

# **Attachment D**

## Strategic Planning Outcomes

## 1 State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

### 1.1 SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The table **below** describes the most critical SPPs in the context of this Code Amendment and how the Code Amendment aligns:

State Planning Policy (SPP)		Code Amendment Alignment with SPPs
<b>SPP 1: Integrated Planning</b>		
To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.		
1.1	An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.	<p>The objective of the Code Amendment is to facilitate the future development of 76 Kessell Road Goolwa as an expansion of the Discovery Parks caravan park that exists on the adjoining property on Kessell Road. The existing caravan park is zoned Caravan and Tourist Park.</p> <p>The Discovery Parks caravan park is the sole caravan park in Goolwa and provides an important accommodation option that supports visitors staying longer and in turn generating expenditure for the town and the broader region.</p>
1.4	Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.	<p>The Affected Area is within the Township Boundary for Goolwa, as identified in the <i>30 Year Plan for Greater Adelaide</i> and the <i>Land Supply Report for Greater Adelaide</i>. Along with extensive areas of land immediately to the north and south, the Affected Area is located as part of an area designated as Greenfield – Growth. As such, future development of the site is envisaged as part of the future growth of Goolwa and will not have a negative impact on the values of the Environment and Food Production Area that applies in rural areas surrounding the town.</p>
<b>SPP 9: Employment Lands</b>		
To provide sufficient land supply for employment generating uses that supports economic growth and productivity.		
9.1	Support the expansion and clustering of key economic growth areas including health; education; <b>tourism</b> ; energy and resources; primary industry; defence; and knowledge and creative industries.	<p>The objective of the Code Amendment is to facilitate the future development of 76 Kessell Road Goolwa as an expansion of the Discovery Parks caravan park that exists on the adjoining property on Kessell Road. The existing caravan park is zoned Caravan and Tourist Park.</p> <p>The Discovery Parks caravan park is the sole caravan park in Goolwa and provides an important accommodation option that supports visitors staying longer and in turn generating expenditure for the town and the broader region.</p>

## 2 Regional Plans

### 2.1 The Regional Plan

The key policies and targets of the *2017 Update to the 30-Year Plan for Greater Adelaide* volume of the Planning Strategy which are most relevant to this Code Amendment are summarised in the table **below**, along with how the Code Amendment aligns.

Regional Plan Identified Priorities or Targets		Code Amendment Alignment with Regional Plan
<b>Transit Corridors, Growth Areas and Activity Centres</b>		
<b>P11</b>	Ensure new urban fringe growth occurs only within designated urban areas and township boundaries outside the Environment and Food Production Areas.	The Affected Area is within the Township Boundary for Goolwa, as identified in the <i>30 Year Plan for Greater Adelaide, Land Supply Report for Greater Adelaide</i> and the <i>Greater Adelaide Regional Plan Discussion Paper</i> that has recently been on consultation. Along with extensive areas of land immediately to the north and south, the Affected Area is located as part of an area designated as Greenfield – Growth. As such, future development of the site is envisaged as part of the future growth of Goolwa and will not have a negative impact on the values of the Environment and Food Production Area that applies in rural areas surrounding the town.
<b>The Economy and Jobs</b>		
<b>P63</b>	Provide for sustainable tourism development across Greater Adelaide by: <ul style="list-style-type: none"> <li>providing adequate support infrastructure for tourism</li> </ul>	<p>The objective of the Code Amendment is to facilitate the future development of 76 Kessell Road Goolwa as an expansion of the Discovery Parks caravan park that exists on the adjoining property on Kessell Road. The existing caravan park is zoned Caravan and Tourist Park.</p> <p>The Discovery Parks caravan park is the sole caravan park in Goolwa and provides an important accommodation option that supports visitors staying longer and in turn generating expenditure for the town and the broader region.</p>
<b>Infrastructure</b>		
<b>P85</b>	Provide for adequate buffer zones around water and waste treatment plants and identify complementary activities that generate economic or community benefits that can occur in these areas.	<p>Directly to the west of the Affected Area is the Kessell Stormwater Ponds and Urban Wetlands site, which forms part of the Alexandrina Council stormwater harvesting and reuse network. These wetlands assist with local flood control, stormwater quality control, and provide an environment for native flora and fauna. Further to the west is Council's wastewater treatment plant and lagoons.</p> <p>The Code Amendment considers the impact on the Affected Area (if any) of Council's wastewater treatment plant and lagoons.</p>

### 3 Other Strategic Plans

Two other strategic documents are relevant to the Code Amendment. These are:

- *The South Australian Regional Visitor Strategy 2025*, South Australian Tourism Commission;
- Goolwa North Master Plan and Goolwa North Growth Area Development Plan Amendment, Alexandrina Council.

The table **below** summarises the alignment between these two documents and the Code Amendment.

Strategic Document	Code Amendment Alignment with Strategic Document
<i>South Australian Regional Visitor Strategy 2025</i> , South Australian Tourism Commission	<p>The <i>South Australian Regional Visitor Strategy 2025</i> (RVS) outlines priority action areas set by the state's 11 tourism regions after extensive consultation. The RVS outlines strategic pillars that apply across regions, critical to the success of SA's visitor economy. One of these pillars is Experience and Supply Development, including accommodation. Priority actions are specified for each of the 11 tourism regions.</p> <p>In regard to accommodation across the state the RVS notes that holiday and caravan parks are in a phase of growth (including cabins) and require ongoing investment. The RVS identifies the need to work with holiday and caravan parks and the camping sector to continue to build the quality and appeal of their accommodation and gain access to funds for improvements.</p> <p>Priorities for experience and supply development for the Fleurieu Peninsula include encouraging a diverse range of enhanced accommodation, including 71 new rooms and 47 room upgrades.</p> <p>The objective of the Code Amendment is to facilitate the future development of 76 Kessell Road Goolwa as an expansion of the Discovery Parks caravan park that exists on the adjoining property on Kessell Road.</p> <p>The Discovery Parks caravan park is the sole caravan park in Goolwa and provides an important accommodation option that supports visitors staying longer and in turn generating expenditure for the town and the broader region.</p>
<i>Goolwa North Master Plan and Goolwa North Growth Area DPA</i> , Alexandrina Council	<p>Following a significant amount of strategic planning and consultation, Council endorsed a <i>Goolwa North Master Plan</i> in 2016 and commenced a Development Plan Amendment (DPA) to install the necessary planning policy framework to implement the Master Plan. The DPA was placed on public consultation in mid-2020 but was not finalised and Council's Development Plan has now been superseded by the Planning and Design Code. The boundary of the Master Plan area was generally incorporated into the <i>30 Year Plan for Greater Adelaide</i> as Goolwa's Township Boundary.</p> <p>The Affected Area is not included in the Master Plan study area, nor the area affected by the DPA, but it adjoins immediately to the south. The Master Plan does indicate the desirability to create a road access on the western boundary of the Affected Area, to help connect a proposed recreation precinct in Goolwa North with Goolwa township.</p> <p>Given the proximity of the Affected Area to the Goolwa North Master Plan study area, Alexandrina Council has been consulted regarding the Code Amendment.</p>

Strategic Document	Code Amendment Alignment with Strategic Document
	<p>In July 2023 Council advised that:</p> <p><i>“Council administration does not have any in principle objection to the initiation of the Code Amendment, however Council’s ultimate position will be informed by the final proposed Code Amendment following further investigations and the feedback received during consultation.”</i></p> <p>Council also acknowledged the important role that tourism and accommodation of this type plays in the region’s economy and noted the high occupancy rates recorded by the existing Park at Goolwa.</p> <p>It is noted that on 4 May 2023 the Minister agreed to the initiation of a <i>Goolwa North Code Amendment</i> which affects part of the land included in the Goolwa North Growth Area DPA. This Code Amendment was on formal public consultation in October to December 2023.</p> <p>This Code Amendment affects land on the eastern side of Alexandrina Road and is not considered to be directly relevant to the 76 Kessell Road Goolwa Code Amendment.</p>