



**LIMESTONE
COAST
REGIONAL
PLAN**

Draft
March 2025



**STATE
PLANNING
COMMISSION**

Contents

Vision	4
Acknowledgement of Country	4
Introduction.....	4
Our biggest priorities	5
A planning vision for the Limestone Coast	6
Limestone Coast Regional Plan outcomes	7
Digital innovation.....	7
Context	9
Population.....	9
Housing trends and land supply.....	10
Employment trends and land supply	14
People, housing and liveability	17
Outcome 1: More housing in the right places	17
Housing supply and diversity.....	19
Aboriginal cultural heritage and values	20
State and local heritage	21
Landscape and township character	23
Local infill investigation areas.....	24
Productive economy	26
Outcome 2: A strong economy built on a smarter, cleaner future.....	26
Employment lands.....	28
Activity centres and retail.....	29
Tourism and events.....	30
Primary industry	31
Mineral and energy resources.....	32
Natural resources, environment and landscapes	34
Outcome 3: A more climate-resilient and sustainable environment	34
Biodiversity.....	36
Climate change	36
Coastal environment.....	38
Natural hazards.....	39
Emissions and hazardous activities.....	40
Transport and infrastructure	42
Outcome 4: An integrated and connected region.....	42

Strategic transport networks	44
Integrated water management, security and quality	45
Social infrastructure	47
Energy.....	50
Infrastructure corridors and reserves.....	51
Delivery and implementation	53
Outcome 5: Coordinated delivery of land use and infrastructure planning	53
Online delivery, reporting and measuring progress	53
Short-term actions.....	54
Coordination and delivery.....	56
Infrastructure charging.....	58

Vision

Acknowledgement of Country

The State Planning Commission 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.

Introduction

The Limestone Coast Regional Plan delivers a planning vision for the region through to 2051.

Situated in the southeast corner of the state, adjoining Victoria, 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 Limestone Coast is home to some of the most highly valuable productive lands in the state, with its agriculture, viticulture, and forestry sectors reliant on the region's fertile soils and favourable climate.

The Limestone Coast has a diverse geology underscored by the UNESCO World Heritage listed Naracoorte Caves and dynamic landscape. The rugged coastlines of the Southern Ocean, dormant volcanoes of the Newer Volcanics Province, and the highly productive agricultural lands makes the region home to some of South Australia's most spectacular and iconic natural wonders and its reputation as a producer of world-class wine, fresh produce and seafood is widely celebrated.

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 within an electronic platform that can be tailored to the user's requirements.

[Learn more about the Limestone Coast region](#)

The Limestone Coast is home to 68,542 people (2021). Mount Gambier is the key regional city for the Limestone Coast and is the largest city in the state, outside of the Greater Adelaide Planning Region. Other major service centres are located at Naracoorte, Millicent, Bordertown, and Kingston SE. Several smaller service townships are dispersed across the region. The Limestone Coast region is administered by the following local governments:

- City of Mount Gambier
- District Council of Grant
- Kingston District Council

- Naracoorte Lucindale Council
- District Council of Robe
- Tatiara District Council
- Wattle Range Council.

Targeted population growth can help build the depth of skills necessary to support the Government of South Australia’s economic ambitions.¹

Our biggest priorities



[Learn more about the biggest priorities facing the Limestone Coast](#)

Australia is facing a national housing crisis, and its impacts are being felt across the state. Ensuring an appropriate and timely supply of housing is one of the priorities for the Limestone Coast region, given the rising demand of development-ready land supply and affordability.

Integrated planning plays a central role in identifying land and long-term infrastructure needs to support sustainable growth within the regions. It highlights how these changes can be accommodated over a 30-year period.

As we grow, different housing types are required to meet the diverse and evolving needs of South Australians. We need more choices for families, multi-generational households, older people living independently for longer and the increasing number of single households.

¹ Census of Population and Housing published by the Australian Bureau of Statistics (ABS)

The planning for future growth areas has been done within the context of a climate emergency, and the government's commitment to transforming the economy to net-zero emissions by 2050.

The global pandemic, political uncertainty, social inequality, biodiversity loss and the rise of automation and artificial intelligence all signal the need for a broader, more coordinated approach to how land is used as we enter a new era of planning for transition.

A planning vision for the Limestone Coast

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

The Limestone Coast accommodates resilient centres and towns, serving both South Australia and western Victoria. Safe and secure housing is considered a fundamental right, and a diversity of affordable and environmentally sustainable housing options exist across the region, catering to various needs and lifestyles. Larger townships across the region embrace higher residential densities, which supports a diversity of housing. Centres and towns remain contained within their urban boundaries, ensuring there is no sprawl along the coast or into high value productive lands.

Towns across the region have a high amenity and maintain a strong sense of belonging. Communities are connected, resilient and equitable, meaning no one is left behind. Towns are focused on socialisation and interaction; public spaces are open, green and accessible to all. Limestone Coast towns are connected via dedicated walking and cycling networks.

The region has maintained its clean, green, natural environments, ensuring its natural assets and productive landscapes have been regeneratively managed and remain key drivers of regional prosperity. Greenbelts and wildlife corridors between centres and towns have been preserved and remain protected; as have the region's national and marine parks, UNESCO World Heritage site and RAMSAR sites. Preservation and conservation activities throughout the region are supported by sensitive eco-tourism operations and the increase of renewable energy options.

Protection of the Limestone Coast's valuable primary productive lands has resulted in the region becoming the food bowl for the state. Exports from the region are no longer raw product as an increase in agriculture, aquaculture and forestry value-adding activities and manufacturing has strengthened the Limestone Coast's importance as a key contributor to Australia's export market. Improved digital connectivity has allowed the region to forge new industrial collaborations with other regions across the world, particularly within the wine industry.

Strengthened public transport options provide the region with regular and reliable intra-regional and intra/inter-state travel options. The Mount Gambier Regional Airport accommodates frequent and reliable services for both passenger and freight air transportation. The region is well connected through sophisticated autonomous transport networks including road, air and rail, providing for the accessible transportation of passengers and freight, establishing the region as an attractive option to live, work and visit.

Limestone Coast Regional Plan outcomes

Aligning with the vision, the Plan has been prepared to achieve 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 environment
- Outcome 4: An integrated and connected region
- Outcome 5: Coordinated delivery of land use and infrastructure planning.



Outcome 1:
**More housing in
the right places**



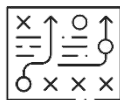
Outcome 2:
**A strong economy
built on a smarter,
cleaner future**



Outcome 3:
**A greener,
wilder and more
climate resilient
environment**



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, which is widely acknowledged as the best in the country. This innovation has now been extended to include 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.

While the previous Limestone Coast 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 *Planning, Development and Infrastructure Act 2016* (PDI Act) separates these in two separate planning instruments – the state’s strategic planning directions, which are set out in the State Planning Policies, 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, subregional 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

The Limestone Coast region is home to 68,542 people which is approximately 3.8% of the state's population. Approximately 40% of these people live in Mount Gambier with the remainder mostly living in or around the towns of Naracoorte, Millicent, Penola and Bordertown.

The Aboriginal and Torres Strait Islander population represents 2.4% of the region's total population.

In the ten years prior to 2023, 2477 dwellings were built which equates to around 250 new dwellings each year.

Projected population to 2051

Population projections provide a picture of the population as it may develop 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 Limestone Coast.

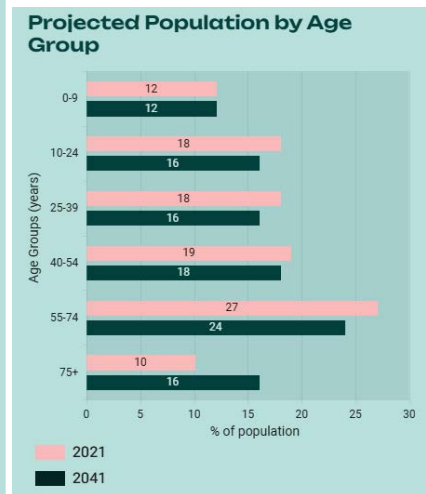
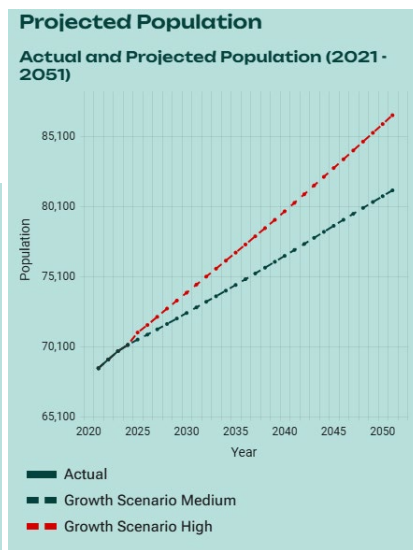
The population projections used for the Plan reflect the state's adopted high-growth projections derived from the 2021 Census.² The high-growth scenario is used by state and local government when evaluating residential and employment land supply. Actual population growth is tracked by the Australian Bureau of Statistics (ABS) on a quarterly basis.

We need to plan for the additional housing and jobs to accommodate growth and change, as well as the vital infrastructure and services needed to support future communities in the region.

² Census of Population and Housing published by the Australian Bureau of Statistics (ABS).

Population summary

Population Summary		
Population Growth Scenario (2021 - 2051)		
Scenario	Medium	High
Total Population		
2021	68,542	68,542
2051	81,231	86,590
<hr/>		
2021 - 2051 (Total Change)	12,689	18,048
<hr/>		
2021 - 2051 (Ave annual change)	423 (0.62%)	602 (0.88%)



Housing trends and land supply

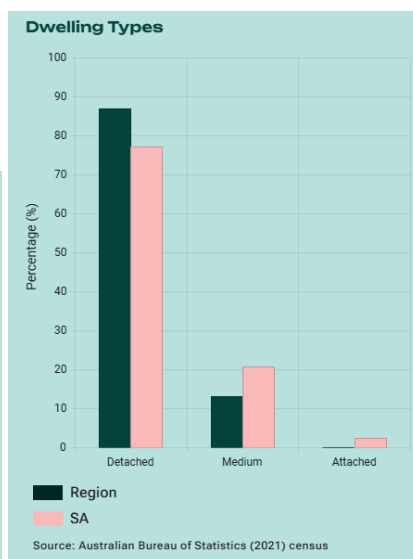
The planning system can help meet future demand by ensuring there is sufficient land for new houses, coupled with well-timed infrastructure, and flexibility in zoning and policies to allow for housing diversity.

A 15-year supply of appropriately zoned land is critical to ensure that housing supply and affordability is maintained to accommodate competing housing demands for permanent residents, short-term holiday rentals and temporary workers' accommodation.

The table below highlights key statistics relating to current housing development activity in the Limestone Coast, as well as current demand and supply of land zoned for housing.

Housing Snapshot

Housing Snapshot
33,325
Total dwellings
27,742 (83%)
Occupied dwellings
2.3
Average number of people per household
248
Average dwellings built every year



Land Supply	
Annual housing target	
Annual Target	248
Current Housing Land Supply (Allotments)	
Potential	1,554
Zoned Undeveloped	10,653
Total Zoned Supply	12,207
Proposed Future Housing Land Supply	
Total Future Growth	3,494

Bordertown

▼ Bordertown	
Land Supply	
Annual housing target	
Annual Target	6
Current Housing Land Supply (Allotments)	
Proposed	59
Zoned Undeveloped	464
Total Zoned Supply	<hr/> 523
Proposed Future Housing Land Supply	
Total Future Growth	<hr/> 418

Keith

▼ Keith	
Land Supply	
Annual housing target	
Annual Target	2
Current Housing Land Supply (Allotments)	
Proposed	19
Zoned Undeveloped	170
Total Zoned Supply	<hr/> 189
Proposed Future Housing Land Supply	
Total Future Growth	<hr/> 0

Kingston SE

Kingston SE	
Land Supply	
Annual housing target	
Annual Target	15
Current Housing Land Supply (Allotments)	
Proposed	0
Zoned Undeveloped	311
Total Zoned Supply	311
Proposed Future Housing Land Supply	
Total Future Growth	830

Lucindale

Lucindale	
Land Supply	
Annual housing target	
Annual Target	1
Current Housing Land Supply (Allotments)	
Proposed	0
Zoned Undeveloped	5
Total Zoned Supply	5
Proposed Future Housing Land Supply	
Total Future Growth	0

Millicent

▼ Millicent	
Land Supply	
Annual housing target	
Annual Target	12
Current Housing Land Supply (Allotments)	
Proposed	0
Zoned Undeveloped	827
Total Zoned Supply	827
Proposed Future Housing Land Supply	
Total Future Growth	0

Mount Gambier *Figures reflect City of Mount Gambier LGA

▼ Mount Gambier	
Land Supply	
Annual housing target	
Annual Target	99
Current Housing Land Supply (Allotments)	
Proposed	975
Zoned Undeveloped	2,823
Total Zoned Supply	3,798
Proposed Future Housing Land Supply	
Total Future Growth	0

Naracoorte

▼ Naracoorte	
Land Supply	
Annual housing target	
Annual Target	20
Current Housing Land Supply (Allotments)	
Proposed	72
Zoned Undeveloped	807
Total Zoned Supply	879
Proposed Future Housing Land Supply	
Total Future Growth	1,831

Employment trends and land supply

A prosperous economy requires us to have employment land that will accommodate our current and future industries, is appropriately serviced and connected to infrastructure 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, and through flexibility in zoning and policies to allow for diverse business models.

The region comprises over 3,000 hectares of zoned employment land, which for the most part is evenly distributed across the region's local government areas. Supply in places such as Robe and Kingston, however, are considerably lower than the regions other councils.

[Learn more about employment sectors and land use](#)

Development trends

Between 2022 and 2023, a total of 5.92 hectares of zoned vacant employment land was consumed in the region. Should this trend continue, the region's vacant zoned supply, which is estimated at 263 hectares, is unlikely to be exhausted within the next 30 years. However, it is important to note that not all vacant zoned employment land is 'development-ready' or in the right locations to service the needs of industry and the community.

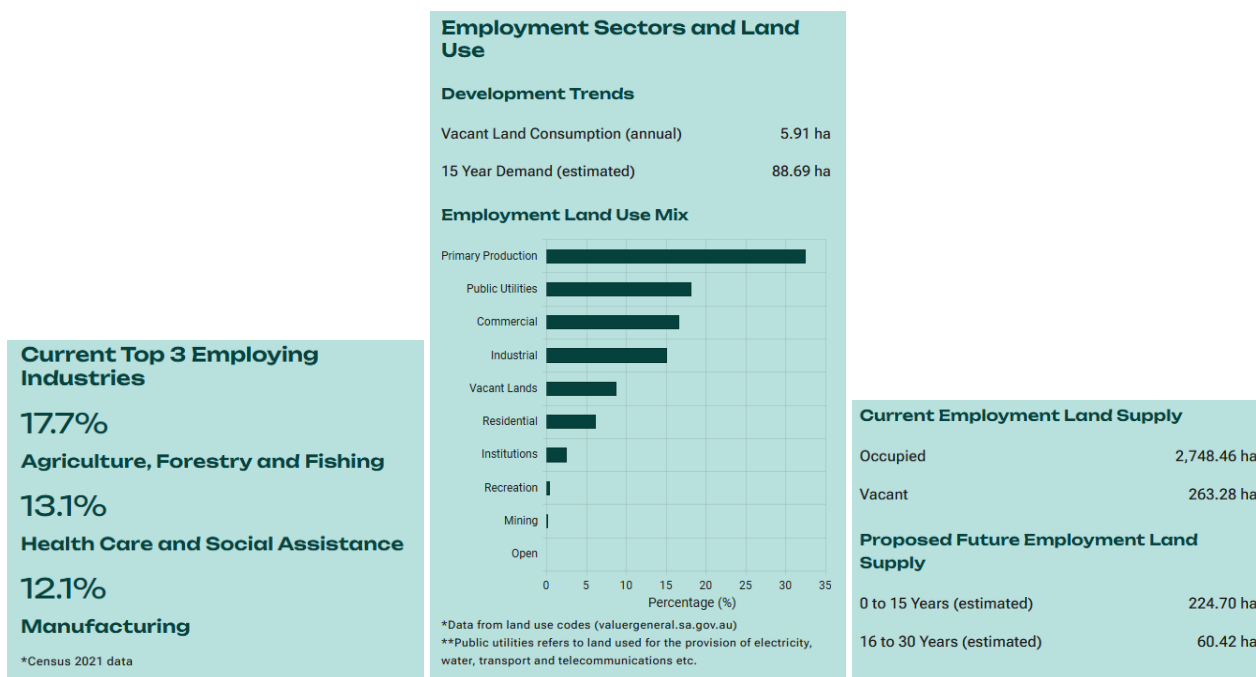
In addition to zoned vacant supply, there is a significant amount of zoned employment land used for primary production with the capacity to be converted to industrial employment land in the short- to medium-term. This land is not reported as vacant as it is actively being used for other purposes.

Employment land use

Zoned land within the region is predominantly used for traditional employment activities, which includes activities such as industrial, mining, primary production and various forms of public utilities. These uses typically utilise large parcels of land compared to other broad industry categories (BICs) such as knowledge intensive and population serving.

The agriculture, fishing and forestry sectors currently make the greatest contributions to the state’s Gross State Product (GSP), with the agricultural sector contributing over \$1.2 billion to the state’s economy³, whilst the forestry sector contributes approximately \$3 billion to the GSP⁴.

Growth is expected to continue in the agricultural sector to accommodate for the growing global demand for sustainable, high-quality agricultural produce - red meat, dairy, wine, horticulture, fishing and forestry. The forestry sector is aiming to decrease its raw product export and increase local timber processing from 41% in 2020, to 95% within the region by 2030⁵. Careful planning is required to support primary production from the impacts of residential and employment growth, climate change, technological change and structural changes in the economy.



³ RDA Limestone Coast Region – Economic profile, .idcommunity, 2024

⁴ Economic Contribution Study of the SA Forestry Industry, 2022

⁵ Building the Nation: Growing the Green Triangle’s Contribution to Australia’s Future, 2021

Council areas

<p>∨ Wattle Range Council</p> <p>Employment Sectors and Land Use</p> <p>Development Trends</p> <p>Current Employment Land Supply</p> <table border="0"> <tr> <td>Occupied</td> <td>348.66 ha</td> </tr> <tr> <td>Vacant</td> <td>72.53 ha</td> </tr> </table>	Occupied	348.66 ha	Vacant	72.53 ha	<p>∨ Naracoorte Lucindale Council</p> <p>Employment Sectors and Land Use</p> <p>Development Trends</p> <p>Current Employment Land Supply</p> <table border="0"> <tr> <td>Occupied</td> <td>653.94 ha</td> </tr> <tr> <td>Vacant</td> <td>40.38 ha</td> </tr> </table>	Occupied	653.94 ha	Vacant	40.38 ha	<p>∨ Tatiara District Council</p> <p>Employment Sectors and Land Use</p> <p>Development Trends</p> <p>Current Employment Land Supply</p> <table border="0"> <tr> <td>Occupied</td> <td>583.47 ha</td> </tr> <tr> <td>Vacant</td> <td>56.52 ha</td> </tr> </table>	Occupied	583.47 ha	Vacant	56.52 ha
Occupied	348.66 ha													
Vacant	72.53 ha													
Occupied	653.94 ha													
Vacant	40.38 ha													
Occupied	583.47 ha													
Vacant	56.52 ha													
<p>∨ District Council of Grant</p> <p>Employment Sectors and Land Use</p> <p>Development Trends</p> <p>Current Employment Land Supply</p> <table border="0"> <tr> <td>Occupied</td> <td>668.84 ha</td> </tr> <tr> <td>Vacant</td> <td>14.01 ha</td> </tr> </table>	Occupied	668.84 ha	Vacant	14.01 ha	<p>∨ City of Mount Gambier</p> <p>Employment Sectors and Land Use</p> <p>Development Trends</p> <p>Current Employment Land Supply</p> <table border="0"> <tr> <td>Occupied</td> <td>384.75 ha</td> </tr> <tr> <td>Vacant</td> <td>67.87 ha</td> </tr> </table>	Occupied	384.75 ha	Vacant	67.87 ha	<p>∨ District Council of Robe</p> <p>Employment Sectors and Land Use</p> <p>Development Trends</p> <p>Current Employment Land Supply</p> <table border="0"> <tr> <td>Occupied</td> <td>21.63 ha</td> </tr> <tr> <td>Vacant</td> <td>6.52 ha</td> </tr> </table>	Occupied	21.63 ha	Vacant	6.52 ha
Occupied	668.84 ha													
Vacant	14.01 ha													
Occupied	384.75 ha													
Vacant	67.87 ha													
Occupied	21.63 ha													
Vacant	6.52 ha													
<p>∨ Kingston District Council</p> <p>Employment Sectors and Land Use</p> <p>Development Trends</p> <p>Current Employment Land Supply</p> <table border="0"> <tr> <td>Occupied</td> <td>87.17 ha</td> </tr> <tr> <td>Vacant</td> <td>5.45 ha</td> </tr> </table>	Occupied	87.17 ha	Vacant	5.45 ha										
Occupied	87.17 ha													
Vacant	5.45 ha													



Theme:

People, housing and liveability

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.⁶

The population of the Limestone Coast region is projected to grow by around 18,000 residents over the 30-year period to 2051. A high growth scenario projects an annual population growth of 0.78%, which is slightly higher than the overall average annual growth projected for regional South Australia (0.68%).⁷ Towns throughout the region which experience growth are able to do so within their existing town boundaries.

Population growth will occur across the region, however, over half of the region's projected population is expected to reside in the greater Mount Gambier area. Subsequently, Mount Gambier will continue to be the Limestone Coast's key regional centre. The major service centres of Millicent, Naracoorte, Bordertown and Kingston SE will continue to provide a range of established services and extensive social, utility and transport infrastructure. The towns of Penola, Keith, Robe, Beachport, Lucindale and Port MacDonnell act as supporting service hubs for the region and play important roles for their local communities.

A growing population in the region requires not just more housing, but greater housing choice to accommodate a variety of household types. This includes older people, smaller and single person households, seasonal and temporary workers, and tourists. When compared to state benchmarks, the Limestone Coast has a lower proportion of families with children households, and higher proportions of lone person households and older couples without children households. Approximately 17% of dwellings across the region are unoccupied dwellings, which is higher than the South Australian benchmark (10.8%). This is likely due to houses in coastal areas such as Robe, Beachport and Kingston SE being used for short-term holiday rentals and private holiday homes.

The Regional Key Worker Housing Scheme seeks to secure suitable housing in regional areas for essential government workers, such as police officers, teachers and medical professionals. To address the critical need for purpose-built government workers accommodation in the Limestone Coast, the scheme will provide housing across the region, with six houses in Mount Gambier and five houses in Bordertown being constructed by 2025.⁸

⁶ [What does 'Housing as a human right' mean in Australia? | AHURI](#)

⁷ [Population Projections for South Australia and Regions – 2021 to 2051 \(July 2023\)](#)

⁸ [Construction Begins on Regional Housing | Premier of South Australia](#)

Land use planning can address housing needs by ensuring adequate land supply, managing the growth of towns and smaller settlements, and facilitating diverse housing options near health and community services. Consolidating the population within existing township boundaries where possible enhances the viability of services and facilities. It also reduces the risks of natural hazards like bushfires and flooding, and prevents development from encroaching on environmentally sensitive areas or high-value agricultural land. Development should reflect the unique identity and character of towns, preserving their valued built form and natural qualities. Protecting heritage sites and adapting buildings for reuse can also strengthen a sense of place and connection to the local environment. Planning policies for growth areas should be sufficiently flexible to accommodate future housing models and associated support services that are suitable for the region.

Housing supply and diversity

Long-term strategic objectives

- 1. Provide an adequate supply of development-ready and zoned land that can accommodate housing and employment growth over a 30-year period.**
- 2. Coordinate housing growth with infrastructure by concentrating development within identified townships and settlements.**
- 3. Increase opportunities for well-located and well-designed housing to support the needs of a diverse range of people.**
- 4. Monitor land supply and demographic trends to ensure sufficient land is available to support a growing population.**
- 5. Existing buildings are adaptively re-used for new housing, including commercial, industrial and heritage places.**
- 6. Support the provision of workers accommodation for temporary and seasonal workers, as well as permanent workers, in locations close to employment.**

Meeting housing demand is vital for the region's prosperity and liveability and is a key priority for local and state governments. 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 protection of productive lands from urban sprawl is a key aspiration for the region.

Population growth in the region is concentrated in the greater Mount Gambier area, Millicent, Bordertown, Naracoorte and Kingston SE. There is a sufficient supply of appropriately zoned land to accommodate expected growth for the next 15 years within these township areas.

It is projected an additional 8,805 dwellings will be required across the region by 2051. Over 70% of additional housing stock is projected for the greater Mount Gambier area. A more diverse housing supply is required throughout the region to meet the needs and preferences of different household types, life stages and lifestyle choices. A diverse housing supply supported by accessible physical and social infrastructure, such as quality health, education and childcare facilities, will help to attract and retain a strong workforce to support the region's communities. It can also accommodate changing demographics, particularly the ageing population seeking a 'sea change' or 'tree change' lifestyle in the region.

Strong investment in many sectors across the Limestone Coast will result in additional jobs, meaning additional housing for workers will be required. There is a chronic shortage of appropriate workers accommodation throughout the Limestone Coast, in particular for seasonal and temporary workers. Workers accommodation for permanent, temporary and seasonal workers should be facilitated within established townships, where possible.

Infrastructure supporting the development of housing is a key challenge throughout the region.

Aboriginal cultural heritage and values

Long-term strategic objectives

- 1. Aboriginal cultural heritage and areas of significance are protected for the benefit of current and future generations.**
- 2. Traditional Owners of the land should be engaged 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.**

South Australia's cultural heritage reflects the diversity, unique features and key moments in our state's history and 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 an essential part of our cultural heritage.

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.

Aboriginal peoples followed a complex system of land management and the reciprocal relationship between people and the land underpinned all aspects of life.

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. We can also look at ways to incorporate Aboriginal voices and cultural knowledge in the planning system through deeper engagement and partnership.

The *Aboriginal Heritage Act 1988* protects Aboriginal heritage (including Aboriginal ancestral remains, sites and objects) from the impacts of excavation, damage, disturbance, or interference. Land use proponents are strongly encouraged to first talk about their plans directly with Traditional Owners, via Recognised Aboriginal Representative Bodies (RARB's) or, where there is no RARB, through relevant native title bodies and/or any relevant Aboriginal organisation or Traditional Owners of the area.

This should be done early to consider if impacts to Aboriginal heritage can be avoided, and before applying to the Minister for Aboriginal Affairs and Reconciliation to obtain permission to impact heritage. 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 Traditional Owner groups for the search area.

The planning system offers the opportunity to require the consideration of cultural heritage values of a site early in the development pipeline rather than after a Code amendment or development approval under the PDI Act.

When Traditional Owners are engaged early in the planning process, any adverse impact can potentially be avoided or better managed, which creates more certainty for all involved. This also provides an opportunity to build capacity and pathways for knowledge sharing between Aboriginal and non-Aboriginal communities.

The Community Engagement Charter (Charter) guides public participation in the preparation of planning policies strategies and schemes, including any proposals to rezone land. The State Planning Commission (Commission) recently updated the Charter with the aim to ensuring engagement is inclusive and respectful and highlights the need to consider appropriate opportunities for Aboriginal people to participate in planning decisions that affect them. Future guidance is required to ensure that all entities proposing changes to planning instruments including state agencies, private proponents and local government undertake sensitive and respectful Aboriginal engagement about land use planning matters.

Where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys of these areas should occur with Traditional Owners to inform Code amendment proposals or impact assessed development applications.

Partnering with Aboriginal communities and applying Planning with Country principles in the structure planning and rezoning phases can help to create unique and responsive developments. Reading Country with Traditional Custodians 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.

It will also be important to continue to work with First Nations representatives to consider how cultural information and interests could be incorporated into planning processes, including working with representatives on cultural mapping.

State and local heritage

Long-term strategic objectives

- 1. 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 reuse of buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and liveable places.**

- 5. Provide flexible planning policies that unlock creative design solutions and land use outcomes that enable the adaptive reuse of heritage places.**
- 6. Promote the heritage values of National, State and local heritage listed places.**
- 7. Council leads the identification and listing of local heritage places to protect the local historical and attributes and themes that are important to local communities.**

The Limestone Coast is rich in historic and culturally significant buildings and areas, reflecting the region's unique and diverse history. These places promote a strong sense of place and regional identity. The conservation and protection of heritage places should be fundamental considerations of planning policy.

The Naracoorte Caves is South Australia's first UNESCO World Heritage site, forming part of the Australian Fossil Mammal Sites World Heritage Area. The Naracoorte site is known as one of the world's most important fossil sites as it tells the story of Australia's unique animal heritage. Of the 28 known caves on the site, four are open to the public, while the remaining caves are set aside for scientific research or for preservation.

The region is home to 148 State heritage places and 449 local heritage places.⁹ Of note, Penola has a unique history and is particularly significant to the Catholic community because of its association with St Mary MacKillop, Australia's first saint. Two adjacent heritage precincts in Penola, Petticoat Lane and Woods MacKillop Schoolhouse provide examples of significant state heritage. Petticoat Lane is an authentic example of a 'turn of the century' small town country lane, and the Woods MacKillop Schoolhouse is one of the most significant sites associated with St Mary MacKillop.

Adaptive reuse of underutilised heritage buildings or the restoration of streetscape facades can play a major role in revitalising key precincts. Adapting older buildings can be challenging, as some may require upgrades and renovation to suit contemporary access and building standards, and to suit uses removed from their original purpose. Flexible adaptive reuse policies can bring new life to underutilised heritage places, with a range of social, economic and environmental benefits to communities.

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

Local heritage is protected through the PDI Act, with places listed in the Code. This legislative framework provides the basis for the ongoing management of State Heritage Places and Local Heritage Places. The careful management of these sites enliven history, engender a sense of identity, and can distinguish the region from other places in Australia.

⁹ [The South Australia Heritage Places database](#)

The transition of local heritage to the *Heritage Places Act 1993* is being considered by the state government, to bring all heritage protections under one legislative umbrella. This is a substantial piece of work that requires legislative and policy reform.

In addition, shipwrecks along the coastline of the Limestone Coast are protected under the *Historic Shipwrecks Act 1981*.

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 of important natural coastal landscapes, views and vistas.**
- 3. Investigate sensitive design approaches to infill in established townships, focused on retrofitting original housing, retaining and enhancing streetscape amenity and tree canopy cover.**
- 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 settlements 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.

Scenic rural landscapes frame many townships, contributing to an attractive sense of place for communities and visitors to the region. The Limestone Coast's rugged coastline provides spectacular scenic coastal landscapes. Landscapes of high scenic quality can be safeguarded through a range of legislation and planning policies.

It is important to understand the differences between character and heritage. Heritage is embodied in the story and setting 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.

Residents across the Limestone Coast live in multi-cultural, active, connected, resilient and equitable communities, where no one is left behind. Towns are focused on socialisation and interaction, having public spaces that are open, green with increased tree canopies and use indigenous plantings throughout the region. Townships and public spaces within townships are accessible to all via dedicated walking and cycling networks, and accommodate vibrant public arts and cultural pieces.

Public realm initiatives will be progressed in Mount Gambier, Millicent and Penola to encourage public participation and promote vibrancy in activity centres, and protect significant areas such as the Crater Lakes Precinct in Mount Gambier.

Pedestrian priority areas will be concentrated in established town centres and activity centres including Penola, Millicent, Beachport, Kingston, Port MacDonnell, Robe, Mount Gambier, Lucindale and Naracoorte.

Local infill investigation areas

Long-term strategic objectives

- 1. Local area planning identifies and plans for additional housing opportunities to support a diverse range of housing to meet the evolving needs of local communities and local housing supply targets.**
- 2. Local infill areas located to create walkable and connected neighbourhoods that reduce the need for car journeys, encourages public transport uptake to contribute to emission reductions.**
- 3. Areas are identified that will undergo changes in urban form and consider the complementary infrastructure and public realm improvements required to support these changes, including infrastructure contributions required to fund them.**
- 4. Investigations are undertaken to address infrastructure capacity and identify planning, coordination and funding mechanisms to improve the sustainable delivery of local housing within established townships.**

Local government plays a vital role in the planning for housing. Decisions made at the local level have a direct impact on the quantity, quality, and affordability of housing supply.

Key local government functions, such as initiating land rezoning, assessing development applications and delivering local infrastructure, impact housing location, density and cost, as does determining how surplus local government land should be used. Local government is best positioned to identify the place-based planning response to the Plan's directions.¹⁰

Local infill investigation areas have been identified as opportunities for well-planned and well-located sources of medium density or new Missing Middle housing, and smaller scale employment

¹⁰ [Local Affordable Housing Plan Toolkit](#)

opportunities. These areas include opportunities within proximity to activity centres and transport infrastructure, to encourage a strategic and targeted approach to increasing density.

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 Housing Strategies to assist with coordination and alignment.



Theme:

Productive economy

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

The Limestone Coast region contributes approximately \$4.7 billion to South Australia's Gross State Product (GSP).¹¹ Agriculture, fishing and forestry make the greatest contribution to the region's economic output.

The government is committed to developing a smart, sustainable and inclusive economy which is tailored for the future, ensuring everyone can enjoy a higher standard of living while attracting and retaining skilled workers. This forms the basis of the [South Australian Economic Statement](#)¹² (Economic Statement).

Agriculture, forestry and fishing; manufacturing; health care and social assistance; retail trade; and construction are the largest employment sectors in the Limestone Coast. Currently, the top five most valuable agriculture production commodities in the region are livestock slaughter; vegetables; milk; wool; and grapes (wine and table). The region is known for its wine, southern rock lobster and premium brands of beef, including Terra Rossa beef produced near the Coonawarra Wine region and Wagyu beef produced near Millicent.

The region's viticulture industry produces over 16% of the state's share of grapes, which in 2023, had an export value of over \$50 million. Wine regions within the Limestone Coast include Coonawarra, Mount Benson, Mount Gambier, Padthaway, Robe and Wrattobully.

The Green Triangle is the largest plantation forestry area in Australia (18% of the national plantation estate), with an estimated value of \$1.64 billion of turnover directly and \$1.2 billion of incomes generated (direct and indirect). The forestry sector creates over 3,500 jobs and supports a further 4,650 jobs throughout the region.¹³ Significant timber processing and manufacturing investments in the Limestone Coast have resulted in Australia's first softwood, state-of-the-art Cross Laminated Timber (CLT) and Glue Laminated Timber (GLT) manufacturing facility becoming operational in Tarpeena, and a large-scale timber milling and particle board manufacturing expansion in Mount Gambier.

The Limestone Coast has a substantial tourism industry, providing 3,000 direct jobs across the region. The World Heritage Listed Naracoorte Caves, dormant volcanoes, seasonal wetlands, internationally renowned diving locations and wineries, and the Australian Camino, associated with St Mary Mackillop, are all major tourist drawcards to the region. Coastal towns such as Robe and Kingston SE experience large influxes of visitors during peak holiday periods, seeing their

¹¹ RDA Limestone Coast Region – economic profile, .idcommunity, 2024

¹² South Australian Economic Statement, 2023, Department of the Premier and Cabinet

¹³

populations swell over the summer season. Events such as Generations in Jazz, the South East Field Days and Coonawarra After Dark continue to attract large numbers of visitors to the region.

Over the past five years, the economic outputs of the construction, health care and social assistance, retail trade and wholesale trade industries have increased. This trend is likely to continue as the region's population changes and the strong demand for housing continues. The ageing population will increase the demand for professional services, particularly in the areas of aged care and health related professions.

Rapid advancements and innovation in digitisation, automation, and cleaner circular economy industries will continue to expand the Limestone Coast's industrial capabilities. Embracing technological advancement, the region will be at the forefront of innovative technologies, setting the Limestone Coast as the exemplar SMART region, enabling businesses to deliver new products, services, and knowledge to the world.

As the region's key service centre, Mount Gambier will continue to provide a full range of services for the region and southwest Victoria, including government administration, education, health and retail.

Employment lands

Long-term strategic objectives

- 1. Protect and expand well-serviced employment land that is strategically located to support economic growth and productivity.**
- 2. Strategically plan for waste management infrastructure and services that reduce waste to landfill and support opportunities to promote a circular economy.**
- 3. Guide local employment land strategic planning to determine the role and function of employment lands and additional policy and investment required to support and grow these precincts.**

Attracting and retaining a strong, educated workforce will support economic growth in the region. The creation of more local employment opportunities, that can support an increased population, depends on a readily available supply of employment land that is serviced by appropriate infrastructure. Protecting existing employment land is also important to support the longevity of the region's businesses.

Employment lands require access to markets through priority freight corridors, telecommunications, and other infrastructure. They must be well connected to local industries to enable the exchange of goods and services. Employment lands should be expanded and protected where they are well connected to these networks, and where they are and are not constrained by abutting land uses.

The Limestone Coast has approximately 3,000 hectares of zoned employment land, of which 263 hectares is vacant zoned employment land. An area for future employment land has been identified at Glenburnie. Based on the amount of land currently zoned employment land and the annual consumption rate of 5.9 hectares, there is approximately 44 years' worth of zoned employment lands across the region.

The emerging circular economy sector is becoming a key contributor to the Limestone Coast's economic landscape. The region has unique opportunities for circular economy and renewable energy, as the region's largest industries (i.e. agriculture, forestry and fishing, and manufacturing) are leading adaptation towards a net zero economy.

Waste export restrictions are driving investment in waste reuse solutions. An appropriate supply of land for waste and resource recovery, as well as other related green industries, should be identified to maximise resource use, support economic growth, and serve communities.

Activity centres and retail

Long-term strategic objectives

- 1. Develop and maintain a hierarchy of activity centres to identify the specific role, function and infrastructure needs of each centre type.**
- 2. Activity and mixed-use centres promote access to jobs, diverse and affordable housing options, services and amenities.**
- 3. Activity centres are distributed across the regions to provide local access to economic, employment and business opportunities.**
- 4. Activity centres maximise connectivity between consumers, workers and businesses and support a productive urban form.**
- 5. A well-planned activity centre hierarchy and network of centres optimises the distribution of retail and service businesses and supports liveability, convenience and choice across the Limestone Coast region.**
- 6. Activity centres bring people together and provide opportunities to build social capital within communities.**
- 7. A well-connected network of activity centres is located and designed to facilitate healthier and more sustainable communities by reducing the need for travel and promoting physical activity.**

Activity centres contribute to the form and pattern of a city or township, provide a focal point for civic and social connections and offer convenient access to shopping, administrative, cultural, entertainment and other facilities in a single trip. The size and mix of these activities varies based on the role and function of each township and its activity centre.

Local centre planning

In some parts of the Limestone Coast region, local and township centres will need to adapt to the changing retail and service needs of its communities. While in some centres this may mean the establishment of new floor space, in slower-growing townships, the priority might be facilitating adaptation to changing consumer preferences, or even modest reductions in retail and centre floor space within these activity centres.

Given the knowledge local government has of their communities, as well as their responsibility for the planning and provision of local infrastructure, they are best placed to lead the strategic response to the planning of activity centres. Devolution of activity centre network planning to local government provides the best way of ensuring local population needs in relation to activity centres are met.

Guidance as to how this planning work will be undertaken will assist local government with local activity centre plans that can be integrated into amendments to the Code.

Tourism and events

Long-term strategic objectives

- 1. Identify key land uses which can be complemented by tourism opportunities 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.**
- 3. Facilitate tourism opportunities by enhancing enabling infrastructure and services such as airport, maritime infrastructure, major roads and digital technology.**

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 2030.¹⁴

The *South Australian Visitor Economy Sector Plan 2030*¹⁵ 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.

While the agriculture, viticulture and forestry sectors remain a central element of the Limestone Coast's economy, the tourism sector is also a significant contributor. In the year ending 2023, tourism in the Limestone Coast generated \$520 million in visitor expenditure, incorporating 800,000 domestic day trips and 763,000 overnight visitors. The South Australian Tourism Commission's Value of Tourism snapshot projects a tourism expenditure target for the Limestone Coast of \$609 million by 2030.¹⁶ Being a predominantly self-drive visitor market, leveraging existing touring routes and promoting and developing hero tourism experiences and events that reflect the region's uniqueness is key to achieving tourism targets.¹⁷

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

¹⁴ [DSD SA Tourism investment 010724.pdf](#)

¹⁵ https://tourism.sa.gov.au/media/txpncuwn/satc_tourism-plan-2030_final_aug2019.pdf

¹⁶ <https://tourism.sa.gov.au/regions/limestone-coast>

¹⁷ https://tourism.sa.gov.au/media/4ogjnwsw/sa_rvs_2025_limestone.pdf

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 Commission is undertaking a review of policies within the Code that relate to tourism development. The purpose of the review will be to ensure that the policies of the Code are contemporary and meet current market demands for high-quality tourist accommodation and tourism development (of all sides), such as agri-based tourism, that value-adds to locally produced products (i.e. cellar door, farm gate sales). These activities should be considered where impacts on agricultural productivity, the environment and scenic amenity can be successfully managed.

Primary industry

Long-term strategic objectives

- 1. Support the region's primary industry sector as dynamic, innovative and diverse through technology adoption, intensification of production systems and recognition and protection of its unique advantages.**
- 2. Facilitate appropriate value-adding and rural business diversification and associated ancillary land uses such as storage, warehousing and logistics.**
- 3. Minimise the loss or fragmentation of valuable primary production land.**
- 4. Protect key assets underpinning the region's current and potential future primary industry development.**
- 5. Equitably manage the interface between primary production and other land use types.**

The Limestone Coast contains some of the richest and most productive agricultural land in South Australia. Retaining and protecting productive primary production land across the region is a key priority. Sustainable agricultural practices, value-add opportunities, improved technology, and land management practices will support a diverse regional economy. Facilitating value-adding and diversification opportunities (including tourism ventures and raw product manufacturing and processing within the region) will support the long-term growth and prosperity of the Limestone Coast's primary production sector.

The Limestone Coast produces a diverse range of products contributing strongly to food supply in both domestic and export markets. The region facilitates the production of cereal crops and grains (such as barley, oats and wheat) and is home to the largest lucerne growing area in the Southern Hemisphere. The production of livestock (including lamb, beef and pork) for meat, wool and dairy; significant areas dedicated to wine making; horticulture; fishing (particularly rock lobster); the growing of small seeds, flowers and vegetables also occurs across the region.

Several key agricultural value-add industries operate through the region, including seed cleaning, meat processing, wine making, milk and dairy product processing, fresh herb preparation and grain milling.

Forestry and timber processing are major economic and employment generating activities in the region. Forestry in the Limestone Coast is unique in that it facilitates the entire forest production cycle, from seedling cultivation through to milling and timber processing.

As a world class leader and innovator for agriculture, marine, aquaculture and viticulture, the region will pioneer the progression of non-traditional methods of food production and manufacturing. The region will see an increase in value-adding activities and local manufacturing across the agriculture, aquaculture and timber industries, meaning less exports from the region will be in the form of raw product.

Strong biosecurity measures are crucial to primary industry and natural resource management. The South Australian Biosecurity Policy aims to reduce pest and disease impacts, maintain food safety and support responsible agricultural chemical use. Comprehensive measures ensure economic, environmental and social assets, and public health are protected.

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, highlight the region's commitment to this sustainable practice.

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 Limestone Coast's economy.**
- 2. Establish infrastructure corridors that support infrastructure such as transport, pipelines and energy 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. Adequate separation distances between mining activities, housing and other incompatible development are maintained.**
- 5. Facilitate appropriate post-mining land uses.**

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

The extraction of limestone is the main mining activity for the region. Several rare earth element (REE) mineral exploration activities are occurring in areas along the border from Mount Gambier in the south to beyond Keith in the north and into areas of western Victoria, spanning more than 7,000 square kilometres.

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. This 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, facilitating a path for collaboration between mine operators, government and regulators.



Theme:

Natural resources, environment and landscapes

Outcome 3: A more climate-resilient and sustainable environment

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.

The Limestone Coast 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.

The region is home to three national parks, 18 conservation parks, three RAMSAR sites and two marine parks each with diverse marine life, flora and fauna. National Parks include the Coorong, Naracoorte Caves and Canunda National Parks. These parks and other areas of environmental significance play a crucial role in supporting biodiversity throughout the Limestone Coast.

Currently, 48 native species (24 animals and 24 plants) and seven ecological communities¹⁸ found in the region are nationally listed as vulnerable, endangered or critically endangered.

The region's marine parks are home to an exceptionally large range of plants and animals due to the Bonney Upwelling (an ocean current that supplies nutrient-rich water to the area). Extensive reef systems, giant kelp forests, the Coorong Beach system and significant areas of seagrass, act as an important feeding and resting ground for migratory and resident shorebirds, and as an important habitat for fish breeding and shelter. The endangered pygmy blue whale also frequents the marine parks to feed. Fishing (both recreational and commercial) is popular across both parks, with main catches being abalone, rock lobster, giant crab and scalefish.

Water resources are critical to the Limestone Coast's ecological health, the viability of its communities and the agriculture, forestry, and tourism industries. Today, the region's 17,000 wetlands and primary production activities sit side by side in a drying landscape, both dependent on and impacted by the availability of water and the management of it. The region has a long history of landscape-scale modification which has included the extensive draining of the land (the South East Drainage Network), which supported the expansion of primary production. This modification has seen wetlands decline from covering 44% of the landscape prior to European occupation to 2.5% left across the region today. Those wetlands that remain in good condition are important for tourism and recreation and are some of the most visited and iconic features of the region.¹⁹

¹⁸ [EPBC Act Threatened Ecological Communities in South Australia](#)

¹⁹ [lclb_regional_landscape_plan_2021-2026.pdf](#)

The region experiences natural variability in weather during the year, characterised by hot, dry summers and cold, wet winters. Average annual rainfall varies considerably within the region, from approximately 850mm in the south to 450mm in the north.²⁰

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. Heatwaves, bushfires, coastal erosion and flooding place people's health, livelihoods, and property at risk.

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 of which place people's health, livelihoods, and property at risk. Effective climate change mitigation and adaptation is crucial for the region'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.

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.

²⁰ <https://www.landscape.sa.gov.au/>

Biodiversity

Long-term strategic objectives

- 1. Identify areas of high biodiversity value and determine what types of sensitive development, if any, they could accommodate.**
- 2. Minimise impacts of development on areas with recognised biodiversity value, such as native vegetation and habitat so that critical life-supporting functions can be maintained.**
- 3. Retain native vegetation and areas of high biodiversity value wherever possible, and enable the investigation of pathways that would provide for minimising and offsetting unavoidable impacts.**
- 4. 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 Limestone Coast region is home to a diversity of native and endemic flora and fauna, and ecological communities. Wetlands throughout the region provide some of the most diverse habitats for biodiversity found anywhere in Southern Australia.

These wetlands play a vital role in supporting a wide variety of animals and plants that need water to complete all or part of their life cycle including birds, fish, amphibians, trees, sedges and rushes. Of note are the RAMSAR sites – The Coorong and Lower Lakes, Bool and Hack Lagoons and Piccaninnie Ponds Karst Wetlands.

There are currently no Indigenous Protected Areas in the Limestone Coast region.

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. This can highlight where areas of remnant native vegetation and threatened ecological communities of national environmental significance are located. 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.

Climate change

Long-term strategic objectives

- 1. Evaluate the impact of climate change on vulnerable communities and identify potential risk mitigation measures when planning for future growth.**
- 2. Encourage carbon-efficient living environments within townships and settlements.**
- 3. Ensure development is climate ready to support a resilient economy, community and environment.**

- 4. Consider decarbonisation and climate change adaptation strategies in the early planning of master planned township neighbourhoods and new investment in established townships.**
- 5. Promote opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies.**
- 6. Monitor and review the impact of climate change on hazard risk and update hazard overlays within the Code to manage these risks.**
- 7. Create policies, schemes, education and incentives to promote climate resilient buildings and support market transition.**
- 8. Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage.**

The Limestone Coast region faces challenges from climate change, including more frequent and severe heatwaves, storms, bushfires and floods. In 2050, the region is projected to experience increased average temperatures of 1.6 degrees Celsius and 4.7% less annual rainfall.²¹ These changes are likely to impact agricultural production, natural landscapes and wildlife habitats, community health and infrastructure. Improving the resilience of the region against these threats requires understanding the projected impacts of climate change and planning accordingly.

The state government is committed to combatting climate change by transforming the economy to net zero emissions by 2050. This includes a target to reduce net greenhouse gas emissions by more than 50% by 2030 (from 2005 levels) and to achieve 100% renewable energy generation by 2027.²²

With a 42% decrease from 2004–05 levels recorded in 2020–21, a further 8% 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 29% of all emissions.²³

Consistent with the government’s approach, the South Australian planning system aims to promote climate change mitigation and adaptation. Through planning policies and mechanisms, we can deliver tangible climate change outcomes as well as co-benefits including cost savings, energy conservation and improved community connection. The Code contains several overlays which 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 climate change resilience. This will guide development in the region to avoid high hazard areas or, where unavoidable, ensure risks to people and property are mitigated. There are however opportunities for investigation to update the Plan and guide improvements to the Code, Design Standards or other components of the planning system.

²¹ [Guide to climate projections for risk assessment and planning in South Australia 2022.pdf \(environment.sa.gov.au\)](#)

²² [Department for Environment and Water - Government action on climate...](#)

²³ <https://www.environment.sa.gov.au/topics/climate-change/greenhouse-gas-emissions>

Long-term land use decisions should consider the most up-to-date climate projections in alignment with the [South Australian Government Climate Change Action Plan](#). This includes increased intensity of natural disasters, temperatures and sea level rise, and reduced rainfall.

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 recycle waste from primary production to generate energy from biomass. New technology and value-added opportunities will be critical to support the region's economic base and to maximise productivity.

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 natural coastal environment including environmentally important features, such as 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 and play a key role in the state's economy through aquaculture, recreation and tourism, transport and industry. The coastline can be a contested space. Legislation provides high-level guidance and policy for a balanced approach to a range of competing interests while recognising its environmental, cultural and economic significance.

The Limestone Coast's coastal environments support two of the bigger industries within the region (i.e. fishing and tourism). Most of the region's coastal areas are protected by the Open Space Zone or the Conservation Zone within the Coastal Areas Overlay. This zoning preserves the open nature of the coast, promoting public access and limiting the development of structures. A large portion of the region's 400 kilometres of coastline is adjacent to the Upper South East and Lower South East Marine Parks, as identified in the *Special Legislative Scheme – Marine Parks Act 2007*.

The region's coastal councils are taking proactive action through the preparation and implementation of coastal adaptation strategies (CAS). The CAS examine coastal hazards over a 2100-time horizon and provide adaptation options and pathways for implementation for 11 townships in the Limestone Coast.

Future development should preserve and enhance the natural coastal environment. It should avoid impacts on 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.

Blue carbon is carbon captured and stored in coastal ecosystems, including seagrass meadows, saltmarshes and mangroves. These ecosystems are carbon sinks, accumulating and retaining carbon in plants 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.

Climate change is expected to increase the frequency, intensity and impacts of some weather events, such as coastal storms. Sea level rise leads to an increased frequency and depth of flooding in coastal areas. It is important to identify areas that are likely to be affected by storm events, to determine the most appropriate management strategies. Sea level rise, coastal flooding and erosion are risks for 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, as ongoing sea level rise beyond this point is expected.

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 people and property at risk of natural hazard events. In response, our land use planning system needs to be dynamic and well informed. It must continue to evolve to safeguard communities, infrastructure and environments as the frequency and intensity of natural disaster events increase 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.²⁴

The Limestone Coast is vulnerable to bushfire and flooding events, and coastal erosion and inundation. The risks associated with these events will intensify as our climate continues to change. Subsequently, future development throughout the region is to be focused within established settlements, as they are more resilient to threats.

Low-lying coastal townships and shack settlements face a particularly high risk of flooding due to rising sea levels. Future development in these areas must be carefully planned with a strong focus on mitigating the risk of coastal inundation. The location and design of future development will

²⁴ Addressing Resilience in Land Use Planning – summary for policy makers, IAG, October 2023

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.

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. This work is happening now and can be seamlessly incorporated into the Plan. For example, the State-Wide Flood Hazard 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.

Emissions and hazardous activities

Long-term strategic objectives

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

Emissions and hazardous activities, including air and noise pollution and site contamination, may result from lawfully operating industries and operations that make significant contributions to our economy.

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.

Similarly, 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.

Environment Protection Authority (EPA) licenced activities within the Limestone Coast primarily relate to resource recovery waste and disposal activities; timber milling and treatment; meat processing; and hydrocarbon and chemical related licensed activities.

Communities and the environment should be protected from any hazards or risks associated with industry. The location of future residential or employment growth should be identified with a view to ensuring appropriate separation from established industries. 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.

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 of land. Land should not be developed for more sensitive uses unless site contamination risks have been investigated and where necessary, appropriate fit-for-purpose remediation measures put in place. The Interface Management Code Amendment will strengthen planning policies for interface management.

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.



Theme:

Transport and infrastructure

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 coordinated growth, supporting economic productivity.

Effective infrastructure planning and delivery has a range of benefits. It can reduce commercial barriers by increasing market access and boosting supply chain productivity. It also promotes social inclusion and community resilience by improving connectivity and accessibility, which can foster opportunity and enhance placemaking and amenities.

The Limestone Coast region's transport networks are essential for moving resources and freight, while also providing safe and reliable access to goods, services, employment, education, and social opportunities. The region is heavily reliant on its road networks, which play a key role in the movement of freight and passengers throughout the region. The Dukes and Riddoch Highways, and the Adelaide to Melbourne rail line serve as part of the National Land Transport Network.

The transport of commodities (including timber, dairy, grains, cattle, sheep, horticulture and viticulture) in the region is by road, which involves many movements between South Australia and Victoria.²⁵ Specifically, the timber industry relies on road transportation to move product to the Port of Portland in southwest Victoria. The Port of Portland is the only deep-water port between Melbourne and Adelaide and provides a vital and growing trade link for southeastern Australia. The port specialises in bulk commodities and is the largest hardwood chip export port in the world.²⁶ Transportation from the region to the port is via the Princes and Henty Highways and smaller main roads including the Portland Nelson Road and Portland Casterton Road. These roads have a higher than normal level of road surface distress due to the high intensity of freight movements. Studies into the viability of reinstating rail links for both the Mount Gambier to Heywood (Victoria) and Mount Gambier to Wolseley rail lines have found that a number of commodities and supply chain paths would benefit from the rail line reinstatement.²⁷

Given the vastness of the region, an efficient, safe and reliable road and rail transport network is critical for liveability and future economic growth.

Airports and airstrips provide essential services, health care and transport for the region. The Mount Gambier Regional Airport serves as the region's primary airport, serving approximately 80,000 people each year. The airport is serviced by regular return passenger services between Mount Gambier and both Melbourne and Adelaide. Other general aviation airfields are located at Millicent, Coonawarra, Naracoorte, Lucindale, Robe, Padthaway, Kingston, Bordertown and Keith.

²⁵ <https://rdalc.org.au/wp-content/uploads/2022/01/TraNSIT-Limestone-Coast-Final-Report-website.pdf>

²⁶ [Green-Triangle-Freight-Action-Plan-2016.pdf](#)

²⁷ <https://rdalc.org.au/wp-content/uploads/2022/01/TraNSIT-Limestone-Coast-Final-Report-website.pdf>

Air transport infrastructure provides timely access to medical and emergency services, and supports general aviation, primary production and recreational activities. It is important that these sites are protected from incompatible development in surrounding areas to ensure their safe operation and that they do not impinge on sensitive land uses.

Public transport services are limited and are an important issue for the region due to its ageing, disadvantaged and dispersed populations. Pensioners and seniors account for the majority of patronage, and this is expected to increase with the ageing of the population. In particular, there have been calls for a public transport review and upgrade to the 30-year-old public bus service in Mount Gambier.

Social infrastructure is comprised of the facilities, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, healthy and safe. The provision of social infrastructure is delivered by federal, 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. Reserving land for essential services such as power and water is also critical. Designing infrastructure that is adapted to future challenges, such as climate change, will ensure robust and resilient places and communities.

Strategic transport networks

Long-term strategic objectives

- 1. Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (including where they live, work, visit and recreate).**
- 2. Identify and protect the operations of key strategic transport passenger and freight infrastructure.**
- 3. Allow for the future expansion and intensification of strategic transport infrastructure and service provision for passenger and freight movements.**
- 4. Support an efficient transport system that contributes to reducing emissions.**

The region's strategic transport network is central to economic growth, providing fundamental linkages to support business activity, employment and trade.²⁸ This network incorporates major national highways and strategic freight routes, alongside key transport facilities including airstrips, seaport, intermodal and bulk handling facilities. These transport systems are of strategic significance and are therefore planned, delivered and protected differently to local transport networks.

Road upgrades, corridor duplications, and overtaking lanes improve safety and productivity. Facilitating electric vehicle charging infrastructure and potential battery swap networks for freight vehicles along key routes will encourage the transition to zero emission technologies. Ongoing improvements to the road network are crucial for industry growth, and for intra and interstate visitors.

The functions of different roads and corridors should be understood at the local level and guide long-term planning, infrastructure investment and urban design approaches. The Movement and Place approach recognises that the function of transport connections can be the movement of people, or act as a destination in their own right. 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 and stay. Establishing the right balance between the two is vital. Pedestrian and cycle ways are important, both within and between townships, and their popularity is increasing due to health and tourism trends. They also offer accessibility benefits, particularly for those unable to drive within townships.

Understanding the envisaged functions of transport networks is essential, to guide infrastructure investment and urban design approaches that support local movement.

Improved public transport options will provide the Limestone Coast with regular and reliable intra-regional, intrastate and interstate travel options. Buses are available, with services within the City of Mount Gambier provided by Mount Gambier LinkSA. It includes city loops and several dedicated school routes in both the morning and evening. Bus services from Mount Gambier to Adelaide operate through the South East region, which is provided by Premier Stateliner. Passengers can

²⁸ [Transport strategy & policy | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#)

catch this service at nominated towns along the route but must book in advance. Existing public transport services within Mount Gambier are to be reviewed and re-established, to better service the entire city and its surrounding townships.

Bus services around the Tatiara District Council area, including a medical service for residents from the Tatiara and Murray Mallee regions to the metropolitan area are provided by BusBiz.²⁹

The reintroduction of rail transportation from the region to the Port of Portland will open a range of exporting and importing options for the Limestone Coast. As a result, passenger and freight rail services across the entire region can be gradually reinstated.

The Mount Gambier Regional Airport will continue to be the primary air infrastructure asset for the region, catering for the transportation of passengers and freight.

The Limestone Coast Transport Study will consider key issues and opportunities to improve all forms of transport across the region, including freight bypass options for Mount Gambier, road safety and efficiency, and its ability to support liveability, population and economic growth in the Limestone Coast.

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 to the Limestone Coast Regional Plan to ensure continued alignment. A review of the *Passenger Transport Act 1994* will investigate the removal of barriers to service delivery in regional South Australia.

Integrated water management, security and quality

Long-term strategies

- 1. The Limestone Coast's water supply catchments are protected and support a healthy environment, vibrant communities and a strong economy.**
- 2. A climate resilient water supply and supporting infrastructure meets the needs of a growing population and economy while balancing affordability.**
- 3. An adaptive planning approach supports clearly defined benchmarks for investment decisions to develop new large-scale supply and wastewater system options, as well as investment in more localised small-scale solutions.**
- 4. Fit-for-purpose integrated water and wastewater management systems and innovative infrastructure solutions facilitate the timely delivery of infrastructure to support housing and employment growth.**
- 5. Water sensitive urban design principles are incorporated in all development to manage risks to water quality.**

²⁹ [Limestone Coast transport services - Adelaide Metro](#)

Water scarcity is becoming more pronounced due to increasing housing, climate change and agricultural and industrial demands. Innovative solutions are required to meet the needs of the Limestone Coast region's population, while maintaining and enhancing its water-dependent ecosystems. A resilient and sustainable water future will ensure liveability by balancing affordability with the maintenance of an ongoing water supply.

Planning for the region's future water needs requires projections of both supply and demand. Both will be influenced by climate change, population growth, demographics and economic conditions. The Plan provides new growth assumptions that will be used to inform investment decisions and priorities for water and wastewater infrastructure. Modelling 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 in the region during extreme events such as drought, bushfire, or flood events. The Regional Drought Resilience Planning Program, an Australian Government initiative, is currently developing a draft drought resilience plan for the Limestone Coast region. It will identify actions to prepare for future droughts and consider needs and priorities to inform future investment.

Projections of future water demand also inform the design of water treatment and distribution infrastructure to ensure it can support future growth in a timely and cost-effective manner. The role of all water sources will need to be considered, including surface waters (rivers and streams), groundwater, desalinated seawater, harvested stormwater, recycled and purified water. Integrated delivery and management are required to support water security and public health, alongside the environmental, cultural, and amenity outcomes that South Australians value and expect.

Water resources support primary production and sustain environmental assets including the region's wetlands. Groundwater, by way of confined and unconfined aquifers, is the primary water source in the Limestone Coast, providing water for irrigated agriculture, forestry, domestic supply, stock, mining, industrial applications, town drinking water supplies and irrigation of recreational and sports grounds across the Limestone Coast.

The Blue Lake in Mount Gambier contains groundwater from local aquifer systems and is the third largest water storage facility in South Australia. Groundwater seeps into the crater through porous limestone to create the lake (around 36,000 megalitres in size). Approximately 10% of the capacity is used each year by residents living in Mount Gambier.

In addition to the natural environment, the region has a long history of landscape-scale modification which has included the extensive draining of the land (the South East Drainage Network), which supported the expansion of primary production. The South East drainage system is a key water infrastructure resource and is unique in that it applies a multi-objective approach to water management at a landscape scale to achieve economic, social and environmental objectives. The drainage system was initially established to remove waterlogging, to maintain the region's productivity and improve accessibility. The drainage system is also being managed to enhance the region's natural wetlands.

The groundwater systems through the region are protected through legislation including the *Groundwater (Border Agreement) Act 1985*, *Water Resources Act 1997*, *Water Resources (Lower*

Limestone Coast Prescribed Wells Area) Regulations 2004, Water Resources (Morambro Creek) Regulations 2001, Water Resources (Surface Water Prescribed Area—Morambro Catchment) Regulations 2001, and a number of water allocation plans. Across the Lower Limestone Coast Prescribed Wells Area (PWA), water use is currently within sustainable limits. There are, however, localised ‘hotspots’ where the water resources are vulnerable. In these areas, steps need to be taken to ensure we look after the water resource in the best interest of current and future users.

The Limestone Coast Landscape Board, South Eastern Water Conservation and Drainage Board and Goyder Institute for Water Research have partnered to deliver a research project to support water security in the lower Limestone Coast. The project is expected to be completed in mid-2025.

Stormwater management, from large scale capture and reuse schemes (managed aquifer recharge) through to decentralised street-scale infrastructure, plays an important role in managing the quantity and quality of built-up area runoff. Through the implementation of Stormwater Management Plans, and appropriate planning responses to address stormwater and flood management risks, opportunities for realising the benefits of stormwater capture and reuse can be maximised. The combined supply of wastewater from SA Water treatment plants and local government Community Wastewater Management Schemes, together with stormwater capture and reuse, are becoming increasingly important to meet water demand and reduce environmental impact. 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 recycling³⁰.

Water sensitive urban design can also contribute to a reduction in flooding, water quality improvement and support greening and cooling in the region’s cities and townships. Water sensitive urban design should be supported through the Code and other relevant development policies.

There is often a high cost associated with building resilience into 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 adaptive pathways, rather than committing to a fixed long-term plan.

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. Continue to provide opportunities for compatible non-residential uses such as education, health, recreational and community services near where people live.**

³⁰ [853934DEW-Urban-Water-Directions-Statement-FIN3.pdf \(environment.sa.gov.au\)](#)

3. Provide easy access to social infrastructure benchmarks to enable the consideration of priority areas for additional social infrastructure capacity.

Demand for social infrastructure will increase over the next 15 to 30 years. This is driven by a growing and ageing population, migration and advancements in technology. These factors will also change the expectations that people have for the variety, quality and accessibility of social infrastructure services and assets.³¹ The government has the lead responsibility for planning, regulating, funding and operating the state's largest social infrastructure assets. This includes social housing, education facilities, health services, and justice and emergency services. Private and non-for-profit providers also play a significant role in service delivery.

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.

Seven public hospitals are located across the region, operating within the Limestone Coast Local Health Network. The Mount Gambier and Districts Health Service is the major regional health provider for the Limestone Coast, providing a range of medical, surgical, maternity/obstetrics, mental health, diagnostic, specialist services, and a 24-hour accident and emergency service.

Hospitals in Naracoorte and Millicent provide general medical and surgical care services, maternity/obstetrics (Naracoorte), specialist services, residential aged care and 24-hour accident and emergency services.

Bordertown Memorial Hospital provides general medical and surgical care, residential aged care and a 24-hour accident and emergency service.

Hospitals in Keith, Kingston and Penola are primarily focused on providing general medical care, residential aged care and provision for telehealth services. These hospitals provide limited, to no, general medical or surgical services. Both Kingston Soldiers Memorial Hospital and Penola War Memorial Hospital provide a 24-hour accident and emergency service. Keith and District Healthcare provides an urgent care service, during set times, 7 days per week.

In addition to the region's hospital services, several Country Health Connect branches provide community-based health services across the region.

While a range of health services are provided throughout the Limestone Coast, travel distances remain an issue. There are a number of specialists who visit the Limestone Coast; however, many services still require travel to Adelaide or Victoria.

³¹ [Australian Infrastructure Audit 2019 - 6. Social Infrastructure.pdf \(infrastructureaustralia.gov.au\)](#)

Demand for health services is anticipated to increase with the ageing of the population and as identified, there is likely to be significant growth in aged care, health care and social services industries in the region.

A range of education facilities are provided throughout the region including university and TAFE campuses, government and non-government schools and childcare centres. The University of South Australia (Mount Gambier) catchment area extends across the region and into western Victoria. Nonetheless, students continue to leave the region to complete their secondary and/or tertiary education. This may begin to change, as more educational offerings become available online.

The region will become known for its educational offerings, with thriving VET/higher education opportunities covering forestry; agriculture; marine and aquaculture; and tourism. Offering diversity and providing its communities, particularly its youth, with an in-region pathway for education and career, will decrease the number of students leaving the region due to study. Major townships and urban centres have sufficient available land supply and appropriate policy settings to encourage and accommodate a range of combined industrial and educational opportunities. For example, the intermodal facility to the east of Mount Gambier has the potential to become a hub for innovation between industries, including research and development and education.

Advancing telecommunications connectivity and access is a key priority for the Limestone Coast. Whilst the National Broadband Network exists and is accessible across the region, a number of mobile blackspots still exist. With a growing dependence on digital connectivity and telecommunications to support industry, education, health and the region's communities, enhancing broadband and mobile connectivity will provide significant opportunities across the region.

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

To facilitate early planning for future social services and assets, Infrastructure SA, in conjunction with state agencies, have prepared benchmark principles for expanding social infrastructure, based on cost and population. The social infrastructure benchmarking, as well as population projections, will form the initial basis for considering thresholds and capacity. Additional engagement with agencies and local government throughout the structure planning process should inform the specific needs of a locality.

Thresholds will be maintained for state-level social infrastructure by the Growth and Infrastructure Coordination Unit of the Department for Housing and Urban Development, to ensure transparent infrastructure planning benchmarks inform state, local and private planning processes. The use of agreed growth projections, monitoring and agreed infrastructure thresholds will be critical for the alignment of land use planning and infrastructure delivery.

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. Provide electric vehicle charging stations and infrastructure that is readily available and accessible to users.**
- 5. 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 for meeting the basic needs of communities. It supports housing supply, businesses, services, economies and future enterprises.

Renewable and sustainable energy supply is also critical to a successful decarbonised economy, to mitigate the impacts of climate change (refer to [Climate Change](#)). 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.

The Limestone Coast lends itself to a range of renewable energy sources, including offshore and onshore windfarms, bioenergy, solar, hydrogen, hydrological and geothermal energy sources. The region aims to lead the state and become the first South Australian country region to be self-sufficient in energy production. In the lead up to reaching its net zero targets, the region aims to become a prototype research and development hub, producing leading edge technologies in solar, wind, wave, geothermal, biomass and hydrological energy production. By 2053, the entire region aims to be run from renewable energy sources, including a mix of offshore and onshore windfarms, bioenergy, solar, hydrogen, hydrology and geothermal energy sources. Energy storage systems are located throughout the region, reducing reliance on the grid and resulting in community and township energy production/power networks.

The planning system will need to respond effectively to emerging green energy technologies, battery storage (including community batteries) and supporting infrastructure for electric vehicles.

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. This can ensure that the region’s long-term electricity needs can be met, which will form the basis of a future amendment to the Plan.

Supporting the development of efficient, smart electric buildings will be vital to enable energy use to be shifted 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.

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. Infrastructure reserves are planned and coordinated to service multiple uses including opportunities for regional open space and recreation opportunities.

To support growing communities, it is critical to pre-plan infrastructure requirements. This will 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, ports, 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) or 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.



Theme:

Delivery and implementation

Outcome 5: Coordinated delivery of land use and infrastructure planning

Regional planning is an essential step in the line of sight between the State Planning Policies, regional demonstration of this and locally contextualised planning strategies.

Effective alignment of land use and infrastructure planning will allow for a more integrated and accurate view of the infrastructure required to deliver better outcomes for growing communities.

Bringing the Plan to life over the next 30 years will require ongoing collaboration and coordination across government, councils, industry and the community.

The PDI Act gives us the tools to implement some changes quickly, while other initiatives will need investigation and investment. Effective delivery of the Plan will benefit from the suite of new digital tools in the state's planning system. It will keep government, industry and councils up to date with trends in land supply, demand for housing and employment land use, and enable faster responses to changes.

New tools and governance arrangements, within the Department for Housing and Urban Development (DHUD), including the Growth and Infrastructure Coordination Group, will coordinate infrastructure investment and facilitate well-serviced developments.

Aligning the 20-Year State Infrastructure Strategy (Infrastructure SA) and the State Transport Strategy (Department for Infrastructure and Transport) with the Plan allows for coordinated infrastructure planning, providing greater alignment, clarity and confidence. Other agencies and infrastructure providers plans will also consider the long-term growth assumptions identified to ensure integrated planning outcomes.

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 will:

- Support targets and actions for land use, transport infrastructure and the public realm through interactive maps, dynamic data and spatial plans.
- Increase the availability, accuracy and relevance of data to inform integrated land use and infrastructure decisions, including current and forward projections, statistical data and analysis.
- Allow faster implementation of planning strategies to respond quickly to housing demand or employment growth by streamlining zoning changes.

- Incorporate whole-of-government strategies and mapping data so that they can be integrated into the relevant regional plan and updated as required. This ensures mapping data and policies remain consistent, relevant and aligned. Amendments to planning instruments including regional plans can be driven by a range of government agencies and infrastructure providers, enabling them to update information in the Plan to align with their long-term strategies.
- Require the state to maintain a 15-year rolling supply of zoned land across greenfield and infill areas. A further target requires the state to maintain 5 years of development-ready supply (i.e. land that is serviced and can be built on now).
- Track housing supply every quarter to ensure we do not fall short of these targets. DHUD will actively monitor this to ensure we are building enough homes and actively responding to any blockages.
- Require councils to undertake the necessary planning to ensure sufficient land is zoned to accommodate these targets over 10-year periods (across 30 years).

Short-term actions

An up-to-date implementation plan is to be maintained, with 5-year rolling actions. This includes dynamic reporting to track the implementation by theme, location and the entity responsible.

These actions include recommendations about the amendment or establishment of other planning instruments available through the PDI Act such as a Code amendment, but also include further investigations to inform future updates to the Plan.

All the targets and actions, including their implementation status can be viewed in the Targets Dashboard.

Actions and complying Code amendments

Regional plans can include mechanisms to fast-track appropriate Code amendments at the Minister for Planning's discretion. These are referred to as section 75 Complying Changes. Section 75 of the PDI Act enables the minister to agree to change the Code via a streamlined process for implementing a recommendation from a regional plan. This could relate to amending zoning or overlays in the Code to implement new growth areas or other spatial changes identified in the regional plans. Recommendations seeking Code amendments in the Plan in accordance with section 75(1)(b) of the PDI Act, need to be reflected in maps or spatial information and supported by specific information about the changes that are being proposed. These can only be initiated or agreed to by the Minister for Planning, after seeking the advice of the Commission and are the subject of consultation under the Charter.

This first version of the Plan does not include any recommendations to amend the Code via section 75 of the PDI Act.

Future iterations have the potential to include complying changes to allow streamlined processes to amend the Code. Any amendment to the Plan to identify complying changes requires an amendment under section 73 of the PDI Act, and will include engagement with landowners, council and community under the Charter.

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. 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.**
- 3. 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.**
- 4. Develop and implement structure plans for key settlements that integrate long-term land use planning and infrastructure planning and delivery.**
- 5. Increase the capacity of essential infrastructure such as community wastewater management systems (CWMS) and potable water to support population and tourist growth and industry expansion.**
- 6. Consider the seasonal population fluctuations and tourism for services and infrastructure provision are considered when planning and funding infrastructure.**

Every person, no matter where they live, should have fair access to transport, employment opportunities, healthcare, shops and services. Access to quality services and infrastructure is intrinsically linked to community wellbeing and it can also reduce living costs and support greener, safer, healthier, more prosperous communities.

Land should be rezoned based on the timely and coordinated delivery of new or upgraded infrastructure alongside additional housing supply or prioritising the delivery of housing development in areas with additional infrastructure capacity.

When done effectively, this reduces the total cost to community and ensures people have access to necessary facilities and services, including utilities such as water and power, and social services such as health and education or a reliable local bus network.

Importantly, the orderly expansion of infrastructure to support growth is not about providing all future infrastructure needs upfront as this is not practical or affordable for governments and taxpayers.

Coordinated and integrated planning is about proactively identifying and planning for the housing and population thresholds that will require new and upgraded infrastructure across our towns as they grow and ensuring infrastructure is operational when triggers are met.

Essential infrastructure such as power, water and sewer needs to be provided up-front, while other infrastructure such as health and education facilities can follow, based on housing and population triggers as new areas establish.

Infrastructure benchmarks prepared by Infrastructure SA in conjunction with state agencies, will form the initial basis for considering infrastructure thresholds and capacity. Additional engagement with agencies, utility providers and local government throughout the structure planning process should inform the specific needs of a locality. The Social Infrastructure Benchmarking and Population Projections will be formally recognised and linked to the Plan under section 71(b) of the PDI Act and the adopted planning assumptions to consider when undertaking long-term planning for land use and infrastructure in the Plan.

Thresholds for new social infrastructure will be maintained for state-level social infrastructure to ensure transparent infrastructure planning benchmarks are provided to inform state, local and private planning processes.

Adaptive planning approaches that use agreed growth projections and monitoring, and agreed infrastructure thresholds will be critical for alignment of land use planning and infrastructure delivery.

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 agreements 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 (including social infrastructure such as education and recreation).
- Identify infrastructure needs (including social infrastructure requirements) to inform agreements and the preferred funding mechanism.
- Specific spatial recommendations to amend the Code that could be incorporated into the Plan and implemented through a section 75 complying rezoning process (subject to community engagement and infrastructure agreements being finalised).

To develop successful strategies, local government must be empowered to collaborate in this process. Part of the core business of councils is to undertake strategic planning for their local area. Strategic planning at a local level should implement the growth targets and identify requirements and timing for local infrastructure and services.

Importantly, the role of councils has been elevated under the PDI Act as a designated entity who can undertake amendments to regional plans. This highlights the desire for councils to be actively refining in improving the Plan.

Alignment between revised population, housing and employment projections and council strategic management plans required under the *Local Government Act 1999*, such as strategic asset management and long-term financial plans, will establish greater whole of government coordination.

Infrastructure charging

Long-term strategic objectives

- 1. Evaluate the most effective and fit-for-purpose infrastructure funding mechanism for projects such as deeds, infrastructure schemes and fixed charges.**
- 2. Provide transparency of infrastructure costs associated with various housing options and critically analyse the cost benefits prior to land release or rezoning.**
- 3. 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.**
- 4. Structure planning of future growth areas is used to identify infrastructure costs and inform infrastructure charges, including the initiation of infrastructure schemes.**

We need to ensure infrastructure keeps pace with growth and is funded fairly.

The delivery of infrastructure has been a planning challenge for many years. Funding models have been the subject of scrutiny by a range of interested parties, often with polarising views on how infrastructure should be funded. Infrastructure funding and delivery needs to ensure that there is a fair and proportional sharing of cost among users and wider beneficiaries of infrastructure. Traditionally, the delivery of essential infrastructure in greenfield developments is paid for through the development process. Cost-reflective pricing would have a significant impact on the ability to deliver houses.

New homes need new or augmented infrastructure and services regardless of their location, type or density. The work of Infrastructure SA and other infrastructure agencies around Australia shows land development costs in urban and township extension areas can be significantly higher than land development costs in established residential areas, but only where capacity remains in existing networks.

While small scale infill development has been benefiting from this capacity, in many cases it hasn't had to contribute. Equitable funding arrangements are required so that costs will be shared between the government and community (via taxes and user charges), alongside the developer and homebuyers.

Different infrastructure tools and models are suited to different circumstances and may depend on the nature of infrastructure required, the known level of detail available, who the beneficiary of the infrastructure will be, and the timeframe for delivery.

Charging mechanisms should be:

- Fit-for-purpose.
- Proportionate in terms of administrative burden.
- Equitable with contributions based on beneficiaries.
- Evidence-based with accurate costing.

- Transparent with clear governance and accountability for the collected funds and how they are spent.

The PDI Act establishes general and basic infrastructure schemes. Basic infrastructure schemes apply to designated growth areas and provide the mechanism to ensure the delivery of essential infrastructure that is initially required to make a neighbourhood liveable, such as water, sewerage and electricity. They operate as a charge on the land when development takes place.

General infrastructure schemes are broader and envisaged to deliver a wider range of infrastructure including health, education, community facilities, public transport, police, justice and emergency services. These schemes are not yet operational.

The use of infrastructure schemes will ensure that all infrastructure required to build new communities will be planned and coordinated with direct accountability to the Minister for Housing and Urban Development. The Growth and Infrastructure Coordination Unit will oversee the delivery of infrastructure schemes, regularly monitoring infrastructure costs and the delivery of growth areas across the state.

Infrastructure deeds will remain a useful tool in specific circumstances where the use of a scheme is not fit-for-purpose or warranted due to the scale of the project or small number of individual landowners.

Up until recently, those who benefit from new water, sewer or power infrastructure pay for it through augmentation charges. The settings for water are consistent with the National Water Initiative 2004 (NWI) in which cost-reflective pricing for the delivery of infrastructure is a central tenant.

In South Australia, those who have built in greenfield growth areas have paid for a range of infrastructure, while the vast majority of those who place pressure on existing infrastructure when they build houses in existing suburbs and towns have not.

To meet critical future housing needs for the state, maintaining the existing method of augmentation charging is unsustainable. It sometimes requires individual developments to fully fund augmentation works that are required (particularly in greenfield situations), which may have benefits outside the immediate development area.

Fixed infrastructure charges can play an important role in ensuring critical infrastructure can be provided fairly across urban and regional areas. These charges are supported by public sector investment through the ordinary budgetary process promoting shared investment.

State Actions Limestone Coast

No.	Outcome	Theme	Sub-theme	Title	Action Description	Timing	Responsibility	Region	SPP
1	Liveable, Accessible and Inclusive Communities	People, Housing and Liveability	Aboriginal Cultural Heritage and Values	Inclusion of Cultural Mapping into Regional Plans	Amend the Regional Plan to incorporate cultural mapping to identify potential significant landscapes and other culturally significant areas in conjunction with First Nations representatives.	3 Years	DHUD-PLUS	Region-wide	SPP 7: Cultural Heritage
2	More housing in the right places	People, Housing and Liveability	Housing Diversity and Affordability	Affordable Housing Overlay	Apply the Affordable Housing Overlay to all zones that envisage residential development, including neighbourhood, township, settlement, and activity centre type zones	1 Year	DHUD-PLUS	Region-wide	SPP 6: Housing Supply and Diversity
3	More housing in the right places	People, Housing and Liveability	Housing Supply and Diversity	Workers Accommodation Overlay	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.	2-4 years	DHUD-PLUS	Region-wide	SPP 6: Housing Supply and Diversity
4	A Greener, Wilder and More Climate-Resilient Environment	Environment, Natural Resources and Landscapes	Coastal Environment	Coastal Processes and Hazard Mapping	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, to incorporate additional Flooding Site and Floor Levels Technical and Numeric Variations.	3-4 years	DEW	Region-wide	SPP 13: Coastal Environment
5	A Greener, Wilder and More Climate-Resilient Environment	Environment, Natural Resources and Landscapes	Biodiversity	Biodiversity Mapping	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.	2-4 years	DEW	Region-wide	SPP 4: Biodiversity
6	A Greener, Wilder and More Climate-Resilient Environment	Environment, Natural Resources and Landscapes	Biodiversity	Lanky's Well Code Amendment	Undertake a Code Amendment to protect the "Lanky's Well" site (Beachport), through rezoning the site from Neighbourhood and Employment zones to Conservation Zone.	2-4 years	DEW	Limestone Coast	SPP 4: Biodiversity
7	A Greener, Wilder and More Climate-Resilient Environment	Environment, Natural Resources and Landscapes	Emissions and Hazardous Activities	Interface Management	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	4 years	EPA	Region-wide	SPP 16: Emissions and Hazardous Activities
8	A strong economy built on a smarter, cleaner future	Productive Economy	Primary Industry	Productive Land Value Mapping	Maintain contemporary productive land value mapping and identify key primary production assets that should be protected.	1-2 years	PIRSA	Region-wide	SPP 8: Primary Industry
9	A strong economy built on a smarter, cleaner future	Productive Economy	Primary Industry	Investigate policy options for greater protection of environment and food production areas	Identify areas throughout the Limestone Coast that are high value food producing agricultural areas, including key natural landscapes, and tourism and environmental resources. Explore policy options to provide greater protection to these areas through the planning system.	3-4 years	DHUD-PLUS, PIRSA	Limestone Coast	SPP 8: Primary Industry SPP2: Design Quality
10	A strong economy built on a smarter, cleaner future	Productive Economy	Mineral and Energy Resources	Key Resource Areas Code Amendment	Identify and protect Key Resource Areas across the State including investigating the application of the Resource Extraction Zone and Resource Extraction Protection Overlay and new policy that addresses urban interface issues.	2 years	DEM	Region-wide	SPP 10: Mineral and Energy Resources

No.	Outcome	Theme	Sub-theme	Title	Action Description	Timing	Responsibility	Region	SPP
11	An integrated and connected region	Transport and Infrastructure	Strategic Transport Infrastructure	State Transport Strategy	To implement actions and strategic transport outcomes from South Australia's Transport Strategy to guide future transport investment and services across the Limestone Coast Region, with assistance from the Department of Infrastructure and Transport.	1 Year	DIT	Region-wide	SPP 11: Strategic Transport Infrastructure
12	An integrated and connected region	Transport and Infrastructure	Strategic Transport Infrastructure	Limestone Coast Transport Study	Undertake a transport study for the Limestone Coast to inform area network planning and investment in the region. The study will consider key issues and opportunities to improve all forms of transport across the region, including freight productivity, efficiency, road safety, and its ability to support liveability, population and economic growth in the Limestone Coast.	1-2 Years	DIT	Limestone Coast	SPP 11: Strategic Transport Infrastructure
13	An integrated and connected region	Transport and Infrastructure	Infrastructure corridors and reserves	Future Infrastructure corridors and reserves	Undertake a Code Amendment to introduce policy seeking to protect future infrastructure corridors and reserves (e.g. freight, rail, utilities), to be placed on early commencement and completed in 2025.	1 year	DHUD-PLUS, DIT	Region-wide	SPP 11: Strategic Transport Infrastructure
14	An integrated and connected region	Transport and Infrastructure	Social Infrastructure	Social Infrastructure Benchmarks	Establish and maintain social infrastructure benchmarks for new growth areas and regions.	1 Year	DHUD-GICU	Region-wide	SPP 6: Housing Supply and Diversity
15	Coordinated delivery of land use and infrastructure planning	Implementation and Delivery	Coordination and Delivery	Infrastructure Plans and Schemes	Partner with ISA to develop regional infrastructure plans and regional scale Infrastructure Schemes to ensure catalytic infrastructure has an agreed delivery timeframe and funding arrangements from all relevant infrastructure providers.	1-4 years	DHUD-GICU	Region-wide	SPP 6: Housing Supply and Diversity SPP 9: Employment Lands
16	Coordinated delivery of land use and infrastructure planning	Implementation and Delivery	Coordination and Delivery	Integrated Structure Plans and Infrastructure Schemes	Partner with local governments, utility providers and private sector to develop Infrastructure Schemes and associated Integrated Structure Plans to deliver new growth areas and facilitate regional and local scale infrastructure planning.	1-4 years	DHUD-GICU	Region-wide	SPP 6: Housing Supply and Diversity
17	Coordinated delivery of land use and infrastructure planning	Delivery and Implementation	Coordination and Delivery	Greater Mount Gambier Master Plan	Prepare a Greater Mount Gambier Master Plan to ensure a coordinated approach to the future development of Mount Gambier and its environs	1-2 years	DHUD-PLUS, City of Mount Gambier, District Council of Grant	Limestone Coast	SPP 6: Housing Supply and Diversity SPP 9: Employment Lands

Local Actions Limestone Coast

No.	Outcome	Theme	Sub-theme	Title	Action Description	Timing	Responsible Party	Region	SPP
1.	More housing in the right places	People, Housing and Liveability	Local infill investigation areas	Local infill investigation area Mount Gambier	Investigate minimum residential allotment size and maximum building height TNVs to encourage the development of a diverse range of infill housing options.	0-5 years	City of Mount Gambier	Limestone Coast	SPP 6: Housing Supply and Diversity
2.	More housing in the right places	People, Housing and Liveability	Housing supply and diversity	Local Rural Living investigation area Mil Lel	Investigate the identified Rural Zone area in Mil Lel and its suitability to be rezoned to Rural Living Zone. The identified area could demonstrate sufficient consistency with the Principles for Rural Living Development; however, further investigations by council are required to justify the rezoning of the identified site to Rural Living (Site A)	0-5 years	District Council of Grant	Limestone Coast	SPP 6: Housing Supply and Diversity

No.	Outcome	Theme	Sub-theme	Title	Action Description	Timing	Responsible Party	Region	SPP
3.	More housing in the right places	People, Housing and Liveability	Housing supply and diversity	Investigations Future Residential Compton	Investigate appropriate land use outcomes in Compton to plan for future projected housing growth, identify suitable densities and locations for development to occur, local infrastructure and service requirements and delivery timing to inform updates to the Regional Plan.	0-5 years	District Council of Grant	Limestone Coast	SPP 6: Housing Supply and Diversity
4.	More housing in the right places	People, Housing and Liveability	Housing supply and diversity	Local Rural Living investigation area Worrolong	Investigate the identified Rural Zone areas in Worrolong and their suitability to be rezoned to Rural Living Zone. The identified areas could demonstrate sufficient consistency with the Principles for Rural Living Development; however, further investigation by council is required to justify the rezoning of the identified sites to Rural Living (Sites A & B)	0-5 years	District Council of Grant	Limestone Coast	SPP 6: Housing Supply and Diversity
5.	A strong economy built on a smarter, cleaner future	Productive Economy	Employment Lands	Local Government Strategic Planning – Employment Lands	Examine future projected employment land needs across the Limestone Coast Region to plan for employment land growth and identify requirements and timing for local infrastructure and services to inform updates to the Limestone Coast Regional Plan.	0-5 years	Kingston District Council District Council of Robe Tatiara District Council Naracoorte Lucindale Council City of Mount Gambier	Limestone Coast	SPP 9: Employment Lands
6.	A strong economy built on a smarter, cleaner future An integrated and connected region	Productive Economy Transport and Infrastructure	Employment Lands	Mount Gambier Regional Airport	Review current zoning of the identified Infrastructure (Airfield) Zone area in Wandilo and investigate opportunities to amend zoning to allow for land uses that support aviation activities and provide for broader employment land uses (Site A)	0-5 years	District Council of Grant	Limestone Coast	SPP 9: Employment Lands SPP 11: Strategic Transport Infrastructure
7.	An integrated and connected region	Transport and Infrastructure	Strategic Transport Infrastructure	Bordertown Airport	Review current zoning and investigate opportunities to apply the infrastructure (Airfield) Zone and appropriate interface management overlays to the identified Rural Zoned area in Bordertown to safeguard strategic transport infrastructure (Site F)	0-5 years	Tatiara District Council	Limestone Coast	SPP 11: Strategic Transport Infrastructure
8.	Coordinated delivery of land use and infrastructure planning	Delivery and Implementation	Coordination and Delivery	Local Government Strategic Planning - Padthaway	Tatiara District Council to undertake strategic planning for Padthaway to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Regional Plan.	0-5 years	Tatiara District Council	Limestone Coast	SPP 6: Housing Supply and Diversity SPP 9: Employment Lands
9.	Coordinated delivery of land use and infrastructure planning	Delivery and Implementation	Coordination and Delivery	Local Government Strategic Planning - Robe	District Council of Robe to undertake strategic planning for Robe to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Regional Plan.	0-5 years	District Council of Robe	Limestone Coast	SPP 6: Housing Supply and Diversity SPP 9: Employment Lands

No.	Outcome	Theme	Sub-theme	Title	Action Description	Timing	Responsible Party	Region	SPP
10.	A more climate-resilient and sustainable environment	Natural Resources, Environment and Landscapes	Coastal Environment	Scenic Landscapes	Areas of high landscape value to be identified and incorporated into the Limestone Coast Regional Plan. To inform future Code Amendments, seeking to strengthen policy addressing scenic quality.	0-5 years	Kingston District Council District Council of Robe Wattle Range Council District Council of Grant	Limestone Coast	SPP 13: Coastal Environment