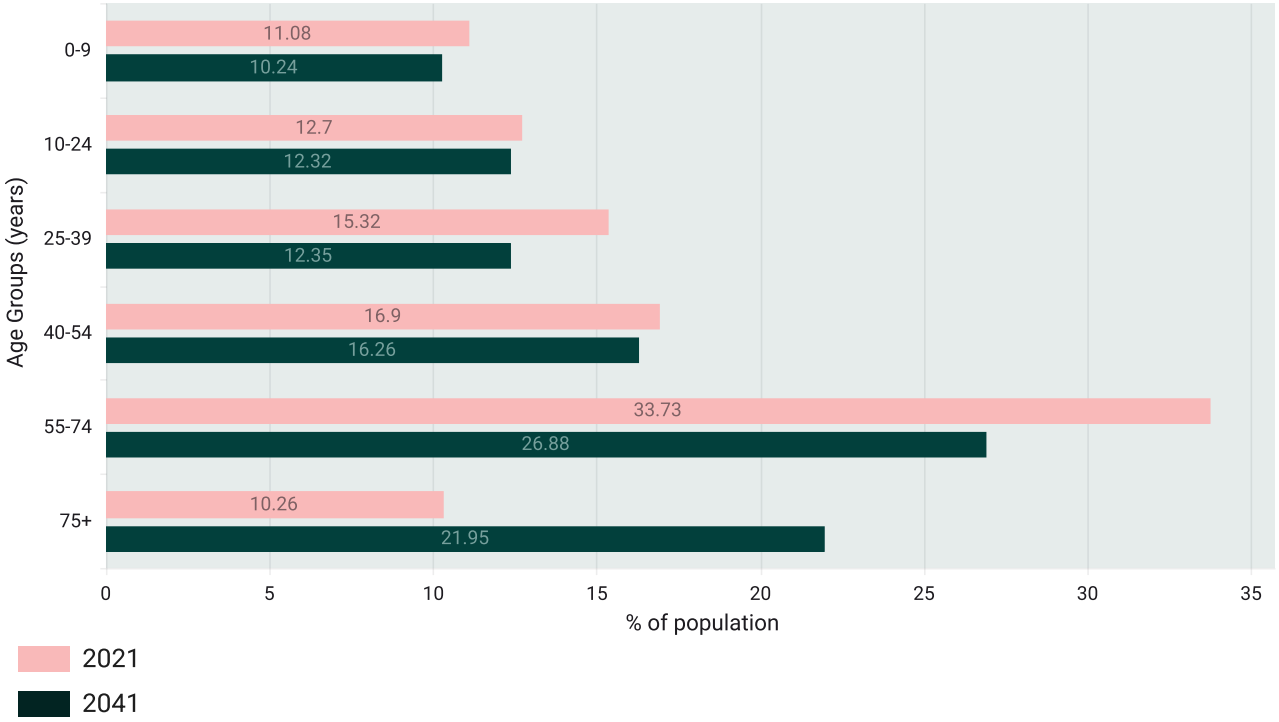
Scenario	Medium	High
Total Population		
2021	4,999	4,999
2051	6,512	6,699
2021 - 2051 (Total Change)	1,513	1,700
2021 - 2051 (Ave annual change)	50 (0.9%)	57 (1%)

Projected Population

Actual and Projected Population (2021 - 2051)



Projected Population by Age Group



For more information on population change and projections, see Population info on PlanSA

Kangaroo Island Council

Population Summary

Population Growth Scenario (2021 - 2041)

Scenario	Medium	High
Total Population		
2021	4,999	4,999
2041	6,001	6,113
2021 - 2041 (Total Change)	1,002	1,114
2021 - 2041 (Ave annual change)	50 (0.9%)	56 (1%)

Context

Housing trends and land supply

The planning system can help meet future housing demand by facilitating sufficient supply of serviced land, flexibility in zoning and policies to allow for housing diversity.

A 15-year supply of appropriately zoned and serviced land is critical to ensure that housing supply and affordability (for both prospective homeowners and renters) is maintained to meet competing housing demands for permanent residents, short-term holiday rentals, key workers and temporary/seasonal workers.

Analysis of housing land supply

A review of land supply across the region indicates there is a sufficient supply of land to accommodate projected growth. On this basis, there is sufficient land to accommodate the high-growth population projection and beyond, subject to infrastructure capacity and adequate allocation of land within individual townships.

Kingscote and Supporting Service Centres are generally considered to have a sufficient supply of zoned residential land to accommodate projected growth over the next 0- to 15-years. However, not all supply is 'development-ready', meaning it may not be serviced by infrastructure, or the landowner/s may not have intent to develop their land.

Planning for and funding service infrastructure will be a challenge that councils and the state government will need to address to bring zoned land online for development.

In addition to the lack of infrastructure, community perceptions and lifestyle preferences should not be underestimated as a key influence on the development of land. For example, while there may be land zoned for residential development within township boundaries, demand for rural living allotments may lead to pressure to rezone land on the outskirts of townships to accommodate this trend. Therefore, while there is a hypothetical 15+ year supply of land for housing, not all of this land can or will be developed.

Housing Snapshot

3,350

Total dwellings

2,236 (67%)

Occupied dwellings

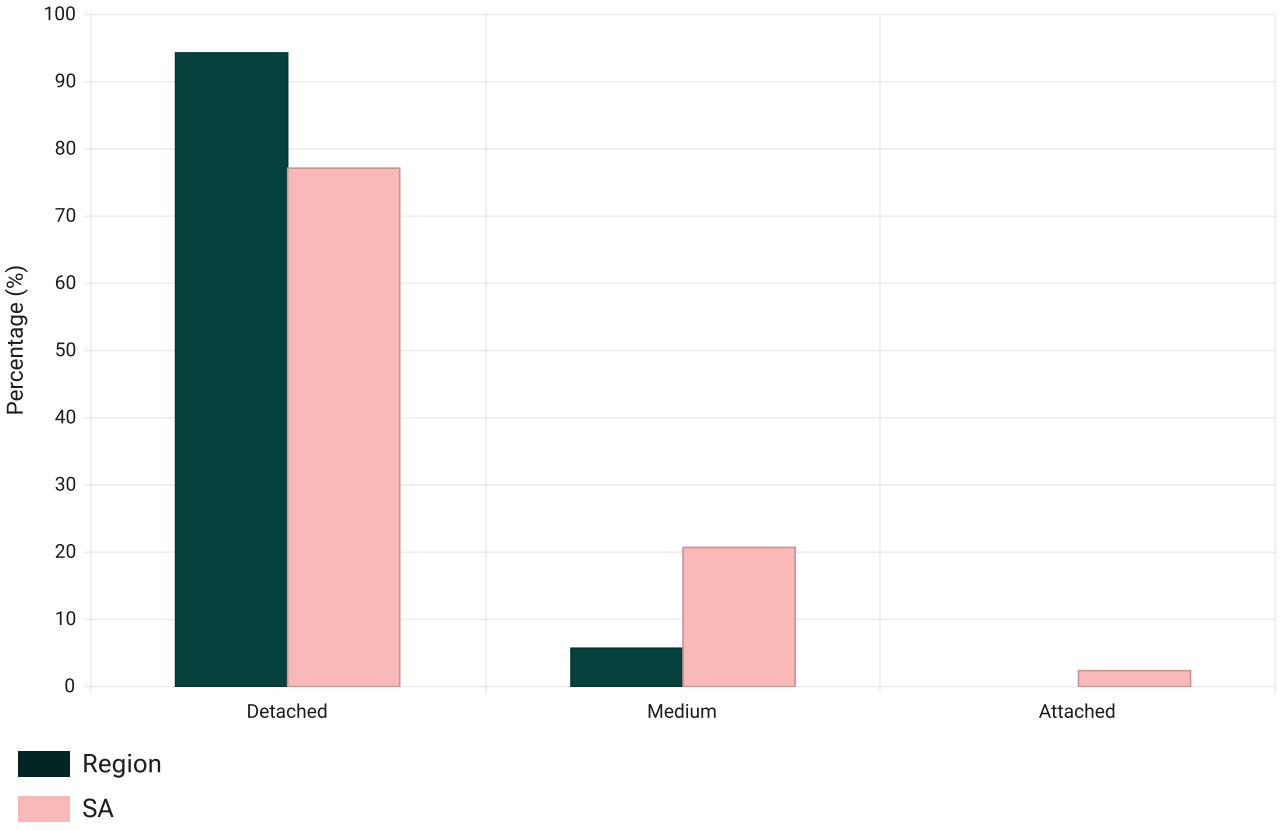
2.2

Average number of people per household

30

Average dwellings built every year

Dwelling Types



Source: Australian Bureau of Statistics (2021) census

Land Supply

Recent housing activity

Additional dwellings required annually to meet population projection to 2031	38
Additional dwellings required to meet population projection to 2051	1,149

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	562
Proposed lots (lodged/approved land divisions)	4
Undeveloped zoned	1,041
Zoned total	1,607

Existing residential land supply - rural living zoned (allotments)

Vacant	459
Proposed lots (lodged/approved land divisions)	123
Undeveloped zoned	754
Zoned total	1,336

Future residential land supply (allotments)

Neighbourhood and township	1,274
Rural living	398

Kangaroo Island Council

Land Supply

Projected housing demand

Additional dwellings required annually to meet population projection to 2031	38
Additional dwellings required to meet population projection to 2041	749

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	562
Proposed lots (lodged/approved land divisions)	4
Undeveloped zoned	1,041
Zoned total	1,607

Existing residential land Supply - rural living zoned (allotments)

Vacant	459
Proposed lots (lodged/approved land divisions)	123
Undeveloped zoned	754
Zoned total	1,336

Future residential land supply (allotments)

Neighbourhood and township	1,274
Rural living	398

Context

Employment trends and land supply

A prosperous economy requires us to have employment land that will accommodate current and future industries, is appropriately serviced and well connected to a skilled workforce.

The planning system can support employment growth in the region by making sure there is enough land in the right places supported by the necessary infrastructure. It can also provide flexibility in zoning and policies to allow for diverse business models.

Unlike residential land where demand can be reasonably forecast using population projections, the demand for employment land is more difficult to predict. An appropriate strategy is to ensure that there is a sufficient zoned supply of employment land in appropriate locations that could accommodate future growth.

The ageing population is forecast to increase the demand for professional services, particularly in the areas of aged care and related professions. This will increase the proportion of the region's workforce employed in the healthcare and social services sector. It will be important to ensure suitable accommodation is provided to support this critical workforce. Further, to attract and retain this workforce, other employment opportunities and appropriate social infrastructure will need to be in place to support key worker families, such as childcare, schools and recreation facilities.

The tourism and hospitality sector is an important component of the region's economy, with the industry expected to continue to grow and specialise in key areas, such as nature-based tourism experiences and the opening of the Kangaroo Island Cliffs golf course in 2026.

Growth in the agriculture and aquaculture sector is also expected to continue particularly as international demand increases, supported by opportunities for innovation and value-adding. Further insights are explored in the Productive economy theme. Impacts on primary production from residential and employment growth, climate change, technology and innovation and structural changes in the economy will require careful planning to support continued productivity growth.

Analysis of employment land supply

The region comprises over 1,140 hectares of zoned employment land, with only 3.27 hectares of zoned vacant employment land.

A significant portion of zoned employment land is used for primary production purposes, and therefore whilst it is currently assigned to an existing use, the land is typically void of significant site improvements.

Learn more about employment sectors and land use mix

Development trends

Between 2022 and 2023, less than 1 hectare of vacant zoned employment land was developed within the region. Should this trend continue, the region's vacant zoned supply would likely be consumed within the next 30-years. However, it is important to note that not all vacant zoned employment land is 'development-ready' - i.e. appropriately serviced or owned by a party with intentions to develop the land.

Development Trends

| Vacant land consumption (annual) | 13ha |

Employment land use

Over 70% of zoned land within the region is used for traditional employment activities. This includes industrial, primary production, and various forms of public utilities (i.e. electricity generation and wastewater treatment). These activities typically utilise large parcels of land compared to other broad industry categories (BICs) such as the knowledge intensive like healthcare and population serving categories like retail.

Learn more about broad industry categories

Broad industry categories (BICs) have been created as a way of identifying an industrial employment precinct's strategic purpose and infrastructure needs, which then dictates the role and responsibility for network planning and delivery.

There are four categories:

- **Traditional employment lands** are areas for industrial, mining, primary production and jobs involving various forms of public utilities (i.e. electricity generation and wastewater treatment).
- **Freight and logistics employment lands** are areas used for jobs involving transportation of bulk goods, manufacturing and warehousing.
- **Knowledge intensive employment lands** are areas for jobs that need high skills, research, or innovation, like tech, education, and advanced manufacturing.
- **Population serving employment lands** are areas used for jobs and services that support the everyday needs of nearby residents, like shops, schools, and healthcare.

Broad Industry Categories (Source: TSA Industrial Employment Land Strategy)

Current Top 3 Employing Industries

23%

Agriculture, Forestry and Fishing

12%

Accomadation and Food Services

10%

Health Care and Social Assistance

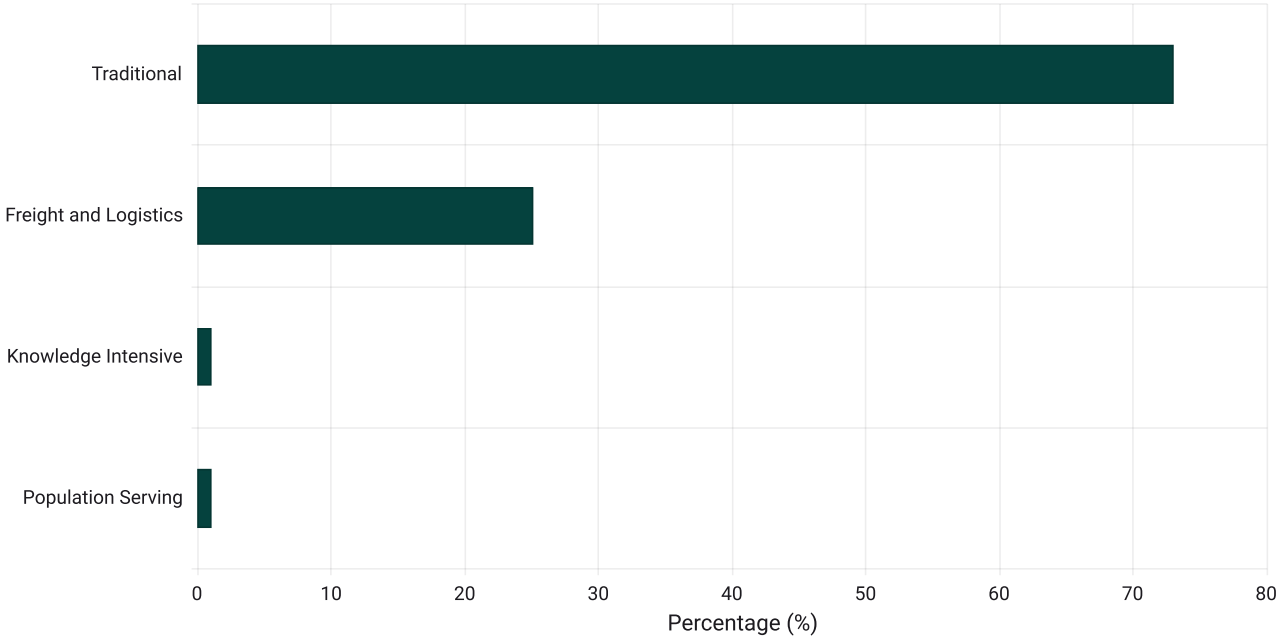
*Census 2021 data

Employment Sectors and Land Use

Employment land supply

Occupied	1,137 ha
Vacant	3 ha
Future Supply	526 ha

Employment Land Use Mix



*Data from land use codes (valuergeneral.sa.gov.au)

**Public utilities refers to land used for the provision of electricity, water, transport and telecommunications etc.

Outcome 1:
More housing in the right places

Access to safe, secure and affordable housing is one of the most fundamental human needs. Housing provides the basis for stability and security in many social, cultural and economic aspects of individual and family life.

Learn more about Outcome 1

Kangaroo Island's population growth and housing needs will be influenced by investment and job growth in tourism and primary industries, increasing permanent and temporary workers.

The Island's population is projected to grow by approximately 1,700 permanent residents over the following 30-year period. A growing population requires not just more housing, but a greater choice in housing to accommodate older people, smaller households, and seasonal and temporary workers.

The Island has a highly seasonal tourism industry, subsequently the Island continues to have very low rental vacancy rates of between 0-0.6%.

Almost a third of privately-owned houses on the Island are unoccupied. This indicates a large proportion of private holiday homes on the Island are unavailable for rent or purchase, therefore limiting available housing supply for future residents.

There are a range of challenges relating to the construction of new housing on the Island. This includes the high cost of materials and transport to the Island, limited construction labour and developer availability, the small scale of residential developments and financial barriers.

The Island's ageing population raises issues around loneliness and social isolation, compounded by limited access to transport, and increasing needs in health and aged care. An ageing population also leads to a shrinking workforce as people retire, which can impact economic productivity. Attracting and retaining a working-age population is needed to counteract the growing proportion of society that are no longer workforce participants, and who may require additional support services as they age.

There is also limited community and social housing on the Island, constituting only a small share of the rental market. The affordability of housing and general living costs will be important in attracting and retaining a working-age population.

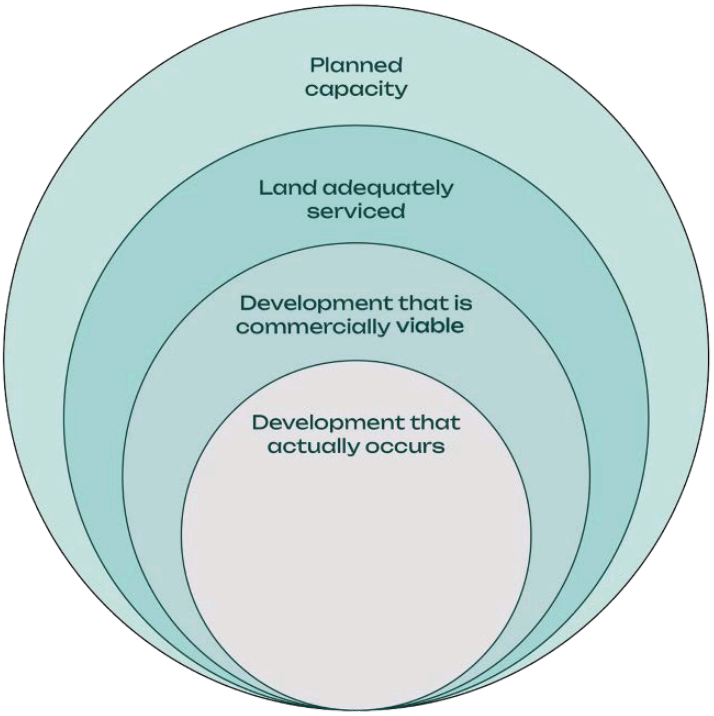
Identifying enough land for the dwellings we need

The Plan aims to identify enough land across the region to meet projected housing demand in each local government area. This assessment accounts for a range of factors that influence the delivery of housing to market, including zoning, infrastructure capacity, and development readiness. However, the process of bringing land to market is complex and influenced by considerations beyond the planning system – such as landowner intentions, construction costs, and broader economic conditions.

Not all land identified for growth will be developed. A significant portion may be constrained by servicing limitations, environmental factors, or lack of market interest. As a result, the volume of land that is actually developed is often substantially lower than the theoretical supply, as articulated in the figure below.

Factors Influencing Development Outcomes

Source: The Auckland Plan, Quantify Strategic Insights



Coordinated infrastructure planning and flexible policy settings allows us to respond to changing conditions and support housing delivery where it is most needed.

Housing supply and diversity

Long-term strategic objectives

1. **Provide a supply of development-ready and zoned land that can accommodate housing and employment growth over a 30-year period.**
2. **Investigate new rural development typologies and infrastructure solutions including off-grid neighbourhoods to deliver more housing supply in rural communities.**
3. **Concentrate development within identified townships and localities to coordinate housing growth with infrastructure.**
4. **Increase opportunities for well-located and well-designed housing, that is environmentally sensitive, low emissions and climate ready and that supports the needs of a diverse range of people.**
5. **Monitor land supply and demographic trends to ensure sufficient land is available to support a growing population.**
6. **Support adaptive re-use of existing buildings for new housing, including commercial, industrial and heritage places.**
7. **Support the provision of workers accommodation in locations close to employment.**

While it has been identified that there is sufficient zoned land, or land earmarked for housing over the next 15 years, infrastructure (Community Wastewater Management System (CWMS), water, roads, electricity and stormwater) is required to support the development of this land. This poses a considerable challenge to the Island given the costs involved in delivering new or augmented services, as not all these costs can reasonably be passed on to ratepayers. Therefore, there needs to be other funding avenues and mechanisms available to assist with bringing zoned land online for development. State and local government and infrastructure providers will need to work collaboratively to address this ongoing concern and prioritise funding accordingly.

Source: **Shutterstock – Gagliardi Photography**

Another obstacle to development is the high cost of construction on the Island. At present, land and construction costs surpass market value, creating a considerable deterrent for developers and landowners. The high cost of construction is due in part to the shortage of skilled workers willing to work in the region.

One way to attract more construction workers (and indeed key workers, seasonal workers and young families) to the Island is to provide greater housing choice. Different types of housing that is available to rent or buy is critical. This choice of housing should be supported by social infrastructure such as healthcare, schools, and recreation activities. Diverse

housing types also accommodates changing demographics, particularly the ageing population seeking a ‘sea change’ or ‘tree change’ lifestyle on the Island.

Improving housing security for older women

It is recognised that older single women are at greater risk of housing insecurity than those who are partnered or living in multiple income households. The government’s Improving Housing Security for Older Women Recommendation Report, South Australia's Plan for Ageing Well 2020–2025 and the State Disability Inclusion Plan aligns three broad themes with respect to housing needs:

- Accessible supports that make existing homes more flexible to people’s changing needs and wants over time.
- Models and options for creating homes that suit a greater diversity of needs and aspirations.
- Affordable and accessible homes.

In alignment with the state government’s *Housing Roadmap*, the Plan therefore prioritises opportunities to enhance housing diversity, availability, accessibility, and affordability in the region. The *Housing Roadmap* recognises the needs and preferences of different household types, life stages and lifestyle choices, including the unique needs and additional housing barriers faced by Aboriginal people.

The Housing Roadmap

The *Housing Roadmap* introduces a series of measures, including the largest ever land release, the abolition of stamp duty on new homes, enhanced rights for renters, expanded workforce training, faster home construction, significant infrastructure investment, and an increase in public housing. In alignment with the state government’s *Housing Roadmap*, the Plan prioritises opportunities to enhance housing diversity, availability, accessibility, and affordability in the region.

The *Housing Roadmap* recognises the needs and preferences of different household types, life stages and lifestyle choices, including the unique needs and additional housing barriers faced by Aboriginal people.

Link: Learn more about the *Housing Roadmap*

Growth planning should prioritise logical consolidation of existing townships over expansion, unless it can be demonstrated that there is an appropriate level of demand, and land can be serviced with infrastructure. This will minimise encroachment on areas of rural, landscape or environmental significance, which should be avoided other than in exceptional circumstances.

Local infill investigation areas

Local infill investigation areas can be identified as opportunities for well-planned and well-located sources of new housing, and smaller scale employment opportunities. These areas include opportunities within proximity to activity centres and transport infrastructure, to encourage a strategic and targeted approach to increasing density in established built up areas.

More detailed planning work and infrastructure investigations will be required by local government and other stakeholders to unlock the potential of identified land. Council investigations are not limited to areas identified in the Plan and may identify other local areas suited for infill development.

The Department for Housing and Urban Development will support local government with the development of local area plans to assist with coordination and alignment.

Rural living and off-grid rural neighbourhoods

Rural living development presents challenges from an environmental, social and economic perspective. While often appealing from a lifestyle perspective, these kinds of development require greater cost and challenges in providing infrastructure. Land use conflicts and unsustainable locality patterns mean that historically, local governments have had a cautious approach.

Allowing development in rural areas can also limit growth of urban areas, it can fragment primary production land and use infrastructure inefficiently. This is a legitimate concern in Regional Cities and higher growth localities where denser urban development and conventional infrastructure approaches are warranted.

However, in the context of the current housing crisis, high cost of infrastructure provision, and ongoing engagement with regional councils, rural living or off-grid rural neighbourhoods may offer a legitimate and locally appropriate housing option, particularly where infrastructure limitations (like higher augmentation costs, high labour costs, low volume) make conventional housing development less feasible.

New rural living and off-grid rural neighbourhoods

Understanding demand, current township land supply and rural living land supply is critical when considering new proposals. It is also important to ensure townships can accommodate long term growth and this is not jeopardised by rural living development at its edges.

Ideally planning should provide for multiple growth fronts that do not rely on one landowner bringing land to market (i.e. not rely on landowner intentions). The impact on high-value primary production land is also a key consideration, as rural living development has the potential to take viable agricultural land offline or create interface issues with primary production.

However, anecdotal evidence suggests that in locations where there is high demand for lifestyle blocks and where no rural living land is available, that high-value primary production or horticultural land (such as vineyards) is being purchased and is no longer used for productive purposes.

All forms of housing and development require infrastructure provision, however the service levels for rural living development are lower than traditional residential estates and evolving technologies will continue to make off-grid or decentralised solutions more viable.

Typically, the local road network is either graded or spray sealed and only provided above-ground stormwater systems. Solar and battery technologies mean that off-grid solutions may be viable, and on-site waste systems (including solutions that prevent wastewater entering surface or ground water in sensitive areas) are also viable.

Water tanks, access to bore water and/or buying water provide alternative approaches to water use. This does present risks if water runs out, particularly as result of our changing climate, and these risks vary based on location and environmental conditions.

The establishment of new rural living or rural neighbourhoods should consider:

- Impact of future township expansion and ensuring there are long term urban growth options for townships or localities (particularly higher-order localities such as Regional Cities or Supporting Service Centres).
- Utilisation of existing land supply (both within township and existing rural living land supply) have been investigated, and the logical expansion of existing rural living or rural neighbourhood have been explored.
- Avoiding environmentally sensitive areas (such as coastline and native vegetation), impact on valued landscapes and highly productive agricultural land or compromise rural activities or economic assets.
- Appropriate management of hazard risks such as bushfire.

- Evaluating the impact and demand on community infrastructure, such as the impact of locating new estates away from township and resources to service in relation to waste and resource recovery, community services, firefighting equipment, etc.
- The cost and benefits of delivering and maintaining infrastructure on community and landowners, to ensure the upfront and ongoing costs to community and homeowners is not an unreasonable burden (through maintenance costs, rates, taxes and other charges).
- Feasibility, costs and benefits of alternative and decentralised infrastructure solutions for the provision of basic infrastructure such as power, water and wastewater.

Township land supply

Further detail on land supply across the Island's key townships is provided below.

Kingscote

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	9

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	198
Proposed lots (lodged/approved land divisions)	4
Undeveloped zoned	171
Zoned total	373

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	39
Undeveloped zoned	295
Zoned total	334

Future residential land supply (allotments)

Neighbourhood and township	544
Rural living	0

American River

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	2.6

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	197
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	423
Zoned total	620

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	10
Zoned total	10

Future residential land supply (allotments)

Neighbourhood and township	307
Rural living	0

Emu Bay

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	1.5

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	22
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	0
Zoned total	22

Existing residential land supply - rural living zoned (allotments)

Vacant	17
Proposed lots (lodged/approved land divisions)	58
Undeveloped zoned	14
Zoned total	89

Future residential land supply (allotments)

Neighbourhood and township	121
Rural living	398

Parndana

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	0.1

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	7
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	43
Zoned total	50

Existing residential land supply - rural living zoned (allotments)

Vacant	0
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	42
Zoned total	42

Future residential land supply (allotments)

Neighbourhood and township	29
Rural living	0

Penneshaw

Land Supply

Recent housing activity

Average annual dwellings built 2015-24	3.3

Existing residential land supply - neighbourhood and township zoned (allotments)

Vacant	56
Proposed lots (lodged/approved land divisions)	0
Undeveloped zoned	290
Zoned total	346

Existing residential land supply - rural living zoned (allotments)

Vacant	58
Proposed lots (lodged/approved land divisions)	10
Undeveloped zoned	264
Zoned total	332

Future residential land supply (allotments)

Neighbourhood and township	273
Rural living	0

Link: Housing Supply and Diversity State Planning Policy

Actions

Workers Accommodation

About this action
Investigate amendments to the Planning and Design Code to facilitate worker's accommodation in regional areas that meet the housing needs of short term and permanent long distance commuter workers associated with key local industries.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned

Kingscote Neighbourhood Zone TNVs

About this action
Investigate amending the Technical and Numeric Variation (Maximum Building Height – Metres and Levels) to enable two-level, 9m developments within appropriate locations of the Neighbourhood Zone in Kingscote to support greater housing diversity.

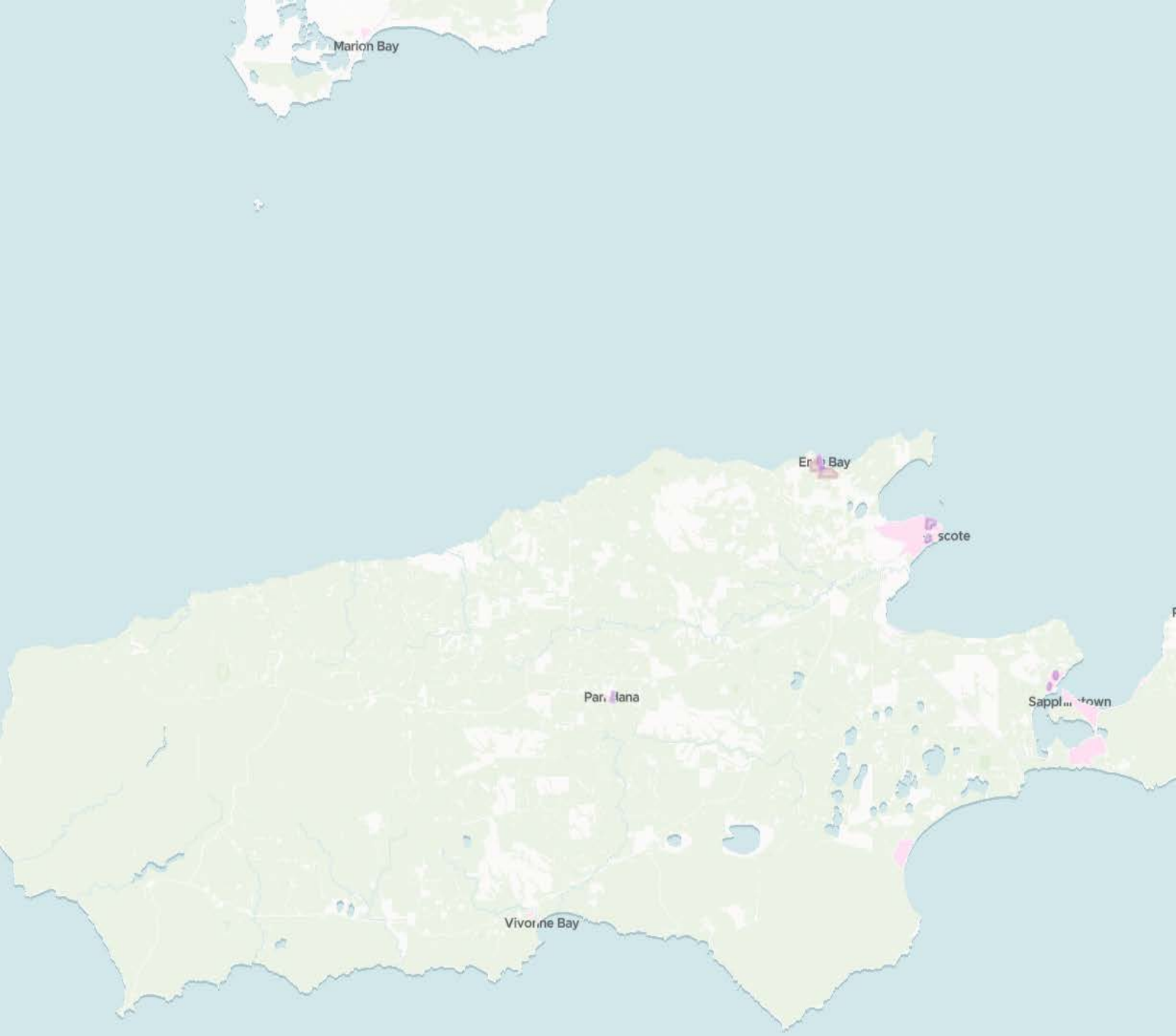
Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned


Marion Bay
Vivonne Bay

Map Layers

Areas currently identified for affordable housing

Areas where the Affordable Housing Overlay is currently applied which seeks to deliver 15% affordable housing in new development.

- Areas currently identified for affordable housing

Areas identified for future affordable housing

Areas where the Affordable Housing Overlay is proposed to be applied in the future.

- Areas identified for future affordable housing

Future Residential

Land identified for future residential growth.

- Rural Areas
- Suburban Areas
- Townships and Regional Areas
- Townships and Rural Areas
- All Intensities

Existing Residential

Areas that are currently neighbourhood-type or rural/township zones in the Planning and Design Code. These areas have a predominant residential focus of various scales and intensities.

- Existing Residential

Aboriginal cultural heritage and values

Long-term strategic objectives

1. **Protect Aboriginal cultural heritage and areas of significance for the benefit of current and future generations.**
2. **Engage with Aboriginal people early and on an ongoing basis in land use planning processes about Country.**
3. **Recognise and value traditional knowledge in promoting sustainability, resilience, and healthier communities.**
4. **Investigate ways to ensure that Aboriginal groups perspectives, values, cultural information and intellectual property is respected and protected in planning processes.**

South Australia's cultural heritage reflects the diversity, unique features and key moments in our state's history. It contributes to our community's understanding of its sense of place and identity. The enduring, living, spiritual and cultural connection to the land by South Australia's First peoples is recognised and acknowledged as a vital part of our shared heritage.

Archaeological evidence from Kangaroo Island generally suggests occupation by Aboriginal people between about 16,000 and 4,000 years ago. Archaeological sites and objects have been recorded at Black Swamp and Rocky River.

Source: i-Stock -Peter Derrett

Aboriginal peoples followed a complex system of land management and the reciprocal relationship between people and land underpinned all aspects of life. Aboriginal cultural sites and areas of significance must be recognised and protected, to provide present and future generations with a sense of identity and connection to Country.

The government has committed to a state-based implementation of the Uluru Statement from the Heart. This began with the implementation of a First Nations Voice to the South Australian Parliament. This commitment provides an opportunity to embed Aboriginal voices and cultural Knowledge in the planning system through deeper engagement and partnership.

First Nations Voice to Parliament

South Australia's First Nations Voice is a representative, legislatively created elected body for Aboriginal and Torres Strait Islander people in the state.

The Voice is made up of two levels – six Local First Nations Voices and a State Voice.

Through the Voice, First Nations people can have their say at the highest levels of decision-making in South Australia on matters, policies and laws that affect them.

The First Nations Voice to Parliament is supported by the First Nations Voice Secretariat, located within the Aboriginal Affairs and Reconciliation division of the Attorney-General's Department.

Link: Learn more about the First Nations Voice.

The *Aboriginal Heritage Act 1988* protects all Aboriginal sites, objects and remains from excavation, damage, disturbance, or interference unless authorised or approved by the Minister for Aboriginal Affairs under the Act. A person or entity with an interest in developing their land is strongly encouraged to first talk about their plans directly with Aboriginal people, either through Recognised Aboriginal Representative Bodies or relevant native title organisations and/or any relevant Aboriginal organisation for the area to understand potential impacts and avoid harm.

Early engagement helps identify risks to Aboriginal heritage before plans are finalised, allowing for changes that avoid or appropriately manage impacts. It also builds relationships and creates pathways for knowledge sharing between Aboriginal and non-Aboriginal communities. The central archives provides an indicative location of known Aboriginal heritage and contact details for Aboriginal groups within a search area. Where impacts to Aboriginal heritage are unavoidable, authorisation or approval must be sought.

The *Community Engagement Charter* (Charter) guides public participation in planning processes, including rezoning proposals. Recent updates to the Charter emphasise inclusive and respectful engagement with Aboriginal people. Future guidance should ensure that all entities – including state agencies, private proponents and local governments – undertake culturally sensitive engagement when proposing changes to planning instruments.

Where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys should be conducted with Aboriginal people to inform Code amendment proposals or impact-assessed development applications.

Aboriginal sites and objects

Certain landscape features are more likely to be Aboriginal sites and/or contain evidence of Aboriginal occupation. These landscape features pose a higher risk for the discovery of Aboriginal sites and objects. Examples of some landscape features and the type of Aboriginal sites that they are often associated with are provided below:

- Clay pans, lakes, rivers and estuaries may contain stone artefact scatters, shell middens, rock art, campsites and stone arrangements.
- Rocky outcrops may contain quarries, rock art, rock holes, stone arrangements, ceremonial sites and stone artefact scatters.
- Dunes and sand hills may include stone artefact scatters, campsites and burials.
- Craters and sink holes are often cultural sites.
- Areas close to the coast may include campsites, stone artefact scatters, shell middens and burials.
- Areas close to creeks, rivers, watercourses, lakes, waterholes, rock holes, wells and springs.

- Areas which have been less developed, including parks, open land or road verges, may still contain artefact scatters or subsurface archaeological material such as burials and earth ovens.

Places bearing Aboriginal names, or place names which are English translations of Aboriginal names, or indications of Aboriginal interaction with the landscape may indicate previous Aboriginal connection to that location and may have significance to Aboriginal people.

Information about known Aboriginal heritage within an area and Aboriginal heritage groups who should be consulted can be obtained through undertaking a search of the central archives. This will provide an indicative location of known Aboriginal heritage and contact details for Aboriginal groups for the search area. Request for searches can be made at taawika.sa.gov.au

Partnering with Aboriginal communities and applying appropriate principles in the structure planning and rezoning phases can help to create unique and responsive developments. Reading Country with Aboriginal people will help to uncover the prominent parts of the cultural landscape that should be protected and embedded into the spatial planning. This might inform development orientation, open space network, road typologies, active transport network, density allocation and areas for protection.

Engaging with Aboriginal representatives to consider how cultural information and interests should be incorporated into planning processes will be critical. This will ensure that Aboriginal groups cultural information, values and intellectual property is respected and protected throughout planning processes, including working with representatives on cultural mapping.

Link: The Register of Aboriginal Sites and Objects

Link: Cultural Heritage State Planning Policy

Actions

Cultural Mapping

About this action
Develop Planning with Country guidelines that support the integration of Aboriginal knowledge in structure planning and rezoning proposals.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Aboriginal Engagement

About this action
Prepare a guideline in collaboration with First Nations representatives to assist proponents of Code amendments with the sensitive and respectful engagement of Traditional Owners and Aboriginal peoples, and update the Code amendment toolkit.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Planning with Country

About this action
Develop Planning with Country guidelines that support the integration of Aboriginal knowledge in structure planning and rezoning proposals.

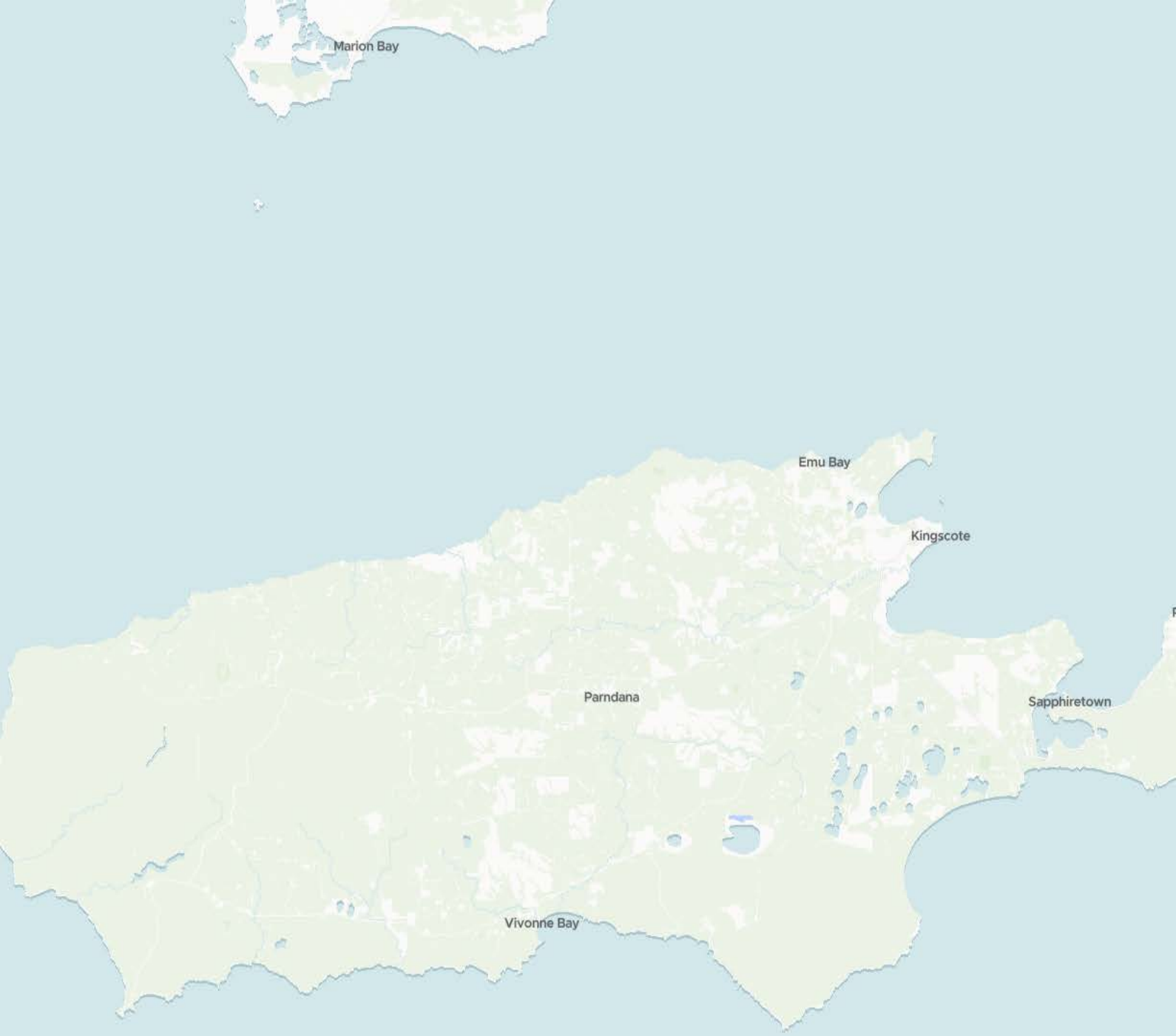
Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned


Marion Bay
Emu Bay
Kingscote
Parndana
Sapphiretown
Vivonne Bay

Map Layers

Native Title Register

Identifies Native Title Claimant Applications where a claim group has identified they hold native title rights and interests in an area of land and/or water, according to their traditional laws and customs (reference layer).

Native Title Register

Native Title Claims

Identifies Prescribed Body Corporates that are the first point of contact for government or other parties who wish to talk to Native Title holders or undertake activities on Native Title land (reference layer).

Native Title Claims

Dedicated Indigenous Protected Areas

An Indigenous Protected Area (IPA) is an area of Indigenous-owned land or sea where traditional Indigenous owners have entered into an agreement with the Australian Government to promote biodiversity and cultural resource conservation (reference layer).

Dedicated Indigenous Protected Areas

Indigenous Owned and Managed Land

Indigenous owned and managed land is land or forest that is owned/managed by Indigenous communities, or land or forest for which ownership is vested through other mechanisms (reference layer).

Indigenous Owned and Managed land

State and local heritage

Long-term strategic objectives

1. **Support a legislative framework for heritage that provides consistency, clear governance responsibilities, supports expert advice in the decision-making process, enables transparency and accountability, and facilitates community engagement at the right time.**
2. **Maintain a comprehensive register of heritage places and areas with appropriate heritage protections.**
3. **Promote the use of the South Australian Heritage Register, Statements of Significance, conservation management plans, Heritage Standards and guidelines that assist applicants and communities in understanding the values of heritage places and areas.**
4. **Promote the adaptive re-use of buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and liveable places.**
5. **Unlock creative design solutions and land use outcomes by providing flexible planning policies that enable the adaptive re-use of heritage places.**
6. **Promote the heritage values of National, State and Local heritage listed places.**
7. **Protect the local historical attributes and themes that are important to local communities through council-led identification and listing of Local Heritage Places.**

Kangaroo Island's cultural heritage reflects the diversity, unique features and key moments in the Island's history, while contributing to our community's understanding of its sense of place and identity.

Source: Kangaroo Island Tourism Alliance

Kangaroo Island's heritage reflects the diversity, unique features and key moments in the Island's history, while contributing to the community's sense of place and identity. Kingscote was the first official European settlement in South Australia. Several State and Local Heritage Places throughout the town centre and surroundings reflect the Island's historical significance, including early port buildings at Kingscote Wharf and the commercial centre surrounding Dauncey Street.

State and Local Heritage Places in Penneshaw include Christmas Cove and the surrounding original Hog Bay farming settlement, which was a centre of economic activity during the 19th century.

Potential investigation of further heritage protections across the Island includes areas within the established main street precincts of Kingscote and Penneshaw, which share materiality and association with early European settlement.

Local heritage is protected through the *Planning, Development and Infrastructure Act 2016*. The government is considering transitioning Local heritage protections to the *Heritage Places Act 1993*, to consolidate all heritage protections under a single legislative framework. This reform will require comprehensive legislative and policy updates.

Additionally, shipwrecks along the coastline of the Upper Spencer Gulf coastline are protected under the *Historic Shipwrecks Act 1981* and covered by the Historic Shipwrecks Overlay in the Code.

Careful management of these sites brings history to life, fosters identity, and distinguishes the region within the national context.

Adaptive re-use

Adaptive re-use is the process of repurposing existing underutilised buildings and structures for new and ongoing functions. Providing flexible policies to allow the adaptive re-use of heritage buildings has a range of social, environmental and economic benefits.

It is recognised that adaptive re-use of underutilised heritage buildings, or the restoration of streetscape facades, is an important part of retaining and maintaining heritage in South Australia. It can play a major role in revitalising key precincts that reflect our cultural values and reinforce a sense of place.

Adapting older heritage buildings can bring challenges that stem from the building code requirements, as some buildings require upgrades to adhere to modern safety and accessibility provisions, and renovations to suit evolving business needs.

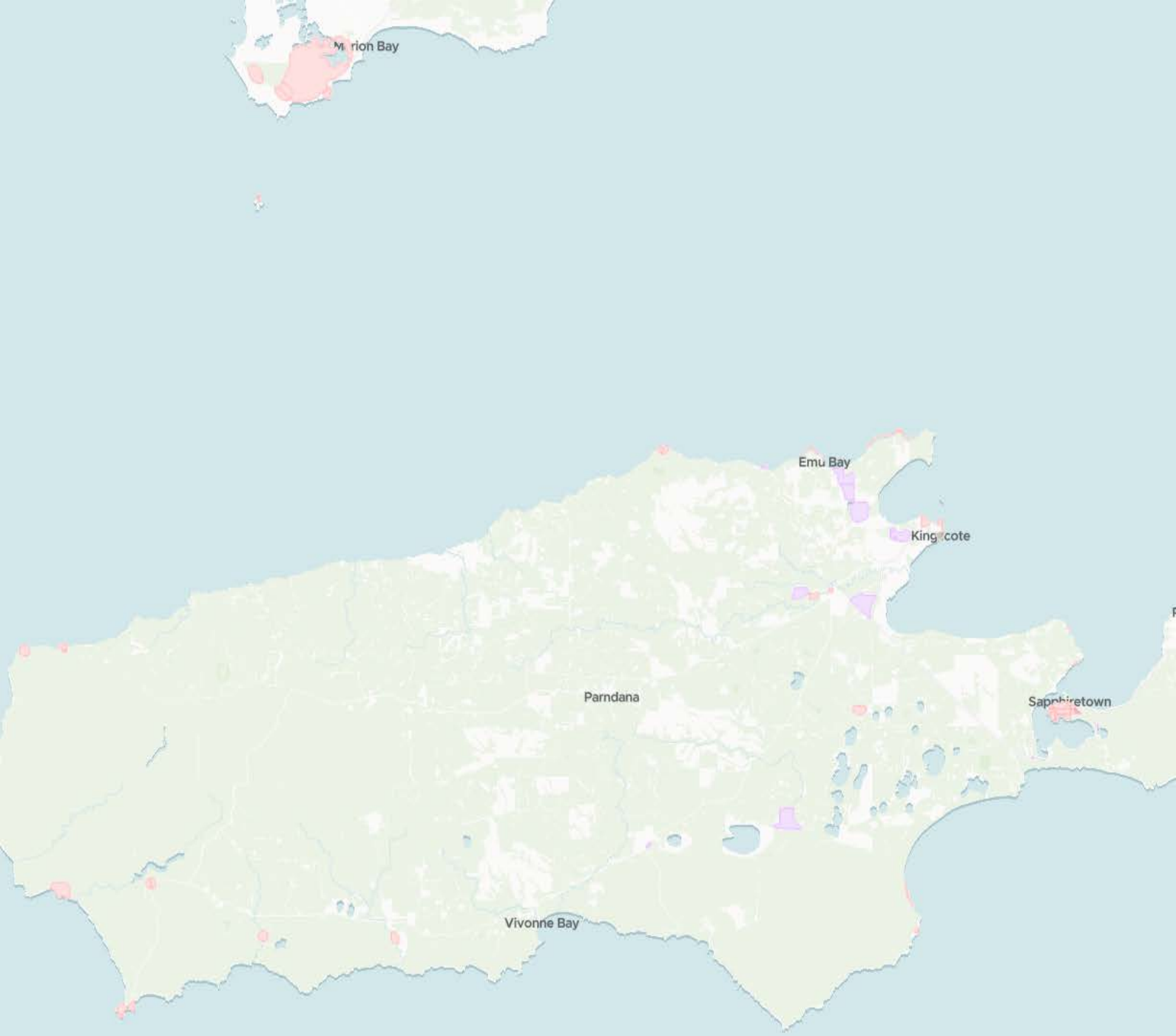
The current planning system has made significant progress in supporting the adaptive re-use of existing buildings through recent amendments to building standards, as well as policy improvements and incentives through the Code, however it is acknowledged there is scope to better assist and enable this form of redevelopment.

As the region is rich in historic buildings and areas, a range of adaptive re-use and redevelopment opportunities exist, which can preserve and celebrate historic built form while enabling additional activities.

Link: State and Local Heritage Place database

Link: State Heritage Area website

Link: Cultural Heritage State Planning Policy


Emu Bay
Parndana
Vivonne Bay

Map Layers

Historic Shipwrecks

Identifies shipping vessel graveyard's indicative locations that should be protected and conserved (reference layer).

Historic Shipwrecks

World Heritage Bid Area

Identifies proposed World Heritage Bid Areas (reference layer).

World Heritage Bid Area

Proposed Cultural Heritage Investigation Area

Investigation areas that may have historic themes and important characteristics worthy of protection in the Planning and Design Code.

Proposed Cultural Heritage Investigation Area

World Heritage

The World Heritage layer identifies areas or sites which designated by the United Nations Educational, Scientific and Cultural Organization (UNESCO).

World Heritage

National Heritage

Identifies sites or places on the National Heritage List (reference layer).

National Heritage

Commonwealth Heritage

Identifies the Commonwealth Heritage List of Indigenous, historic, and natural heritage places owned or controlled by the Australian Government (reference layer).

Commonwealth Heritage

State Heritage Place

Identifies State Heritage Places which should have their heritage and cultural values maintained through conservation, ongoing use, and adaptive reuse.

State Heritage Place

State Heritage Area

Identifies State Heritage Areas under the *Heritage Places Act 1993* which hold heritage and cultural values to the state.

State Heritage Area

Local Heritage Place

Identifies local heritage places that should be maintained through conservation, ongoing use, and adaptive reuse.

Local Heritage Place

Existing Historic Area

Identifies areas where historic themes and characteristics are deemed to warrant conservation.

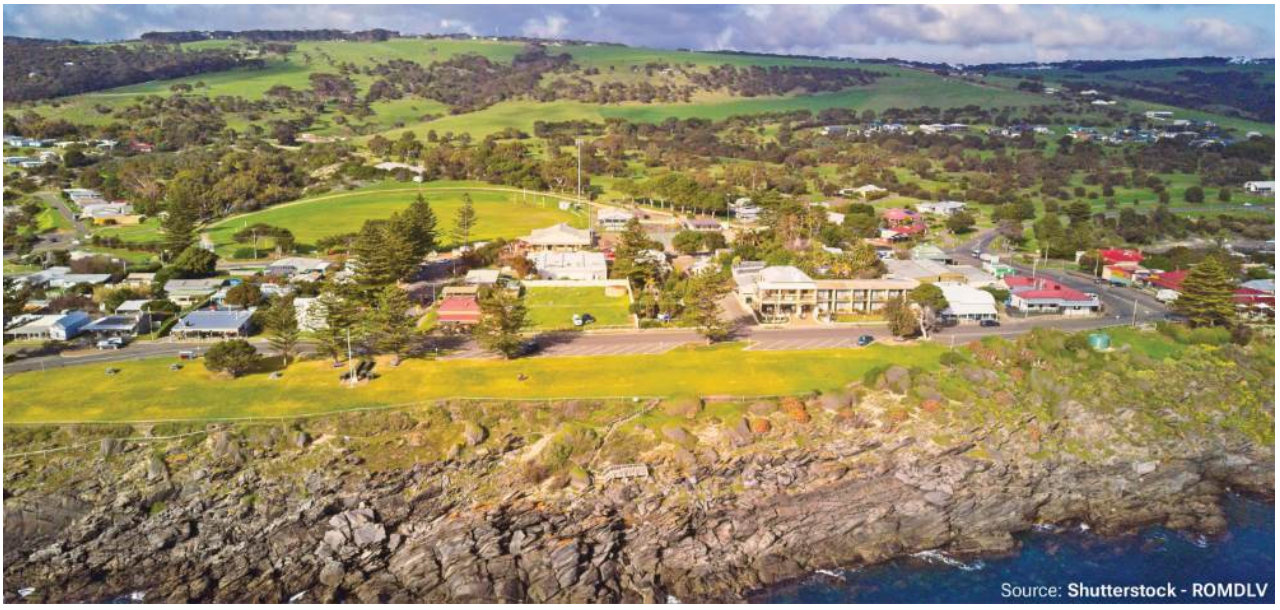
Existing Historic Area

Landscape and township character

Long-term strategic objectives

1. **Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.**
2. **Maintain or enhance the scenic amenity and natural values of important natural coastal, river and rural landscapes, views and vistas.**
3. **Investigate sensitive design approaches for infill and new development in established townships, focused on retrofitting original housing, retaining and enhancing streetscape amenity and improving tree canopy cover and natural features.**
4. **Provide additional housing opportunities ensuring that design is sensitive to, recognises and complements the important characteristics of a place.**
5. **Provide an equitable and diverse range of high-quality green public open spaces including recreational and sporting facilities for the community.**
6. **Maintain separation between townships and localities to safeguard rural character and maintain and strengthen unique township identity.**

The character of an area contributes to a community's sense of identity. All places have character, although the value placed on this character may vary. The concept of character can be applied to both natural landscapes and built environments, and the character of local areas is generally protected through policies within the Code. Future housing development should reflect the unique character and identity of townships, preserving valued built and natural qualities.


Source: **Shutterstock - ROMDLV**

Heritage and character have different meanings and applications. Heritage refers to the historical and cultural significance of a building or place. Character describes the look and feel of a place and the relationship between built form, vegetation, topography and other features.

Protecting character does not mean preventing development. It is about ensuring that design is sensitive to the valued characteristics of a place. Protecting heritage sites and adapting buildings for reuse can also strengthen sense of place, character and connection to the local environment. Contemporary approaches to design which consider environmental challenges are also important.

Landscape character

Scenic rural and natural landscapes surround many townships in the region, contributing significantly to local identity and supporting the visitor economy. These high-quality landscapes are often protected through a combination of legislative and planning policy mechanisms. However, there is opportunity to enhance their recognition and protection through more deliberate spatial planning. By identifying and mapping these valued landscapes within the planning framework, councils and communities can better guide development, preserve visual amenity, and unlock tourism and cultural interpretation opportunities that celebrate the region's unique character.

Township greening

An enhanced emphasis on tree planting and green infrastructure initiatives across the region will deliver benefits to local communities. In addition to promoting biodiversity, these efforts will contribute to a cooler, healthier environment and offer valuable recreational spaces. The presence of green infrastructure enhances the amenity and aesthetic appeal of towns, fostering a greater sense of well-being and community pride. It can mitigate the impacts of climate change, supporting resilient and sustainable development.

Master plans and public realm investment

Master plans are strongly encouraged as they can provide a strong vision for where and how development is to occur. They can support certainty for future investment and enhance character and placemaking within a town centre or specific precinct, such as a foreshore or parkland.

Kingscote has opportunities to enhance its core retail area through commercial and community activities, supported by low- to mid-rise buildings accommodating an increased residential population in appropriate locations. The redevelopment and adaptive re-use of key locations and historic buildings, such as the waterfront and wharf, could improve the public realm and the town's destination appeal.

Penneshaw and American River also need to support a range of lifestyle choices. Low to medium density residential development is anticipated, with a strong focus on walking and cycling to local destinations.

The relationship between the town centre and wharf areas in Penneshaw will be strengthened by the *Penneshaw Harbour Precinct Master Plan*, addressing conflicts between heavy vehicles, general traffic and pedestrians, enhancing the area as a significant gateway to the Island.

American River will benefit from upgrades to its foreshore, activity centre and recreational precinct to support its emerging role as a growing township and service centre through the implementation of the Kangaroo Island Council's *American River Place Plan*.

Link: Cultural Heritage State Planning Policy

Actions

Kingscote and Penneshaw heritage

About this action
Undertake necessary heritage investigations for the Kingscote and Penneshaw main street precincts to identify possible Local Heritage Places and/or Historic or Character Areas worthy of protection in the Planning and Design Code.

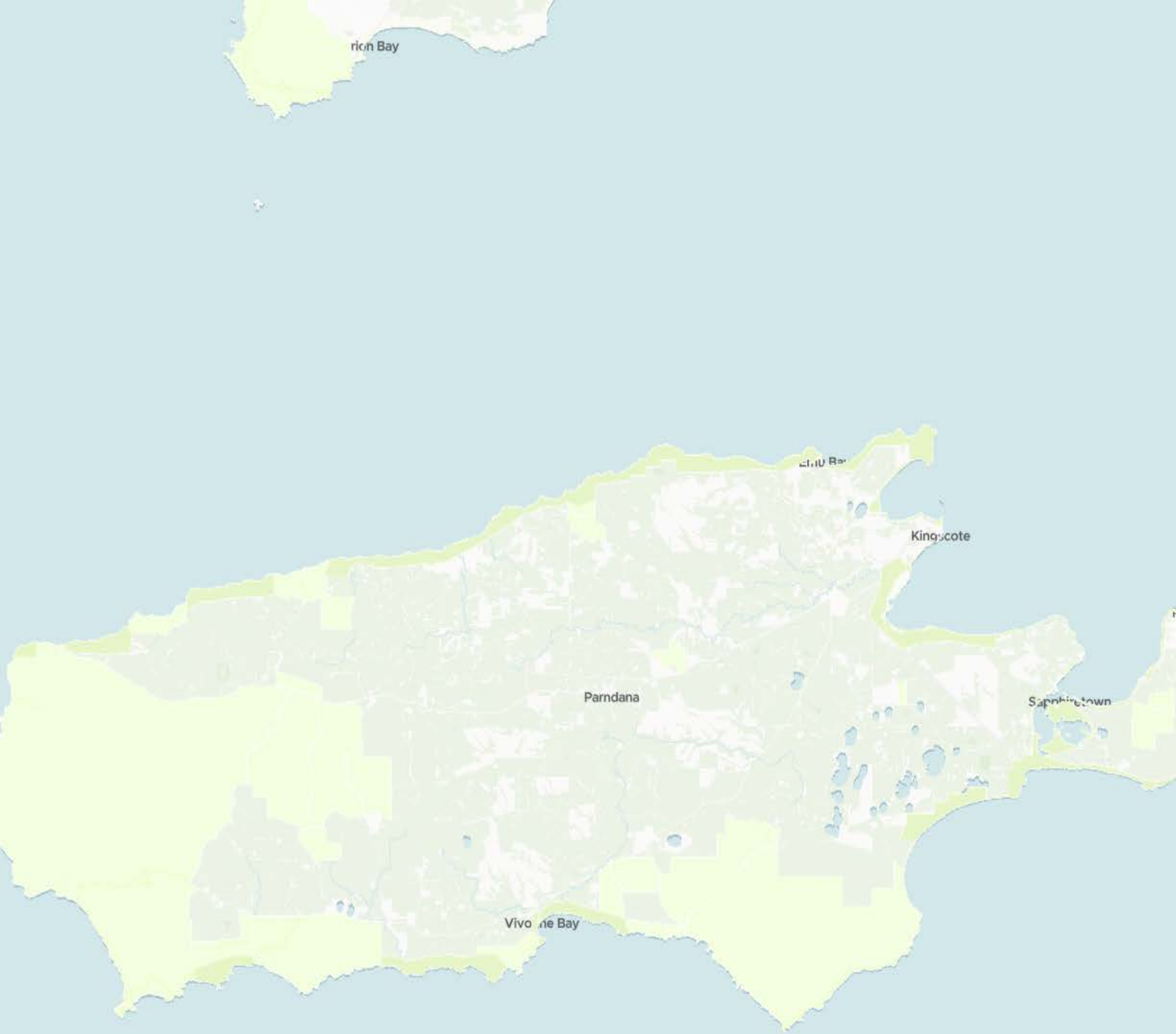
Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Landscape and Neighbourhood Character

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned


Parndana

Map Layers

Identified Pedestrian Priority and High Activity Areas

Pedestrian priority areas where there is a need for high quality public realm, streets, and activity centres.

Identified Pedestrian Priority and High Activity Areas

Inter-Urban Breaks

Identifies inter-urban breaks that will be preserved for their landscape, environmental, cultural, and economic values.

Inter-Urban Breaks

Identified Pedestrian Priority and High Activity Areas

Pedestrian priority areas where there is a need for high quality public realm, streets, and activity centres.

Identified Pedestrian Priority and High Activity Areas

Character Investigation Area

Investigation areas that may have locally important character or streetscapes that should be reinforced.

Character Investigation Area

Existing Character Area

Identifies areas that have been identified as having locally important character or streetscape values.

Existing Character Area

Character Preservation District

Identifies Barossa and McLaren Vale Character Preservation District where the special character is recognised, protected and enhanced while providing for the economic, physical and social wellbeing of the communities within the districts.

Character Preservation District

Open Space Network - Green Space

Identifies green space (public and private) that should be preserved and contribute to air quality, reducing pollution, and supporting biodiversity and natural systems.

Open Space Network - Green Space

Open Space Network - Greenways

Identifies corridors (public and private) that provide opportunities to link people and fauna to green spaces and provide future opportunities for walking and cycling.

Open Space Network - Greenways

Existing Scenic Landscapes

Areas that have high scenic value or cultural qualities that should be preserved.

Existing Scenic Landscapes

Hills Face Zone

Areas where the Hills Face Zone applies to preserve, enhance and re-establish the natural character of Adelaide's landscape backdrop.

Hills Face Zone

Potential Open Space Investment

Areas identified for open space enhancements.

Potential Open Space Investment

Future Open Space and Recreation

Land identified for future open space and recreation

Future Open Space and Recreation

Outcome 2:
A strong economy built on a smarter, cleaner future

The Kangaroo Island Region contributes approximately $306 million to South Australia's Gross State Product. Agriculture, forestry and fishing make the greatest contribution to the region's economic output.

Learn more about Outcome 2

The government is committed to developing a smart, sustainable and inclusive economy which is tailored for the future, ensuring a high standard of living for all South Australians. This forms the basis of the *South Australian Economic Statement*.

Current top 3 employing industries

1. Agriculture, forestry and fishing (23%)
2. Accommodation and food services (12%)
3. Healthcare and social assistance (10%)

Source: ABS, 2021

Economic drivers

Primary production, tourism-related industries, healthcare and social assistance are the largest employment sectors on the Island.

Primary production (including sheep for meat and wool, beef cattle, cropping, egg production, horticulture, honey, forestry, viticulture, fishing and aquaculture) accounts for nearly a third of the Island's economy. The Island's **forestry industry** was significantly impacted by bushfires in 2019-2020. Alongside considerable bushland, infrastructure and animal stock losses, the plantation timber industry lost approximately 95% of its trees. This has resulted in a large segment of the forestry industry transitioning to alternative farming practices. Growth in this sector will be driven by innovative food production and agribusinesses that add value to traditional outputs.

Tourism generated $280 million in visitor expenditure in the year ending 2023. This strong figure was driven by 205,000 overnight visitors and 66,000 day trips. The Island's tourism industry is impacted by the seasons, with 32% of overnight stays occurring over summer, compared to just 16% in winter.

Continued growth will occur in the tourism sector, with the attraction of low or zero emission business and industry, along with the **healthcare and social services** sector, especially non-essential medical and social assistance. As the local population ages, demand for specialised health professionals will increase. This growth is dependent on the region's ability to retain and attract the required healthcare workers.

The availability of infrastructure - power, water, sewer, digital technology, reliable freight routes, expansion of local training opportunities and attraction of skilled labour - will all be critical to realise the Island's economic development opportunities.

Link: South Australian Economic Statement

Employment lands

Long-term strategic objectives

1. **Protect and expand well-serviced and strategically located employment land to support economic growth and productivity.**
2. **Support the growth of local employment precincts through strategic planning, policy and investment.**

The *South Australian Economic Statement* supports providing enough serviced land to accommodate current and future industries. The planning system can support this by making sure this is, in the right location and serviced by infrastructure. Attracting and retaining a strong, educated workforce will support economic growth in the region. A readily available supply of employment land, serviced by appropriate infrastructure, and separated from sensitive land uses such as residential development is crucial to facilitating local employment opportunities that can support an increased population.

Source: **Sam Noonan**

Well-connected employment lands linked to freight corridors, telecommunications, and essential infrastructure are critical to regional growth and population sustainability. To maximise their value, they must be integrated with local industries, protected from residential encroachment, and able to expand as needed.

Broad industry categories (BICs) have been created as a way of identifying an industrial employment precinct's strategic purpose and infrastructure needs, which then dictates the role and responsibility for network planning and delivery.

Employment land supply and demand

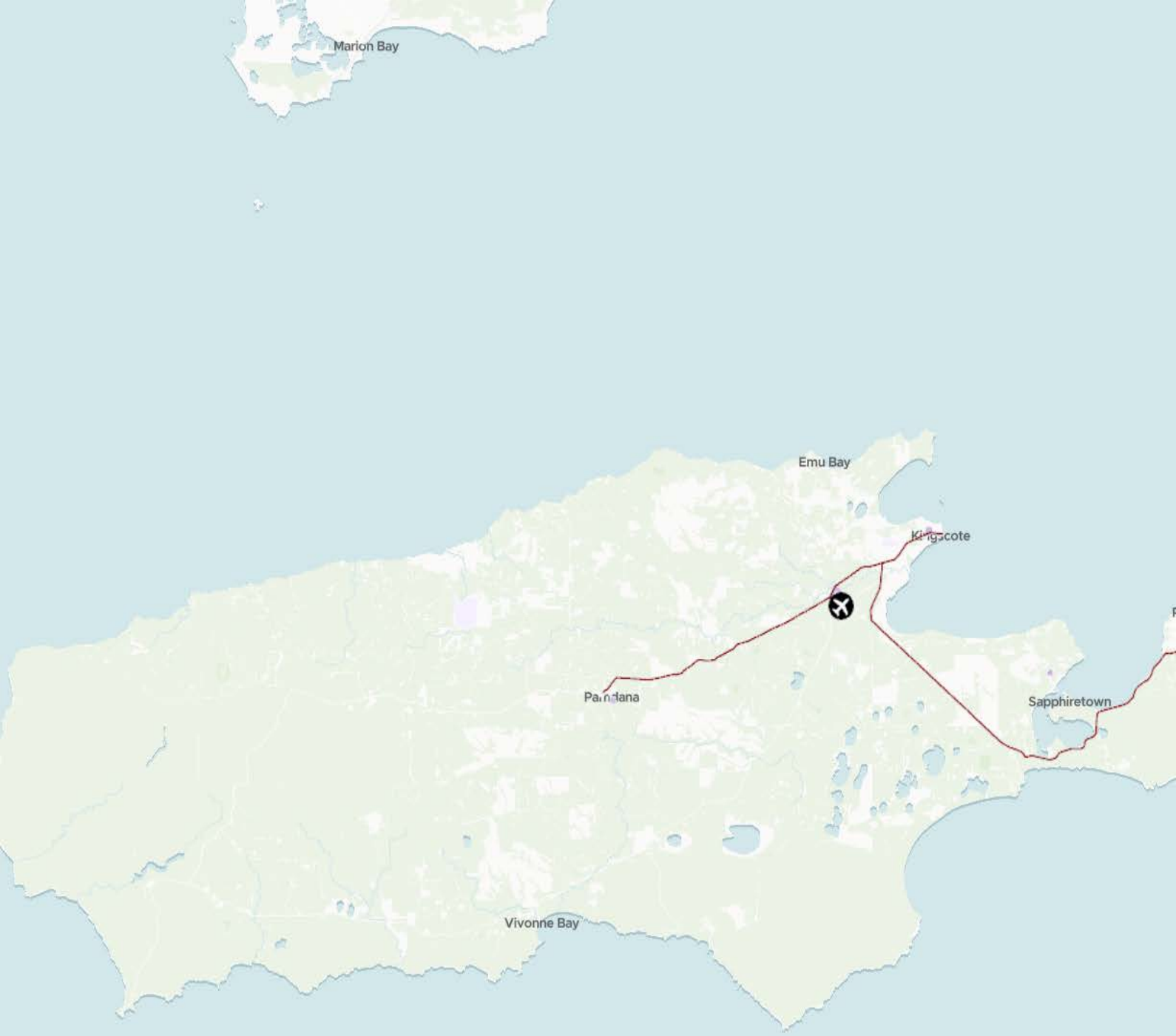
Kingscote will continue to be the primary employment centre on the Island. There is opportunity for a new employment precinct to be established near Kingscote Airport. A new activity centre could also be established in American River, to provide retail and service offerings to the growing town to support its permanent and tourist populations.

The rugged and natural beauty of the Island is a fundamental driver of tourism and other industries, and continuing success is dependent on a well-managed natural environment. Large-scale tourism accommodation should be concentrated in key townships and localities where there are fewer environmental constraints and risks. Small-scale accommodation and experiences will continue to play a significant role in providing diverse and unique tourist experiences

including within national parks and rural properties.

The region’s continuing investment in recycling and reuse of materials, and its transition to a more circular economy, will require an appropriate supply of land for waste and resource recovery. Other waste management solutions that support local processing of materials will also be required where waste export restrictions are in place.

Link: Employment Lands State Planning Policy


Marion Bay
Emu Bay
Kingscote
Pandana
Sapphiretown
Vivonne Bay

Map Layers

Airports and Airfields

Airports and Airfields (reference layer).

Airports and Airfields

Seaports

Seaports (reference layer).

Seaports

Future Seaports

Identified locations which may be suitable for a Seaport (reference layer).

Future Seaports

Existing Major Transport Routes

Functional Hierarchy for South Australia's Land Transport Network – Existing Major Traffic and Freight Routes (reference layer).

Existing Major Transport Routes

Existing Railway Corridors

Existing operational railway corridor (reference layer).

Railway

Employment Precincts

Existing Employment precincts (reference layer).

Employment Precincts

Future Employment

Land identified for future employment growth.

Rural Areas

Suburban Areas

Townships and Regional Areas

Suburban Areas and Township and Regional Areas

Townships and Rural Areas

Future Employment

Land identified for future employment.

Future Employment

Existing Employment Land

Areas currently zoned for industrial employment uses under the Planning and Design Code.

Existing Employment Land

Existing Activity Centres

Existing activity centres and main streets providing convenient concentrations of retail, commercial, administrative, and other facilities.

Existing Activity Centres

Existing Significant Interface Management Overlay

The Significant Interface layer buffers significant industrial activities that have the potential to generate hazards and environmental impacts where the establishment of sensitive receivers should be avoided.

Existing Significant Interface Management Overlay

Existing Interface Management Overlay

The interface management layer buffers established uses that are capable of generating nuisance impacts and where sensitive receivers should be avoided where possible or developed in a manner that mitigates impacts.

Existing Interface Management Overlay

Activity centres and retail

Long-term strategic objectives

1. **Maintain a township hierarchy that encourages investment in activity centres and township main streets that aligns with the role, function and form of each township.**
2. **Enable activity centres and township main streets to support access to local employment, diverse and affordable housing, essential services, and amenities, tailored to the scale and character of each township.**
3. **Promote strategic investment in activity centres and township main streets across the region to ensure equitable access to economic, employment, and business opportunities, particularly in smaller and remote communities.**
4. **Strengthen connectivity between consumers, workers, and businesses within and between townships, supporting a productive and resilient regional township pattern.**
5. **Optimise the distribution of retail and service businesses through a well-planned network of activity centre and township main streets that enhances liveability, convenience, and choice for regional populations.**
6. **Foster social cohesion and community identity by positioning activity and township centres as focal points for civic life, cultural exchange, and social interaction.**
7. **Design and enhance activity centres and township main streets to promote healthier and more sustainable communities, reducing the need for long-distance travel and encouraging active transport options where feasible.**

Activity and township centres in regional and country areas shape the form and function of townships, acting as hubs for civic, social, and economic life. They provide convenient access to shopping, administrative, cultural, entertainment, and essential services, often within a single trip. The scale and mix of activities vary according to the township hierarchy, ensuring that each centre reflects the needs and aspirations of its community.

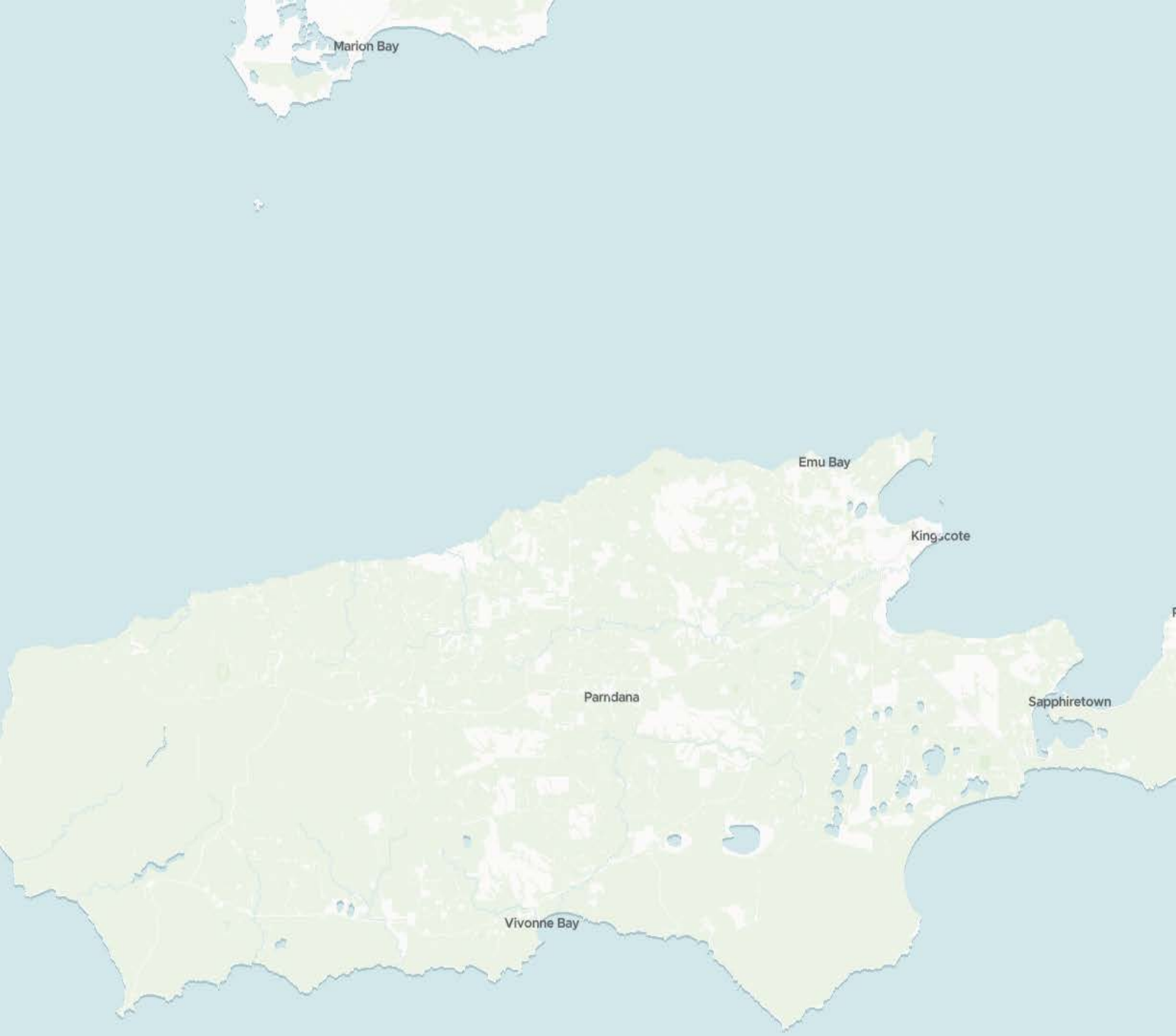
Encouraging investment that aligns with the township's designated role and function – whether as a Major Service Centre or Supporting Service Centre – helps ensure that growth is appropriately scaled, economically viable, and responsive to local context. This approach supports the delivery of infrastructure and services that match community expectations and regional development goals.

Local activity and township centre planning

Across the region, local and township centres must evolve in response to changing retail and service demands. In growing townships, this may involve the development of new commercial floor space. In slower-growing or transitioning communities, the focus may shift toward adapting existing spaces to meet evolving consumer preferences – or even consolidating retail footprints to better align with local needs.

Local governments, with their deep understanding of community dynamics and responsibility for local infrastructure planning, are best positioned to lead this strategic response. Empowering councils to guide activity centre planning ensures that decisions are locally informed and responsive. This approach supports investment that is not only economically viable but also socially and spatially appropriate.

Link: Employment Lands State Planning Policy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Emu Bay
Kingscote
Parndana
Sapphiretown
Vivonne Bay

Map Layers

Activity Centres Hierarchy

Identifies the hierarchy of activity centres (regional and district).

- Capital City
- Regional
- District

Existing Activity Centres

Existing activity centres and main streets providing convenient concentrations of retail, commercial, administrative, and other facilities.

- Existing Activity Centres

Future Activity Centres

Land identified for future activity centres.

- Future Activity Centres

Tourism and events

Long-term strategic objectives

1. **Co-locate new tourism development with complementary uses and supporting infrastructure.**
2. **Support expansion of unique visitor experiences, including nature-based activities where impacts on agricultural productivity, the environment and scenic amenity can be successfully managed.**

The tourism industry is an important contributor to the state's economic activity, generating jobs and export dollars, by attracting interstate and international visitors. With high visitation numbers, the industry is flourishing. The government is now committed to growing the state's visitor economy to $12.8 billion, with the creation of 16,000 new tourism jobs by 2030.

The *South Australian Visitor Economy Sector Plan 2030* highlights the economic benefits of tourism and events through its links to employment across the hospitality, retail, transport and construction sectors. By facilitating growth in tourism activity and supporting appropriately designed and located tourism facilities in our planning system, this enables the diversification of small and medium enterprises and assists in the preservation of our valuable environment and food production areas.

There are more than 300 tourism-related business operators offering a variety of experiences across the Island. As an established tourism region, the focus for the Island is to exceed tourist expectations, increase expenditure, encourage visitor dispersal across the Island, and manage the sustainable development of the industry. Tourism is seasonal, therefore a priority for the Island is to encourage a diversity of visitor experiences that support tourism in the cooler months.

Kangaroo Island is also globally recognised as a destination for unique nature-based experiences, artisan produce and the arts. The South Australian Tourism Commission has projected the Island's tourism expenditure to reach $268 million by 2030. This target was exceeded in 2023, highlighting the need for services, accommodation for visitors and workers and other appropriate land uses to sustainably support a growing visitor demand.

Case Study: The Cliffs Kangaroo Island

Construction of The Cliffs Kangaroo Island began in late 2022 and includes an 18-hole links-style course sitting atop 240 hectares of stunning cliffside land overlooking the Southern Ocean, promising an unparalleled golf playing experience. Long-term plans include premium tourist accommodation on site, reinforcing Kangaroo Island as a must-visit destination for golfers and travellers alike, with the Island well-positioned to attract the global golfing community, particularly as 'destination golf' continues to grow in popularity. The increased flight capacity to Kingscote and new SeaLink ferries arriving in 2026 will further enhance the Island's accessibility.

Pathways for tourism development

Planning plays a vital role in facilitating sustainable tourism development and supporting infrastructure by protecting, enhancing and promoting the qualities that attract tourism and are of value to the whole community.

The planning system provides an impact assessed pathway for large-scale tourism enterprises, being the highest level of development assessment. It is reserved for projects which cannot be properly considered under existing pathways (such as an assessment under the Code). This may be due to the nature, scale and extent of their potential impacts, where the effects of those impacts are unknown or uncertain, or in situations where the environment is considered sensitive.

The State Planning Commission is undertaking a review of policies within the Code that relate to tourism development. The purpose of the review is to ensure that policies are contemporary and meet current market demands for high-quality tourism accommodation and development. This includes agri-based tourism that diversifies rural business development. These activities should be considered where impacts on agricultural productivity, the environment and scenic amenity can be successfully managed.

Link: Employment Lands State Planning Policy

Actions

American River Subzone

About this action
Investigate policy changes to the American River Subzone to address and facilitate appropriate tourism accommodation development.

Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Tourism and Events

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Tourism Development

About this action
Undertake a Code amendment to facilitate appropriate tourism development within wine regions and protect valued landscape character

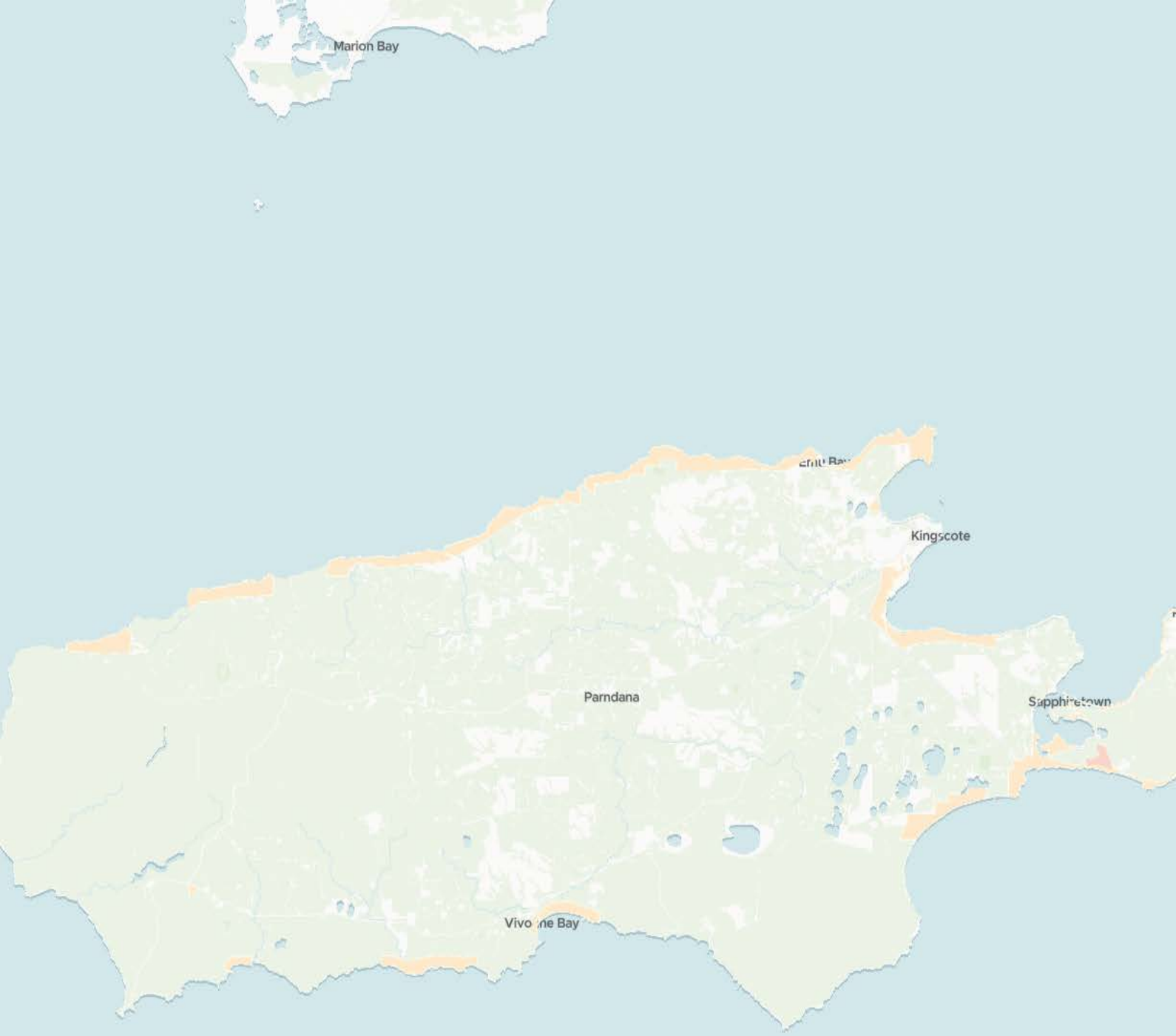
Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Tourism and Events

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
In Progress


Marion Bay
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Sapphiretown
Vivonne Bay

Map Layers

Dark Sky

Dark Sky area (reference layer).

Dark Sky

Future Tourism

Land where future tourism development is anticipated.

Future Tourism

Existing Tourism

Land subject to zoning in the Planning and Design Code that is zoned to accommodate tourism development or complementary tourism uses.

Existing Tourism

Primary industry

Long-term strategic objectives

1. **Drive innovation, diversity, and dynamism in the region's primary industry sector by adopting new technologies, intensifying production systems, and recognising and protecting its unique advantages.**
2. **Safeguard and enhance water security and quality to support the growth, diversification and resilience of the region's primary industry sector, recognising the critical role of reliable and sustainable water supply in underpinning agricultural productivity and investment confidence.**
3. **Facilitate value-adding and rural business diversification through associated ancillary land uses such as storage, warehousing and logistics.**
4. **Ensure valuable primary production land remains viable through protection from fragmentation and encroachment from inappropriate or conflicting land uses.**
5. **Protect and enhance the region's critical infrastructure, natural resources, and ecosystem services that underpin current and future opportunities for primary industry development.**
6. **Identify opportunities to promote region-wide soil protection and regenerative agricultural practices to enhance long-term agricultural sustainability, food security, and biodiversity.**
7. **Equitably manage the interface between primary production and other land use types.**

Retaining productive primary production land across the Island is a priority. Protection of fertile viticulture lands on the eastern side of the Island close to Penneshaw will support the ongoing viability of this growing sector. There is also potential to expand high-value horticulture industries towards the western side of the Island.

Source: South Australian Tourism Commission- Andrew McIntosh

Biosecurity

The Island's distinct primary producers are valuable contributors to the visitor economy. This includes distilleries, wineries and apiaries keeping a unique strain of Ligurian bee. Strong biosecurity is crucial to primary production and natural resource management for the Island. The *South Australian Biosecurity Policy 2024-2025* aims to reduce pest and disease impacts, maintain food safety and support responsible agricultural chemical use. Comprehensive measures ensure economic, public health, and environmental and social assets are protected.

The *Biosecurity Strategy for Kangaroo Island 2017–2027* seeks to protect the Island and its community from the adverse impacts of pests, weeds and diseases. The Island is free from many pests and diseases found on mainland Australia. An expected increase in tourists and population to the Island may present an increased risk of pests or diseases being introduced.

Ensuring best practice biosecurity measures that relate to primary production is essential for combatting endemic disease spread and preventing the introduction of exotic diseases. Industries specific to the Island that are most at risk include:

- Apiculture: Ligurian honeybees are protected on the Island, supporting a significant local industry and due to their isolation, this species is vulnerable to introduced disease.
- Agriculture: Potatoes may carry disease which could devastate the Island seed potato industry.
- Viticulture: Protection from disease introduction.

The Sterile Insect Technique facility will breed and release millions of sterile sheep blowflies, with the goal of fully eradicating sheep flystrike from the Island. The world-first facility will combat the condition which costs the Australian sheep industry almost $300 million a year.

Carbon farming

Carbon farming, through increasing carbon sequestration or reducing emissions, can support a regenerative approach to agriculture and land management. Recent investments in this area, backed by the state government's *Carbon Farming Roadmap for South Australia*, highlight the region's commitment to this sustainable practice.

In concert, sustainable agricultural practices, value-add industries, improved technology, and land management practices will support a growing and more diverse regional economy.

Value-adding

Value-adding and diversification through new business models will provide greater prosperity for the Island's agribusiness sector and increase its contribution to the Gross State Product. Facilitating rural value-adding opportunities, including visitor experiences and food and beverage production, alongside removing barriers to innovation and diversification of rural land use, will support the Island's thriving primary production sector.

The Code introduced a more facilitative policy framework to enable appropriate small-scale value-adding uses that are complementary to rural areas and existing land uses. For example, the Productive Rural Landscape Zone promotes agriculture, horticulture, value-adding opportunities, farm gate businesses, the sale and consumption of agriculturally based products, tourist development and accommodation.

This flexibility enables the expansion of the region's economic base and promotes its regional identity. A new Rural Intensive Enterprise Zone has been introduced into the Code. It envisages industry clusters of multi-purpose intensive agricultural production, processing facilities and supporting ancillary industries that are important economic and employment assets to the state.

Opportunities to further apply the Rural Intensive Enterprise Zone to key rural industry sites and clusters will protect and foster the growth of these economic assets.

Link: Primary Industry State Planning Policy

Actions

Interface between rural and urban lands

About this action
Review interface management policies in the Planning and Design Code to ensure the ongoing viability of primary industries at the edge of urban areas and undertake a Code amendment as necessary.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Primary Industry

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Productive Land Value Mapping

About this action
Maintain contemporary productive land value mapping and identify key primary production assets that should be protected.

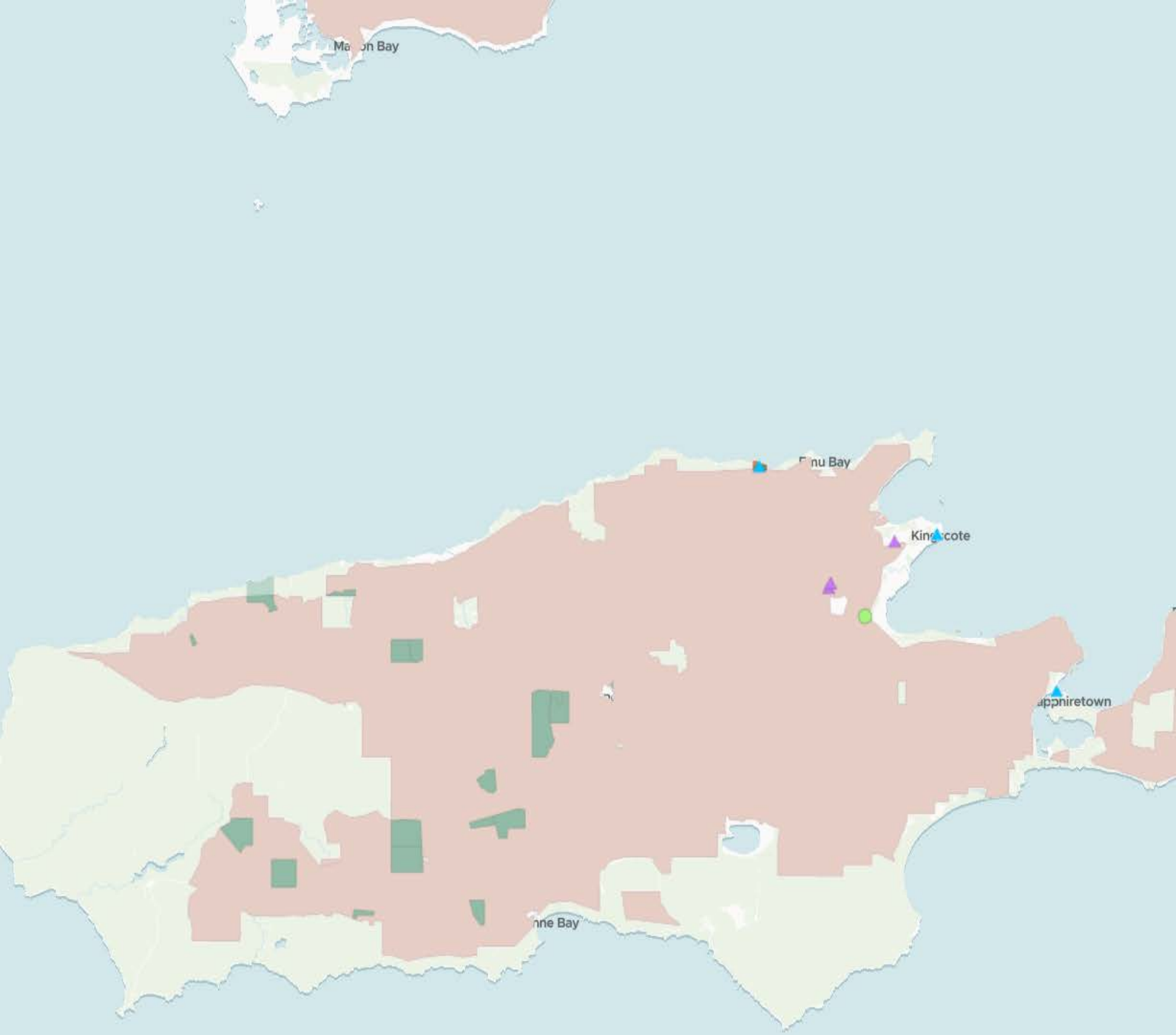
Region
Kangaroo Island

Responsible party
PIRSA

Subthemes
Primary Industry

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned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Map Layers

Primary Industry Assets

Key primary production assets that should be protected from incompatible development (reference layer).

- Dairy Processors
- Fish Processors
- Grain Storage
- Livestock Processors
- Livestock Saleyards
- Wood Processors

Aquaculture Leases and Licences

Active Aquaculture Licences and Leases issued under the *Aquaculture Act 2001* (reference layer).

- Aquaculture Leases and Licences

Environment and Food Production Area

The Environmental and Food Production Area Overlay identifies areas that protect vital agricultural lands surrounding metropolitan Adelaide from urban encroachment.

- Environment and Food Production Area

Existing Primary Industry Lands

Land that is zoned to be generally used for primary production and rural value adding activities such as ancillary industry and tourism development.

- Existing Primary Industry Lands

Future Primary Production

Land identified for future primary production.

- Future Primary Production

Productive Lands - Soil Suitability

Productive land value based on soil type suitability for three crop types (wheat, rye grass and grapes)(reference layer).

- High Value Production Land
- Moderately High Value Production Land
- Moderate Value Production Land
- Moderately Low Value Production Land
- Low Value Production Land

Waste and resource recovery

Long-term strategic objectives

1. **Provide an appropriate supply of land for waste and resource recovery facilities and other circular industries, including building material banks, to maximise resource use, support economic growth and service our communities.**
2. **Future-proof the operations of new and existing waste and resource recovery facilities by managing the interface and the encroachment of incompatible land uses.**
3. **Promote best practice waste management (including segregated collection systems) in residential, commercial, industrial and mixed-use developments to support resource recovery activities.**
4. **Promote the adaptive re-use and retrofitting of existing building stock as well as designing new buildings for adaptability and/or disassembly.**
5. **Promote circular economy principles in the planning system to support a circular built environment.**

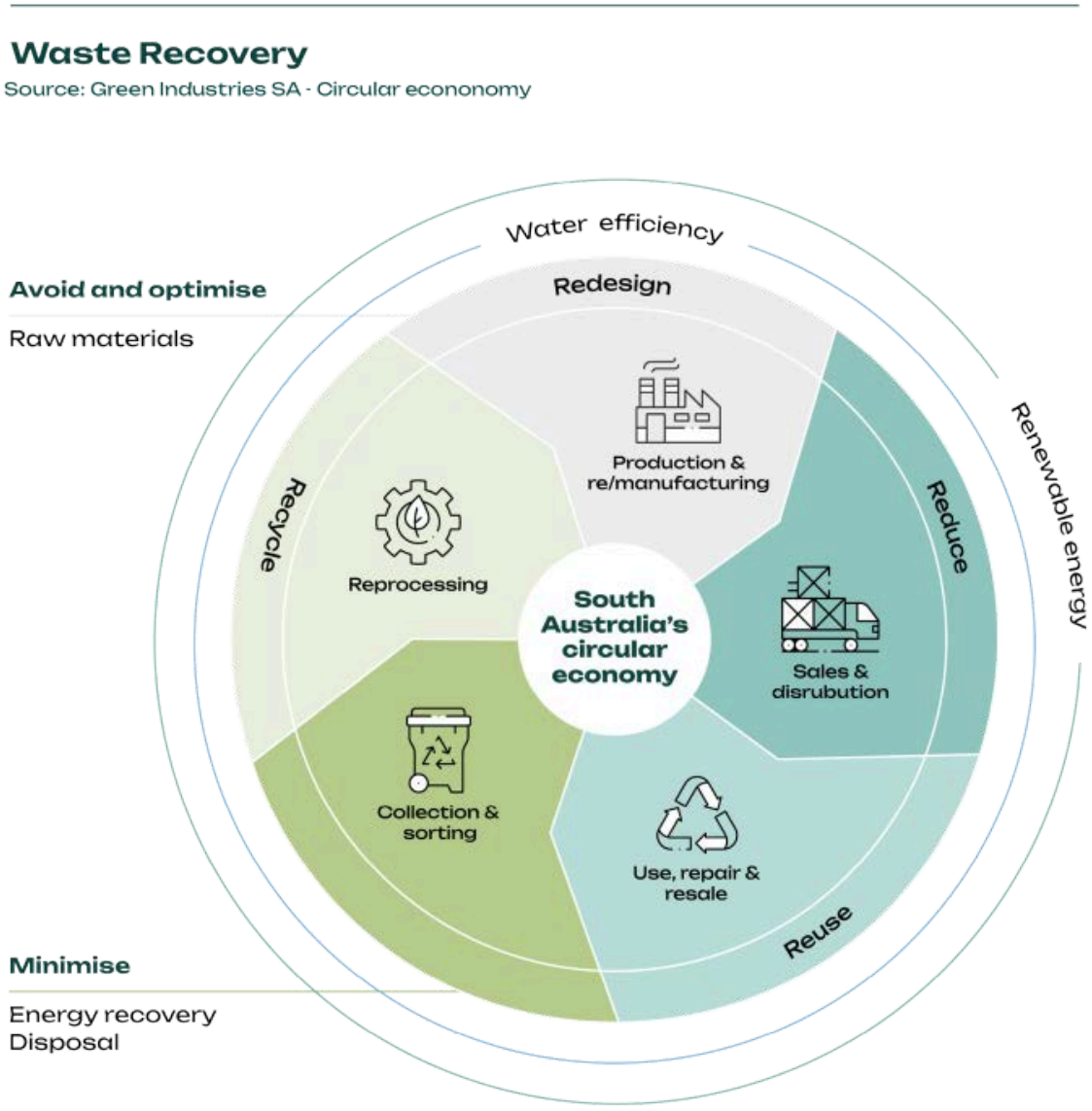
As South Australia's population continues to grow, waste generation will also follow. The regulation and management of waste and resource recovery is primarily the responsibility of the state government. The *Environment Protection Act 1993* (EP Act) establishes the primary legislative framework for this, while the *Green Industries SA Act 2004* requires Green Industries SA to develop a waste strategy for the state every five years. This waste strategy aims to reduce the disposal of material to landfill and support the growing transition to a 'circular economy' – an economy that realises the best or full value from products and materials produced, consumed and recovered in South Australia.

Circular economy principles

South Australia is transitioning to a circular economy to improve and sustain our environment, increase our wellbeing, and grow our economic prosperity in a sustainable way. Changing from a 'take-make-waste' linear economy to a circular economy requires a collaborative approach across government, business, industry and the community.

The three key principles of a circular economy are:

1. **Reduce** – design out waste and pollution.
2. **Preserve** – keep products and materials in use and at their highest possible value.
3. **Regenerate** – regenerate natural systems and natural capital.



Land for waste and resource recovery

The capacity of South Australia's waste processing and recovery centres will need to grow in step with population growth. This will ensure we can handle the increasing amount of waste generated and ensure these resources are repurposed rather than being simply sent to landfill. Land for these industries should be considered during structure planning processes for growth areas.

Waste and resource recovery facilities should be appropriately located and measures put in place to manage the interface with sensitive land uses. This also means that new and existing facilities can operate without impediment. Associated mapping identifies key waste and resource recovery locations together with appropriate buffer distances to assist in planning for future employment and residential lands.

Where practical, regional-scale waste and recycling solutions, including initial processing of materials to increase transport efficiencies for secondary processing and markets in other locations should be considered.

Fleurieu Regional Waste Authority

The Fleurieu Regional Waste Authority (FRWA) is an authority formed by the member councils, Alexandrina, Victor Harbor, Yankalilla and Kangaroo Island. FRWA is an example of local governments working together to achieve efficiencies across boundaries, reducing waste going to landfill, increasing recycling, and promoting a cleaner and healthier environment. Under its Charter, FRWA is responsible for providing and operating waste management services which includes the operation of the region's waste transfer stations and the provision of waste, recycling and organics kerbside collection services, as well as public litter and event bin collections.

Continuing investment in recycling and reuse of materials is being driven by community, state and national objectives to transition to a more circular economy and deliver higher order waste management solutions. Building capability and capacity supports local processing of materials where waste export restrictions are in place. An appropriate supply of land for waste and resource recovery, to establish a localised circular economy, should be identified. An established local circular economy can maximise resource use, support economic growth, and serve communities. This can include consideration of initial local processing of materials to increase transport efficiencies for secondary processing and markets in other locations.

Supporting a circular built environment

The building sector is one of the biggest emitters of greenhouse gas emissions, globally responsible for half the world's raw material use and 40% of landfill waste. The largest contribution comes from the use of concrete, steel and aluminium. Extending the use of buildings, and adapting them for different purposes, could reduce global greenhouse gas emissions by 1.3 billion tonnes of carbon dioxide equivalent per year in 2050.

The planning system can promote the adaptive re-use and retrofitting of existing building stock as well as designing new buildings for adaptability and/or disassembly. This approach avoids waste creation, contributes to the state's commitment to reduce emissions, reduces the need for new building materials, and preserves the embodied energy of existing structures, leading to significant environmental and financial savings. It fosters innovative design, retention of buildings that may be important to the character of local areas, and the overall enhancement of sustainability outcomes. Reusing spaces, assets and building materials also ensures that these resources are retained at the highest value.

Adaptive re-use and reuse of materials supports delivering on actions across industry and government policy areas including *Australia's Circular Economy Framework* (2024), *Accelerating SA's transition to a circular economy: South Australia's waste strategy 2025–2030* and the *Circular economy in South Australia's built environment – Action Plan* (2023).

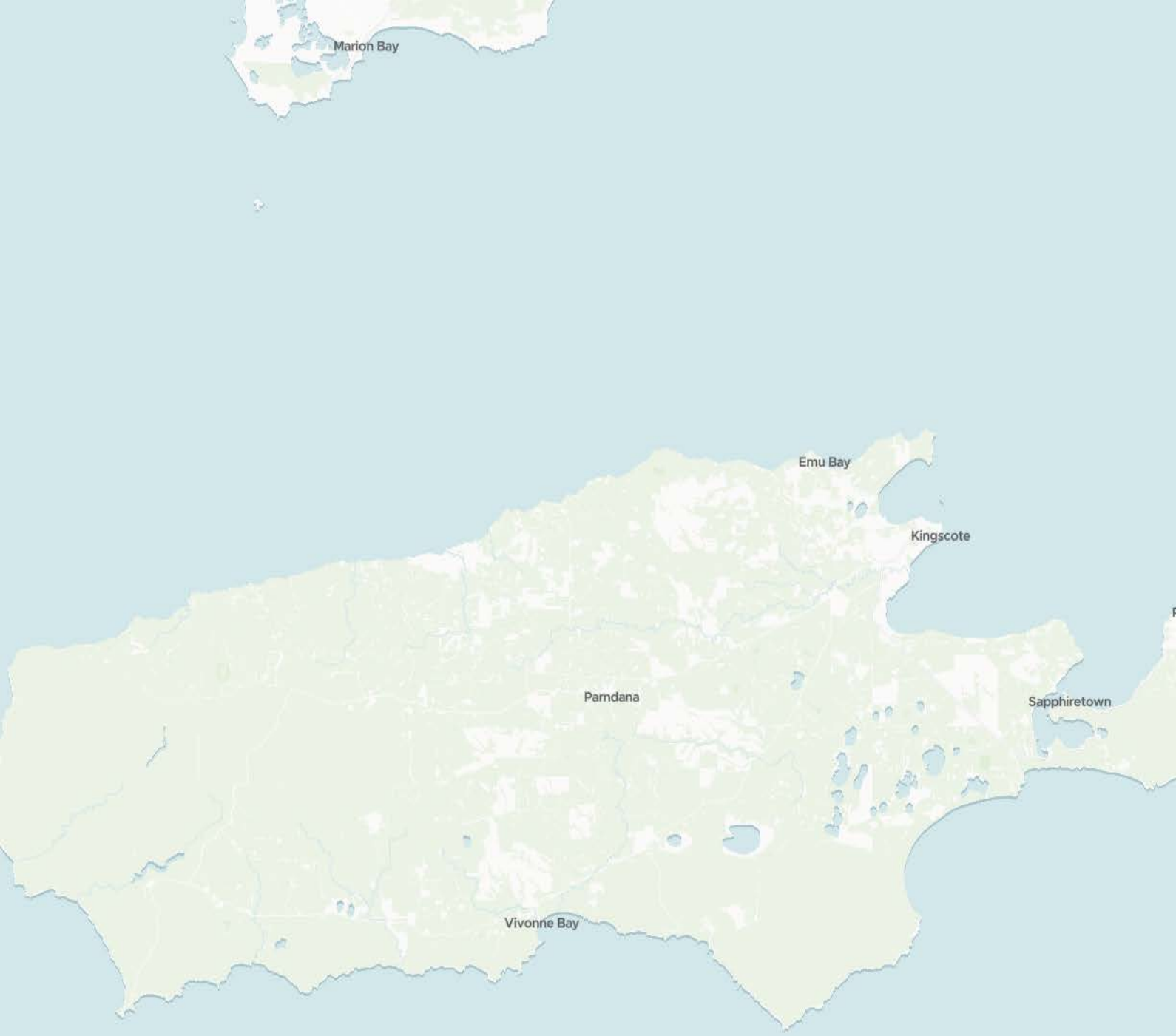
Circular Economy Resource Recovery Infrastructure Plan

Green Industries SA is currently developing a Circular Economy Resource Recovery Infrastructure Plan. This new plan will build on *South Australia's Waste and Resource Recovery Infrastructure Plan* (2018) and the 2020 addendum, expanding the scope to support a more comprehensive circular economy approach. It aims to guide investment over the next 20 years and broader the focus to include emerging waste streams, circular precincts, community circularity hubs, placed-based assessment and higher-order waste hierarchy options such as reduction, reuse and report. Planning and land use considerations will need to take into account relevant characteristics of circular infrastructure and different requirements for its zoning, for example, flexibility of land size, minimum required buffer zone and proximity to employment or residential zones.

There are intersections between addressing climate change and reducing waste from our building and construction industry by promoting circular economy principles. The government has committed to exploring how the planning system can advance the circular economy, reusing materials and designing for less waste, alongside waste treatment and management policies that consider climate change and urban infill scenarios.

Waste collection services

Green Industries SA provides support to councils to implement new services through grants, incentives and education resources. Waste management systems provided by FRWA in townships and across Kangaroo Island should be considered early in the planning process along with other space, infrastructure and activity requirements and minimum requirements in the *National Kerbside Collections Roadmap*.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Map Layers

Landfill Sites (closed and operational, potential to generate Landfill Gas)

The Landfill Sites Layer identifies operational or closed landfill gas sites that have the potential to generate landfill gas emissions.

Landfill Sites (closed and operational, potential to generate Landfill Gas)

Landfill Gas Investigation Area (500m buffer)

The Landfill Gas investigation Area identifies areas where there is potential risk of environmental issues associated with current and historic landfill sites including odour, landfill gas and groundwater contamination.

Landfill Gas Investigation Area (500m buffer)

Mineral and energy resources

Long-term strategic objectives

1. **Protect key resources, including associated strategic access routes, transport corridors and pipelines, that contribute to the Island's economy.**
2. **Establish infrastructure corridors that support infrastructure such as transport, pipelines, energy and infrastructure provision to key resource areas.**
3. **Minimise the impacts of encroachments by incompatible land uses to manage risk to public safety, the environment and security of energy supply.**
4. **Maintain adequate separation distances between mining activities, housing and other incompatible development.**
5. **Facilitate appropriate post-mining land uses.**
6. **Encourage co-existence of mining and other land uses, and equitably manage the interface, including environmental protection and carbon farming.**

South Australia has considerable in-demand commodities, including critical minerals which underpin the state's economy and export activities.

Basalt, used for road base and aggregate, and lime and limestone products are important for agricultural industry on the Island as oil conditioners that improve chemical and physical properties of the soil (reducing soil acidity, improving porosity and biological activity).

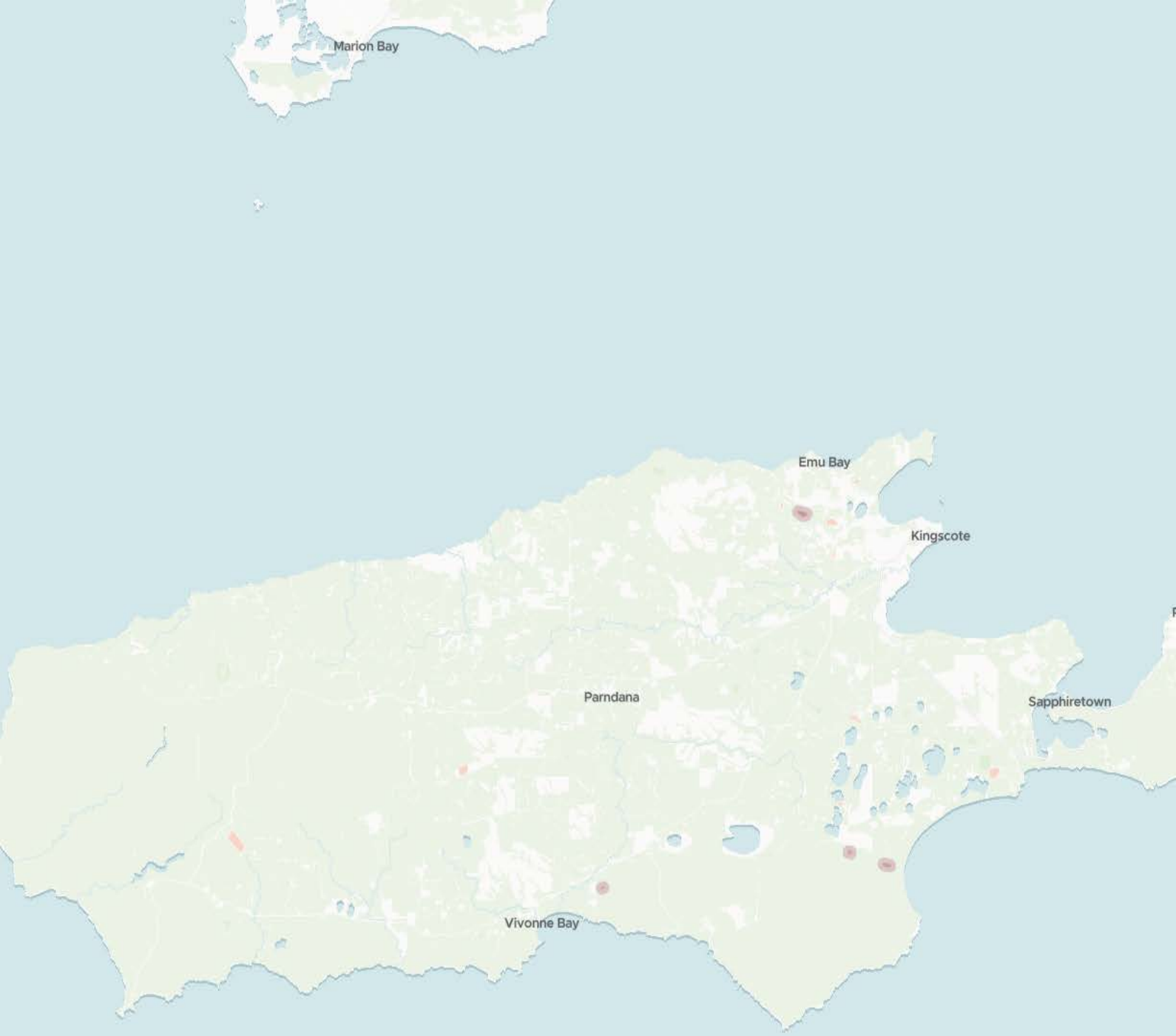
The Boxer Road Quarry, Carey Basalt Quarry, Little Sahara Lime Sand Pit and D'Estree Lime Sand Pit are key mineral resources for the Island and have been identified for future protection as Strategic Resource Areas. Protection of these existing sites is important given the areas covered by conservation parks limits the likelihood of new mining leases being granted on Island, along with the potential to be restricted and/or sterilised by encroachment of sensitive developments.

Protecting these key resource areas and associated infrastructure, including connections via strategic access routes, transport corridors and pipelines from encroachment of incompatible development is critical. This will manage risk to public safety, the environment and security of energy supply.

The Code contains policy frameworks to manage challenges related to mineral and energy resources in regional areas. These are the Resource Extraction Zone and the Resource Extraction Protection Area Overlay. The overlay aims to maintain the long-term availability and productive capacity of extractive resource lands. The opportunity exists to investigate and consider the application of these policy frameworks to licenced activities across the region.

In the long-term, the Plan can play a role in the planning of appropriate post-mining land uses. It will provide up-to-date regional data and strategies, allowing for collaboration between mine operators, government and regulators.

Link: Mineral and Energy Resources State Planning Policy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Vivonne Bay

Map Layers

Mineral Deposits

Identifies major mines and quarries, mineral projects and mineral deposits with commodities of Copper, Gold, Graphite, Iron and Uranium (reference layer).

- Copper
- Gold
- Graphite
- Iron
- Uranium

Major Mines and Mineral Projects

Identifies deposits of Copper, Gold, Graphite, Iron and Uranium (reference layer).

- Developing Projects - Minerals
- Major Mines - Mineral
- Major Quarries - Extractives - Deposits
- Major Quarries - Extractives - Major Mines
- Major Quarries - Extractives - Mining Projects

Resource Extraction Zone

The Resource Extraction Zone layer identifies areas which support the provision and protection of land for the extraction, production and/or processing of a mineral, extractive or petroleum resource and ensures that development does not inhibit the future extraction of such resources.

- Resource Extraction Zone

Existing Resource Extraction Protection Area

The Resource Extraction Protection Area Overlay layer identifies areas which seek to protect current and future state significant resource extraction activities from the encroachment of incompatible development and ensure that these activities have regard to potential environmental and amenity impacts generated by the lawful operation of proximate mines and quarries.

- Existing Resource Extraction Protection Area

Resource Extraction Protection Investigation Area

Areas identified as potential strategic mineral resources that are being investigated for protection.

- Strategic Quarry
- Potential Buffer (500 metres)

Future Mineral and Energy Resources

Land identified for future mineral and energy resources.

- Future Mineral and Energy Resources

Mining and Production Tenements

Mining and production tenements issued under the *Mining Act 1971* and *Roxby Downs (Indenture Ratification) Act 1982*.

- Mining and Production Tenements

Strategic Resource Areas

Strategic resource areas of key economic value to the State due to the quantity or quality of construction materials or mineral resources that are extracted or contained within that area.

- Strategic Resource Areas

Outcome 3:
A more climate-resilient and sustainable region

Our future prosperity, the liveability of our cities and towns, the health and wellbeing of our communities and the resilience of our built and natural environment all depend on how well we adapt to and mitigate the impacts of climate change.

Learn more about Outcome 3

Kangaroo Island is renowned for its natural environment and diverse and abundant wildlife, attracting visitors from across the globe. There are nine National Parks on the Island, each with diverse flora and fauna. Flinders Chase National Park is known for its penguin colonies and striking coastal rock formations, such as the sculptural Remarkable Rocks and the stalactite-covered Admirals Arch. The Island's rural, natural, and coastal landscapes support primary industries and a thriving visitor economy.

There are 45 species of plants unique to the Island, more than in any other region of South Australia. Kangaroo Island also has the highest level (at approximately 48%) of native vegetation cover of any agricultural region of South Australia. The Island has a long history of participating in Landcare management programs to protect and enhance native vegetation, and approximately 65% of the remaining native vegetation is protected under public or private agreements.

Sections of the Island's landscape have been extensively transformed since European settlement. The Island's east has been cleared for agriculture and many species are listed as threatened at a national or state level.

The Island's appeal relies largely on its natural attributes, particularly its coastal landscapes. These natural assets are highly valued by residents and more than 205,000 people who visit each year. The land and water also have significance for Aboriginal people, who have cultural and historical connections with the Island.

The Island's environment and the viability of its economy rely heavily on clean and adequate supplies of water. Changes in land use, built structures and land clearance can influence the way water flows, and the quality of water available. It is essential this critical resource remains available to support the Island's needs into the future.

Future liveability and wellbeing are dependent on how well the region adapts to and mitigates the impacts of climate change. South Australia is projected to experience increased average temperatures, reduced average rainfall and rises in sea level. This is coupled with an increased frequency and intensity of extreme natural events such as heatwaves, bushfires, and flooding. All these factors place people's health, livelihoods, and property at risk.

Decision-making should be informed by the best available climate science to minimise the need for future adaptive responses.

The threat of natural hazards including coastal flooding, erosion and bushfires is expected to increase. New development will need to be carefully planned to locate it away from areas of high risk, with more vulnerable and sensitive uses to be located outside potentially hazardous areas.

A greener, wilder and climate resilient region is the key to creating a cooler living environment, protecting and improving biodiversity, and ensuring water and food security.

Biodiversity

Long-term strategic objectives

1. **Identify areas where biodiversity conservation and restoration should be prioritised.**
2. **Identify areas of high biodiversity value and determine what types of sensitive development, if any, they could accommodate.**
3. **Encourage sensitive development with minimal impact and protect areas with recognised biodiversity value, native vegetation and habitat so that critical life-supporting functions can be maintained.**
4. **Protect and enhance native vegetation, habitats and areas of high biodiversity value and that provide ecological services.**
5. **Implement guidelines and pathways that minimise and offset unavoidable impacts.**
6. **Identify and protect modified landscapes that have significant environmental value and can co-exist with other land uses such as primary production and tourism.**

The Island contains some of the most intact ecosystems in the state and provides habitats for the largest number of endemic species in South Australia. The Island supports many assets of high biodiversity value, including threatened plants and animals.

As one of 20 priority places identified in the national *2022-2032 Threatened Species Action Plan*, the Island is home to more than 30 threatened animal and plant species including the Kangaroo Island Echidna, Kangaroo Island Assassin Spider and the Kangaroo Island Glossy Black-Cockatoo. There are two threatened ecological communities on the island, the Kangaroo Island Narrow-leaved Mallee (Eucalyptus cneorifolia) Woodland and the Subtropical and Temperate Coastal Saltmarsh.

Native vegetation legislation

South Australia's native vegetation is currently protected by the *Native Vegetation Act 1991* (NV Act) and the *Native Vegetation Regulations 2017*. The Act prevents broad-scale clearance and minimises smaller-scale clearance, enhances and restores the state's native vegetation, and outlines certain procedures and assessments that need to be undertaken before any clearance of native vegetation can proceed.

Where the Act applies, approval from the Native Vegetation Council must be sought in addition to approvals under the PDI

Act.

In March 2024, the government agreed to investigate a recommendation of the Expert Panel for the Planning System Implementation Review to review and refine the intersection between the PDI Act and NV Act to remove confusion within the community and development sector- to ensure native vegetation is retained.

As part of a more holistic review to streamline current legislation and enhance biodiversity protection, the government has passed its first ever Biodiversity Act. The *Biodiversity Act 2025* once in operation will absorb the entirety of the existing NV Act and wildlife provisions of the *National Parks and Wildlife Act 1972*. This is considered the best opportunity to create a clearer and simpler framework to enhance biodiversity protection and restoration in South Australia.

Links to the PDI Act and future updates to the Plan could enable earlier consideration of biodiversity in decision making processes by, for example:

- Publishing spatial priorities for conservation and restoration.
- Consolidating state biodiversity data and making it publicly available for proponents and others.

The Plan is an important part of gaining a better understanding of the current landscape, including linkages (biodiversity corridors) and refugia (biodiversity islands), through improved spatial mapping, which highlights where our areas of remnant native vegetation are located, identifies threatened ecological communities of national environmental significance and vegetation land cover.

Recognising areas of high biodiversity is crucial to ensure that future development is located and designed to prevent the degradation of native vegetation or habitat. Where impacts cannot be avoided, they will be minimised or offset by reintroducing habitat into landscapes that have been previously modified through urban development or primary production.

Link: Biodiversity State Planning Policy

Actions

Biodiversity Mapping

About this action
Incorporate new biodiversity and habitat mapping that provides clear guidance on which areas need protection, which areas may be appropriate for development, and which areas need caution to provide greater certainty about regional biodiversity priorities.

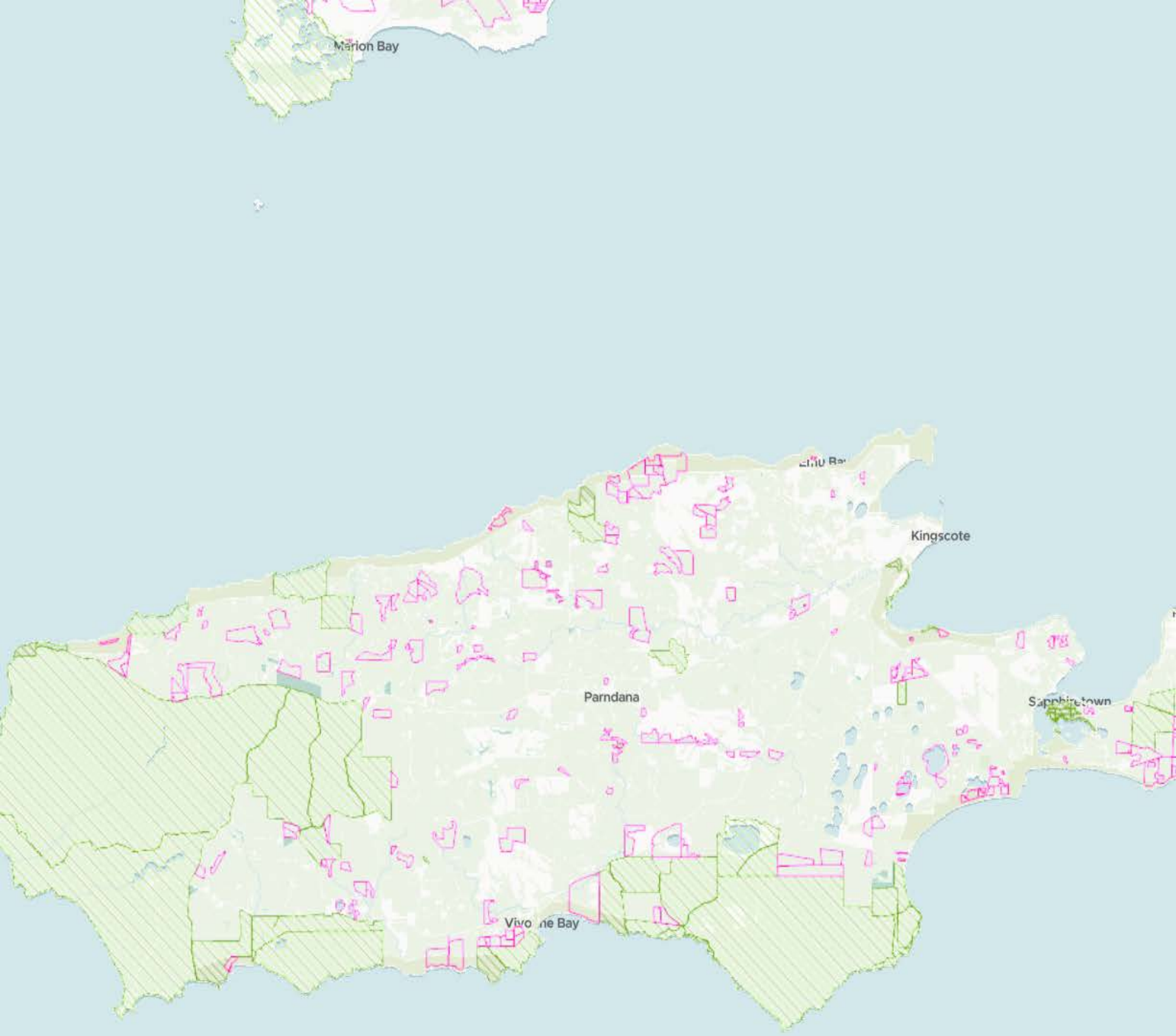
Region
Kangaroo Island

Responsible party
DEW

Subthemes
Biodiversity

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned


Marion Bay
Kingscote
Parndana
Sapphiretown
Vivonne Bay

Map Layers

Native Vegetation Heritage Agreements

Areas subject to Native Vegetation Heritage Agreement under the *Native Vegetation Act 1991*, for the conservation of native biodiversity on private land.

Native Vegetation Heritage Agreements

Ramsar Wetlands

The Ramsar Wetlands layer seeks to ensure the protection of recognised Ramsar wetlands that are representative, rare or unique wetlands or are important for conserving biological diversity.

Ramsar Wetlands

National Parks and Conservation Reserves

Parks and reserves managed by the National Parks and Wildlife Service of South Australia (reference layer).

National Parks and Conservation Reserves

Existing Scenic Landscapes

Areas that have high scenic value or cultural qualities that should be preserved.

Existing Scenic Landscapes

Arkaroola Protection Area

Arkaroola Protection Area – under the Arkaroola Protection Act 2012. The area comprises most of the Arkaroola Pastoral Lease and also includes the Mawson Plateau region of the Mount Freeling Pastoral Lease (reference layer).

Arkaroola Protection Area

Significant Environment Benefit Areas

Identifies the locations of significant environmental benefit areas set-aside for conservation/revegetation as determined by the Native Vegetation Council (reference layer).

Significant Environment Benefit Areas

Native Vegetation

Identifies where native vegetation is protected under the *Native Vegetation Act 1991* (reference layer).

Native Vegetation

State Significant Native Vegetation

Identifies where state signficant native vegetation is protected under the *Native Vegetation Act 1991* (reference layer).

State Significant Native Vegetation

Future Conservation

Land identified for future conservation.

Future Conservation

Biodiversity Mapping (Interim)

Identifies areas of native vegitation through the framework developed under the EPBC Act and NPW Act (reference layer).

Native vegetation contains known EPBC Act and NPW Act values

Native vegetation contains known EPBC Act values

Native vegetation contains known NPW Act values

Native vegetation may contain EPBC Act and/or NPW Act values

Modified Landscapes With Natural Habitat Character

Identifies locations where there is a Natural Habitat Character but has previously been modified (reference layer).

Threatened Ecological Communities

The indicative distribution of threatened ecological communities protected by the *Environment, Protection and Biodiversity and Conservation Act 1999* (reference layer).

- Modified Landscapes With Natural Habitat Character
- Threatened Ecological Communities

Threatened Ecological Communities - National Significance

The indicative distribution of threatened ecological communities protected by the *Environment, Protection and Biodiversity and Conservation Act 1999 (reference layer).

- Critically Endangered
- Endangered
- Vulnerable

Vegetation Land Cover

- Woody Native Vegetation
- Mangrove Vegetation
- Non-Woody Native Vegetation
- Saltmarsh Vegetation
- Wetland Vegetation
- Natural Low Cover
- Salt Lake/ Saltpan
- Exotic Vegetation
- Irrigated Non-Woody

Climate change

Long-term strategic objectives

1. **Evaluate the impact of climate change on vulnerable communities, and identify and implement risk mitigation measures when planning for future growth.**
2. **Encourage low or net zero greenhouse gas (GHG) emissions development in the region, including within townships and localities.**
3. **Ensure development is climate-ready to support a resilient economy, community and environment.**
4. **Consider decarbonisation investment and climate change adaptation strategies in the early planning of master planned neighbourhoods and established townships.**
5. **Promote opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies.**
6. **Actively investigate, monitor and review the impact of climate change on hazard risk, and update hazard overlays and other measures within the Code.**
7. **Create policies, schemes, education and incentives to support market transition and promote low or zero net emissions and climate resilient buildings.**
8. **Protect and enhance areas that provide biodiversity and ecological services, and maximise opportunities for natural carbon sequestration.**
9. **Ensure developments avoid or minimise lifecycle greenhouse gas emissions to align with South Australia's climate targets.**

The Island faces challenges from climate change, including more frequent and severe heatwaves, storms, bushfires and floods. These changes are likely to impact agricultural production, natural landscapes and wildlife habitats, community health and infrastructure.

Guide to climate projections for risk assessment and planning in South Australia

	Projected Change	Associated Risks
Higher Temperatures	• Higher average daily maximum temperatures • Longer, hotter and more frequent heatwaves.	• Reduced agricultural productivity • Changes in distribution and abundance of pest plants and animals • Increased risks of heat related illness and death.
Drier with more time in drought	• Reduced average annual rainfall • Reduced spring rainfall • More time spent in drought.	• Increased stress on water resources • Reduced condition of water dependent ecosystem • Reduced agricultural productivity.
More dangerous fire weather	• More days of dangerous fire weather • Longer fire seasons.	• Increased risks to public health and safety • Increased damage or destruction of assets, infrastructure and the natural environment.
More intense heavy rainfall events	• More rain falling in extreme rainfall events • More frequent extreme rainfall events.	• Increased flood risk • Increased damage to assets, particularly roads and bridges • Increased damage to food crops.
Rising sea levels	• Increasing average sea levels • Increased height of extreme sea level events.	• Increased coastal flooding • Increased erosion of beaches and damage or destruction of coastal assets.

The government is committed to restoring a safe climate by transforming the economy to net zero emissions by 2050. This includes a target to reduce net greenhouse gas emissions by more than 60% by 2030 (from 2005 levels) and to achieve 100% net renewable electricity generation by 2027.

With a 55% decrease from 2004–05 levels recorded in 2022–23, a further 5% net emissions reduction is needed to meet the interim 2030 target. While emissions from the energy generation sector are reducing, greater efforts are needed to address other major sources of emissions. For example, transport is the largest contributor to emissions in the state, responsible for 39% of all emissions.

Consistent with the government's approach, the South Australian planning system aims to promote climate change mitigation and adaptation. By undertaking both mitigation and adaptation solutions, we can deliver tangible climate change outcomes as well as many co-benefits including cost savings, energy conservation and improved community connection.

Long-term land use decisions should consider the most up-to-date climate projections, and align with *South Australia's Net Zero Strategy 2024-2030*, *South Australian Government Climate Change Resilience and Adaptation Actions*, and *Climate Ready Government Initiative*. This includes increased intensity of natural disasters, reduced rainfall and changing rainfall patterns, increased temperatures and sea level rise.

Improving the resilience of the region's community, economy, buildings, and natural environment means understanding the risks associated with climate change and planning accordingly.

By 2050, the Island is projected to experience increased average temperatures of 1.4 degrees Celsius and receive 13% less annual rainfall. This has the potential to impact the region's environment, economic base and its primary producers. New technology and value-added opportunities will be critical to support the region's economy and to maximise productivity.

Effective climate change mitigation and adaptation is crucial for the Island's liveability and environmental wellbeing. Planning decisions should be informed by the best available climate science to minimise the need for future adaptive responses.

New development will need to be carefully planned to locate it away from areas of high risk, with more vulnerable and sensitive uses located away from potentially hazardous areas. This also includes industrial emissions and hazards, to protect community and environmental health.

Industries and technologies that reduce reliance on carbon-based energy supplies and directly or indirectly reduce emissions should be supported. The region presents an opportunity to recover waste from primary production to generate energy from biomass, noting that nutrient and carbon recovery should be prioritised over energy-only uses.

The Code contains several hazard overlays which include policies to recognise sea level rise, bushfire (development siting, asset protection) and flood hazard. Recent work to update these overlays and other policies in the Code for flood and bushfire hazard will contribute to our climate change resilience.

There are however opportunities for further areas of investigation to update the Plan and guide further improvements to the Code, Design Standards or other components of our planning system.

Link: Climate Change State Planning Policy

Actions

Embodied Carbon Policy

About this action
To aim for carbon neutrality, investigate policy approaches that enable the consideration of embodied carbon

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Climate Change

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Regenerative Planning Framework

About this action
Develop a regenerative planning framework and toolkit to assist state government, local government, and the private sector in applying regenerative approaches to planning.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Climate Change

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

n Bay
Emu Bay
Kingscote
town
ne Bay

Map Layers

Projected change in average daily max. temperature in 2020-2039 (°C) (RCP 4.5)

Projected change in average daily max. temperature in 2020-2039 (°C) based on medium emissions scenario (reference layer).

- 0.0 - 0.5
- 0.6 - 1.0
- 1.1 - 1.5
- 1.6 - 2.0
- 2.1 - 2.5
- 2.6 - 3.0
- 3.1 - 3.5
- 3.6 - 4.0
- 4.1 - 4.5
- 4.6 - 5.0
- > 5.0

Projected change in average daily max. temperature in 2040-2059 (°C) (RCP 4.5)

Projected change in average daily max. temperature 2040-2059 (°C) in a medium emissions future scenario (reference layer).

- 0.0 - 0.5
- 0.6 - 1.0
- 1.1 - 1.5
- 1.6 - 2.0
- 2.1 - 2.5
- 2.6 - 3.0
- 3.1 - 3.5
- 3.6 - 4.0
- 4.1 - 4.5
- 4.6 - 5.0
- > 5.0

Projected change in average rainfall in 2020-2039 (%) (RCP 4.5)

Projected change in average annual rainfall 2020-2039 (%) compared to 1986-2005 baseline and based on medium emissions scenario (reference layer).

- ≤ -40
- -39 - -35
- -34 - -30
- -29 - -25
- -24 - -20
- -19 - -15
- -14 - -10
- -9 - -5
- -4 - 0
- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- > 20

Projected change in average rainfall in 2040-2059 (%) (RCP 4.5)

Projected change in average annual rainfall 2040-2059 (%) compared to 1986-2005 baseline and based on medium emissions scenario (reference layer).

- ≤ -40
- -39 - -35
- -34 - -30
- -29 - -25
- -24 - -20
- -19 - -15
- -14 - -10
- -9 - -5
- -4 - 0
- 1 - 5
- 6 - 10
- 11 - 15
- 16 - 20
- > 20

Coastal environment

Long-term strategic objectives

1. **Maintain and enhance public access to open space along the coastline.**
2. **Protect and enhance coastal and marine environments for their contributions to biodiversity, open space, economic productivity, and hazard risk mitigation.**
3. **Protect the high blue carbon storage values of areas such as salt marshes.**
4. **Recognise and continue to protect and enhance the environmentally important features of natural coastal environments including estuaries, marine-protected areas, and sand dunes.**
5. **Protect key coastal areas where critical infrastructure is at risk from sea level rise, coastal erosion and storm surges, and ensure new coastal development incorporates appropriate adaptation measures.**
6. **Maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas.**

Coastal areas support important ecological systems and environments. They also play a key role in the state's economy through aquaculture, recreation and tourism, transport and industry.

Source: South Australian Tourism Commission - Morgan Sette

The coastline can be a contested space. Legislation provides high level guidance and policy for a balanced approach to the range of competing interests for development while recognising its environmental, cultural and economic significance.

High conservation value coastal areas

Most of the region's coastal areas are protected by the Conservation Zone or located within the Coastal Areas Overlay. This zoning preserves the open nature of the coast, promoting public access and limiting the development of structures. The Island is also adjacent to four Marine Parks, identified in the *Special Legislative Scheme – Marine Parks Act 2007*, that are protected to ensure feeding and breeding grounds, and other fragile marine ecosystems are protected from development, mining, trawling and fishing activities.

Increased visitor numbers are likely to place pressure on the Island's infrastructure and increase demand for accommodation and recreational facilities in coastal areas.

Learn more about the legislative framework

The legislative framework for the management of South Australia's coast includes:

- *Coast Protection Act 1972*
- *Environmental Protection Act 1993*
- *Planning, Development and Infrastructure Act 2016*.

The Coast Protection Board (CPB) is the statutory authority responsible for administering the *Coast Protection Act 1972*.The Environment Protection Authority (EPA) has a responsibility through the *Environment Protection Act 1993* to ensure water quality and discharge into coastal waters are appropriate and will not cause environmental harm or nuisance.

Future development should preserve and enhance the natural coastal environment and avoid impacts on natural coastal processes including sea level rise, flooding, erosion, and dune drift to avoid the need for public expenditure on protection of the environment and development. Investigations for the future growth of townships and localities, including greenfield development, should consider marine impacts associated with stormwater run-off as a priority given the proximity and potential impacts on the sanctuary zones within the network of marine parks. It is important that new or expanded growth areas minimise discharge to the coast by using techniques such as water sensitive urban design and stormwater retention, treatment and reuse.

Blue carbon

Blue carbon is the carbon captured and stored in coastal ecosystems including seagrass meadows, saltmarshes and mangroves. These ecosystems are carbon sinks, accumulating and retaining carbon in the plants themselves and in the soils below. Much work has been done to investigate blue carbon potential across South Australia. This work has identified the benefits of tidal reconnection and coastal wetland and seagrass restoration. The protection and realisation of the values of blue carbon will also involve enhancing the biological and ecosystem services which these areas provide.

Coastal storms and sea level rise

Climate change is expected to increase the frequency, intensity and impacts of some weather events, such as coastal storms. Sea level rise leads to increased frequency and depth of flooding in coastal areas.

Therefore, it is important to identify areas that are likely to be affected by storm events to determine the most appropriate management strategies, such as avoid, retreat, accommodate or do nothing.

Sea-level rise and the risk of coastal flooding and erosion is a major risk to existing and future infrastructure and development in proximity to the coastline. Code amendments should consider sea level rise implications (for erosion and flooding) to the year 2100, noting that ongoing sea level rise beyond this point is expected.

Link: Coastal Environment State Planning Policy

Actions

Coastal Areas Overlay

About this action
Initiate a Code amendment to amend the Coastal Areas Overlay, to update coastal flooding policy and associated finished ground and floor level Technical and Numeric Variations.

Region
Kangaroo Island

Responsible party
DEW

Subthemes
Coastal Environment

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Coastal Processes and Hazard Mapping

About this action
Update coastal processes and hazard mapping including coastal flooding and storm surge, dune drift and coastal mangrove and saltmarshes to inform spatial amendments to the Coastal Areas Overlay and Coastal Flooding Overlay

Region
Kangaroo Island

Responsible party
DEW

Subthemes
Coastal Environment

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Parndana
Vivo

Map Layers

State Marine Park Network

Identifies marine parks protected under the *Marine Parks Act 2007* to ensure the protection of marine habitats and biodiversity (reference layer).

- State Marine Park Network

Adelaide Dolphin Sanctuary

Identifies the extent of the Adelaide Dolphin Sanctuary (reference layer).

- Adelaide Dolphin Sanctuary

Blue Carbon

Blue carbon ecosystems, such as seagrasses, mangroves and salt marshes, with high carbon storage values (reference layer).

- Blue Carbon (Saltmarsh)
- Blue Carbon (Mangrove)
- Blue Carbon (Seagrass)
- Potential Blue Carbon (Saltmarsh/Mangrove)
- Potential Blue Carbon (Seagrass)

Existing Scenic Landscapes

Areas that have high scenic value or cultural qualities that should be preserved.

- Existing Scenic Landscapes

Coastal Hazards

Areas of potential sand drift hazard or storm surge hazard.

- Coastal Hazards

Potential for coastal inundation - mean high water springs

Areas that are potentially subject to coastal inundation (reference layer).

- Existing (2018)
- 2050
- 2100

Potential for coastal inundation - 1% AEP storm surge

Areas that are potentially subject to coastal inundation (1% AEP storm surge) (reference layer).

- Existing (2018)
- 2050
- 2100

Coastal Areas

Areas where coastal processes occur and the environment should be preserved to allow for coastal processes and hazards.

- Coastal Areas

Natural hazards

Long-term strategic objectives

1. **Avoid locating future growth and sensitive developments (such as hospitals, major transport infrastructure and critical services) in areas of high natural hazard risk where the mitigation strategies are unable to bring risks to an acceptable level.**
2. **Maintain contemporary data and mapping for areas that are at risk of natural hazards including bushfire, flooding, acid sulphate soils, erosion and other hazards.**

South Australia's climate and geography place our people and property in the path of natural hazard events. Our land use planning system needs to be dynamic and continue to evolve to safeguard our communities, infrastructure and environments as the frequency and intensity of natural disaster events increases due to climate change.

Consideration of natural disasters as a priority in land use strategies and planning will protect the region's affordability, create more resilient communities and reduce recovery timeframes.

The Island is vulnerable to bushfires and flooding events. The risks associated with these events are likely to intensify as our climate continues to change. Coastal townships, including Brownlow KI, Nepean Bay, and Penneshaw, are susceptible to coastal erosion events.

Low-lying coastal townships and shack settlements face the risk of sea level rise. Future development in these areas must be carefully planned with a strong focus on mitigating the risk of coastal inundation.

Introducing a consistent, state-wide approach in the planning system for identifying, modelling and spatially representing natural hazards, particularly flood and bushfire, will support strategic planning, provide direction on suitable locations for essential infrastructure, and inform key land use policy decisions around suitable growth areas. Work currently underway can be seamlessly incorporated into the Plan. For example, the state-wide Flooding Hazards Mapping Update Code Amendment is looking to utilise section 71 of the PDI Act to enable the updated flood mapping data to be reflected in the Code, which can also be linked to the Plan.

Providing a planning framework that is adaptable and responsive to changing conditions, including the role of development

in mitigating impacts, will ensure that the appropriate level of risk is addressed through planning and development. This involves decision making to be informed by contemporary, evidence-based climate science to reduce the need for future adaptive responses.

The location and design of future development will adopt a risk hierarchy of ‘avoid’, ‘accommodate’, and ‘adapt’, and where possible will avoid locating people and essential infrastructure in locations identified as high hazard risk.

Link: Natural Hazards State Planning Policy

Actions

Flood Hazard Mapping

About this action
Finalise the State-Wide Flood Hazard Code Amendment, and update floodwater mapping in the Regional Plan to align with the finalisation and publication of the Code amendment.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
In Progress

Bushfire Mapping

About this action
Update the bushfire mapping in the Regional Plan to align with the finalisation and publication of the Statewide Bushfire Hazards Overlay Code Amendment.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
In Progress

Risk Mitigation Action Plan

About this action
Integrate the findings of relevant actions featured in the ‘Preparing Kangaroo Island: A Whole-of-Island Disaster Risk Reduction and Mitigation Action Plan’ (2024) into the Kangaroo Island Regional Plan.

Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Parndana

Map Layers

Flooding - High Risk

Areas that are subject to flooding which poses an unacceptable hazard risk to sensitive or vulnerable uses.

Flooding - High Risk

Bushfire - High Risk

Areas where there is a high risk from bushfire and essential infrastructure or increases to people living or working should be avoided where possible.

Bushfire - High Risk

Flooding - Medium or Low Risk

Areas where flood risk may be tolerable but where critical infrastructure should generally be avoided.

Flooding - Medium or Low Risk

Bushfire - Medium or General Risk

Areas where there is a medium to low hazard risk from bushfire and where future development should mitigate the threat of bushfire on life and property.

Bushfire - Medium or General Risk

Acid Sulfate Soils

Areas where the proportion of land susceptible to acid sulfate soil potential exceeds 10%.

Acid Sulfate Soils

River Murray Flood 1956

Identifies the extent of flooding based on historical records for the 1956 flood event (reference layer).

River Murray Flood 1956

River Murray Flood 2022

Identifies the extent of flooding based on historical records for the 2022 flood event (reference layer).

River Murray Flood 2022

Emissions and hazardous activities

Long-term strategic objectives

1. **Protect communities and the environment from risks associated with emissions and hazardous activities.**
2. **Protect coastal and marine environments from encroachment and significant development impacts.**
3. **Support state significant operations and industries and protect them from encroachment by incompatible land uses and/or sensitive receivers.**
4. **Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.**

Lawfully operating industries that contribute to the economy can still produce emissions and engage in hazardous activities, such as air and noise pollution or site contamination. Environment Protection Authority (EPA) licenced activities on the Island primarily relate to resource recovery, waste and disposal, hydrocarbon and chemical-related activities, and the mineral resource extraction sector.

Our planning system seeks to protect communities and the environment from risks associated with these emissions and hazardous activities, whilst ensuring industrial development can continue to operate through:

- Supporting a compatible land use mix through appropriate zoning controls.
- Appropriate separation distances between industrial sites that are incompatible with sensitive land uses.
- Controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.

Ensuring suitably zoned land with required infrastructure is available for a range of industrial and infrastructure uses provides greater certainty for industry, helps to safeguard our air, water and soil quality, and protects communities from unacceptable noise and/or other emissions.

Communities and the environment should be protected from any hazards or risks associated with industry. The location of future residential or employment growth land should be identified with a view to ensuring appropriate separation from established industries that may give rise to adverse noise and air quality impacts. The identification of growth areas will be guided by best practice policy and updated mapping with respect to established and designated industrial areas which may cause emissions or involve hazardous activities.

Site contamination

The Code provides means by which relevant authorities can assess and manage risks posed by known or potential site contamination to enable the safe development and use of land. The Interface Management Code Amendment will further strengthen planning policies in relation to the management of interfaces between sensitive land uses and existing industrial and employment activities.

Scientific understanding and technologies to assess and remediate site contamination are constantly improving. The Commission seeks to oversee targeted improvements to site contamination policy and practice, where site contamination investigations and assessment are undertaken commensurate to the level of risk.

Link: Emissions and Hazardous Activities State Planning Policy

Actions

Interface Management

About this action
Identify significant lawfully operating industries that may benefit from improved interface policy such as the application of the ‘Interface Management Overlay’ or ‘Significant Interface Management Overlay'.

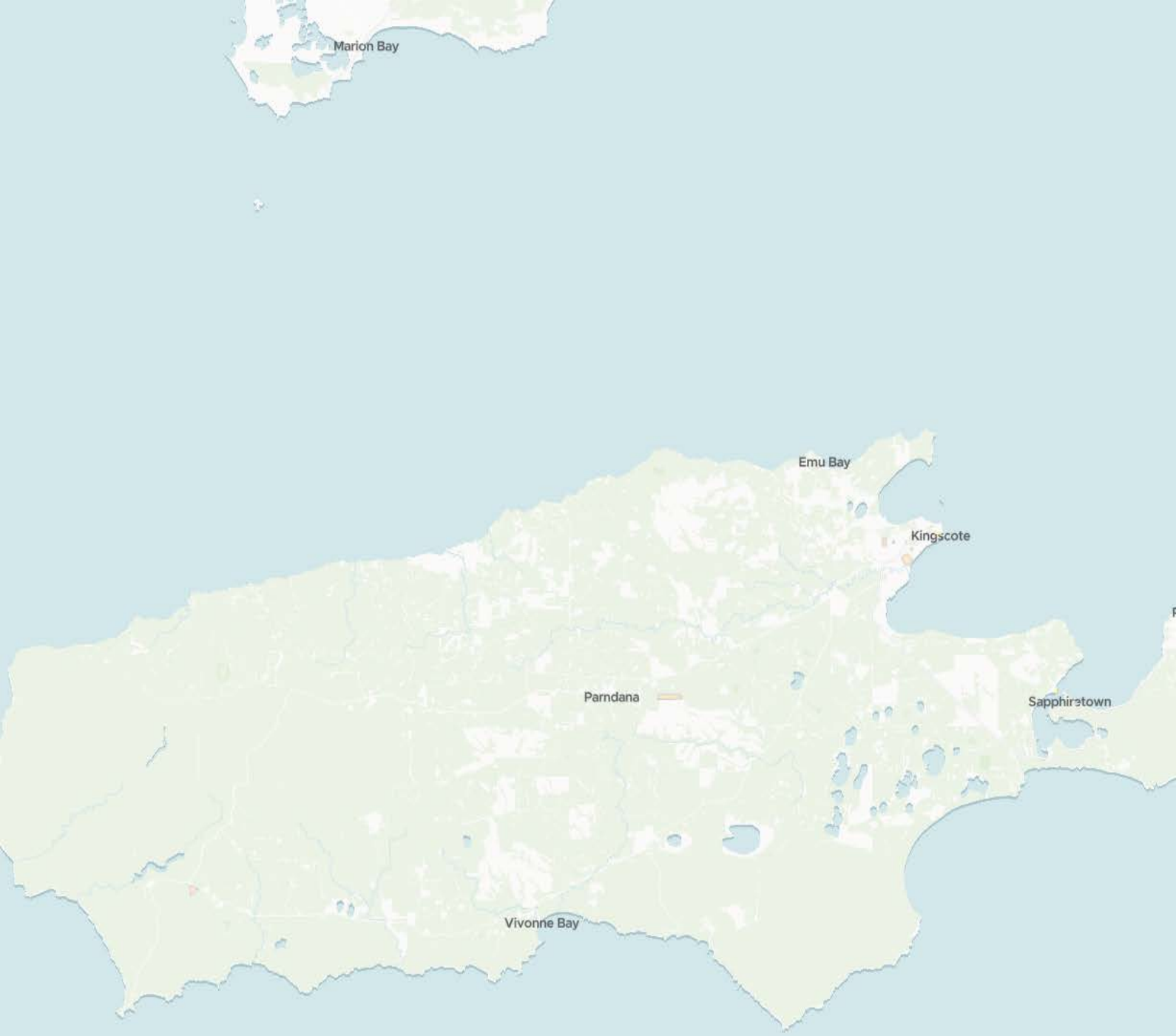
Region
Kangaroo Island

Responsible party
EPA

Subthemes
Emissions and Hazardous Activities

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned


Marion Bay
Emu Bay
Kingscote
Parndana
Sapphirstown
Vivonne Bay

Map Layers

Petroleum Pipeline Licences

Petroleum pipeline licence applications issued under the Petroleum and Geothermal Energy Act 2000, Petroleum (Submerged Lands) Act 1982 and Offshore Petroleum and Greenhouse Gas Storage Act 2006.

Petroleum Pipeline Licences

Landfill Sites (closed and operational, potential to generate Landfill Gas)

The Landfill Sites Layer identifies operational or closed landfill gas sites that have the potential to generate landfill gas emissions.

Landfill Sites (closed and operational, potential to generate Landfill Gas)

Landfill Gas Investigation Area (500m buffer)

The Landfill Gas investigation Area identifies areas where there is potential risk of environmental issues associated with current and historic landfill sites including odour, landfill gas and groundwater contamination.

Landfill Gas Investigation Area (500m buffer)

Gas and Liquid Petroleum Pipelines (Facilities)

The Gas and Liquid Petroleum Pipelines (Facilities) Overlay seeks to manage the risk to public safety and the environment and secure the energy supply from the encroachment of development on gas and liquid petroleum pipeline facilities.

Gas and Liquid Petroleum Pipelines (Facilities)

Gas and Liquid Petroleum Pipelines

The Gas and Liquid Petroleum Pipelines Overlay seeks to manage the risk to public safety and the environment and secure the energy supply from the encroachment of development on gas and liquid petroleum pipelines and associated infrastructure.

Gas and Liquid Petroleum Pipelines

Existing Significant Interface Management Overlay

The Significant Interface layer buffers significant industrial activities that have the potential to generate hazards and environmental impacts where the establishment of sensitive receivers should be avoided.

Existing Significant Interface Management Overlay

Existing Interface Management Overlay

The interface management layer buffers established uses that are capable of generating nuisance impacts and where sensitive receivers should be avoided where possible or developed in a manner that mitigates impacts.

Existing Interface Management Overlay

Site Contamination

Sites identified in the EPA public register that may have site contamination (reference layer).

Site Contamination

EPA Ground Water Prohibition Area

The Groundwater Prohibition layer identifies areas the EPA determines under the Environment Protection Act 1993 to prohibit or restrict the taking of groundwater if site contamination affects or threatens groundwater and presents an actual or potential risk to human health (reference layer).

EPA Ground Water Prohibition Area

EPA Licenced Activities

Current EPA licensed sites under the Environment Protection Act 1993 (reference layer).

EPA Licenced Activities

Outcome 4:
An integrated and connected region

Land use planning that is successfully integrated with transport, essential services and social infrastructure, allows for more sustainable and co-ordinated growth, supporting economic productivity.

Learn more about Outcome 4

Infrastructure refers to the physical assets and structures that enable the services necessary to sustain or enhance the economy, environment and liveability of South Australia.

Effective infrastructure planning and delivery has a range of benefits and can reduce commercial barriers, increase market access, and boost supply chain productivity. It promotes social inclusion through improved connectivity and accessibility, fosters employment, enhances placemaking and amenities, and increases community resilience.

Transport

The region's transport networks are essential for moving resources and freight, while also providing access to goods, services, employment, education, and social opportunities. Due to its physical separation from the mainland, the Island has a particular challenge in providing services and infrastructure to its community. Access to the Island is limited to the passenger and freight ferry service operating from Penneshaw and regularly scheduled flights from Kingscote Airport. This can impact on investment, movement of goods (including livestock, wool, grain, agricultural products, and vehicles) and the capacity for the Island to attract a skilled workforce. The *Penneshaw Harbour Precinct Master Plan* (currently being prepared) will provide a future vision for the precinct's role in moving goods and people on and off the Island.

Strategic infrastructure such as roads, power transmission lines and water pipelines are crucial elements for the local agricultural, forestry, fishing and tourism industries and enable the region to build on its strengths. The road network from Penneshaw to the east and west coasts of the Island is critical for moving people and goods and plays a significant role in supporting the local economy.

Protecting these infrastructure assets will help maximise investment return, provide opportunities for more industry to move into the region, and give support and certainty to existing industries.

Link: Penneshaw Harbour Precinct Masterplan

Telecommunications and essential services

Reliable telecommunications and digital connectivity are critical for industry development and innovation, improving access to services, jobs and opportunities, and breaking down physical and social barriers that can lead to isolation and decreased quality of life.

Reserving land for essential services such as power and water is also critical to ensuring the ongoing productivity, health and wellbeing of our communities. Designing infrastructure with a view to the future, including climate change adaptation and carbon reduction, will help create robust and resilient places.

Social infrastructure

Social infrastructure is comprised of the facilities, services and networks that support the quality of life and wellbeing of our communities. They support communities to be happy, healthy and safe.

The provision of social infrastructure is delivered by Australian, state and local governments, as well as the private sector. It can vary considerably in function and scale, such as a local swimming pool or a major regional hospital. Locating social

infrastructure where it is needed most means planning and reserving land ahead of need. Accessibility should be integral to site selection and design.

In the region, social infrastructure in the form of schools, recreation facilities and open space; and increased and more accessible healthcare services (both traditional medicine and allied health) is needed to support existing communities and the future growth of the region.

Strategic transport networks

Long-term strategic objectives

1. **Enable a transport system that connects people and goods with opportunity, ensuring access to services, jobs, and markets across the region.**
2. **Strengthen regional connectivity by enhancing service quality and expanding travel choices, supporting inclusive communities and improving wellbeing.**
3. **Facilitate a transport system that drives regional prosperity, enabling economic growth, innovation, and productivity.**
4. **Identify and protect areas for future strategic transport infrastructure to meet growing demand for passenger and freight movement.**
5. **Advance an integrated and efficient transport network that boosts capacity, minimises disruption, and supports a more productive South Australia.**
6. **Support a transport system that is resilient, environmentally responsible, and financially sustainable.**

The region's strategic transport network is central to economic growth, providing fundamental linkages to support business activity, employment and trade. This network incorporates highways, strategic freight routes, alongside key transport facilities including the Kingscote Airport and Penneshaw Jetty. These transport systems are of strategic significance and are therefore planned, delivered and protected differently to local transport networks.

The Penneshaw and Cape Jervis ports are being upgraded to service new ferry operations. These projects represent significant investment in the Island's transport network which will increase the capacity to move freight and passengers to and from the Island.

Local transport networks

Local transport networks are planned for at the local government level and include roads, cycling and walking routes. These networks feed into and support the strategic transport networks provided for by the Australian and state governments and are crucial to linking people with the places they live, work, visit and recreate within.

Different roads and corridors have different functions that should be understood at the local level and influence long-term planning. The Movement and Place approach recognises that the function of transport connections can be the movement of people (Movement), or act as a destination in their own right (Place).

From a planning perspective, Movement and Place often compete. Great Movement corridors are fast, efficient and minimise travel time, whereas great Places encourage us to linger, stay and extend our time in an area. Establishing the right balance between the two is vital. The *Penneshaw Harbour Precinct Master Plan* will also include opportunities to better manage these competing functions.

South Australia's Transport Strategy

South Australia's Transport Strategy, prepared by the Department for Infrastructure and Transport, is an overarching strategy document with a 30-year horizon that guides how infrastructure investment decisions will be made, justified and explained.

South Australia's Transport Strategy has been designed to:

- set the direction for future transport planning
- guide decisions on which projects to prioritise and invest in
- help ensure that our transport network is ready for the future
- ensure South Australia remains a great place to live and do business.

To facilitate integrated planning across government, *South Australia's Transport Strategy* sits amongst a suite of key long-term planning documents that work to define the aspirations and future direction of the state, including the *South Australian Economic Statement*, *South Australia's Net Zero Strategy 2024–2030*, *South Australia's 20-Year State Infrastructure Strategy 2025*, and the *Greater Adelaide Regional Plan*.

As a seminal piece, *South Australia's Transport Strategy* guides and is supported by sub-strategies including the *Freight and Supply Chain Strategy* and *Road Safety Strategy to 2031*.

Read *South Australia's Transport Strategy* for more information.

Air transport

Air services are operated through Kingscote Airport. QantasLink's recent expansion of flight services and larger aircraft to Kangaroo Island has the potential to boost visitor numbers and strengthen the Island's connection to Adelaide. It is important to ensure development close to the airport does not compromise ongoing operations.

Freight and supply chain networks

South Australia's freight task is managed through intrastate, interstate and international supply chains, with most of the freight travelling via road (>77%), followed by sea, rail and air.

Freight demand will continue to grow as population and industry grows. A well-functioning freight and supply chain sector relies on a physical network that can safely support the current and future freight task. Improving freight and supply chains improves efficiency and contributes to economic growth.

The strategic use and integration of intermodal exchanges improves the efficiency of freight transport by maximising the ability to combine appropriate freight modes for each section of a freight journey.

Strategic planning must facilitate growth, improve safety outcomes and promote greater cohesion between competing land

uses, by ensuring freight networks are accommodated and appropriately incorporated into the built environment.

Enhancing electric vehicle charging infrastructure, and investigating potential battery swap networks for freight vehicles along key freight routes, will encourage the transition of freight and passenger vehicles to zero emission technologies.

Public transport

The use of public transport in the region is low and services are limited. Buses are the only form of public transport available, between Kingscote and Penneshaw via American River. Future transport planning will explore connectivity and transport infrastructure requirements to adequately service the region. Relevant findings from these studies will be incorporated into future updates of the Kangaroo Island Regional Plan to ensure continued alignment. A review of the *Passenger Transport Act 1994*, which identifies removing barriers for service delivery in regional South Australia and fringe areas of Greater Adelaide, made recommendations for changes to how the sector is regulated. These are designed to improve the safety of drivers, passengers and other road users and support better services. Metropolitan-based chauffeur and rideshare drivers can now operate in regional South Australia, providing alternative transportation options.

Public Transport Strategy

The development of *South Australia's Transport Strategy* will be followed by an accompanying Public Transport Strategy to inform strategic prioritisation and investment in the state's public transport network, including how we:

- Support population and economic growth
- Strengthen connections to our regions
- Respond to changing demand and travel patterns.

This Strategy is currently being developed and is expected to be finalised by 2026.

Source: Public Transport Strategy - Department for Infrastructure and Transport - South Australia

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Protecting transport infrastructure

Planned and existing transport infrastructure should be supported by the planning system. There are a range of statutory instruments that support the creation and protection of transport corridors, including the identification of infrastructure corridors and reserves in the regional plans. In addition, section 129 of the PDI Act sets out a process to reserve land and streamline approval processes for infrastructure through the creation of an 'infrastructure reserve' in the Code.

There are four stages of infrastructure delivery where different planning approaches can be used:

1. **Potential infrastructure** is the least certain in terms of infrastructure delivery. It is future or potential infrastructure, identified as required in an approved state policy or strategy and eventually will be identified in the Plan. Planning should ensure that the ability to deliver this opportunity is maintained.
2. **Planned infrastructure** is land reserved through identification in the Plan and the Code.
3. **Infrastructure in delivery** is infrastructure that is under construction with planning controls in place to support delivery. Overlays within the Code should be used to protect this infrastructure from inappropriate development (i.e. to control access).
4. **Built infrastructure** is the most certain for planning purpose and the response is generally to protect and improve infrastructure that is already available. This may include strategically planning for growth to capitalise on the opportunity.

Link: Strategic Transport Infrastructure State Planning Policy

Actions

Fleurieu Peninsula and Kangaroo Island Transport Study

About this action
Integrate the relevant findings from the Fleurieu Peninsula and Kangaroo Island Transport Study to set strategic transport direction and guide future transport investment and services.

Region
Kangaroo Island

Responsible party
DIT

Subthemes
Strategic Transport Networks

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Remote and Regional Aviation Strategy

About this action
Incorporate any planning and land use related outcomes from the Remote and Regional Aviation Strategy such as any Code Amendments.

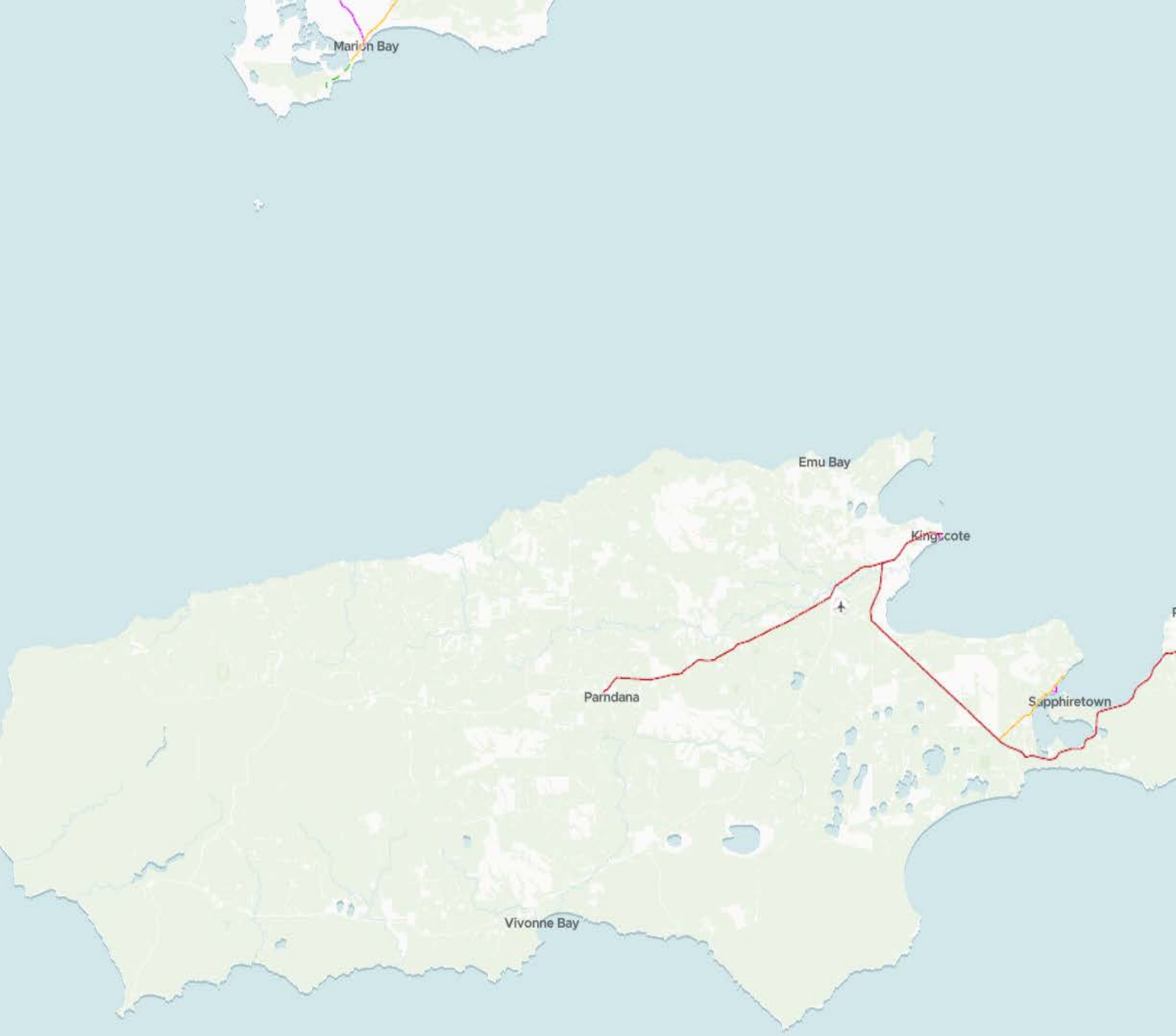
Region
Kangaroo Island

Responsible party
DIT

Subthemes
Strategic Transport Networks

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned


Marion Bay
Emu Bay
Kingscote
Parndana
Sapphiretown
Vivonne Bay

Map Layers

Airports and Airfields

Airports and Airfields (reference layer).

Airports and Airfields

Seaports

Identified locations which may be suitable for a Seaport (reference layer).

Seaports

Future Seaports

Identified locations which may be suitable for a Seaport (reference layer).

Future Seaports

ProposedHighProductivityVehicleNetwork

ProposedHighProductivityVehicleNetwork

Proposed High Productivity Vehicle Network

Proposed South Australian High Productivity Vehicle Network under investigation.

Proposed High Productivity Vehicle Network

Existing Cycling Infrastructure

Identifies the bike direct network of bicycle routes (reference layer).

Existing Cycling Infrastructure

Existing Major Transport Routes

Functional Hierarchy for South Australia's Land Transport Network – Existing Major Traffic and Freight Routes (reference layer).

Existing Major Transport Routes

Existing State Maintained Roads

State Maintained Roads (reference layer).

Existing State Maintained Roads

Existing Key Tourist Routes

Functional hierarchy for South Australia's Land Transport Network – Tourist Routes (reference layer).

Existing Key Tourist Routes

Regional Bus Network

Regular passenger transport routes, including school bus routes (reference layer).

Regional Bus Network

Potential Greater Adelaide Freight Bypass

Potential Greater Adelaide Freight Bypass route to be considered as part of the proposed High Productivity Vehicle Network.

Potential Greater Adelaide Freight Bypass

Planned Future Transport Works

Planned Future Transport Works

Existing Railway Corridors

Railway

Identified Pedestrian Priority and High Activity Areas

Pedestrian priority areas where there is a need for high quality public realm, streets, and activity centres.

Identified Pedestrian Priority and High Activity Areas

Future Transport Infrastructure

Land identified where future transport infrastructure is envisaged to be located.

Future Transport Infrastructure

Mass Transit Corridor Investigation Area

Areas that will be investigated to establish an infrastructure reserve for Mass Transit.

Mass Transit Corridor Investigation Area

Transport Investigations

Areas identified for future transport investigations, to respond to expected growth or to earmark corridor reserves.

Growth Area Mass Transit Investigation Area

Mass Transit Reserve Investigation Area

Integrated water management, security and quality

Long-term strategic objectives

1. **Manage and protect water supply catchments to support a healthy environment, vibrant communities and a strong economy.**
2. **The region's water sources and supporting infrastructure are resilient and meet the needs of the population and economy while balancing affordability.**
3. **An adaptive planning approach supports clearly defined benchmarks for investment in water and wastewater system options. Water and wastewater systems use integrated and innovative solutions to support housing and employment growth.**
4. **Urban areas utilise water sensitive urban design principles to integrate the water cycle into the built environment and enhance the urban environment through the sustainable use and treatment of water.**

There is increasing demand on scarce water resources in a growing economy and a changing climate. Adaptive solutions are required to meet the needs of the Kangaroo Island Region while also protecting and enhancing water-dependent ecosystems.

Source: **Kangaroo Island Tourism Alliance**

Kangaroo Island's drinking water system is supplied by surface water captured in Middle River Reservoir as well as desalinated seawater from the Penneshaw Desalination Plants. Access to desalinated seawater has improved water security, through having a climate-independent water source, and has also improved bushfire resilience on the Island. By integrating the Middle River and Penneshaw water supply systems, additional communities now have access to the drinking water system.

Council operates community wastewater management systems in American River, Penneshaw, Parndana and Kingscote, utilising evaporative lagoon systems for treatment and reuse.

The majority of Kangaroo Island farmers are reliant on winter and spring rainfall generating surface water runoff and watercourse flows to meet their stock water needs. They generally capture and store water in numerous small dams. Watercourses on the Island are predominately ephemeral and the scarce runoff and streamflow in watercourses over summer and autumn is usually too saline for use. Groundwater, where present, is often saline and the aquifers only allow for very low rates of extraction.

A resilient and sustainable water future must balance affordability, consideration of land use and development on water resource availability with the maintenance of ongoing water supply and ensure liveability in the face of climate change impacts and a growing population.

The Regional Drought Resilience Planning Program, an Australian Government initiative, has developed the *Adelaide Hills Fleurieu Kangaroo Island Regional Drought Resilience Plan*. It identifies actions to prepare for future droughts and consider needs and priorities to inform future investment.

Planning for future water

Planning for future water requires projections of both supply and demand as they change over time. Both are influenced by variables such as climate change, population growth, demographics and economic conditions. In addition, during peak tourism periods, demand for water surges.

Modelling these can indicate the volume of water required to meet projected needs under different plausible scenarios. It is also important to ensure that water supply can be maintained during extreme events such as drought, bushfire, or flood events and can maintain the health of our natural environments. Projections of future water demand also inform the design of water treatment and distribution infrastructure.

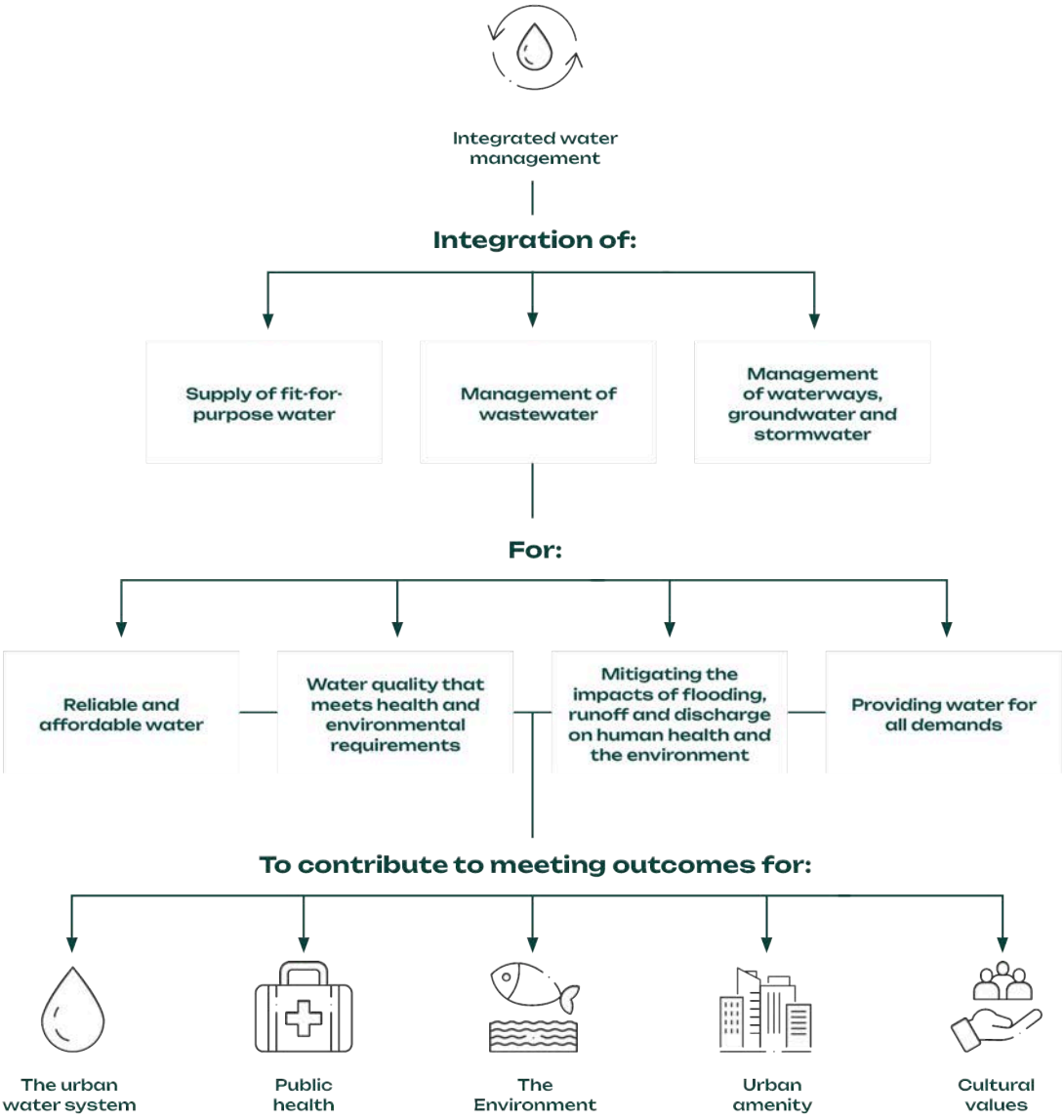
There is often a high cost associated with building resilience into urban water systems and long lead-in times required for options to have their desired impact. An adaptive planning approach is required with clearly defined triggers for decision-making to enable the identification and evaluation of alternative adaptative pathways rather than committing to a fixed long-term plan.

Integrated water management

Integrated water management considers how the delivery of water, wastewater and stormwater services can contribute to water security, public and environmental health and urban amenity.

All water sources will need to be considered to support future growth in a drying and warming climate. These sources include surface water (e.g. Middle River, reservoirs and farm dams, rainwater), desalinated seawater stormwater harvesting, recycled water and purified recycled water.

Enhanced cooperation in the delivery of water, wastewater, recycled water and stormwater services is required to support water security, public health, environmental, urban amenity and cultural outcomes that South Australians value and expect.



Source:https://www.sawater.com.au/water-and-the-environment/south-australias-water-sources/water-for-future-generations

A reticulated sewerage system provides better environmental and public health outcomes (compared with on-site disposal) and provides a coordinated collection system for easier water recycling. However, on-site solutions, including new technologies that avoid wastewater entering surface water or ground water will continue to be viable, where new large-scale infrastructure or augmentation is not cost effective.

The supply of wastewater together with stormwater capture and reuse, are all becoming increasingly important to meet water demand and reduce environmental impact.

Stormwater management, from large scale capture and reuse schemes through to street scale infrastructure, plays an increasingly important role in managing the quantity and quality of urban runoff, alongside realising urban greening and cooling benefits. The opportunities for realising the benefits of stormwater capture and reuse can be maximised through the implementation of stormwater management plans and appropriate planning responses to address stormwater and flood management risks.

Water sensitive urban design

The region's varied rainfall and increase in frequency of long, hot, dry summers mean that availability is potentially a limiting factor for successful urban greening that can meaningfully mitigate high temperatures. Unless carefully planned for, many trees and other vegetation planted in today's climate may not thrive, or even survive, without significant irrigation water. The careful selection of plant species, with a particular focus on species that are native to the area, will improve the viability of urban greening initiatives.

Urban environments often disrupt the natural relationship between water and vegetation. Hard surfaces like roads and rooftops prevent rainwater from infiltrating the soil, while conventional stormwater systems rapidly channel runoff into natural water bodies. This not only reduces water availability for plants but also introduces pollutants and alters flow regimes, putting pressure on aquatic ecosystems.

To address these challenges, it is essential to:

- Reduce impermeable surfaces to improve stormwater infiltration.
- Retain healthy soils and expand space for vegetation.
- Mitigate the urban heat island effect.
- Protect existing trees and enhance planting diversity.

The planning system plays a pivotal role in shaping water sensitive urban design (WSUD) outcomes. Through thoughtful design, new developments can safeguard mature trees, increase site permeability, and provide adequate space and infrastructure for urban greening.

WSUD can contribute to a reduction in flooding, water quality improvement and support urban greening and cooling. WSUD should be supported through the Code and other relevant policies for both infill and greenfield developments.

Integrating WSUD into residential and commercial projects, including carparks, can improve water quality, support vegetation growth, and enhance community resilience.

To strengthen the region's response to urban greening and cooling, a coordinated approach is needed. This includes:

- Policy improvements.
- Community education and advisory materials.
- Incentives for best practices.
- Evidence-based decision-making supported by robust data.

Link: Water Security and Quality State Planning Policy

Actions

Water infrastructure strategy

About this action
Development of long-term water and wastewater master plans that will update the Kangaroo Island Regional Plan.

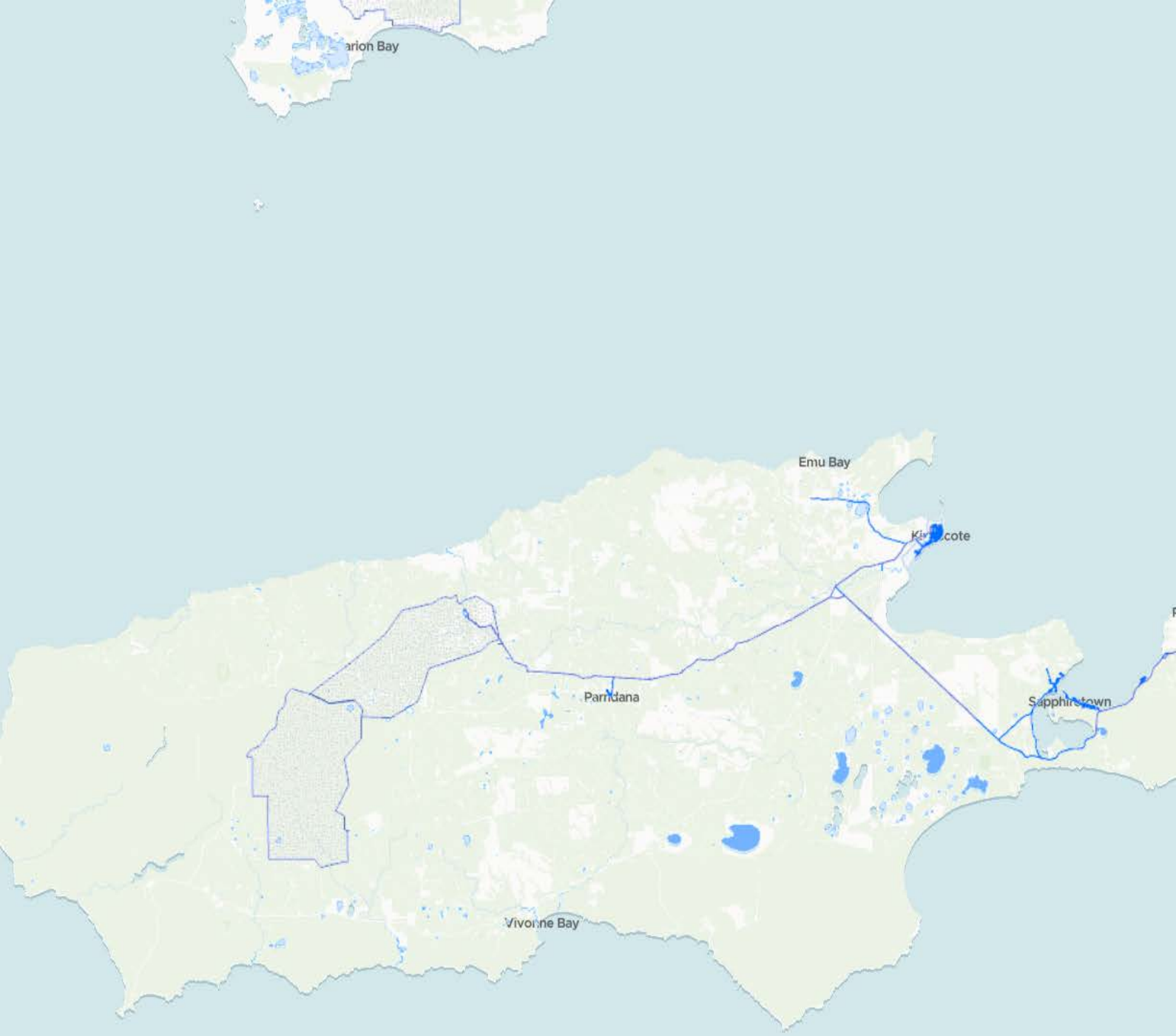
Region
Kangaroo Island

Responsible party
SA Water

Subthemes
Integrated Water Management, Security and Quality

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned


Emu Bay
Parndana
Sapphiretown
Vivonne Bay

Map Layers

Potential Future Northern Water Supply Pipeline Alignment

Potential Northern Water Supply Pipeline Alignment (reference layer).

Potential Future Northern Water Supply Pipeline Alignment

Existing Trunk Water Infrastructure

The location of potable water trunk infrastructure (reference layer).

Existing Trunk Water Infrastructure

Existing Water Main

Identifies location of Water mains (reference layer).

Existing Water Main

Existing Reclaimed Water Main

Identifies location of Reclaimed Water Mains (reference layer).

Existing Reclaimed Water Main

Existing Sewer Mains - Waste Water Gravity Main

Identifies location of Sewer Mains – Waste Water Gravity Main (reference layer).

Existing Sewer Mains - Waste Water Gravity Main

Existing Sewer Mains - Waste Water Pumping

Identifies location of Sewer Mains – Waste Water Pumping (reference layer).

Existing Sewer Mains - Waste Water Pumping

Existing Sewer Mains - Waste Water Vacuum

Identifies location of Sewer Mains – Waste Water Vacuum (reference layer).

Existing Sewer Mains - Waste Water Vacuum

Existing Sewer Mains - Waste Water Low Pressure

Identifies location of Sewer Mains – Waste Water Low Pressure (reference layer).

Existing Sewer Mains - Waste Water Low Pressure

Existing Water Protection Areas

Areas defined under the *Environment Protection Act 1993*, which seeks to safeguard SA's public water supplies (reference layer).

Existing Water Protection Areas

Prescribed Wells Areas

The Prescribed Wells Area layer identifies areas regulated under the *Landscape South Australia Act 2019* where the taking of groundwater needs to manage to ensure that water use is sustainable (reference layer).

Prescribed Wells Areas

Prescribed Surface Water Areas

The Prescribed Surface Water Area Overlay seeks to ensure sustainable water use in prescribed surface water areas, to maintain the health and natural flow path of watercourses, and avoidance of water use in some circumstances under the *Landscape South Australia Act 2019* (reference layer).

Prescribed Surface Water Areas

Prescribed Watercourses

Prescribed water courses managed under The Water Resources Act 1997 within a Water Allocation Plan prepared by the appropriate Catchment Water Management Board.

Prescribed Watercourses

River Murray Flood Plain Protection Area

The River Murray Flood Plain Overlay layer seeks to conserve and enhance the riverine environment, provide for environmental water flows, protect life and property against flood risk and recognise the riverine environment as an important tourist and recreational resource as per the *River Murray Act 2003*.

River Murray Flood Plain Protection Area

River Murray Tributaries Protection Area

The River Murray Tributaries Area Overlay layer seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area as per the *River Murray Act 2003*.

River Murray Tributaries Protection Area

River Murray Flood 1956

Identifies the extent of flooding based on historical records for the 1956 flood event (reference layer).

River Murray Flood 1956

River Murray Flood 2022

Identifies the extent of flooding based on historical records for the 2022 flood event (reference layer).

River Murray Flood 2022

Mount Lofty Ranges Catchment (Area 1)

Seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from primary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Mount Lofty Ranges Catchment (Area 1)

Mount Lofty Ranges Catchment (Area 2)

Seeks to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Mount Lofty Ranges Catchment (Area 2)

Stormwater Management Planning Priority Areas

Areas that have been identified as stormwater management planning priorities by the Stormwater Management Authority (reference layer).

Stormwater Management Planning Priority Areas

Waterbodies and Watercourses

Identifies creeks, rivers and lakes that should be protected and enhanced to improve water quality and maintenance of natural flow paths (reference layer).

Reservoir; Inland Water Feature; Lake - Perennial; Double Line Watercourse; River Murray; Dam

Double Line Channel, Drain, Canal, Ditch

Lake - Intermittent

Lake - Mainly Dry

Future Water Infrastructure

Locations where key future water infrastructure is envisaged to be located.

Future Water Infrastructure

Water Resources

Land around watercourses and waterbodies where the quality of surface water should be protected and natural flow paths maintained.

Water Resources

Social infrastructure

Long-term strategic objectives

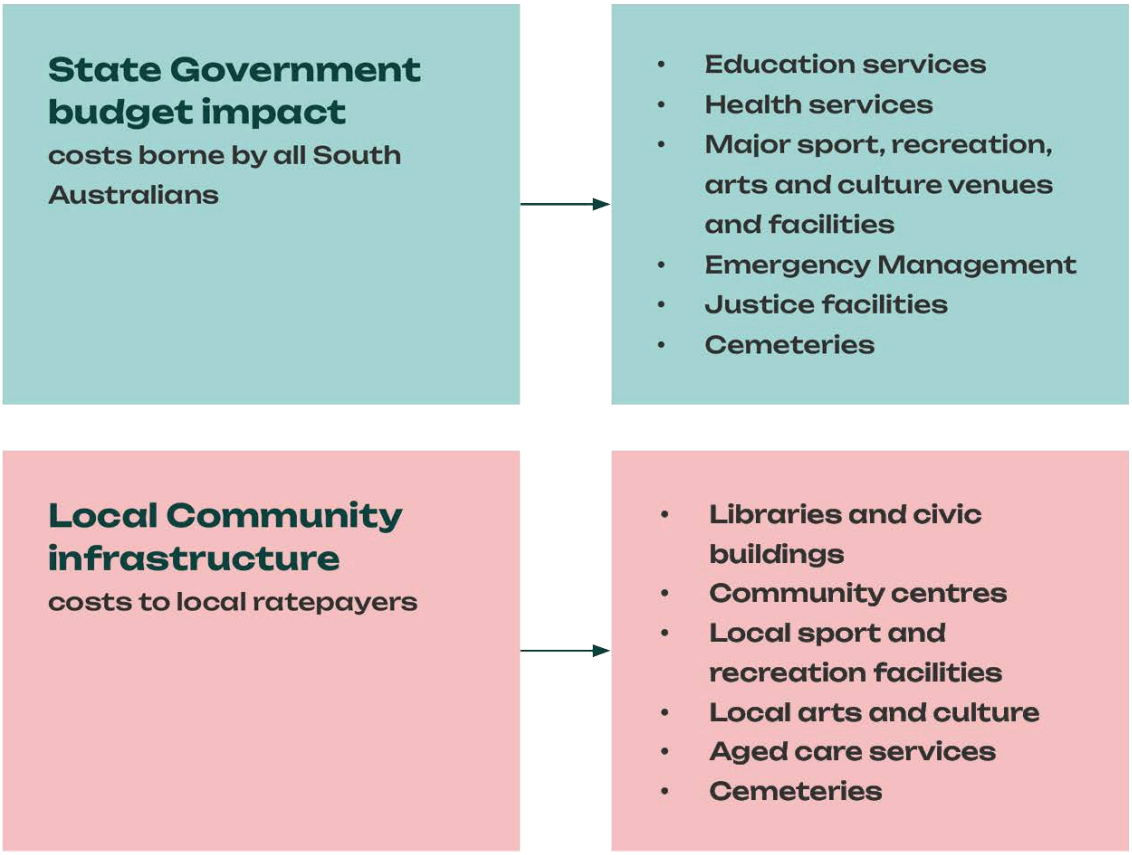
1. **Co-locate shared facilities in mixed-use areas within townships that combine health, education and social facilities with residential and commercial development to drive collaboration, job creation, learning and innovation.**
2. **Provide opportunities for compatible non-residential uses such as education, health, recreational and community services near where people live.**
3. **Focus new population and housing in locations where there is access to services and where population will support the ongoing viability of social infrastructure.**
4. **Provide easy access to social infrastructure benchmarks to enable the consideration of priority areas for additional social infrastructure capacity.**
5. **Support the expansion and upgrading of mobile and broadband networks across the region to ensure reliable digital connectivity for residents, businesses, and essential services, particularly in remote and underserved areas.**
6. **Facilitate the development of digital infrastructure that supports emerging industries, smart agriculture, regional entrepreneurship, and innovation hubs.**

Equitable and inclusive social infrastructure involves the thoughtful planning, design, and delivery of community facilities, spaces, and services that are accessible and beneficial to all residents, regardless of background or circumstance. It seeks to address historical and systemic inequalities, fostering social inclusion, community wellbeing, and sustainable urban development.

Social infrastructure
Social infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community. Examples of social infrastructure assets include schools, universities, hospitals, prisons and community housing.

Demand for social infrastructure will increase significantly over the next 15- to 30-years in the region, driven by population growth, an ageing population, and migration. These factors will also change the expectations that people have for the variety, quality and accessibility of social infrastructure services and assets. While these changes present challenges, advancements in technology offers opportunities to enhance the utility and accessibility of services for individuals and communities.

Delivery of Social Infrastructure



The government is responsible for planning, regulating, funding and operating the state's largest social infrastructure assets, including social housing, education and health services, major entertainment facilities, justice and emergency services facilities and cemeteries.

Accessibility and quality can vary for different types of social infrastructure. This often impacts the region's most vulnerable and remote groups. Furthermore, the planning and delivery of social infrastructure can fall behind responses to housing demand.

The Plan's strategic direction recognises the need for integrated planning and can inform social infrastructure planning to support the region's growing and changing communities. Effective strategic planning can reduce barriers to access, improve social inclusion, support employment, and enhance resilience, whilst recognising that the planning and management of social infrastructure is complex.

The Australian Government has announced funding for a new Regional University Study Hub on Kangaroo Island to be in Kingscote. The Regional University Study Hubs program takes an innovative approach to improve access to tertiary education for regional and remote students. A Regional University Study Hub is a facility regional and remote students can use to support their study of tertiary courses from any Australian institution, meaning tertiary education will be more accessible than ever for local students.

SA Power Networks has recently delivered an undersea fibre optic cable, connecting Kangaroo Island to the distribution network at Cape Jervis on the southern Fleurieu Peninsula.

The project utilised the undersea fibre cores built within the 15 kilometre continuous undersea power cable installed in 2018. The new fibre optic cable has the potential to provide the Island with greater mobile phone coverage, faster and more

reliable internet, and access to cloud services.

Future housing and employment land for the region will be prioritised to maximise the use of existing, committed, and planned utility and transport infrastructure. These areas also make the best use of existing and planned social infrastructure, including schools, hospital and aged care facilities, and recreational facilities.

Thresholds will be maintained for state-level social infrastructure by the Growth and Infrastructure Coordination Unit to ensure transparent infrastructure planning benchmarks inform state, local and private planning processes.

The use of agreed growth projections and monitoring and agreed infrastructure thresholds will be critical for alignment of land use planning and infrastructure delivery.

Telecommunications

Digital connectivity is critically important in the region due to its role in bridging geographic isolation, supporting economic development, and improving access to essential services.

In Kangaroo Island where communities are widely dispersed and transport options are limited, reliable digital connectivity is a lifeline. It enables residents and businesses to access online services, participate in remote education and telehealth, and engage in e-commerce and digital agriculture. For farmers and producers, connectivity supports precision agriculture, real-time market access, and supply chain coordination. It also enhances emergency response capabilities and community resilience by allowing timely communication and access to critical information.

As the region transitions toward smart infrastructure and zero-emission technologies, digital networks will be essential for managing electric vehicle charging, freight logistics, and data-driven planning. Without strong digital infrastructure, the region risks falling behind in competitiveness, innovation, and social equity.

Mobile Black Spot Program

The Mobile Black Spot Program (MBSP) is an Australian Government initiative that invests in telecommunications infrastructure to improve mobile coverage and competition across Australia.

Under the MBSP to date (Rounds 1 to 7), the government's commitment has generated a total investment of more than $1 billion, to deliver up to 1,400 new mobile base stations across Australia.

Rounds 1 to 7 have been supported by co-contributions from a range of third parties including state and local governments, and telecommunications industry grantees that are national mobile network operators and mobile network infrastructure providers (source: https://www.infrastructure.gov.au/media-communications-arts/phone/mobile-services-and-coverage/mobile-black-spot-program).

Kangaroo Island has benefited from several mobile network upgrades through the MBSP, aimed at improving connectivity in remote and underserved areas. These upgrades were part of multiple funding rounds, with Round 4 delivering coverage to Kangaroo Island east.

Actions

Social Infrastructure

About this action
Establish and maintain publicly available social infrastructure benchmarks to assist with planning for new growth areas.

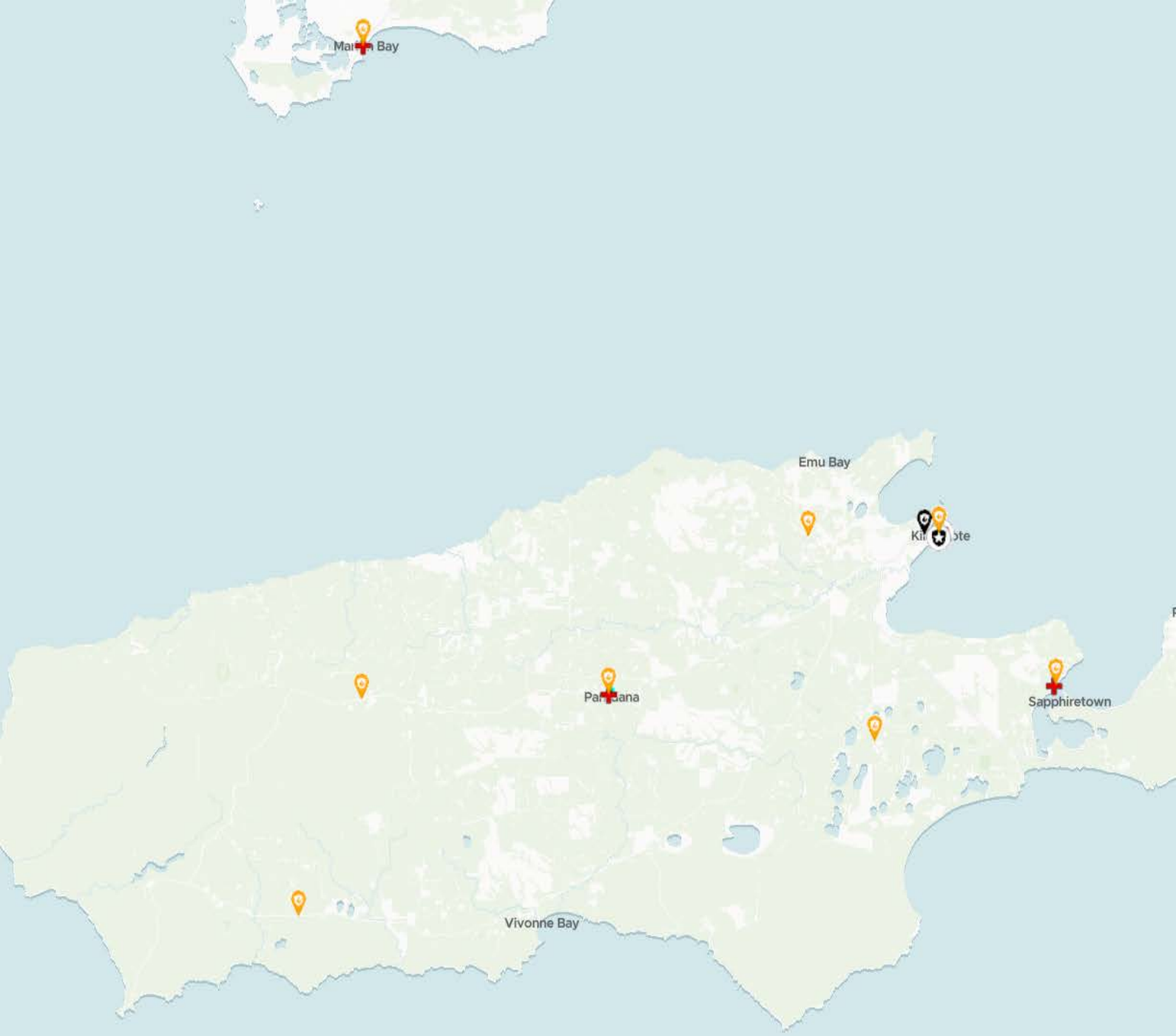
Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Social Infrastructure

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned


Emu Bay
Sapphiretown
Vivonne Bay

Map Layers

Emergency Service Places

Emergency services places (reference layer).

- Ambulance
- Police
- Country Fire Service
- Metropolitan Fire Service
- State Emergency Service

Public Hospitals

Public Hospitals operated by the Department of Health (reference layer).

- Public Hospitals

Private Hospitals

Hospitals operated by the private sector (reference layer).

- Private Hospitals

Schools

Public Schools operated by the Department of Education (reference layer).

- Aboriginal/Anangu Schools
- Preschools
- Combined
- Primary
- Secondary
- Special Education

Non-government Schools

Non-Government Schools operated privately (reference layer).

- Combined
- Primary
- Secondary

Energy

Long-term strategic objectives

1. **Support the ongoing provision of sustainable, reliable and affordable energy options that meet the needs of community, business and industry, and that takes advantage of South Australia's success in renewable electricity generation and transition to a decarbonised economy.**
2. **Identify the appropriate location and types of infrastructure assets required for future energy requirements for housing, business and industry growth.**
3. **Minimise the impacts of encroachments by incompatible land uses near energy supply infrastructure and corridors taking a risk-based approach that supports public safety and security of energy supply.**
4. **Minimise the encroachment of energy supply infrastructure into productive agricultural land and areas of remnant native vegetation.**
5. **Provide electric vehicle charging stations and infrastructure that is readily available and accessible to users.**
6. **Facilitate renewable energy generation and storage including small scale decentralised energy supplies to support agriculture, industry and communities in isolated locations.**

The provision of sustainable, reliable and affordable energy is essential in meeting the basic needs of communities. It underpins housing supply, businesses, services, economies and future enterprises. Moreover, renewable and sustainable energy supply is critical to a successful decarbonised economy and mitigating the impacts of climate change (refer to Climate change).

Source: Shutterstock – Adwo

South Australia is at the forefront of change, with the highest per-capita percentage of rooftop solar photovoltaic installations in Australia and the second largest wind-to-load ratio in the world (2024).

While these emerging technologies and economic factors are contributing to a reduction in the energy consumed from the grid, the transmission and distribution network will continue to play a vital role into the future.

South Australia’s renewable energy generation

South Australia generates more than 70% of its electricity from renewable sources. By 2025-2026, this is projected to reach 85%, with a target of 100% net renewable energy by 2027.

Clean electricity is essential to South Australia meeting its commitment to reduce net greenhouse gas emissions by at least 50% by 2030 (compared to 2005 levels).

Off-grid energy systems generate electricity for homes, businesses, communities and towns. They can be standalone or mini grids.

Standalone systems usually generate electricity from solar photovoltaic panels, wind turbines or diesel generators and store it using battery or fuel cell technology.

Mini grids, also called micro-grids, comprise a set of electricity generators and may include energy storage systems connected to a distribution network. The energy is provided to a local group of consumers.

Source: Our electricity supply and market | Energy & Mining (energymining.sa.gov.au)

The Island’s northern and eastern coastline, along with the central interior, experience optimal wind speeds for wind energy generation and have potential to support future renewable energy development.

In the shorter term, a new 33kV undersea transmission line (completed 2024) and on-island substations provide a reliable power source for immediate community needs. It is expected to meet the Island's power needs for the next 30 years. The 8MW Kangaroo Island power station, located in Brownlow KI, is a critical asset that provides stability in the event the undersea power cable is disrupted. It also serves as a contingency when mainland sub-transmission lines are overloaded.

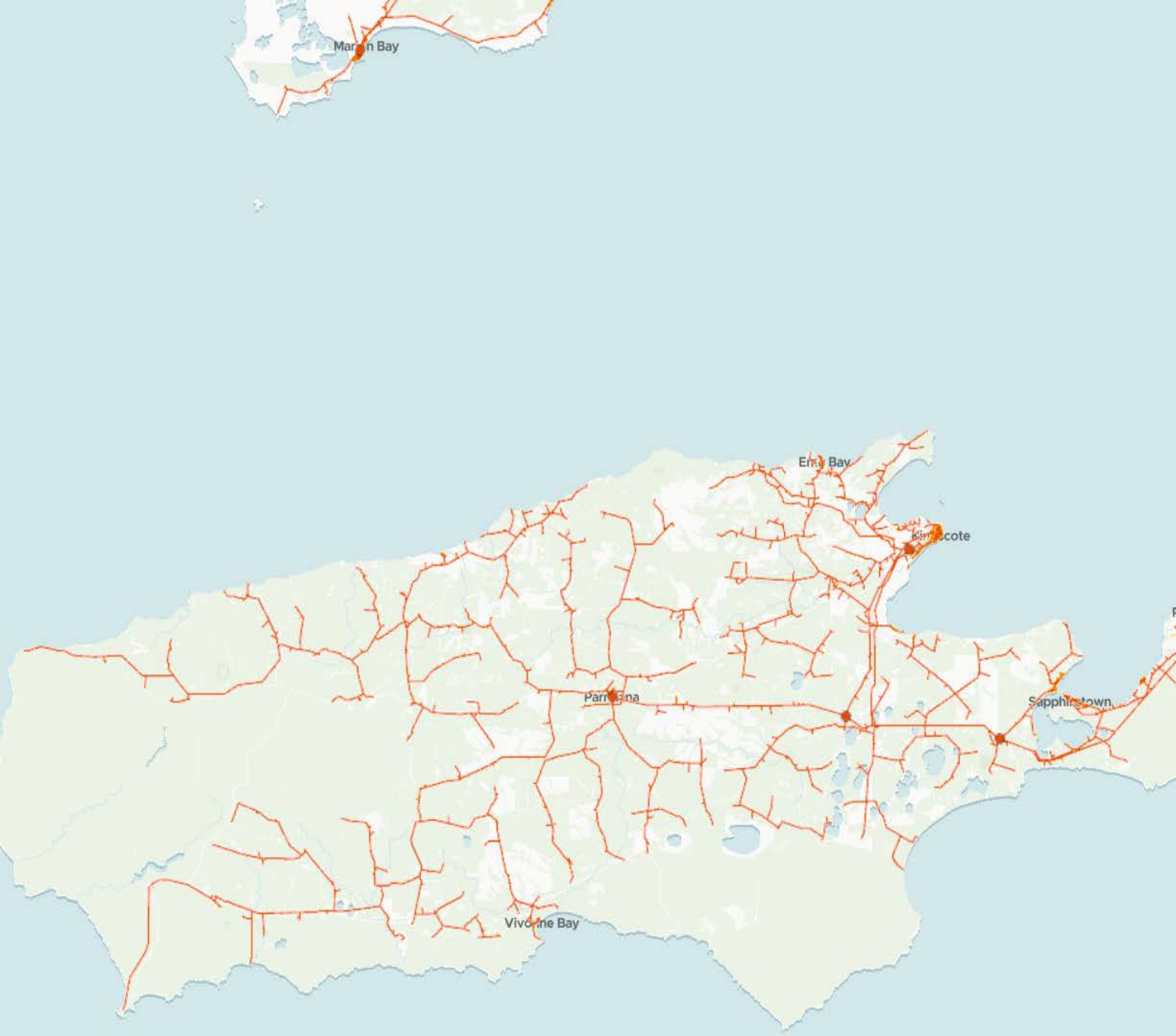
Decentralised renewable energy generation could also supplement the Island’s current electricity network. Particularly in isolated locations, small-scale generation can support agricultural operations, industry, tourism development, small-scale residential communities and workers’ accommodation.

Existing strategic electricity substations, transmission and distribution lines will require ongoing protection from incompatible land uses or activities. Further investigations in collaboration with key electricity infrastructure providers are required to identify future strategic corridors to ensure the region’s long-term electricity needs can be met. This can form the basis of a future amendment to the Plan.

Supporting the development of efficient, smart electric buildings that can optimise energy use and participate in demand-side flexibility programs will also be vital to enable energy use. This allows a shift to times when electricity is plentiful and cheaper, thereby benefiting consumers, the distribution network and the broader market. The government’s Energy Masters collaboration with SA Power Networks to trial and demand flexibility and home energy management technologies is a good example of these new innovations.

The planning system will need to be sufficiently responsive and adaptable to emerging green energy technologies, battery storage (including community batteries) and supporting infrastructure. This is needed to support electric vehicles and future innovations that may emerge as part of planned urban growth.

Link: Energy State Planning Policy


Marion Bay
Emu Bay
Kingscote
Parndana
Sapphirstown
Vivonne Bay

Map Layers

SAPN Substations

Identifies the location of existing substations by SA Power Networks (reference layer).

SAPN Substations

SAPN Overhead High Voltage Lines

Identifies the location of electricity transmission lines – high voltage overhead (reference layer).

SAPN Overhead High Voltage Lines

SAPN Overhead Low Voltage Lines

Identifies the location of electricity transmission lines – low voltage overhead (reference layer).

SAPN Overhead Low Voltage Lines

SAPN Underground High Voltage Cables

Identifies the location of electricity transmission lines – high voltage underground (reference layer).

SAPN Underground High Voltage Cables

SAPN Underground Low Voltage Cables

Identifies the location of electricity transmission lines – low voltage underground (reference layer).

SAPN Underground Low Voltage Cables

Interconnector Line

Interconnector Line (reference layer).

Interconnector Line

Electricity Transmission Lines

Identifies the location of Electricity Transmission lines (reference layer).

Electricity Transmission Lines

Electricity Transmission Lines (Underground)

Identifies the location of Electricity Transmission lines which are underground (reference layer).

Electricity Transmission Lines (Underground)

Petroleum Pipeline Facilities

Identifies the location of Petroleum Pipeline facilities (reference layer).

Petroleum Pipeline Facilities

Petroleum Pipeline Licences

Identifies the location of Petroleum Pipeline Licenses (reference layer).

Petroleum Pipeline Licences

Gas and Liquid Petroleum Pipelines (Facilities)

Gas and Liquid Petroleum Pipelines (Facilities).

Gas and Liquid Petroleum Pipelines (Facilities)

Gas and Liquid Petroleum Pipelines

Gas and Liquid Petroleum Pipelines.

Gas and Liquid Petroleum Pipelines

Epic Gas

Identifies major gas/electricity transmission infrastructure (reference layer).

Epic Gas

Renewable Energy (Solar) - Suitability Rating

The potential suitability of land to produce solar powered renewable energy generation (reference layer).

High Suitability - Low Suitability

Renewable Energy (Wind) - Suitability Rating

The potential suitability of land to produce wind powered renewable energy generation (reference layer).

High Suitability - Low Suitability

Infrastructure corridors and reserves

Long-term strategic objectives

1. **Identify and set aside land required for future strategic infrastructure corridors and facilities, including to accommodate growth, new technologies and changing demands.**
2. **Plan and coordinate infrastructure reserves to service multiple uses including opportunities for regional open space and recreation opportunities.**

To support growing communities, it is critical to plan infrastructure requirements to enable efficient roll out during, or in advance of, land development. Reserving land ahead of demand provides greater certainty for establishing future infrastructure that is of key importance to a planning region or the state, including infrastructure such as:

- The generation, distribution, or transmission of electricity or other forms of energy.
- Gas transmission pipelines.
- Water infrastructure or sewerage infrastructure.
- Transport networks or facilities (including roads, wharfs, jetties, airports, and freight-handling facilities).
- Health, education, community, police, justice, or emergency services facilities.

Section 129 of the PDI Act outlines a streamlined approval process for essential infrastructure proposed within an 'infrastructure reserve'. Including infrastructure services in the Code, supported by standard infrastructure designs, could significantly streamline assessment processes.

Infrastructure agencies and service providers may consider using this mechanism under the PDI Act to strategically reserve corridors or sites for future assets or rebuilding of aged assets to assist with long-term infrastructure planning to accommodate future growth.

A range of factors will drive the need for new infrastructure and infrastructure corridors. For example, significant future growth in demand for electricity due to electrification (including electric vehicles), and potential desalination plant upgrades to provide water security.

Different categories of infrastructure will have different needs, and these will need to be understood when infrastructure reserves are established.

Actions

Future Infrastructure Corridors and Reserves

About this action
Undertake a Code Amendment to introduce policy seeking to protect future infrastructure corridors and reserves (e.g. freight, rail, utilities).

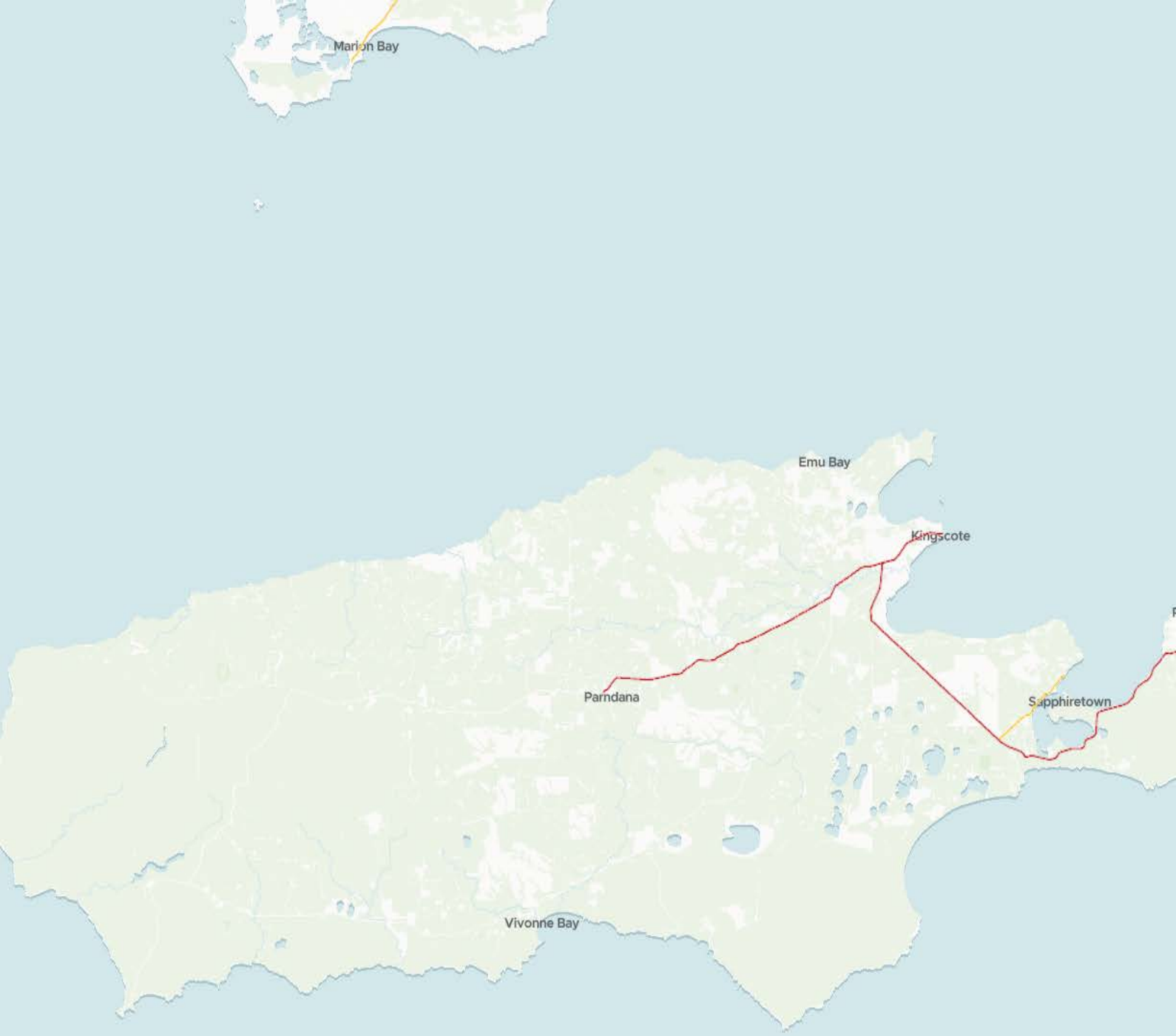
Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Infrastructure Reserves and Corrrdors

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
In Progress


Marion Bay
Emu Bay
Kingscote
Parndana
Sapphiretown
Vivonne Bay

Map Layers

ElectraNet Transmission Substations

Identifies the location of ElectraNet Transmission Substations (reference layer).

- ElectraNet Transmission Substations

ElectraNet Transmission Network

Identifies the location of ElectraNet Tramission Networks (reference layer).

- ElectraNet Transmission Network

Interconnector Line

Interconnector Line (reference layer).

- Interconnector Line

Existing Major Transport Routes

Functional Hierarchy for South Australia's Land Transport Network – Existing Major Traffic and Freight Routes.

- Existing Major Transport Routes

Existing State Maintained Roads

State Maintained Roads (reference layer).

- Existing State Maintained Roads

Potential Greater Adelaide Freight Bypass

Potential Greater Adelaide Freight Bypass route to be considered as part of the proposed High Productivity Vehicle Network.

- Potential Greater Adelaide Freight Bypass

Existing Railway Corridors

Existing operational railway corridor (reference layer).

- Railway

Transport Investigations

- Growth Area Mass Transit Investigation Area
- Mass Transit Reserve Investigation Area

ElectraNet Proposed Transmission Corridors Investigation Areas

Areas that will be investigated to establish an infrastructure reserve for the purpose of establishing future electricity transmission lines.

- ElectraNet Proposed Transmission Corridors Investigation Areas

ElectraNet Transmission Asset Corridors Investigation Areas

Areas that will be investigated to establish an infrastructure reserve to accommodate existing electricity transmission lines.

- ElectraNet Transmission Asset Corridors Investigation Areas

Mass Transit Corridor Investigation Area

Areas that will be investigated to establish an infrastructure reserve for Mass Transit.

- Mass Transit Corridor Investigation Area

Outcome 5:
Coordinated delivery of land use and infrastructure planning

Regional planning is the vital link between the State Planning Policies with locally tailored strategies, ensuring that land use and infrastructure decisions are coordinated, responsive, and community focused.

Learn more about Outcome 5

The successful delivery of the Plan requires several important elements to be in place:

- Improved coordination of planning and implementation processes.
- Effective governance arrangements.
- Fit-for-purpose funding mechanisms.
- A schedule for monitoring, measuring and reporting progress.

Implementing successful land use and infrastructure planning requires an iterative approach to align assumptions, planning and asset management.

This iterative approach requires the ongoing collaboration and coordination across government, councils and the private sector acknowledging that there are numerous processes occurring simultaneously, typically at different stages and with different horizons.

New governance arrangements within the Department for Housing and Urban Development, including the Growth and Infrastructure Coordination Unit and the Infrastructure Coordination Group, are central to coordinating infrastructure investment and facilitating well-serviced, strategically located developments.

New digital tools in the state's new planning system will keep government, industry and councils up-to-date with trends in land supply, housing demand and employment land use and enable faster responses to these changes.

Integrated planning will enable the timely provision of services that communities expect and require for quality of life. It may also help avoid previous pitfalls where development was not supported by adequate infrastructure planning and financing and is now experiencing an infrastructure backlog.

The alignment of the Plan with key infrastructure strategies, including *South Australia's 20-Year State Infrastructure Strategy 2025* and *South Australia's Transport Strategy*, present an opportunity to deliver a truly integrated plan.

The PDI Act also provides the tools to implement some changes quickly, while other initiatives will need investigation and investment.

Online delivery, reporting and measuring progress

Digital regional plans have been developed to provide all South Australians access to a state-wide planning and infrastructure framework that provide:

- **Interactive planning tools**

  Use dynamic maps, spatial plans, and live data to support land use, transport, and public realm targets.

- **Enhanced data quality**

  Improve decision-making with accurate, up-to-date projections, statistics, and analysis for integrated land use and infrastructure planning.

- **Agile implementation**

  Respond swiftly to housing and employment needs by streamlining zoning changes and accelerating strategy delivery.

- **Whole-of-government integration**

  Align regional plans with broader government strategies and mapping datasets, ensuring consistency and relevance across agencies.

- **Collaborative amendments**

  Enable infrastructure providers and government bodies to update planning instruments in line with long-term strategies.

- **Council support**

  Guide local councils in zoning sufficient land to meet projected growth pressures and community needs.

Actions

An up-to-date implementation plan will be maintained to guide delivery of the Plan's priorities. This plan will include rolling five-year actions and dynamic reporting to track progress by theme, location, and responsible entity.

Actions are designed to be specific, measurable, and outcome-focused, and include recommendations about the amendment or establishment of other planning instruments, such as:

- **Code amendments** — changes to the Code's policy wording, spatial application of overlays, or both.
- **New mapping or datasets** — to inform future updates and versions of the Plan.
- **Guidelines and toolkits** — to help practitioners apply strategic directions and planning processes.
- **Infrastructure schemes or charging mechanisms** — to support service delivery.
- **New benchmarks** — to measure the success of development areas.

All actions and their implementation status will be visible in the Plan's dashboard, alongside other key metrics including:

- **The Land Supply Dashboard**
- **The Code Amendment Tracking System**
- **The Performance Indicators Scheme (for development assessment)**.

This ensures transparency across the planning system—for government, industry, and the community.

Actions that are relevant to specific locations in each region are identified in mapping layers. Region-wide and state-wide actions can be viewed in the Implementation Plan section of the Regional Planning Portal.

Flood Hazard Mapping

About this action
Finalise the State-Wide Flood Hazard Code Amendment, and update floodwater mapping in the Regional Plan to align with the finalisation and publication of the Code amendment.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
In Progress

Interface Management

About this action
Identify significant lawfully operating industries that may benefit from improved interface policy such as the application of the 'Interface Management Overlay' or 'Significant Interface Management Overlay'.

Region
Kangaroo Island

Responsible party
EPA

Subthemes
Emissions and Hazardous Activities

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned

Alternative Infrastructure Approaches

About this action
Investigate the opportunity for low-density, off-grid housing utilising alternative energy, water, and waste systems to reduce reliance on public infrastructure investment and unlock housing development in regional locations.

Region
Kangaroo Island

Responsible party
Infrastructure SA

Subthemes
Infrastructure Charging

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned

Interface between rural and urban lands

About this action
Review interface management policies in the Planning and Design Code to ensure the ongoing viability of primary industries at the edge of urban areas and undertake a Code amendment as necessary.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Primary Industry

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Cultural Mapping

About this action
Develop Planning with Country guidelines that support the integration of Aboriginal knowledge in structure planning and rezoning proposals.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Embodied Carbon Policy

About this action
To aim for carbon neutrality, investigate policy approaches that enable the consideration of embodied carbon

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Climate Change

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Workers Accommodation

About this action
Investigate amendments to the Planning and Design Code to facilitate worker's accommodation in regional areas that meet the housing needs of short term and permanent long distance commuter workers associated with key local industries.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned

Fleurieu Peninsula and Kangaroo Island Transport Study

About this action
Integrate the relevant findings from the Fleurieu Peninsula and Kangaroo Island Transport Study to set strategic transport direction and guide future transport investment and services.

Region
Kangaroo Island

Responsible party
DIT

Subthemes
Strategic Transport Networks

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Remote and Regional Aviation Strategy

About this action
Incorporate any planning and land use related outcomes from the Remote and Regional Aviation Strategy such as any Code Amendments.

Region
Kangaroo Island

Responsible party
DIT

Subthemes
Strategic Transport Networks

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Water infrastructure strategy

About this action
Development of long-term water and wastewater master plans that will update the Kangaroo Island Regional Plan.

Region
Kangaroo Island

Responsible party
SA Water

Subthemes
Integrated Water Management, Security and Quality

Timeline (MM/YYYY)
01/2026 - 01/2030

Status
Planned

Aboriginal Engagement

About this action
Prepare a guideline in collaboration with First Nations representatives to assist proponents of Code amendments with the sensitive and respectful engagement of Traditional Owners and Aboriginal peoples, and update the Code amendment toolkit.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Planning with Country

About this action
Develop Planning with Country guidelines that support the integration of Aboriginal knowledge in structure planning and rezoning proposals.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Aboriginal Cultural Heritage and Values

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Productive Land Value Mapping

About this action
Maintain contemporary productive land value mapping and identify key primary production assets that should be protected.

Region
Kangaroo Island

Responsible party
PIRSA

Subthemes
Primary Industry

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Coastal Areas Overlay

About this action
Initiate a Code amendment to amend the Coastal Areas Overlay, to update coastal flooding policy and associated finished ground and floor level Technical and Numeric Variations.

Region
Kangaroo Island

Responsible party
DEW

Subthemes
Coastal Environment

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Coastal Processes and Hazard Mapping

About this action
Update coastal processes and hazard mapping including coastal flooding and storm surge, dune drift and coastal mangrove and saltmarshes to inform spatial amendments to the Coastal Areas Overlay and Coastal Flooding Overlay

Region
Kangaroo Island

Responsible party
DEW

Subthemes
Coastal Environment

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Bushfire Mapping

About this action
Update the bushfire mapping in the Regional Plan to align with the finalisation and publication of the Statewide Bushfire Hazards Overlay Code Amendment.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
In Progress

Biodiversity Mapping

About this action
Incorporate new biodiversity and habitat mapping that provides clear guidance on which areas need protection, which areas may be appropriate for development, and which areas need caution to provide greater certainty about regional biodiversity priorities.

Region
Kangaroo Island

Responsible party
DEW

Subthemes
Biodiversity

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Regenerative Planning Framework

About this action
Develop a regenerative planning framework and toolkit to assist state government, local government, and the private sector in applying regenerative approaches to planning.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Climate Change

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Social Infrastructure

About this action
Establish and maintain publicly available social infrastructure benchmarks to assist with planning for new growth areas.

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Social Infrastructure

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned

American River Subzone

About this action
Investigate policy changes to the American River Subzone to address and facilitate appropriate tourism accommodation development.

Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Tourism and Events

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
Planned

Risk Mitigation Action Plan

About this action
Integrate the findings of relevant actions featured in the 'Preparing Kangaroo Island: A Whole-of-Island Disaster Risk Reduction and Mitigation Action Plan' (2024) into the Kangaroo Island Regional Plan.

Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Natural Hazards

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Kingscote and Penneshaw heritage

About this action
Undertake necessary heritage investigations for the Kingscote and Penneshaw main street precincts to identify possible Local Heritage Places and/or Historic or Character Areas worthy of protection in the Planning and Design Code.

Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Landscape and Neighbourhood Character

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Kingscote Neighbourhood Zone TNVs

About this action
Investigate amending the Technical and Numeric Variation (Maximum Building Height – Metres and Levels) to enable two-level, 9m developments within appropriate locations of the Neighbourhood Zone in Kingscote to support greater housing diversity.

Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Housing Supply and Diversity

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned

Tourism Development

About this action
Undertake a Code amendment to facilitate appropriate tourism development within wine regions and protect valued landscape character

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Tourism and Events

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
In Progress

Penneshaw Harbour Precinct Master Plan

About this action
Amend the Regional Plan to incorporate the final Penneshaw Harbour Precinct Master Plan to guide future development and government investment in infrastructure to address the conflict with heavy vehicles, general traffic and pedestrians and implement placemaking opportunities to improve the experience for tourists and community.

Region
Kangaroo Island

Responsible party
DIT

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Wastewater Infrastructure - Emu Bay

About this action
Investigate wastewater management infrastructure and prioritisation to service the existing township of Emu Bay and support future residential growth.

Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Future Infrastructure Corridors and Reserves

About this action
Undertake a Code Amendment to introduce policy seeking to protect future infrastructure corridors and reserves (e.g. freight, rail, utilities).

Region
Kangaroo Island

Responsible party
DHUD

Subthemes
Infrastructure Reserves and Corrrdors

Timeline (MM/YYYY)
01/2026 - 01/2029

Status
In Progress

Recommendations

A regional plan must include recommendations about the application and operation of the Planning and Design Code in the relevant region or area.

Complying Changes to the Planning and Design Code

Regional plans can recommend streamlined Code amendments under Section 75 of the PDI Act, known as Complying Changes. These allow the Minister for Planning to fast-track changes to the Code, such as zoning or overlays, to support the development of new growth areas or make other changes identified in regional plans.

The Minister may agree to an amendment to the Code if it is consistent with a recommendation in the relevant regional plan. For a Code amendment to qualify as a Complying Change, the regional plan recommendation must clearly and expressly identify the appropriate changes through the use of specific maps or other spatial information and specific information about the changes that are considered appropriate.

Recommendations relating to the change to a boundary of a zone or subzone or application of an overlay are generally expressed via mapping layers and identified below.

Recommendations

Emu Bay

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Rural Neighbourhood

Subzone
Null

LGA
Kangaroo Island

Parndana

Region
Kangaroo Island

Land Use
Neighbourhood or Employment

Intensity
Townships and Regional Areas

Zone
<Null>

Subzone
Null

LGA
Kangaroo Island

American River

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
American River Subzone

LGA
Kangaroo Island

Kingscote

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Master Planned Township

Subzone
Null

LGA
Kangaroo Island

Parndana

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
<Null>

Subzone
Null

LGA
Kangaroo Island

Emu Bay

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Rural Areas

Zone
Rural Living

Subzone
Null

LGA
Kangaroo Island

Emu Bay

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Rural Areas

Zone
Rural Living

Subzone
Null

LGA
Kangaroo Island

Emu Bay

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Kangaroo Island

Parndana

Region
Kangaroo Island

Land Use
Neighbourhood or Employment

Intensity
Townships and Regional Areas

Subzone
Null

LGA
Kangaroo Island

American River

Region
Kangaroo Island

Land Use
Employment

Intensity
Townships and Regional Areas

Zone
Employment

Subzone
Null

LGA
Kangaroo Island

Penneshaw

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
<Null>

Subzone
Null

LGA
Kangaroo Island

American River

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
American River Subzone

LGA
Kangaroo Island

Kingscote

Region
Kangaroo Island

Land Use
Employment

Intensity
Townships and Regional Areas

Subzone
Null

LGA
Kangaroo Island

Kingscote

Region
Kangaroo Island

Land Use
Employment

Intensity
Townships and Regional Areas

Zone
Employment

Subzone
Null

LGA
Kangaroo Island

Emu Bay

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Kangaroo Island

Kingscote

Region
Kangaroo Island

Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Neighbourhood

Subzone
Null

LGA
Kangaroo Island

Penneshaw

Region
Kangaroo Island

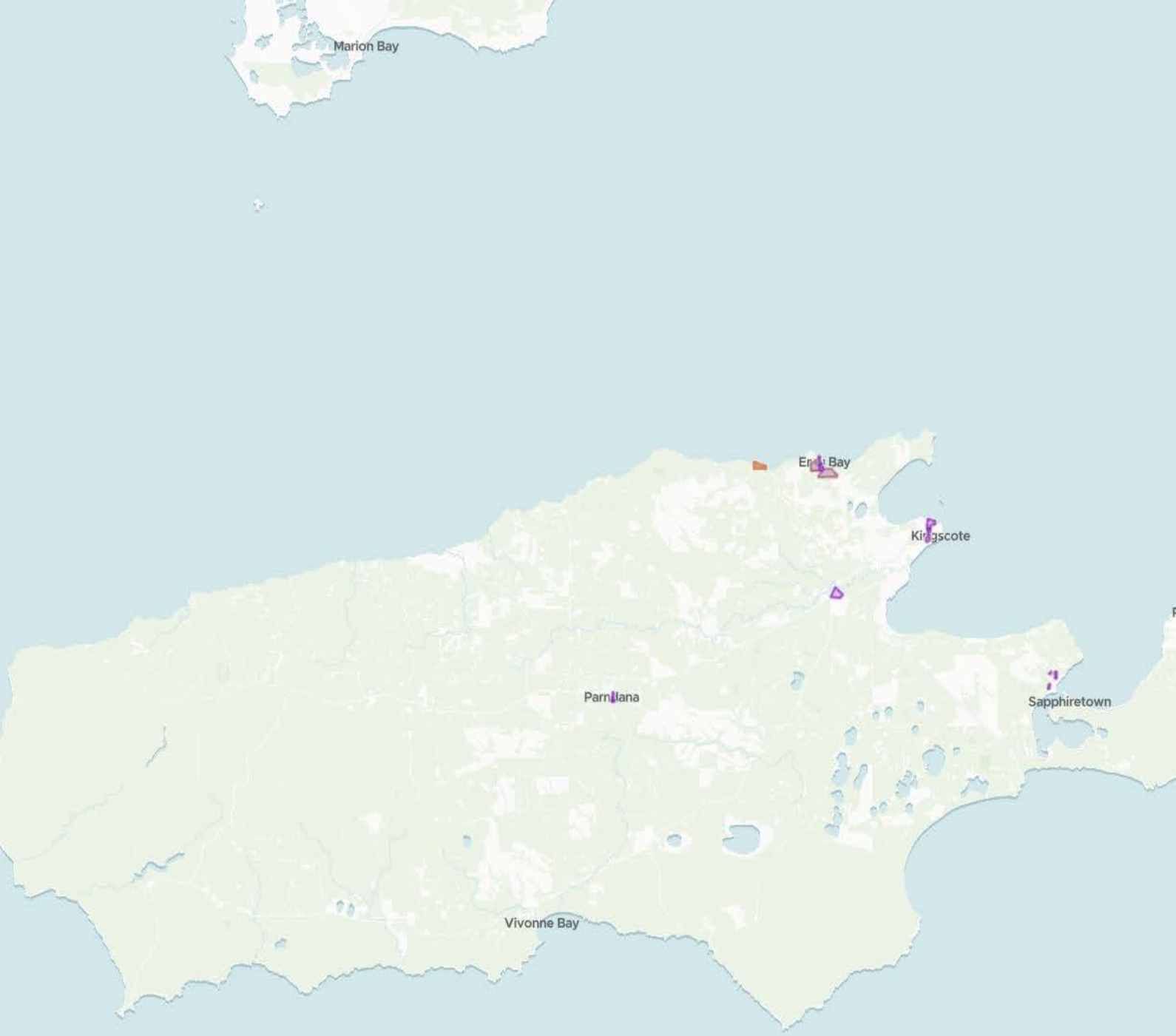
Land Use
Neighbourhood

Intensity
Townships and Regional Areas

Zone
Golf Course Estate

Subzone
Null

LGA
Kangaroo Island


Marion Bay
Kingscote
Parndana
Sapphiretown
Vivonne Bay

Map Layers

Future Residential

Land identified for future residential growth.

- Rural Areas
- Suburban Areas
- Townships and Regional Areas
- Townships and Rural Areas
- All Intensities

Future Employment

Land identified for future employment growth.

- Rural Areas
- Suburban Areas
- Townships and Regional Areas
- Suburban Areas and Township and Regional Areas
- Townships and Rural Areas

Future Activity Centres

Land identified for future activity centres.

- Future Activity Centres

Future Conservation

Land identified for future conservation.

- Future Conservation

Future Mineral and Energy Resources

Land identified for future mineral and energy resources.

- Future Mineral and Energy Resources

Future Open Space and Recreation

Land identified for future open space and recreation.

- Future Open Space and Recreation

Future Primary Production

Land identified for future primary production.

- Future Primary Production

Future Tourism

Land where future tourism development is anticipated.

- Future Tourism

Recommendations

Recommendations

- Recommendations

Recommendations GARP

Greater Adelaide Recommendations

- Recommendations GARP

Coordination and delivery

Long-term strategic objectives

1. **Infrastructure capacity analysis and planning is developed and maintained in collaboration with state agencies, local government and utility providers to refine and prioritise growth areas.**
2. **Adopt contemporary benchmarks and trigger points for infrastructure investment to inform planning and investment decisions.**
3. **Create a transparent land supply and infrastructure prioritisation plan(s) that can be digitally represented with clear plans describing land supply, serviceability and infrastructure requirements in Regional Cities, Major Service Centres and Supporting Service Centres.**
4. **Consider priorities for future growth against upfront and ongoing costs to communities including an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment.**
5. **Develop and implement structure plans for key localities that integrate long term land use planning and infrastructure planning and delivery.**
6. **Increase the capacity of key infrastructure such as community wastewater management systems (CWMS) and potable water to support population and tourist growth and industry expansion.**
7. **Consider seasonal population fluctuations and tourism and other economic drivers when planning for services and infrastructure provision.**
8. **Enable alternative infrastructure models in areas where conventional servicing is cost-prohibitive or impractical.**
9. **Develop actions to underpin development and infrastructure planning that is low emissions, climate resilient and environmentally sensitive.**

Everyone, regardless of where they live, deserves fair access to transport, jobs, healthcare, shops, and essential services. Access to quality infrastructure directly supports community wellbeing, lowers living costs, and helps create greener, safer, healthier, and more prosperous places to live.

Land rezoning should be guided by the timely and coordinated delivery of infrastructure. This means either:

- delivering new or upgraded infrastructure alongside new housing, or
- prioritising housing development in areas where infrastructure capacity already exists.

This approach reduces costs for the community and ensures people have access to vital services like water, power, healthcare, education, and reliable public transport.

Importantly, this doesn't mean delivering everything upfront, which is neither practical nor affordable. Instead, it's about identifying the right time based on housing and population growth when new infrastructure needs to be delivered.

Essential services like water, sewerage, and electricity should be provided early in a development. Other infrastructure like schools and hospitals, can follow, based on agreed population and housing thresholds.

Ongoing engagement with utility providers, councils, and other agencies during structure planning will ensure infrastructure reflects the specific needs of each locality.

Planning roles and responsibilities

Delivering the Plan's housing and land supply targets requires a collaborative, whole-of-government effort. The role of key planning entities is identified below.

Role	Responsibility
Infrastructure planning	**State agencies and infrastructure providers** will align their long-term infrastructure and investment plans with the planning assumptions and prioritisation in the Plan.
Infrastructure coordination	The **Growth and Infrastructure Coordination Unit** is responsible for facilitating infrastructure provision for housing developments across the state, and ensuring it is well planned and coordinated in the development process.
Infrastructure benchmarking	The **Department for Housing and Urban Development** is responsible for maintaining social infrastructure benchmarks to assist government and private sector to plan for new growth areas.
Local area planning	**Councils** are responsible for local area planning to identify how each local government area can meet the projected housing requirement in the Plan in a manner that considers local character, housing needs, infrastructure and Living Locally principles, where relevant.

Structure plans

Structure plans assist in implementing the housing and employment land projections established in the Plan.

Structure plans can be incorporated into the Plan via an amendment to a regional plan undertaken by the state or local government to inform infrastructure delivery schemes and unlock fast-tracked rezoning processes under section 75 of the PDI Act. They can also be incorporated into the Plan where they form part of an approved infrastructure scheme.

Structure plans should:

- Provide guidance on specific land uses and their locations including land for housing, employment, activity centres, open space networks and infrastructure.
- Deliver the employment land and housing targets in the Plan and identify the form and density of development required to achieve this.
- Identify infrastructure needs to inform agreements and the preferred funding mechanism.
- Identify land that should be reserved for infrastructure (including health, education, transport) which can be incorporated into the Code as an Infrastructure Reserve.
- Specify spatial recommendations to amend the Code and be incorporated into the Plan through a section 75 complying rezoning process.

Council strategies

Councils play a vital role in strategic planning. Strategic planning at a local level should consider projected levels of growth and identify requirements and timing for local infrastructure and services. Under the PDI Act, councils have been identified as designated entities that can amend regional plans, giving them a stronger voice in shaping the future of their communities.

Alignment between revised population, housing and employment projections and council strategic management plans required under the *Local Government Act 1999* will also establish greater whole of government coordination.

Actions

Penneshaw Harbour Precinct Master Plan

About this action
Amend the Regional Plan to incorporate the final Penneshaw Harbour Precinct Master Plan to guide future development and government investment in infrastructure to address the conflict with heavy vehicles, general traffic and pedestrians and implement placemaking opportunities to improve the experience for tourists and community.

Region
Kangaroo Island

Responsible party
DIT

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2028

Status
Planned

Wastewater Infrastructure - Emu Bay

About this action
Investigate wastewater management infrastructure and prioritisation to service the existing township of Emu Bay and support future residential growth.

Region
Kangaroo Island

Responsible party
Kangaroo Island Council

Subthemes
Coordination and Delivery

Timeline (MM/YYYY)
01/2026 - 01/2031

Status
Planned

Infrastructure charging

Long-term strategic objectives

1. **Support the integrated use of infrastructure funding and delivery mechanisms including infrastructure schemes and deeds, and fixed charges in Regional Cities and Major Service Centres and Supporting Service Centres where scale and governance structures enable effective delivery.**
2. **Use structure planning of future growth areas to identify infrastructure priorities and inform the selection of appropriate infrastructure funding and delivery mechanisms.**
3. **Align infrastructure investment with strategic growth objectives to unlock regional development potential.**
4. **Develop models where infrastructure and services can be delivered by third parties to expedite projects, while maintaining appropriate quality control, engineering and other standards for construction and maintenance.**
5. **Facilitate innovation in infrastructure delivery that demonstrates the viability of flexible approaches in regional and remote communities.**

Infrastructure charging provides a transparent and equitable mechanism to fund augmentation works and support land supply. However, traditional models often place disproportionate financial burdens on regional developments, where high servicing costs, fragmented planning, and misaligned priorities between government and service providers can constrain delivery. These challenges are compounded by user-pays frameworks that struggle to support smaller-scale developments, limiting housing supply and economic growth.

To maintain fairness and sustainability, infrastructure charging mechanisms must be strategically applied to reflect the diversity of development contexts, including urban, regional, and remote areas, and ensure that costs are shared equitably among developers, governments, and the broader community. In some cases, local governments have assumed developer roles to address market failure, despite the financial risks involved.

A renewed approach to infrastructure funding and delivery is needed. It should enable timely provision of essential services, support long-term social and economic returns, and promote equitable outcomes across the state. This could include:

- Reforming regulatory frameworks to de-risk investment and enable third-party delivery models.
- Improving strategic coordination across agencies and service providers.
- Increasing government funding support where traditional servicing is cost-prohibitive or impractical.
- Facilitating innovative and flexible infrastructure models tailored to regional and remote communities.

By evolving infrastructure planning and funding approaches to better reflect regional realities, new opportunities for growth, resilience, and liveability can be unlocked across Kangaroo Island.

Strengthen conventional mechanisms for regional growth

Mechanisms such as infrastructure deeds, basic and primary infrastructure schemes can provide a structured and predictable framework for funding essential services like water, sewerage, electricity, and transport, in Regional Cities, Major Service Centres and Supporting Service Centres. These tools should continue to be used and refined to ensure they remain responsive to local conditions and development pressures in a regional context.

Fixed infrastructure charges offer a transparent and equitable way to fund augmentation works. However, current models often place disproportionate financial burdens on regional developments. Addressing this imbalance is critical to maintaining fairness and sustainability in infrastructure funding.

To support effective delivery, third-party infrastructure provision should also be enabled where appropriate. This can accelerate project timelines and reduce pressure on public agencies if quality assurance frameworks are in place to uphold engineering, safety, and maintenance standards.

Integrate infrastructure planning into strategic growth planning

Infrastructure planning must be integrated into the broader strategic planning process to ensure that land use decisions are informed by long-term servicing needs and investment priorities. Early identification of infrastructure costs and delivery requirements will enable more accurate and equitable charging mechanisms, while improving certainty for developers, infrastructure providers, and communities. Transparent cost analysis linked to housing type, location, and density will support better decision-making and help align infrastructure investment with broader social, environmental, and economic goals.

Enable innovation and flexibility in infrastructure delivery

In areas where the funding and delivery of infrastructure is cost-prohibitive or impractical – particularly in low-density or remote localities – alternative infrastructure models should be considered. These may include off-grid systems, shared community infrastructure, modular servicing solutions, or infrastructure-light development zones. Such models can reduce reliance on traditional networks while supporting sustainable housing growth.

The planning framework should evolve to support these approaches with flexible zoning, streamlined approvals, and performance-based standards that enable low-impact development. Government support will be critical to demonstrate the viability of these models through pilot projects, financial incentives, and development templates tailored to regional and remote contexts. These innovations will help unlock housing supply in areas that would otherwise remain constrained.

Actions

Alternative Infrastructure Approaches

About this action
Investigate the opportunity for low-density, off-grid housing utilising alternative energy, water, and waste systems to reduce reliance on public infrastructure investment and unlock housing development in regional locations.

Region
Kangaroo Island

Responsible party
Infrastructure SA

Subthemes
Infrastructure Charging

Timeline (MM/YYYY)
01/2026 - 01/2027

Status
Planned