



**LIMESTONE  
COAST  
REGIONAL  
PLAN**

**Summary**  
January 2026



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## Minister's foreword



### Hon Nicholas Champion MP

Minister for Housing and Urban Development  
Minister for Housing Infrastructure  
Minister for Planning

**The Limestone Coast Regional Plan (the Plan) is our blueprint for a sustainable, liveable, and well-planned region as we head toward 2051. With a population set to grow by 18,000 requiring an estimated additional 8,800 new dwellings the Plan ensures our land use and infrastructure keep pace, creating strong, connected communities across Mount Gambier, Bordertown, Naracoorte, Millicent, and beyond.**

From planning for population growth to preserving our spectacular natural environment and promoting economic prosperity, the Plan will shape the Limestone Coast'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 greater 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. The Limestone Coast is renowned for its wine, forestry, fishing, and tourism industries, as well as its fertile soils and UNESCO World Heritage site. The Plan protects these assets, fosters innovation and value-adding in primary production, and supports resilient, inclusive communities.

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 productive land, iconic coastlines, and areas of high conservation value, safeguarding 400 kilometres of coastline and Ramsar-listed wetlands. This approach reduces the cost of infrastructure delivery for government and the community.

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 Growth and Infrastructure Coordination Unit will continue to drive this collaboration, ensuring a joined-up approach across government.

Alongside the 20-Year State Infrastructure Strategy and the 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 Limestone Coast, one that supports sustainable growth, protects the natural environment, and enhances liveability for generations to come.

## **Acknowledgment of Country**

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

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# Limestone Coast planning region

- Regional City

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- Major Service Centre

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- Supporting Service Centre

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- Local Service Centre

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- National parks and conservation reserves

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- State marine park network

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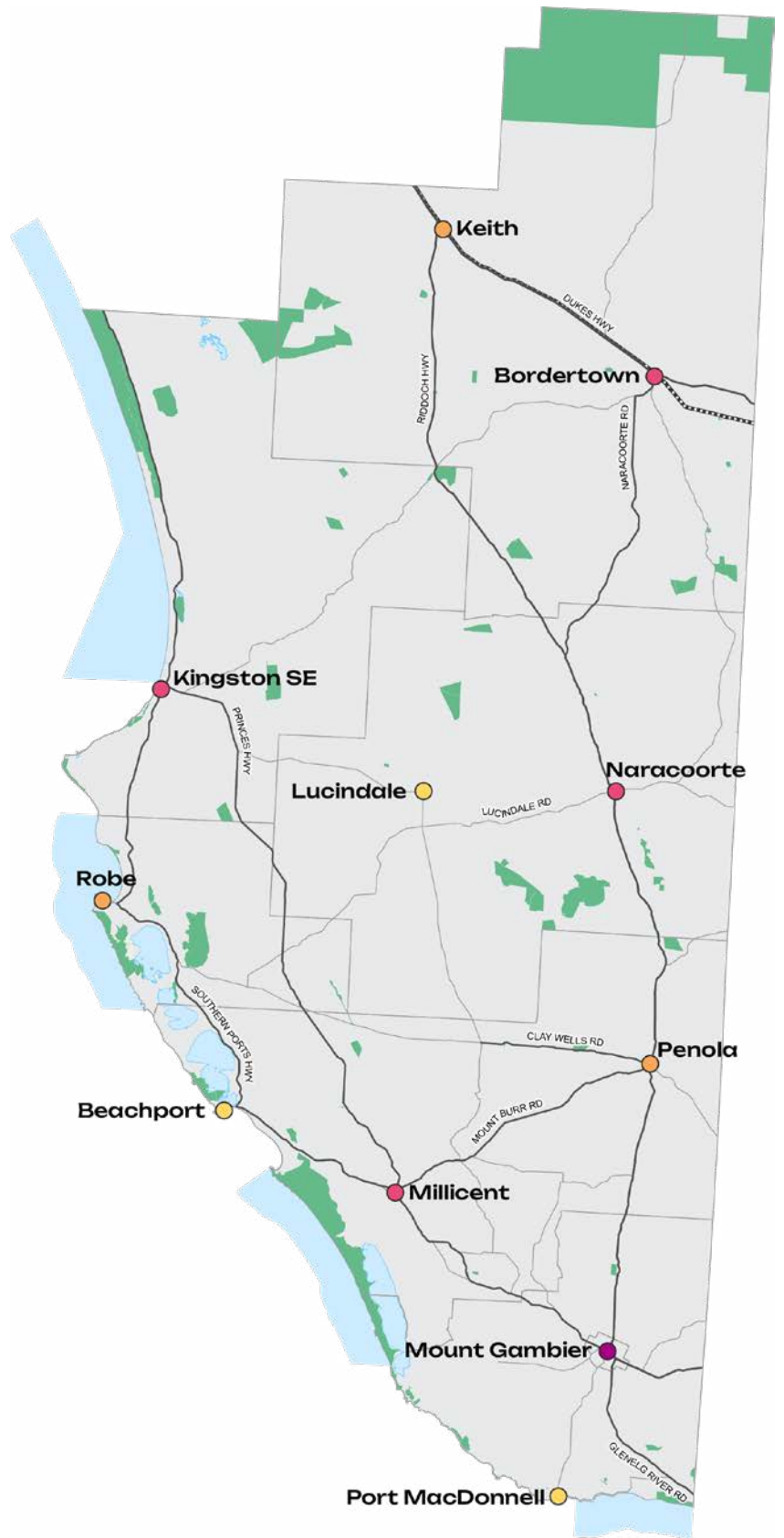
- Local government area

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- Major transport route

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- Railway



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# Introduction

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

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

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## What is the Limestone Coast Regional Plan?

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**The Plan establishes a new 30-year plan for the region, identifying where people will live and work, how they will move around, and where they will access services.**

It replaces the *Limestone Coast Regional Plan (May 2011)* and determines how our future urban growth will be managed by investigating and guiding:

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**Where houses and employment land will go**



**Which areas need conservation and protection**



**How housing and population will be serviced**



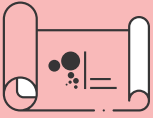
**What major infrastructure is needed and how it will be provided**

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

The Plan addresses population growth by ensuring land supply and managing appropriate expansion of the region's towns and settlements. By doing so, it aims to facilitate a range of housing options near existing employment lands, and health and community services. The Plan incorporates data-driven strategies to manage the risks associated with increased temperatures, extreme weather events and reduced rainfall, ensuring the resilience of communities and natural eco-systems.

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



# A snapshot of the Plan

**Home to the state's largest regional city, Mount Gambier, the Limestone Coast is a diverse region known for its natural resources, and thriving agriculture, viticulture, forestry, and aquaculture industries, contributing significantly to the state's economy.**

The Limestone Coast region is home to 68,542 people, with a projected increase to 86,588 people by 2051.

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

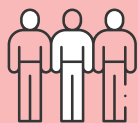
The Plan addresses the future needs of the region's population by ensuring adequate land supply, managing township growth and encouraging a diversity of accessible and affordable housing options near health and community services. Mount Gambier, the largest city in the state outside of the Greater Adelaide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

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

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

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

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



**68k**  
**population**  
**2021**



**87k**  
**2051 population**  
**projection**  
 (Approx. 57% in Mount Gambier)



**8,050**  
**new homes**  
**required by 2051**

## Key economic features and drivers



**Gross State Product**  
 \$4.6 billion (2023)



**Wine industry**  
 Export value of over \$50 million  
 (2022)<sup>1</sup>



**Tourism**  
 \$520 million visitor expenditure  
 (2023)<sup>2</sup>



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



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



**Transport**  
 The region's road and rail network  
 provide connections to the  
 high-value markets of Adelaide,  
 Geelong and Melbourne<sup>3</sup>



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

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

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

<sup>3</sup> 6. RSIG\_Regional Analysis\_SA\_1122\_0.pdf



# A planning vision for the Limestone Coast

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**Rich in primary production lands and unique natural assets, the Limestone Coast is a strong economic contributor with resilient and thriving communities.**

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The Limestone Coast region is characterised by vibrant towns and centres that serve both South Australia and western Victoria, offering high levels of amenity, a strong sense of belonging, and equitable access to services and opportunities. Housing is recognised as a fundamental right, with diverse, affordable, and environmentally sustainable options available across the region. Larger townships support higher residential densities while maintaining compact urban boundaries to prevent coastal and agricultural sprawl. Communities are resilient, inclusive, and socially connected, with public spaces designed to be open, green, and accessible. Walking and cycling networks enhance connectivity between towns, supporting active lifestyles and community interaction.

Aboriginal culture is respected and celebrated through collaborative planning models developed in partnership with Elders and cultural leaders, guiding regenerative development. The region's clean, green natural environments, including national and marine parks, UNESCO World Heritage and Ramsar sites, are protected and managed sustainably, supporting eco-tourism. High-value primary production lands are safeguarded, with increased value-adding in agriculture, aquaculture, and forestry strengthening the region's export capacity. Enhanced digital connectivity fosters global industrial collaboration, reliable public transport and autonomous freight and passenger networks, supported by the Mount Gambier Regional Airport, position the Limestone Coast as a well-connected and attractive place to live, work, and visit.

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## Key themes, priorities and implementation

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### People, housing and liveability More housing in the right places

#### Key priorities for the Limestone Coast:

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

#### How the Plan addresses these priorities:

- DHUD has committed to strengthening the relationship between land use planning and our First Nations, through the introduction of cultural mapping and the integration of Aboriginal knowledge in structure planning and the code amendment process.
- High priority code amendments will be initiated to unlock land for housing, including affordable housing and worker's accommodation.

- Review of the Planning and Design Code to enable greater housing diversity and infill development opportunities in key townships.
- Reviews of and investigations into suitable residential densities and infrastructure provision for townships and localities.
- Enhancement of the Land Supply Dashboard, providing up to date land availability and rezoning activity.

### Productive economy A strong, economy built on a smarter, cleaner future

#### Key priorities for the Limestone Coast:

- Bolstering key economic sectors including agriculture, forestry, fishing, health care, and manufacturing, currently contributing approximately \$5 billion to South Australia's Gross State Product (GSP).
- Protecting primary production land, particularly in agriculture, viticulture, and forestry, to sustain the region's economic drivers.
- Ensuring strategic management of land interfaces to prevent conflicts between primary production and other land uses.
- Supporting the growth of high-value primary industries by protecting key assets and fostering local employment opportunities.

#### How the Plan addresses these priorities:

- Update to the land capability mapping of productive land and identification of key primary production assets that should be protected.
- Initiation of code amendments to provide greater protection of employment lands from incompatible land uses.

- Review of the Planning and Design Code to enable the development of appropriate employment lands uses around the Mount Gambier Regional airport.
- Introduces the township hierarchy to guide investment and development in key service precincts.
- Reviews of and investigations into future projected employment land needs across the Limestone Coast.

### **Natural resources, environment and landscapes**

#### **A more climate-resilient and sustainable region**

##### **Key priorities for the Limestone Coast:**

- Protecting the region's unique natural assets, including coastlines, sand dunes, Ramsar listed wetlands, and the Naracoorte Caves (South Australia's only World Heritage Site).
- Safeguarding 400+ kilometers of coastline and preserving marine environments that support industries like fishing and tourism.
- Identifying 'no-go' development areas to protect sensitive coastal locations, high-value productive land and natural environments from incompatible development.
- Promoting collaborative land use planning and conservation efforts to protect biodiversity, water security, and mitigate the impacts of climate change.
- Ensuring industrial and hazardous land uses are managed to prevent adverse impacts on the environment and nearby communities.
- Preparing for the impacts of climate change, including rising temperatures, reduced rainfall, and increased frequency of natural hazards such as bushfires, floods, and coastal erosion.
- Incorporating climate risk projections to inform strategic land-use decisions and mitigate the effects of climate change on the environment, economy, and communities.

- Promoting resilience through climate adaptation strategies and aligning the plan with the South Australian Government Climate Change Action Plan.

##### **How the Plan addresses these priorities:**

- Enhanced mapping of biodiversity, coastal and habitat areas, to identify areas that require greater protection, or that are suitable for development.
- Enhanced hazards mapping including hazardous activities, bushfire, flooding, coastal flooding and storm surge.
- Enhanced protection of "Lanky's Well", through amendments to the Planning and Design Code.
- Identification and protection of areas that have a high landscape value and scenic qualities.

## Transport and infrastructure An integrated and connected region

### Key priorities for the Limestone Coast:

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

### How the Plan addresses these priorities:

- Integration with key state transport and infrastructure strategies.
- Introduction of publicly available social infrastructure benchmarks.
- Review of the Planning and Design Code to enable better management of land use interfaces.
- Preparation of the Limestone Coast Transport Study.
- Preparation of the Limestone Coast Water Strategy.

## Implementation and delivery Coordinated delivery of land use and infrastructure planning

### Key priorities for the Limestone Coast:

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

### How the Plan addresses these priorities:

- Preparation of a new Greater Mount Gambier Master Plan to ensure a coordinated approach to the future development of Mount Gambier and its surrounds.
- Broader strategic planning of the Tatiara and Robe District Councils, to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services.
- Investigation of alternative infrastructure approaches for low-density, off-grid housing.
- Strengthening processes to profile regional infrastructure priorities.
- Better integration with council led strategic work, for example strategic land use plans, master plans, and growth strategies.

