



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
SPP 1: Integrated Planning 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.	The proposed rezone enables implementation of sport and recreation land use options for the site that integrates effectively with other key sport, recreation and community facilities (including childcare facilities), and adds to the range of wellbeing and lifestyle choices for Victor Harbor as not only a population growth area, but also a popular and readily accessible tourism location with primacy as a regional centre for the Southern Fleurieu.
1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.	Victor Harbor's development is reflective of a township settlement pattern. The proposed amendment supports opportunity for ongoing orderly development and enhanced connectivity within this pattern and would realise the creation of a contiguous community facilities precinct (with a predominant focus on sports and recreation providing for an extensive mix of active and passive and built form and open space form uses) lineally along the Inman River.
1.6 Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.	The interface of the Affected Area with the Inman River as a significant environmental asset to the community and the lineal trails that in turn connect other key community facility precincts and locations (as identified under SPP 1) provide ongoing connection and interaction opportunities for the entire community.
1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.	This might otherwise be lost in the Affected Area to Business Neighbourhood Zone uses. The proposed Code Amendment enables better opportunity for high quality green open spaces and a diversity of public activation and interaction opportunities that can be provided through good design. The opportunities for such outcomes are optimised through a master planned approach for the site, ensuring holistic consideration of all elements.

<p>1.8 Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.</p>	<p>As a precinct for community facility use and development, the Affected Area provides well connected and convenient access between schools and other sporting precincts, particularly with respect to walking and cycling.</p>
<p>1.9 Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.</p>	<p>To the immediate east of the site boundary is the Victor Harbor Dog Park in turn adjoining the existing Victor Harbor Recreation Centre, which currently services basketball, gymnastics, volleyball, and badminton as well as community meeting rooms and function spaces. Adjoining this is the Victor Harbor High School (approximately 300m to the east) catering for some 800 students, also adjoining the eastern side of the High School is another prominent community and recreation precinct in the Victor Harbor Oval, which serves as a hub for Victor Harbor based sporting clubs including football, cricket, tennis and netball as well as being co-located with the local RSL Club. This precinct is nestled against the western edge of the Victor Harbor CBD and bounded by the Inman River.</p> <p>Directly cross the road from High School/Victor Oval/Recreation Centre precinct is the Council Civic Centre which includes the Victor Harbor Library as a key and very well utilised community facility.</p> <p>Serving as a hub for Encounter Bay based sporting clubs including football, cricket, tennis, netball, lawn bowls and hockey, Encounter Bay Oval is located across Armstrong Road immediately to the west of the Affected Area. This is followed by Investigator College, an R-12 school (plus early learning centre) catering for some 700 students located approximately 500m to the West of the Affected Area. Investigator College and Encounter Bay Oval and Sports Precinct in turn adjoins the Victor Harbor Golf Course to the North.</p> <p>The Affected Area itself contains a Community Centre, TAFE College, Police Station and Court House.</p> <p>As a precinct that would also serve to attract tourism interest and activity (either associated with regional sporting events or some of the more adventure-based activity that is aspired for the site (such as rock climbing and tree-climb type activity), Victor Harbor's two key tourist park sites are in close proximity and easy walking distance to the site.</p> <p>The connectivity to the Affected Area of the various nearby facilities outlined above is not only served by a sufficient</p>

	<p>road network, more pertinently they are within close proximity to enable safe walking and cycling with alternative route options available comprising both a pedestrian footpath network aligned with the road network, but also the existing Inman River walking and bicycle linear trail, which in turn links to Council's broader walking and cycling trail network.</p> <p>The various access and connection links are demonstrated in the map provided subsequent to this table.</p>
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SPP 2: Design Quality

To elevate the design quality of South Australia's built environment and public realm.

2.1 Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design (Figure 3).	<p>The proposed rezone to enable the anticipated use of the land for a Sport and Recreation Precinct would provide good opportunity to not only meet the SPP2 Objective to 'elevate the design quality of South Australia's built environment and public realm' and the design principles upon which it is founded, but also the majority of Design Quality policies insofar as they have relevance to Victor Harbor and the Affected Area circumstances.</p> <p>Furthermore, the Code contains both General Development and Zone policies which promote design quality through the development application process.</p> <p>On the basis that the Community Facilities Zone, be applied to the Affected Area, policies relating to design will apply to the Affected Area, which provide a particular focus on built form, setbacks, building height, and character.</p>
2.2 Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design (Figure 4), Crime Prevention Through Environmental Design and Access and Inclusion.	
2.10 Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.	
2.14 Provide public open space that accommodates a range of passive, active and formal sporting opportunities at the state, regional and/or local level.	

SPP 4: Biodiversity

To maintain and improve our state's biodiversity and its life supporting functions.

4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.	<p>The proposed Code Amendment optimises opportunity to safeguard, conserve and enhance the biodiversity of the Affected Area. This is particularly in regard to its proximity and frontage to the Inman River.</p> <p>A rezone to realise an aspiration for community facilities on the land enables a greater level of engagement with a larger portion of the community than what might otherwise be likely for development under the current zone.</p>
4.2 Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions	

4.4 Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.

Therefore, the opportunity *'to maintain and improve our state's biodiversity and its life supporting functions'* is improved with a rezone.

The master planned approach for the Sport and Recreation Precinct anticipated for the land further optimises meaningful consideration and positive outcomes for the policies within SPP 4.

SPP 5: Climate Change

Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.

5.1 Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.

The ability to aggregate a new Sport and Recreation Precinct to meet the needs of a growing community within a broader contiguous precinct of sport, recreation and community related facilities provides for greater opportunity to mitigate climate change impact. The proposed planning outcome that a rezone brings is particularly conducive to active travel and walkability to reduce reliance on motor vehicles.

5.2 The good design of public places to increase climate change resilience and future livability.

Additionally, the design aspirations for a sport and recreation centre as an anchor building for the activated uses brings greater opportunity for energy efficient building design outcomes, water sensitive urban design and the use of green technologies.

5.3 Facilitate climate-smart buildings to reduce our demand for water and energy.

5.4 Mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses.

As community facilities are by their nature community access buildings, they also serve as safe havens for residents during climate related events (such as extreme weather events, bushfire, flooding). This is a particularly relevant consideration for Victor Harbor's aging community that comprises a significant proportion of its residents, many of whom struggle with the costs of mitigating climate conditions within their homes.

5.7 Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage.

As Council owns the land and seeks to develop it into a Sports and Recreation precinct for the benefit of its community, it has greater ability to control climate smart outcomes for subsequent development. This also aligns with Council's Climate Emergency declaration of 2019.

SPP 15: Natural Hazards

To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.

15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change

The Affected Area is located within the:

- Hazards (Flooding);
- Hazards (Bushfire – Urban Interface);
- Hazards (Flooding – General);

These Overlays provide clear guidance on matters related to natural hazards.

Portions of the Affected Area are prone to flooding. This is relevant to the Affected Area regardless of the zone. An outcome for the land that provides for a Regional Community, Sport and Recreation Precinct that also integrates the open space recreation areas into a master planned design, can enhance opportunities to work to the conditions of the site.

The inclusion and implementation of the proposed Concept Plan informed by the relevant investigations, refer Attachments, also minimises the risk to people, property and the environment from exposure to natural hazards.

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 Targets, Policies or Actions	Code Amendment Alignment with Regional Plan
Health, wellbeing and inclusion	
<p>P47. Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • diverse housing options that support affordability • access to local shops, community services and facilities • access to fresh food and a range of food services • safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity • diverse areas of quality public open space (including local parks, community gardens and playgrounds) • sporting and recreation facilities • walkable connections to public transport and community infrastructure. 	<p>There are immediate health, wellbeing and inclusion needs in the Victor Harbor community that need to be met.</p> <p>At the heart of the proposed Code Amendment lies the aspiration for a Sport and Recreation Precinct that helps respond to these needs of a growing and diversifying population, now and into the future. A zone that gives this effect at the selected site will provide a strategic link connection to related nearby facilities spatially, while helping to ease the capacity constraints and add to the diversity of offering in a community service delivery sense. An anticipated childcare centre facility for the site also increases opportunity for enhanced health, wellbeing and inclusion outcomes.</p>
<p>P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p>	<p>The proposal aligns well with the policy statements relevant to the <i>Health, Wellbeing and Inclusion</i> policy theme, in turn assisting to deliver on the targets relevant to this theme as set in the 30-Year Plan for Greater Adelaide.</p>
<p>P52. Support a diverse range of cultural initiatives, such as public art, to stimulate the revitalisation of communities and social cohesion</p>	<p>The Code Amendment provides for enhanced connectivity by creating a contiguous community facilities precinct with a predominant focus on sports and recreation providing for an extensive mix of active and passive, within both built form and open spaces, lineally along the Inman River.</p>
<p>P53. Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.</p>	<p>The outcome will provide for interconnected sport and recreation uses within a linear stretch of some 2km bookended by schools at each end with an extensive mix between of active and passive sport and recreation opportunities, all accessible through linear public open spaces on walking and cycling trails, as well as via the road network.</p>
<p>A29. State and local government to develop design standards for public realm and infrastructure to support well-designed, liveable neighbourhoods.</p>	
<p>A31. Work together with other agencies and local government to deliver demonstration projects that meet the objectives of the Safe Communities, Healthy Neighbourhoods Strategic Priority.</p>	

The Economy and Jobs

P55. Promote certainty to undertake development while at the same time providing scope for innovation.

While the main focus of the Sport and Recreation precinct and hence rezone proposal for the Affected Area to Community Facilities is for the benefit and wellbeing of Victor Harbor's resident population now and into the future, Victor Harbor is also a high-profile tourism destination. A secondary component to the development aspirations for the Affected Area are sport and recreation uses that also create tourism interest and attendance. This is sought to be achieved through the use of part of the site for rock climbing and tree climb experiences, as well as potentially a bowling alley, and the food and beverage offerings that are ancillary to these experience-based offerings.

P63. Provide for sustainable tourism development across Greater Adelaide by:

- protecting, enhancing and promoting the qualities that attract tourism and are of value to the whole community
- providing appropriate support infrastructure for tourism
- facilitating sustainably designed tourism accommodation in suitable locations
- facilitating tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities.

To achieve these outcomes that will support the economy and jobs, Council is also seeking to partner private investment for the delivery of the precinct, and thereby unlocking private investment into public benefit outcomes. This serves to reduce cost burden on Council's local residents and ratepayers.

Recent investigations commissioned by Council have also identified a shortfall of early childcare facilities in Victor Harbor. Cost Benefit Analysis for the provision of such facilities highlights increased workforce opportunity and participation (particularly for women). Rezoning of the site enables increased opportunities for the development of childcare facilities that are centrally located and very accessible.

Biodiversity

P92. Support the enhancement of the urban biodiversity of metropolitan Adelaide through the development of greenways in transit corridors, along major watercourses, linear parks and the coast and in other strategic locations.

A rezone to realise an aspiration for community facilities on the land enables a greater level of engagement with a larger portion of the community than what might otherwise be likely for development under the current zone.

It enables protection and improvement of biodiversity within the urban environment of Victor Harbor and enables enhanced public interaction with it.

Open space, sport and recreation

P99. Ensure quality open space is within walking distance of all neighbourhoods to:

- link, integrate and protect biodiversity assets and natural habitats
- provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres
- be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time
- incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity
- contain appropriate and low-maintenance species and locate trees to maximise shade
- encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment
- foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.

P102. Strategically locate sports and recreational facilities to cater for community needs.

A57. Partner with local government through the Open Space grant program to plan and prioritise a series of projects that demonstrate opportunities to provide quality open space outcomes in high density urban renewal areas.

The primary goal for the Code Amendment is to enable an appropriate site to support a Sport and Recreation Precinct that is well connected to nearby existing sport, recreation, open space and community related facilities.

A central focus is the active transport connection between the elements that will essentially become a linear contiguous community facilities 'zone', with a focus on sport and recreation.

The uses across this linear stretch supports and ensures a diverse range of quality public open space and places along with a range of venues for sport and recreation to complement the open space areas. In doing so the proposal will assist in achieving the targets set for this policy theme in the 30-Year Plan for Greater Adelaide.

Climate Change

P106. 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.

The ability to aggregate a new Sport and Recreation Precinct to meet the needs of a growing community within a broader contiguous precinct of sport, recreation and community related facilities provides for greater opportunity to mitigate climate change impact. The proposed planning outcome that a rezone brings is particularly conducive to active travel and walkability to reduce reliance on motor vehicles.

P108. Promote green infrastructure (including green roofs, vertical gardens and water sensitive design) in higher density and mixed-use developments to assist with urban cooling, reduce building energy use and improve biodiversity.

Additionally, the design aspirations for a sport and recreation centre as an anchor building for the activated uses brings greater opportunity for energy efficient building design outcomes, water sensitive urban design and the use of green technologies.

P111. Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree-lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.

As community facilities are by their nature community access buildings, they also serve as safe havens for residents during climate related events (such as extreme weather events, bushfire, flooding). This is a particularly relevant consideration for Victor Harbor's aging community that comprises a significant proportion of its residents, many of whom struggle with the costs of mitigating climate conditions within their homes.

As Council owns the land and seeks to develop it into a Sports and recreation precinct for the benefit of its community, it has greater ability to control climate smart outcomes for subsequent development. This also aligns with Council's Climate Emergency declaration of 2019.

Emergency Management and Hazard Avoidance

P118. Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designing and planning for development in accordance with a risk hierarchy of:

- avoidance
- adaptation
- protection.

The centrality of the site to the Victor Harbor urban footprint, and accessibility to the road network via immediate frontage to arterial roads provides optimal locational advantage for emergency services offered by the current police station and the proposed State Emergency Services (SES) and Sea Rescue facility on vacant lot 201.

P0122. Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.

3. Other Strategic Plan

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
Greater Adelaide Regional Plan Discussion Paper – State Planning Commission	<p>The proposal for rezone supports the identification of Victor Harbor as a 'satellite city' within the Greater Adelaide Regional Plan (GARP) Discussion Paper and the subsequent population growth ambitions that come with the designation.</p> <p>The outcome aspirations for the Affected Area align well with the proposed outcomes for GARP, and particularly the concept of living locally that permeates throughout.</p>
Recreation Sport and Racing Strategic Plan 2021-2025 – Government of SA Office for Recreation, Sport and Racing.	<p>The proposed rezoning aligns with the Vision of the State Sport and Recreation Strategic Plan and will enable Victor Harbor to be optimally placed to service a role in delivering on the Plan's strategic goals with respect to:</p> <ul style="list-style-type: none"> • Active Lives, • Places and Spaces, • Sporting Excellence, • Strategic Partnerships, and • Business Performance <p>In turn, the unlocking of the Sport and Recreation Precinct planned for Victor Harbor will play a vital role in helping to deliver on many of the key strategies thereunder.</p>
Urban Growth Management Strategy - City of Victor Harbor	<p>The City of Victor Harbor Urban Growth Management Strategy 2013-2030 provides the following vision and objectives:</p> <p><i>Vision; A thriving and sustainable regional coastal centre offering a wide range of attractive, high amenity lifestyle choices to our local community, and wider Fleurieu region, our visitors, and future generations.</i></p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. A strong economy and a supportive business environment. 2. The sustainable provision of physical infrastructure and community services. 3. Environmental and lifestyle protected against the pressures of projected population growth.

	<p>Numerous actions within the strategy that reinforce the strategic nature of the proposed Code Amendment bear out of these objectives, including:</p> <p>1.1.3 Encourage cooperation between landowners and businesses to attract investment into the city.</p> <p>1.1.4 Identify key land parcels and secure via zoning for future employment generating business activities.</p> <p>1.2.3 Strengthen medium scale tourism development including conference centres within Victor Harbor.</p> <p>1.4.5 Encourage and promote the development of tourism products that increase the year round appeal of Victor Harbor as a visitor destination.</p> <p>1.7.1 Investigate strategies to increase the proportion of permanent residents including supporting initiatives that lead to the creation of full time jobs.</p>
<p>Community Plan 2030 - City of Victor Harbor</p>	<p>The proposal aligns with numerous strategies and priorities under each of the Aspiration Statements within the City of Victor Harbor Community Plan 2020, with the most pertinent ones as follows:</p> <p>Aspiration 1: We are a caring, connected and active community.</p> <p><i>Strategies:</i></p> <ul style="list-style-type: none"> • Encourage initiatives that facilitate social interaction and connection with the community; • Provide safe, welcoming and accessible places; • Provide a variety of open space and recreation opportunities; • Improve the health and well-being of community; • Support a vibrant community culture <p><i>Priority</i> – support the growth of local and regional sporting clubs and facilities.</p> <p>Aspiration 5: We have services and infrastructure that meet our community needs.</p> <p><i>Strategies:</i></p> <ul style="list-style-type: none"> • Provide key community infrastructure; • Facilitate capacity to deal with emergencies

Victor Harbor Sport, Recreation and Open Space Strategy 2023-2033 (including Background and Needs Analysis Report) - City of Victor Harbor

Provides broader strategic direction for the open space, recreation and sporting spaces, nature spaces and public realm spaces within the City of Victor Harbor local government area. It provides insight into the facilities and amenities in the region to help guide management, development and/or preservation of open space assets. It will help guide development of the proposed sport, recreation and open space components of the Affected Area under the following strategic priorities:

SP1 – Our open spaces will be well distributed, connected and accessible by everyone in our community, regardless of where they reside or frequent within the city.

SP2 – We will strive for our spaces to reflect the principles of universal design by promoting physical access for all abilities and genders.

SP3 – Our sport and recreation facilities will be non-exclusive, fit for purpose and share resources to reduce the burden of our volunteers and ratepayers.