

Loxton Waikerie **Growth Strategy**



District Council of
**Loxton
Waikerie**



URPS

SHAPING
GREAT
COMMUNITIES

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Acknowledgement of Country

We acknowledge the first people of the River Murray and Mallee Region as the traditional custodians of the land and waters on which we meet and pay our respects to their elders, past, present, and emerging.

A large, dark wooden sculpture of a bird, possibly a duck or goose, is perched on a tall, intricately carved wooden post. The sculpture is positioned in a garden setting with various plants, including purple flowers in the foreground and green foliage in the background. The sky is clear and blue. The word "INTRODUCTION" is overlaid in white text on a dark horizontal band across the middle of the image.

INTRODUCTION

INTRODUCTION

Why a Growth Management Strategy?

Purpose

The Loxton Waikerie Growth Strategy describes our plan for how the region should grow to become more liveable, competitive and sustainable.

This Strategy implements key actions of the Vision Plan by setting a 30-year growth strategy for the region. The Strategy will be instrumental in guiding Council decision making and investment, whilst also providing a clear message to the community and private sector about priorities for the region.

The strategies and actions seek to provide practical mechanism to build on the strengths of the region, including its idyllic landscapes and natural features, productive land, resilient community and existing infrastructure.

Given the spatial nature of the Strategy, it will inform higher order planning policy documentation being advanced by the State Planning Commission and Government of South Australia who are commencing the preparation of Regional Plans across South Australia.

Benefits

- Support a long-term sustainable pattern of growth.
- Build on the region's economic strengths, enabling clusters of activity to grow and compete on a state, national and global level.
- Ensure that infrastructure is provided to support land use.
- Values and protects our natural environment, resources, landscapes, productive land and cultural heritage.
- Helps to provide the housing we need to support a range of lifestyle choices.
- Locate people and jobs close together, and build on supply chains, to enable people and goods to move more efficiently and reliably.
- Promote vibrant and attractive places to live.
- Make us more resilient and adaptive to change.

INTRODUCTION

How was the strategy developed?

Overview

Our approach to the development of the strategy was iterative. The thinking was refined through engagement with stakeholders and the community.

The approach involved a range of people contributing their ideas, challenging these ideas through evidence and analysis and then testing and validating these ideas with the community.

The engagement approach was based on the principles of the Community Engagement Charter.

1. Engagement is **genuine**
2. Engagement is **inclusive and respectful**
3. Engagement is **fit for purpose**
4. Engagement is **informed and transparent**
5. Engagement processes are **reviewed and improved**

The Charter has an important role in shaping engagement on planning projects.

Contribute learnings and ideas

Meetings and workshops with Council Elected Members and Government Agencies and interviews with Community and Business representatives provided local context and knowledge to underpin this Strategy and provided:

- Valuable insight into the key pressures being experienced across the Loxton Waikerie District and on a town-by-town level.
- Open discussion on the elements that will form part of the Growth Strategy.
- Insight from government agencies and local community on the key barriers and drivers of growth including industry, housing, community facilities and employment.

Challenging ideas with evidence and analysis

Base level investigations assisted in establishing context and technical information and to challenge or test some of the issues or ideas raised.

This analysis addressed:

- Key drivers of change.
- Population and economic trends.
- Planning constraints and opportunities.
- Key legislative matters and requirements (e.g. consistency with State Planning Policies).
- Environment and heritage opportunities and constraints.
- Capacity of infrastructure to support growth.
- Residential and employment land supply.

Background reports to this strategy are available on the District Council of Loxton Waikerie website.

Figure 1 – Our process to develop the approach



INTRODUCTION

How was the strategy developed?

Testing and validating ideas through engagement

Two rounds of engagement were held to develop the Growth Strategy.

Round 1: Based on the evidence and local knowledge, a discussion paper was publicly released, with the invitation to community to provide feedback. The objective was to help Council understand how the community would like the area to grow over the next 30-years and specifically if there is support for key areas identified for growth.

Round 2: The draft Strategy was presented to community to gather feedback prior to finalisation and endorsement. A range of activities to gather inputs and feedback were included across the two rounds of engagement including:

- Engagement with the Council and businesses via:
 - Meetings with Council staff and elected members.
 - Community and business interviews.
 - Government Agency Advisory Group.
- Engagement with the broader community via:
 - Community drop in sessions (around 50 people attended six sessions).
 - Online feedback form (24 responses).
 - Business and community survey (35 responses).
 - Listening posts (online meetings or phone calls).
 - Written submissions (16 received)
 - Spatial map (9 locations pinned)

To supplement and support the community and stakeholder engagement, online methods of providing feedback were developed to provide additional forums for those that are unable to attend a community forum and capture those living in smaller settlements.



INTRODUCTION

What we heard



Housing Supply

- Supply is not sufficient
- Need land to meet growing needs of workforce
- Available land not development ready



Housing Demand

- More affordable housing
- Rental & purchase market
- Housing choice (dwelling type, allotment size)
- Housing to meet needs of key demographics (ageing & families)



Tourism

- Untapped opportunities that could create jobs and economic uplift (food, wine & eco)
- Contribute to vibrancy of communities
- More infrastructure for RVs, camping and caravans



Liveability

- Good business resilience
- Demand for more employment land in Loxton
- Waikerie is more than an ageing town
- Uplift/refurbishment opportunities (Loxton)
- Improve and better integrate walking and cycling trails



Workforce Employment

- Shortage of some skilled positions to create employment choice
- Shortage of skilled workforce



Economic Development

- Upgrade/improve existing community assets, i.e., Waikerie Pool and Rec Centre
- Limited transport options for ageing and younger population
- Limited tertiary and training opportunities

INTRODUCTION

How was the strategy developed?

Strategic Setting

It is important to recognise that the future recommendations contained in Growth Strategy do not stand-alone from broader policy considerations and themes.

There are a range of important documents and strategies influencing this Strategy.



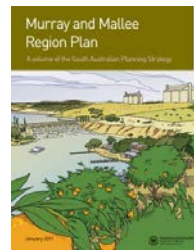
The State Planning Policies (SPPs) are the highest order policies which define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use planning and alignment with the SPPs is a key requirement of strategic planning activities.

What is a Regional Plan?

The State Planning Commission is currently preparing regional plans for South Australia.

These plans include:

- A long-term vision (over a 15–30 year period) for the region including provisions about the integration of land use, transport, infrastructure and the public realm.
- Maps and plans that relate to the long-term vision.
- Contextual information about the region or area, including forward projections and statistical data and analysis.
- Recommendations about the application and operation of the Planning and Design Code.
- A framework for the public realm or infrastructure within the region or area.



The Murray Mallee Regional Plan is a key planning policy document which guides the long-term vision for a particular region. The Regional Plan is prepared to align with the SPPs and provide guidance on land use, transport and public realm. The Plan sets a target of attracting some 23,000 people to the Murray and Mallee Region over the next 30 years. Additional employment opportunities play a key role in facilitating the population growth. This Plan is currently under review by the State Planning Commission.



The Regional Development Strategy (the Strategy) by Department of Primary Industries and Regions SA (PIRSA) was developed to shape the long-term direction of regional South Australia. The Strategy outlines how the Government will work with and support communities across the state through regional development and overcoming challenges. The strategy stated that growth and investment in regional South Australia must be targeted in ways to make communities stronger and more resilient. This investment should focus on the development and delivery of initiatives that result in increased trade, productivity, profitability, sustainability and growth.

INTRODUCTION

How was the strategy developed?



Infrastructure SA is an independent statutory body established to support Government in achieving its aspirations and policy commitments. Whilst the Strategy prepared by Infrastructure SA is targeted at State and Federal Government, there is opportunity for the Growth Strategy to leverage and capitalise on identified priorities in the Strategy. Importantly, the Growth Strategy can assist in positioning Council in a manner that contributes to higher level decision making and leads to growth for Council.



The Regional Blueprint aims to drive the region's economic success post pandemic. The Blueprint is an informed and central reference point for all levels of Government and key stakeholders. The Blueprint states that the regions will in partnership with government and the business community shape what opportunities are created. Regional cities will play an even greater role as hubs in their regions providing services such as education and health.



The Regional Development Association 2020-2023 Strategic Plan is based on extensive consultation with the regional communities, organisations, and businesses. The document provides guidance for industry, businesses, and community groups within the Murraylands and Riverland region.

The document is focused on four pillars which are business, skills, infrastructure, and community to support regional development. Progress will be tracked against these pillars and guided by goals relevant to the region.

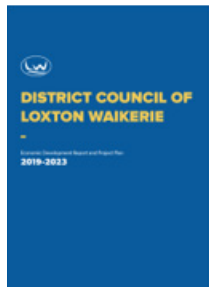


The Loxton Waikerie Strategic Plan 2015-2020 was developed to provide the community with a clear picture of Council's strategic direction for a 5-year period. The purpose of the document was to address the challenge of the changing financial landscape and support Business Planning processes.

The document reviews all services and activities which underpin the service delivery within the region and seek opportunities for savings and improvements. This was also rolled out across infrastructure.

INTRODUCTION

How was the strategy developed?



The District Council of Loxton Waikerie Economic Development Report and Project Plan 2019 - 2023

is an action plan to guide economic development within the region. The document includes an action plan to provide practical and achievable opportunities for council to assist in economic development in the key industries of agriculture, tourism and main street precincts.

Key outcomes of the document are for the region to remain agile and responsive, retain and attract population, focus economic development in to specific industries and collaborative effectively.



The Waikerie Ageing Well Strategy 2020 - 2023 was developed in response to the Waikerie Prosperity Strategy to recognise and capture the opportunities of an ageing population. The document addresses the eight domains identified by the WHO as being essential to the development of an age-friendly city.

The document identifies goals, objectives and high priority actions for the eight domains including outdoor spaces and buildings, transportation, and housing.



The Loxton Waikerie - Economic Health Check is based on Data from the Australian Bureau of Statistics to understand the profile of the local economy and workforce.

The document is focused the drivers of economic growth and the position of the region compared to the remainder of the State. Trends have also been identified and analysed such as macro forces, technology, circular economy and remote working. These can be used to understand the impact to future growth and how people will live and where they work.

INTRODUCTION

How will the strategy be implemented?

The Loxton Waikerie Growth Strategy will provide a clear plan for growth that can be adapted over time. Like all plans, it will need to evolve to respond to changes at the local, state and even global level. The State Planning Commission (the Commission) has commenced the preparation of new Regional Plans across South Australia.

As part of this planning, the Commission is setting a vision for 30 years. The Regional Plans will identify the land and infrastructure required to deliver the vision over the first 5-years, and then provide higher level land supply and infrastructure requirements over 15-years.

The Council is proposing to the Commission that this Growth Management Strategy underpin the new Regional Plan and has prepared this Strategy to align with these timeframes. This will enable the outcomes of this work to guide future decision-making within Government and the private sector.

It is intended that this Strategy will inform:

- Future rezoning proposals.
- Infrastructure investment decisions
- Council's advocacy role in growth management issues.
- Decisions around the use of community land and assets.

Council will report on the Strategy's process through its annual reporting process.





KEY THEMES

KEY THEMES

Our Economy

Highlights

The Loxton Waikerie Council is in an idyllic region characterised by the natural beauty of the Murray River, rich primary industry, high service townships and tourism opportunities. The region offers a mix of experiences from a short stay holiday spot to a desirable, community orientated place to live.

Industry Representation

The predominant industries of the region are:

- Agriculture, forestry and fishing – 23.8%
- Health care and social assistance – 12.7%
- Retail trade – 8.9%

These 3 sectors employ almost half of the population at 45.4% of the population in 2021. Almost 15% of the economic output for the region is international.

Construction is a growing industry in the region which has added significant value to the local economy and it is therefore important that growth in this sector is supported and maintained. Construction supports new housing and development but attracting new people to the region is required to support this.

It also important to develop resilience in the economy and ensure is not reliant on one or two sectors which can be influenced by many external factors. For example beverage manufacturing represents \$20.4 million of value but can be influenced by drought and freight issues.

Workforce

The workforce contains a high percentage of Managers and Technicians and Trades Workers, this is reflective of the regions primary industry base and the high number of persons employed in the agriculture, horticulture and viticulture.

The most common occupations included:



20.0%
Managers



11.7%
Professionals



18.1%
Labourers



10.7%
Community and Personal Service Workers



12.3%
Technicians & Trades Workers

The Loxton Waikerie region has reasonable levels of work force participation.

In 2021, of those persons aged 15 years and over, some 5,363 people were actively participating in the labour workforce.

KEY THEMES

Our People

Highlights

Who we are:

- 11,666 people across almost 9,000km²
- Median age of 48 compared to 41 for South Australia
- Increase of 179 people from 2016 – 2021
- Increase of 370 people aged 70 – 84
- Decline of 91 people aged under 19
- 50.4% male and 49.6% female

How we live:

- 5,374 dwellings with an average of 2.3 people per household
- 84.9% of dwellings are detached dwellings compared to 78% for SA
- Couple family without children 51.2% compared to 41.0% for SA
- Private dwellings owned outright 40.6% compared to 32.8% for SA
- Average household weekly income \$1,169 compared to \$1,455 for SA
- 549 persons were 'elsewhere' on Census Night which could indicate they are not permanent residents
- Internet not accessed from 23.7% of homes compared to 17% for SA (2016)

Housing Trends

- Property prices across Australia have risen rapidly following COVID-19.
- The annual growth of median residential houses prices across Australia's eight capital cities to December 2021 was 21.7 per cent – the highest annual growth on record (ABS, 2022).
- While Adelaide has remained more affordable than other capitals (with a median dwelling value of \$619,819 in April 2022), the city observed an annual growth in home value of 26.2 per cent – the 2nd highest growth compared to other capital cities¹ (CoreLogic, 2022).
- This sharp rise in property values have been reflected in regional centres across the country too.
- A combination of decreased affordability in city centres, urban sprawl and the rise of those looking for a sea/tree change has led to dramatic increases in house prices across regional Australia.
- In April 2022, the median dwelling value across regional South Australia was \$324,708, reflecting annual growth of 19.7 per cent (CoreLogic, 2022).
- Loxton's median house sale price was \$277,500, reflecting 18.1% annual growth (realestate.com.au, 2022).
- Waikerie's median house sale price was \$236,000 reflecting 9.8% annual growth (realestate.com.au, 2022)
- In terms of housing product, detached dwellings make up around 77.3% of dwelling types (compared to 77% for South Australia), which is not likely to change significantly given the economics of the region. However, housing will need to be provided for the changing demographic, including through options such as retirement living or aged care facilities.
- It is worth noting that the availability of rental properties is relatively low. There may be a need for additional housing stock to stimulate growth in the region.
- The demand for residential land across the district has been estimated based on the number of dwellings approved over the last 10 years.
- The townships which had the largest number of dwellings approved for in the last five years were Loxton (126) and Waikerie (41).
- A number of land divisions have been approved for Loxton (171) and Waikerie (34).

DEVELOPING THE APPROACH



DEVELOPING THE APPROACH

Our Economy

Catalyst Projects

- Sturt Highway upgrade between Renmark and Gawler, as part of the Roads of Strategic Importance (ROSI) program. The Australian and South Australian governments have committed \$87.5 million (80:20).
- Truro Bypass \$202 million (80:20) has also been committed to construct a bypass of the Truro township along with a new alignment of Sturt Highway over Accommodation Hill which will improve travel to and from the region.
- The Loxton Research Centre recently underwent a \$7.5 million redevelopment, funded as part of the \$265 million Australian Government-funded South Australian River Murray Sustainability (SARMS) Program.

Opportunities

- Nature-based tourism, food, wine, local producers and unique accommodation.
- The region's tourism industry that appeals to intrastate, interstate, and international visitors.
- Collaboration between river regions and councils.
- Technology advancement for agricultural, horticultural and viticultural activities
- Diversifying the types of services within agriculture such as onsite experiences and education.
- Education, culture and arts and quality health care to maintain and attract visitors and residents.
- Capitalising on the Loxton Research Centre, a collaborative hub to bring together industry, research, education and government to drive agriculture and business innovation.
- Ensure adequate supply of suitable land for residential and employment activities.
- Current investigations and planning into the South Australian Highway High Productivity Vehicle Freight Network Access.

Challenges

- Retail offerings in the region are limited.
- The ageing population limits the economic activity in the region, with the share of residents 'of working age' low, and the number of available workers in decline in absolute terms.
- The region has a relatively low skill base, reducing the opportunity for growth in some sectors.
- Most local tourism activity is conducted such that local residents derive little benefit, with many accommodation facilities owned by non-locals.
- Upfront costs for infrastructure to support growth within and outside of townships.
- Climate change presents risk to the agricultural sector via regulatory changes, climate risk and changing consumer preferences.

DEVELOPING THE APPROACH

Our Economy

Tourism

Tourism presents opportunities to grow the region with increased expenditure, greater awareness and additional visitations. Currently 1 in 15 jobs are supported by the tourism industry with the potential for this to grow if visitation and length of stay are increased. This can be achieved through improved collaboration between the river regions and councils, more places to stay, an event plan and continual promotion of the region's core strengths of nature-based tourism, food, wine, local producers, and unique accommodation.

The infrastructure and signage which support tourism in the area are important focus areas and require continued maintenance and upgrade to improve connectivity and awareness.

Agriculture

The region is known for its agricultural, horticultural, and viticultural land and well known for its citrus and fruit production within South Australia. Despite the effects of drought and flood, the region has adapted well and utilised technology to advance farming practices and continue to grow the industry. However, as technology continues to advance it is important

that employment opportunities remain in this sector. Increased production and new products will support continued growth. Diversifying the types of services within agriculture such as great food/drink production, onsite experiences and education should be explored and challenged. The quality of the produce can give the region a name on the local, national and international stage which offers many opportunities.

Main Street Precincts

The Waikerie CBD Revitalisation project is one example of a main street upgrade. The project has delivered upgrades to a number of streets in Waikerie and improved the amenity for users. Additional shade, greening, better footpaths, improved connection, street art and the ability to transform the spaces for events are outcomes of the works. The community were key to developing the plans and initiatives for the project. The work undertaken in this project links with the Waikerie Riverfront Revitalisation and Trails Master Plan and continues to foster the social cohesion. The focus on placemaking and connection demonstrates the prioritisation of connecting locals and visitors whilst capitalising on the assets of the town. This will create opportunity for events, parkrun, food trucks and other new initiatives.

Loxton has wide boulevards along the main streets with clearly defined avenues connecting through the township and to the River. The effect of these is engaging streetscapes which encourage the movement of people and creates quality public spaces to meet. It is important that these are maintained and activated to continue to create spaces that people want to be in. Lighting, tree planting, quality of paths and events are all means of supporting this. Council should pursue grants to be able to action projects in the main street in addition to the general maintenance allocation.

Services

A focus on education, culture and arts, and quality health care will aid in maintaining and attracting new short- and long-term visitors or residents to the area. These will support the 3 key opportunities identified for the region and strengthen the diversity of the community to ensure it is best placed for a sustainable future.

DEVELOPING THE APPROACH

Our People

Challenges

Some of the key issues are as follows:

- There is a low availability of rental stock in the region, presenting a further barrier to migration to the region
- The region is experiencing an ageing population, which places additional pressures on social infrastructure
- COVID-19 has had a significant impact on immigration, which is crucial to supporting regional economies
- The region is experiencing shortages of skilled and unskilled labour
- There is a need to increase the availability of rental and affordable housing for workers

Opportunities

- Building on the strong community spirit and resilience by working with communities
- Strengthening the livability of townships to encourage population growth
- Continued increase in different employment sectors to diversify
- Greater marketing of the lifestyle benefits of living in the region
- There is opportunity to capitalise on the trend towards a 'Tree change' with people looking for living environments that are in a natural setting (e.g., near the River, sea, hills or other natural asset).



DEVELOPING THE APPROACH

Our Environment

The River Murray is the nation's most iconic river and supports estuarine, floodplain and wetland environments of national and international significance. Leveraging eco-tourism and unique experiences from this asset is an opportunity for growth and a way of selling the region to locals, state, interstate and international visitors.

Challenges

- Manage the impacts of climate change which is likely to bring a drier and warmer future
- Natural hazards such as bushfires, drought and flooding
- Shoreline erosion and flooding along the River
- Production of quality produce in the grape, fruit and nut production.

Opportunities

- Natural landscape and scenic quality characterised by the River Murray and rich agricultural lands
- Utilising the natural environment of the region for land and water-based experiences which can't be offered elsewhere within the State
- Growing popularity of trails for walking, riding and water sports which are complementary to the natural environment
- Preservation and enhancement of Cultural Heritage



DEVELOPING THE APPROACH

Our Infrastructure

Challenges

The integration of land use, transport and infrastructure planning helps to enable us to address the longer term challenges and opportunities by working towards a common vision.

There is a commitment of \$87.5 million to upgrade the Sturt Highway between Renmark and Gawler as part of the Roads for Strategic Importance Program. This will improve the transport network through the region and improve connection with neighbouring regions. The Sturt Highway is the major route through the Loxton Waikerie region.

Further to this the investigation of the South Australian Highway High Productivity Vehicle Freight Network Access will improve connectivity and support economic development. 23.9% of employment is in agriculture, forestry and fishing with the major contributors grape growing, and citrus and fruit growing which rely on the movement of freight vehicles. The geographic location between Adelaide and Melbourne highlights the importance of a quality freight route to support growth. Expected growth in these agricultural industries is reliant on freight vehicles.

Opportunities

- Agtech advancements in the region
- Water innovation, efficiency and leading practices in irrigation
- Partnering with State and Federal Government to deliver strategically important infrastructure and leverage Council investment
- Utilising infrastructure to take advantage of the riverfront
- Work with the State Government to establish a new River bridge crossing nearby to Berri.
- Movement of freight through and to the region with upgrades required across the heavy vehicle transport network
- Providing townships with desired services related to potable water, waste water, electricity, communication and road infrastructure
- Aged and ageing infrastructure
- Managing environmental impacts by designing adaptable and resilient infrastructure
- The timing and prioritisation of infrastructure development
- Funding mechanisms for infrastructure planning and delivery

A photograph of a vineyard. In the foreground, a weathered wooden post stands vertically. A vine branch with small, bright green leaves is draped over the top of the post. The background is filled with rows of grapevines, some with green leaves and others with bare, dark branches. The ground is covered with dry grass and small plants. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text "THE STRATEGY" in white, bold, sans-serif capital letters.

THE STRATEGY

VISION

Our 30-year vision for the region

The Loxton Waikerie region is renowned for its produce and idyllic setting on the River Murray. It is a place where people want to live, work, visit and recreate. The district offers a good range of health, education and retail facilities to support local industries and provide employment opportunities.

Agriculture and horticulture are the backbone of the economy with the district contributing significantly to the national output of food and beverage. Related activities such as food and beverage processing, packaging, storage and distribution within and from the local area is a significant value add.

The population is centred in the two main service centres of Loxton (including Loxton North) and Waikerie with a number of smaller townships located between these along the riverfront. These smaller townships are reliant on the larger towns for many of their services but still offer residents and visitors recreational, educational and basic local shopping.

The surrounding natural environment, connection to Adelaide and other regional centres and lifestyle opportunities makes the Loxton Waikerie region a place of social, environmental and economic value.

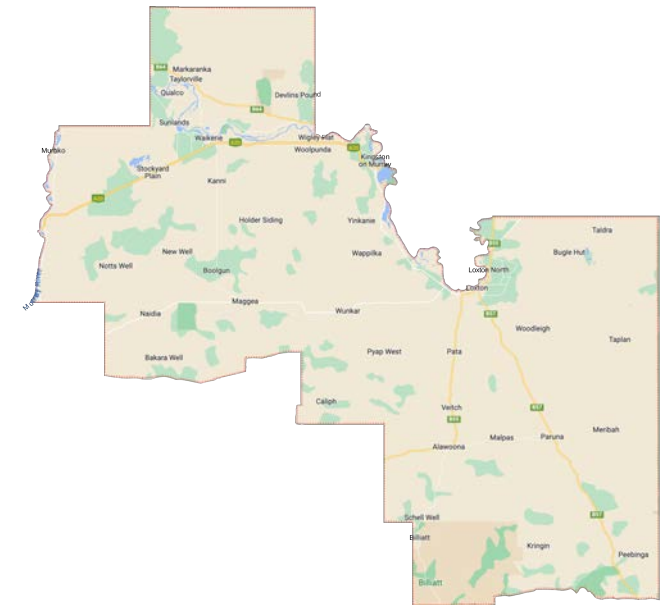
Each township has its own unique character and identity and together create a prosperous and diverse community.

Loxton and Loxton North is home to half of the population of the district and is a key service centre for the region. Loxton has a vibrant economy based on food, wine, the arts and tourism and is attractive to workers, families and businesses due to the diverse lifestyle and employment opportunities. Loxton is known as the Garden Town due to the well designed and maintained streetscapes and gardens.

Waikerie is a key service centre to the district and is the gateway to the Riverland located just off the Sturt Highway. The town is known for citrus, stone fruit and grape production. Situated between the banks of the River Murray and prime farming land, Waikerie is ideally located and well-established.

Moorook and Kingston on Murray are small settlements located 6km apart on the River Murray. They offer lifestyle living opportunities with many dwellings located on larger allotments for hobby farmers or those seeking a tree change. They are reliant on Loxton for most services but are essential to the districts production and packaging with many businesses established in the area.

Ramco and Sunlands are 7km west of Waikerie and is reliant on Waikerie for many of its services. The township is organised in a more organic manner with agricultural land uses prominent throughout with dwellings scattered.



TARGETS

Population growth scenarios

Base Case

Population is influenced by a range of different factors such as migration patterns, employment and changing preferences of the community.

Understanding future population is important to:

- Enable Council and stakeholders to make informed decisions about future investment
- Enable detailed infrastructure investigations to be undertaken to shape future growth areas
- Enable stakeholders to actively identify allied services that may be required to support growth (e.g. health care services)

Three growth scenarios have been developed for a 15-year period (until 2037) which build on current population trends (the base case). The base case has been derived from data made available by the Australian Bureau of Statistics following the 2016 and 2021 Census.

The base case is illustrated on the right.



*Australian Bureau of Statistics, 2021 Census All persons QuickStats, www.abs.gov.au/census/find-census-data/quickstats/2021/LGA47800

#Australian Bureau of Statistics, 2016 Census All persons QuickStats, abs.gov.au/census/find-census-data/quickstats/2016/LGA47800

TARGETS

Our Targets

Population Growth Scenarios

The following table summarises the three growth scenarios. While we have set a long term vision for the region of 30 years, we are planning for the land supply over a 15-year timeframe. The low growth scenario is based on a population growth of 1.5% which would be a slight decline from the current growth rate of 1.56%.

The Medium Scenario is based on a population growth of 2.5% which is above the current growth rate. This scenario is likely if a more significant employer is introduced in the region or the 'tree change' takes a greater affect.

The Stretch Scenario is based on a population growth of 4.0% which requires a significant change. This scenario could occur with the emergence of a new industry or employment generator. A stretch scenario is unlikely to occur region wide but could occur within a specific township.

Given the nature of the region, it is possible that different townships will experience different population growth scenarios. Given the low population base of some townships, one large employer can significantly impact on the township growth rate. Planning for a range of scenarios is therefore important.

Region Growth Targets

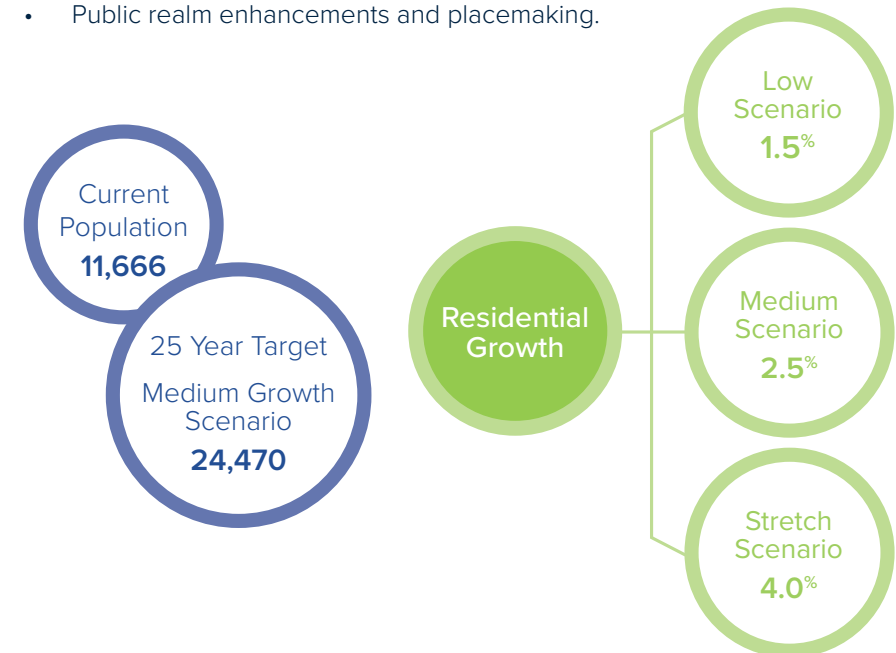
Measure	Low Growth Target	Medium Growth Target	Stretch Target
Total Population (Base population 11,666)	18,235 people	24,470 people	37,837 people
Average Annual Population Increase	218 people	426 people	872 people
Annual Growth Percentage	1.5% (compounding)	2.5%	4.0%
Total Growth Percentage	36%	52%	69%
Population Change (2022-2047)	6,569 people	12,804 people	26,171 people

Achieving our Targets

To achieve the higher growth scenarios requires a level of intervention or stimulus to grow the economy.

There are a range of levers:

- Infrastructure investment
- Adequate land supply
- Policy that enables flexibility and diversification of the economy
- Liveable and affordable places
- Catalysts such as investment in a particular growth industry that attracts workers
- Public realm enhancements and placemaking.



TARGETS

Calculating Land Supply

Base Case

To understand the supply of land within each township, the area and location of current vacant land and maximum theoretical yield of land in key zones were identified. Maps have been produced for each township identifying supply and are presented in the relevant Township Growth Management Plan.

Maximum theoretical yield was calculated by identifying appropriately zoned land (vacant and non-vacant) and analysing if existing land parcels could be sub-divided based on the relevant current Zone provisions (at May 2023). The table below presents the provisions considered for each Zone.

Additional Assumptions

- A 15% reduction has been applied to land that can be sub-divided into more than 20 allotments to allow for land requirements such as roads and other infrastructure.
- No small scale infill (1 to 2 or 1 to 3) is assumed within the townships.
- Dwelling demand numbers don't account for existing dwellings.

Assumptions for Residential Land Supply

	Neighbourhood		Rural Living		Rural Neighbourhood	
	Minimum Site Area	Minimum Frontage	Minimum Site Area	Minimum Frontage	Minimum Site Area	Minimum Frontage
Loxton	400m ²	12m	4000m ²	-	2000m ²	-
Waikerie	400m ²	12m	4000m ²	-	2000m ²	-
Moorook	750m ²	15m	4000m ²	-	2000m ²	-
Kingston on Murray	750m ²	15m	4000m ²	-	2000m ²	-
Ramco/Sunlands	750m ²	15m	4000m ²	-	2000m ²	-

REGION-WIDE STRATEGY

Building a strong economy

Objectives

1. Capitalising on the district's innovation and business and community confidence to build a positive future for exploring new economic opportunities.
2. Ensure sufficient land is available to support employment generating uses that support economic growth and productivity.
3. Promote growth of sustainable and affordable energy options, including renewable energy and innovative technologies.
4. A diverse and dynamic primary industry sector that builds on the natural assets of the region.

Strategies

1. Ensure sufficient quantities of well-connected, zoned and serviced land, capable of accommodating new investment in freight and logistics.
2. Identify sites for potential eco-tourism facilities and work collaboratively with industry and landowners to support delivery.
3. Increase the synergies between existing sectors and new market opportunities to attract a strong and active workforce.
4. Support and encourage economic development by attracting forums and new business opportunities to the area.

Priority Action

- Rezone land in townships where there is none or limited land supply available for employment activities.



REGION-WIDE STRATEGY

Sustainable environments

Objectives

1. Development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.
2. Maintain and enhance the region's biodiversity and its life supporting functions.
3. Protect, restore and enhance the River Murray and the Murray Lakes in order to sustain the physical, economic and social well-being of the community and facilitate economic development in the region.
4. Build a community and infrastructure which is resilient to natural hazards.

Strategies

1. Utilise local knowledge and the first people of the River Murray and Mallee Region to preserve and enhance the natural environment, especially in areas of cultural significance.
2. Protect and attract people to the quality natural environment and landscapes that exist within the Council area.
3. Explore the potential of developing an electric vehicle tourism market .

Priority Action

- Review Council's Strategic Management Plan and other strategic documents to ensure alignment.



REGION-WIDE STRATEGY

Making great places

Context

Great places for people have public spaces that connect people to a place. Good design, high quality parks and recreation, comfortable pedestrian environments promoting liveability that attract people to a place can contribute to economic growth.

Objectives

1. Well-serviced and sustainable townships with housing and land choices that respond to community preferences and needs.
2. To conserve and adapt heritage places and areas for the benefit of present and future generations.
3. Manage interfaces between residential and industrial areas and town centres to avoid potential conflicts.
4. Increased tree canopy in townships to support liveability.

Strategies

1. Undertake a small township and settlement review identifying key land use and sustainability issues to inform planning priorities.
2. Explore place-making opportunities and develop a design guide for townships.
3. Ensure township growth considers infill and a variety of dwelling types in areas which have appropriately zoned and serviced land.

Priority Actions

1. Implement strategies outlined in the Destination Riverland - Riverland Tourism Plan 2030.
2. Include benefits for living in regional areas in Council's next Strategic Management Plan.

Note: This Plan includes a range of town specific actions in the Township Plan.



REGION-WIDE STRATEGY

Integrated planning and infrastructure

Context

Connected communities have access to a range of community infrastructure and facilities. Integrated planning processes help to deliver connected communities where people can live near where they work and have most of their daily needs met nearby. In regional communities the challenge of distance makes forward planning and strategic decision-making even more important.

Objectives

Integrate land use and transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.

Strategies

1. Through the Regional Plan, establish regular review and updating of the District Council of Loxton Waikerie Growth Strategy and other spatial/strategic planning documents.
2. Ensure expansion of towns accords with the following principles:
 - Rural living should not prevent future urban expansion.
 - Expansion should not encroach on areas of environmental significance unless all other expansion options have been exhausted.
 - Support the cost effective provision of infrastructure.
 - Minimise impacts on important economic development areas (eg key industries).
3. Prioritise infrastructure works for the region and establish a pipeline over the short, medium and long term

Priority Actions

- Undertake bi-annual reviews of the Growth Strategy to monitor and reflect changing population and development trends.

GROWTH MANAGEMENT PLAN

Loxton and Loxton North

About Loxton and Loxton North

Loxton is a rural town on the southern bank of the River Murray within the Riverland region with a population of 5,019. Loxton is located 256km east of Adelaide and is accessible via the Sturt Highway or the Karoonda Highway and is in close proximity to the other major Riverland townships of Waikerie (74km), Berri (22km) and Renmark (40km). Loxton and Loxton North offer a variety of employment opportunities and is known for its unique attractions and idyllic setting. High quality land for rural, horticultural and agricultural activities is evident in Loxton North.

Known as the 'Garden Town of the Riverland', the gardens and wide boulevards of Loxton are an iconic feature. The proximity to the River, scenic outlook and level of services make Loxton a high quality place for residents and visitors. The rich history of the town has shaped the way it is today, with insights of days gone by remaining throughout the township.



GROWTH MANAGEMENT PLAN

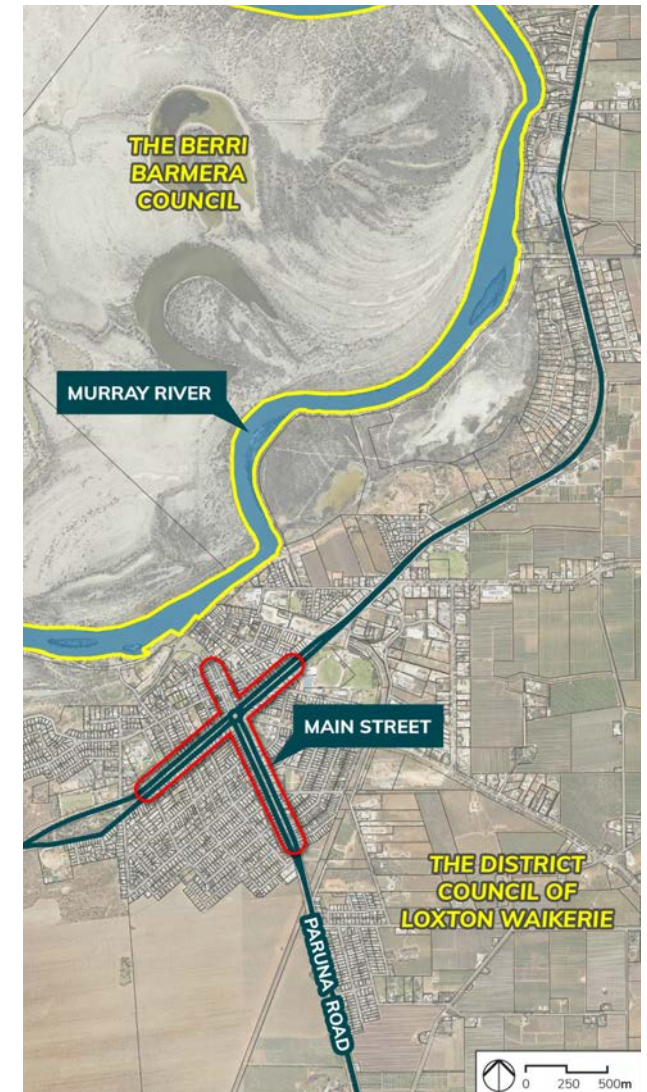
Loxton and Loxton North

Opportunities for Loxton and Loxton North

- Loxton is in an idyllic location along the edges of the River Murray and has direct access to an attractive natural environment.
- Loxton provides a range of employment opportunities.
- To build on the range of community services.
- Build on the garden suburb character of the town through continued greening and structured planting
- Planned road network upgrades between Council and State to ensure the safe and efficient movement of people and freight to and within the region, and to support growth.
- Infill within Loxton to capitalise on existing services and township amenity.
- Reactivate shop frontages and underutilized buildings in main street/retail area.
- Well positioned greenfield land available for development.
- Expansion of rural based activities, including intensification of current activities.

Challenges for Loxton and Loxton North

- Maintaining the population of young families and reverse the declining demographic in the 35-49 year age bracket
- Recent flooding and impacts on agriculture
- Management of movement through the township with freight, vehicles, pedestrians and bikes
- Order of development and maintaining the current township structure
- Attracting new young families to town
- Prioritisation of investment in Loxton North due to smaller population.
- Securing integrated infrastructure investment due to residential housing not being contiguous in Loxton North i.e. along the riverfront, the oval precinct and golf course.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North

Community Services

Loxton has a role as a service centre for the surrounding district and as a connector to the remainder of the Riverland. Health care is provided through the Loxton Hospital Complex, Loxton Health Care Centre as well as aged care facilities.

There are also a number of general medical and allied health care practitioners.

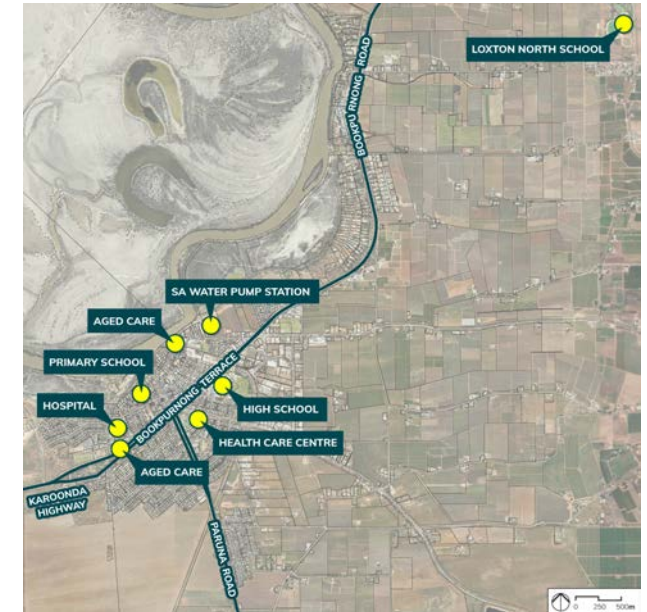
Community facilities are also well provided for with options for education, a good supply of open space and recreation facilities and connection to the River Murray.

Essential Services

Five Growth Areas have been investigated for Loxton and the potential to be supported by services and infrastructure.

Transport Infrastructure

- Loxton can be accessed from Adelaide via the Sturt Highway or the Karoonda Highway and is a major township within the Riverland.
- The centre of the township is clearly defined with 5 boulevards leading to a central roundabout. These boulevards provide a connection to the local road network and provide strong connection both through and within the township. There is good amenity for pedestrians and a high value placed on open space which is well maintained.
- The north and the east of the township links to Loxton North which where there is existing rural living and land for horticulture. Residential dwellings are still found in this area but are further from services and have slightly less amenity.



GROWTH MANAGEMENT PLAN

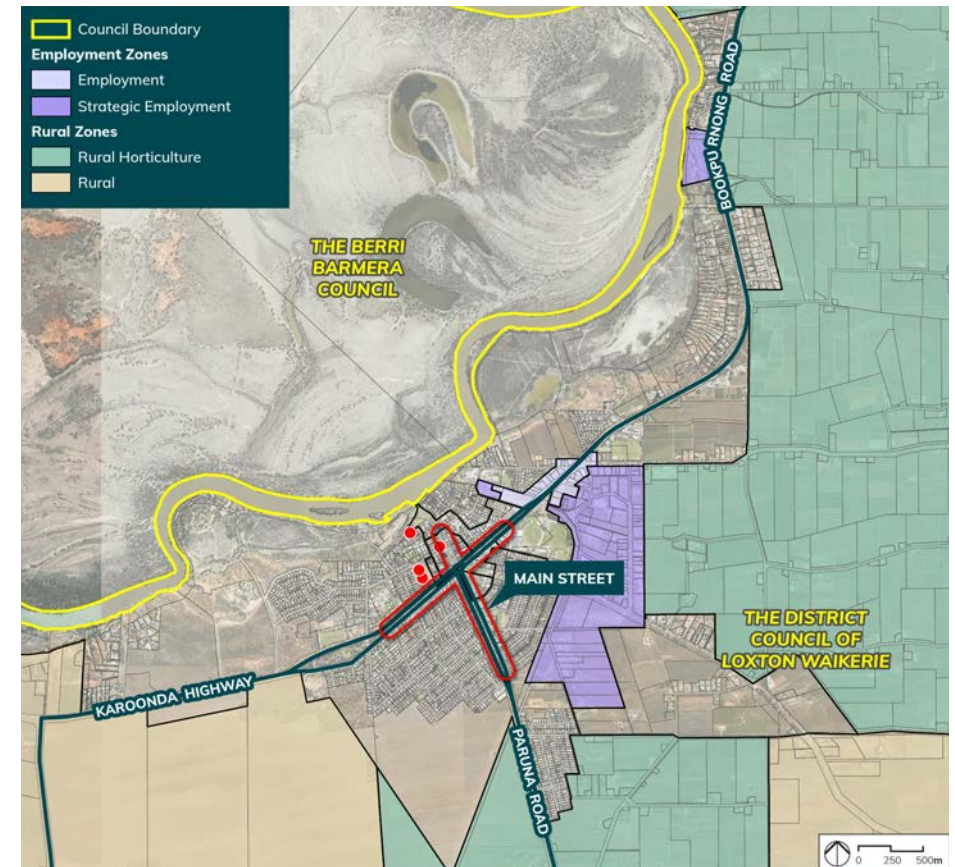
Loxton and Loxton North

Land Supply for Employment

The major industries of employment for Loxton and Loxton North are agriculture with 16.2%, health care and social assistance 15.7% and retail trade 10.9%. The size of the township and number of services provided gives opportunity for many types of employment. With an ageing population it is anticipated the jobs will continue to grow in the health care and social assistance area.

There is currently substantial areas of land zoned for employment activities that can be categorised as:

- Retail and main streets
- Industrial land supply (approx. 248 allotments zoned for strategic Employment)
- Rural land that accommodates a range of rural activities – this is high value land that is important to the state's economy
- In the high population growth scenario, there is likely to be additional demand for retail within the township, as well as additional land for community services.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North

Land Supply for Housing

Areas of residential expansion are occurring to the south and west of the town but there are opportunities for infill and higher density land uses within the already established area.

Loxton saw a significant increase in development approvals in 2021 with almost three times as many as there was in each of the previous three years. There has also been an increase in the number of land divisions lodged.

There is currently the potential to accommodate the following within the existing Rural Living and Rural Neighbourhood zoned land, there is also some infill capacity within the existing township.

Given the recent land take up rates, there will be a need to bring land online to meet market demand.

Based on current population trends, Council has selected the medium growth scenario for Loxton.

Population increase under 3 scenarios

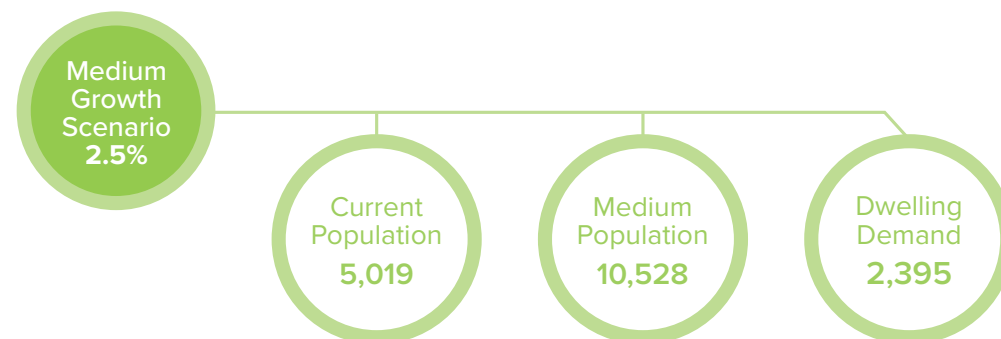
Pop. 5,019	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	388	660	1,087
10 years	806	1,406	2,410
15 years	1,256	2,250	4,020
25 years	2,263	4,286	8,361
30 years	2,826	5,509	11,260

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	169	287	473
10 years	350	611	1,048
15 years	546	978	1,748
25 years	984	1,863	3,635
30 years	1,229	2,395	4,896

Current land supply and land supply required

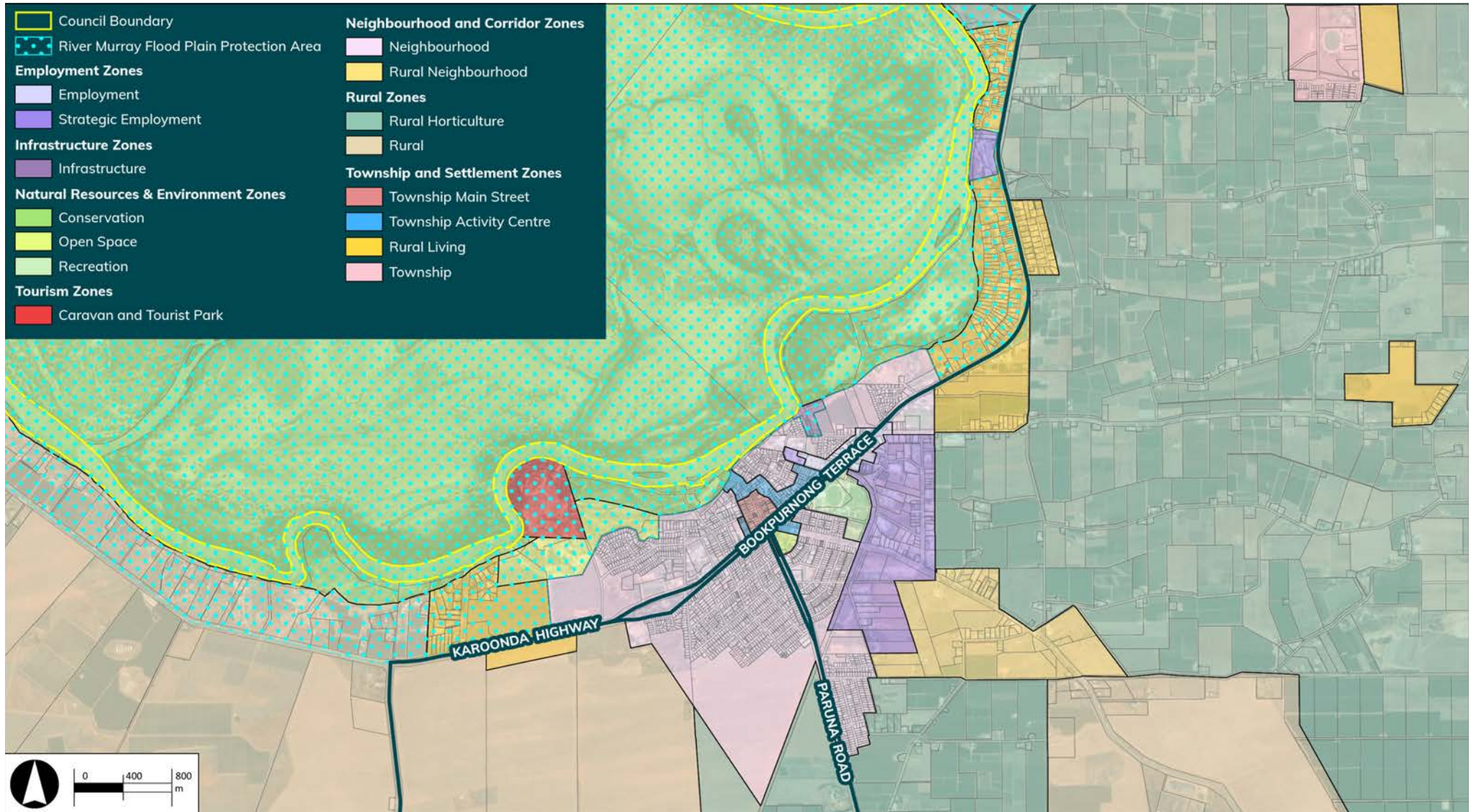
Zone	Current Land Supply	Required Land Supply	Land Supply Surplus	Rezoning Priority
Neighbourhood	3,424 allotments	2,395 allotments	1,757 allotments	Nil
Rural living	180 allotments			
Rural neighbourhood	429 allotments			
Township	119 allotments			



GROWTH MANAGEMENT PLAN

Loxton and Loxton North

Current Zoning



GROWTH MANAGEMENT PLAN

Loxton and Loxton North Our Plan

Vision

Loxton and Loxton North as a great place to live with a growing population in the town and its surrounding rural areas. Set within an idyllic setting that provides a range of unique recreational, leisure and tourism experiences. Loxton is a town with a focus on attractive landscaped streets. Pedestrian links and cycleways which connect attractive green spaces with the natural beauty of the River Murray and key features of the town.

Objectives

- A growing population with an adequate supply of housing.
- Loxton and Loxton North support diverse employment opportunities.
- Have a continuous 15 year land supply market ready land.
- Grow tourism market offers unique opportunities and experiences which are currently untapped.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North Our Plan

Strategies

1. Promote the benefits of living in Loxton to attract new residents.
2. Improve waterfront public realm through additional shade and amenities.
3. Ensure an adequate supply of well-connected, zoned and serviced land, capable of accommodating new investment and population growth.
4. Plan for a diversity of living options and services to support families, young people, and an ageing population.
5. Encourage residential subdivision and infill to reduce impact on important primary production land.
6. Foster farm-based food and unique tourism experiences and events that showcase Loxton's quality produce, environment, and culture.
7. Investigate opportunities for renewable energy and freight hubs.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North Our Plan

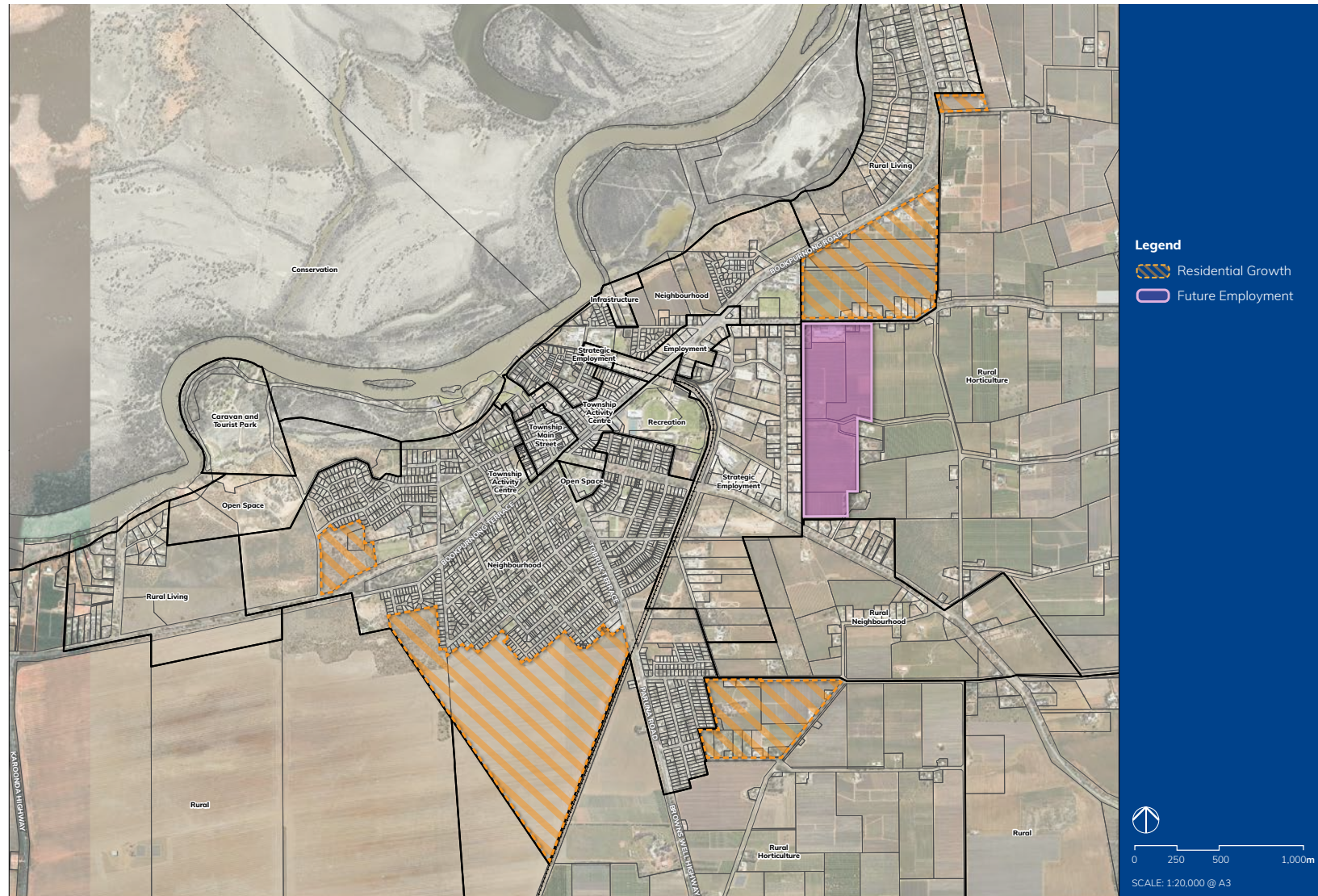
Priority Action

1. Prepare a prospectus to attract sporting events such as the Master Games, AFL preseason, WBBL/ BBL match or exhibition.
2. Establish a main street shop front activation program.
3. Prepare a pedestrian plan that provides green, shaded accessible links to the waterfront.
4. Initiate rezoning of underdeveloped land adjacent to the High School to enable residential development.
5. Plan for an ageing population with appropriate housing diversity options and services.



GROWTH MANAGEMENT PLAN

Loxton and Loxton North



GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 has been identified for infill in the existing “Neighbourhood” zone south of Second Street and Nalara Avenue. There are no formal roads identified within the area. This proposed residential growth area provides:

- Approximately 184 hectares
- 782 additional residential lots with an average lot size of 2000m².
- 3910 additional residential lots with an average lot size of 400m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	Currently there is existing wastewater infrastructure installed to the north of the area and on Paruna Road. This existing infrastructure may be adequate to accommodate part of the proposed development for this growth area but will not be adequate for the entire projected population. It is recommended that existing infrastructure is upgraded rather than install a new wastewater system including pump stations and a treatment plant.
Potable Water	Currently there is local SA Water infrastructure installed adjacent to Growth Area 1 in existing residential roads Schaefer Drive, Wetherall Rd, Trantalis Court and Nalara Ave. There is also a larger 200dia main that can be accessed from Barker Street if required. The proposed growth area has a significant number of residential houses forecast and will require a combination of all adjoining mains to provide sufficient capacity. The main on Barker Street can be used as a supply loop to help volume in peak periods. Further investigation will need to be completed to confirm flow capacities for the area. SA Water nominate the remaining life span of adjacent mains to range from 53 years to 95 years. CIT have irrigation infrastructure on Paruna Road that can provide service to the proposed development.
Communications	Existing Telstra infrastructure is available on adjacent Paruna Road. To adequately provide service to the proposed Growth Area 1. Currently NBN can provide Fibre to the Node on the Northern boundary of the proposed growth area and Paruna Road.
Electricity	Electrical supply adjacent to Growth Area 1 is by overhead network travelling along Paruna Road. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area and distributed throughout.
Traffic	Growth Area 1 currently has many potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. The development layout planning should be designed to eliminate congestion points on the local roads.

GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified as an opportunity to extend an existing “Neighbourhood” zone located to the east of Sophie Edington Drive. This proposed residential growth area provides:

- Approximately 9.8 hectares
- 5 additional residential lots with an average lot size of 2000m².
- 24 additional residential lots with an average lot size of 400m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	There currently is no wastewater infrastructure in this area, with the closest adequate gravity mains located approximately 300m away on Bookpurnong Terrace. The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.
Potable Water	Existing potable water infrastructure adjacent to Growth Area 2 consists of a 150dia water main located at the end of Drabsch Street. This main can be extended to the South to provide adequate capacity for the proposed Growth area. SA Water nominate the existing main on Drabsch Street has a remaining service life of 60 years.
Communications	Existing Telstra infrastructure is available on adjacent Karoonda Highway. To adequately provide service to the proposed Growth Area 2. Currently NBN can provide Fibre to the Node on Eastern side of Sophie Edington Drive adjacent to the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required. If this is not required NBN currently provide Fixed Wireless to the area.
Electricity	There currently is a High Voltage overhead line within Growth Area 2. This existing line can be used to provide service for the development. A new underground network combining High Voltage and Low Voltage infrastructure can be extended off this existing infrastructure.
Traffic	Growth Area 2 currently has three potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. Access to the proposed growth area would be encouraged by intersections on Sophie Edington Drive and Pioneer Landing Drive.

GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 3

Growth Area 3 has been identified as an opportunity to extend an existing “Rural Neighbourhood” zone located between Traegar Street and Drummond Avenue. This proposed residential growth area provides:

- Approximately 27 hectares
- 114 additional residential lots with an average lot size of 2000m².



Supporting Infrastructure

A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	Existing wastewater infrastructure is located within the neighbouring residential development that transfers waste to the treatment plant located on Taplan Road. This existing infrastructure will be sufficient to service the proposed development area. Wastewater from Growth Area 3 will need to be transferred by gravity or rising main to the existing pump station off Eyre Street. Further investigations into predicted flows may enable additional wastewater transfer into the existing gravity main on Colin Street.
Potable Water	Existing potable water infrastructure adjacent to Growth Area 3 consists of a 200dia water main located at the corner of Barker Street and Traegar Street. This existing infrastructure will be adequate to supply the proposed development size for Growth Area 3. CIT have irrigation infrastructure on Lawrie Terrace that can provide service to the proposed development area if required.
Communications	Existing Telstra infrastructure is available on Barker Street. To adequately provide service to the proposed Growth Area 3. Currently NBN can provide Fibre to the Node on Barker Street adjacent to the proposed growth area.
Electricity	Electrical supply adjacent to Growth Area 3 is by overhead network travelling along Barker Street. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area and distributed throughout. New infrastructure will need to be installed, including transformers approximately every 50 lots.
Traffic	Growth Area 3 currently has three potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. The development layout planning should be designed to eliminate congestion points on the local roads e.g. Wells Street and Traegar Street. Access to the proposed growth area would be encouraged by intersections on Barker Street.

GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 4

Growth Area 4 has been identified as an opportunity to extend an existing “Rural Neighbourhood” zone located between Bookpurnong Road, Gratwick Road and Dorsch Avenue.. This proposed residential growth area provides:

- Approximately 43 hectares
- 182 additional residential lots with an average lot size of 2000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	Wastewater infrastructure located on Gratwick Road at the South Western corner of the growth area. It is not expected that this infrastructure will be sufficient to provide adequate service for the entirety of the proposed development. Infrastructure may need to be upgraded from Growth Area 4 along Gratwick Road to the existing pump station at the corner of Gratwick Road and Starceovich Road. The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.
Potable Water	There currently is sufficient existing potable water infrastructure adjacent to Growth Area 4 consisting of a water main located on Dorsche Avenue (26 years lifespan) and adjacent the Loxton High School (59 years lifespan). This main will be sufficient to provide service for the proposed development. CIT currently have existing irrigation infrastructure located through the proposed growth area and on Dorsche Avenue.
Communications	Existing Telstra infrastructure is available on adjacent Bookpurnong Road. To adequately provide service to the proposed Growth Area 4. Currently NBN can provide Fibre to the Node on Bookpurnong Road and Gratwick Road adjacent to the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required.
Electricity	There currently is a High Voltage overhead line adjacent to Growth Area 4. Existing lines on Bookpurnong, Gratwick Road and Dorsche Avenue can provide adequate supply to the proposed growth area. A new underground network combining High Voltage and Low Voltage infrastructure can be extended off this existing infrastructure.
Traffic	Growth Area 4 currently has three potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. Access to the proposed growth area would be encouraged by intersections on Dorsch Avenue and Gratwick Road omitting Bookpurnong Road as an option due to its current traffic load.

GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Residential Growth Area 5

Growth Area 5 has been identified as an opportunity to rezone land from Rural Horticulture to Rural Living. This portion of 29 Edmondson Road will create a logical extension of the existing Rural Living Zone. This proposed residential growth area provides:

- Approximately 2.3 hectares
- 5 additional rural living lots with an average lot size of 4800m².

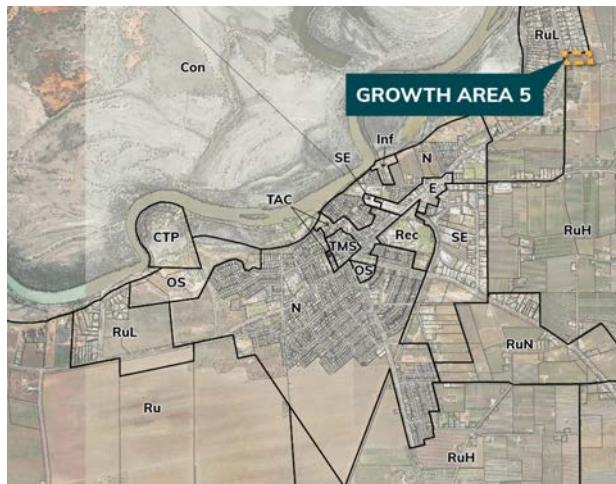
Supporting Infrastructure

A range of infrastructure enhancements will be required to support this growth area.

Infrastructure requirements will be investigated as part of the Code Amendment process.

The Code Amendment will need to be led by Council due to the Minister advising Rural Living proposals will only be considered where led by the relevant council and identified in a Regional Plan.

Council has not determined a timeframe to commence a Code Amendment.



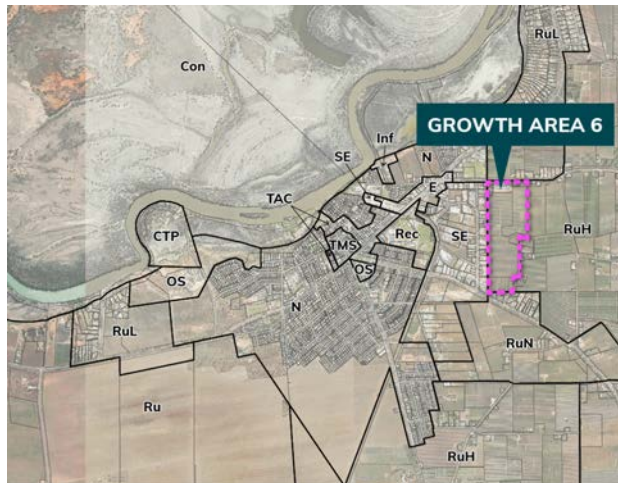
GROWTH MANAGEMENT PLAN

Loxton and Loxton North - Residential Growth Areas

Employment Growth Area 6

Growth Area 5 has been identified proposed extension of an existing “Strategic Employment” zone located between east of Trenerry Avenue This proposed employment growth area provides:

- Approximately 27 hectares
- Larger lots for industrial type activities.



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	There currently is an existing wastewater gravity main located on Gratwick Road that transfers wastewater to an existing pump station located at the corner of Gratwick Road and Starcevic Road. Without knowing the flow outputs required to service the proposed development area it cannot be predicted if this existing infrastructure can provide sufficient capacity. The main rising main transferring wastewater to the wastewater treatment plant on Taplan Road travels down Badcoe Road. Further investigations of main pressure and flow could confirm if a junction can be installed on this main where required.
Potable Water	Currently there is local SA Water infrastructure installed adjacent to Growth Area 5 located on Trenerry Avenue, Gratwick Road and Badcoe Road. Badcoe Road and Gratwick Road have large cast iron mains that, depending on the proposed development size and expected water usage, will not be required. It is recommended to extend infrastructure from the main on Trenerry Avenue through Kenna Road into the proposed growth area.
Communications	Existing Telstra infrastructure is available on Gratwick Road and Badcoe. Depending on usage requirements for the proposed development adequate service to the growth area can be achieved from existing Badcoe Road infrastructure and will need additional infrastructure extended to service the proposed development.
Electricity	There currently is adequate existing electrical infrastructure available adjacent to Growth Area 5 on Gratwick Road, Trenerry Avenue and Badcoe Road. Depending on usage requirements a single extension of the HV line from Trenerry Avenue through Kenna Road may be sufficient. A combination of all available infrastructure may be required if the proposed development requires high power input.
Traffic	There is currently no available access into Growth Area 5. Depending on development usage there may be a need for up to three accesses to reduce congestion within the development area. Kenna Road would not be wide enough to provide sufficient access in its current form. Land acquisition may be required or the growth area may need to be extended further to the East to allow access points on Badcoe Road and Gratwick Road.

GROWTH MANAGEMENT PLAN

Waikerie

About Waikerie

Waikerie is located 170km northeast of Adelaide just off the Sturt Highway with a population of 1,941. It is known as the gateway to the Riverland with extensive frontage to the River Murray. The township boasts agricultural, horticultural and viticultural land and is well known for its citrus and fruit industry in South Australia. Waikerie offers a variety of recreational and tourism opportunities based around the quality food and wine, scenic natural environment and engaging riverfront.

It is well located and connected to Adelaide and the broader Riverland region, making it attractive to people seeking a tree change or lifestyle change. There is a growing arts and culture scene in Waikerie with silo art, heritage trails and nature areas.



GROWTH MANAGEMENT PLAN

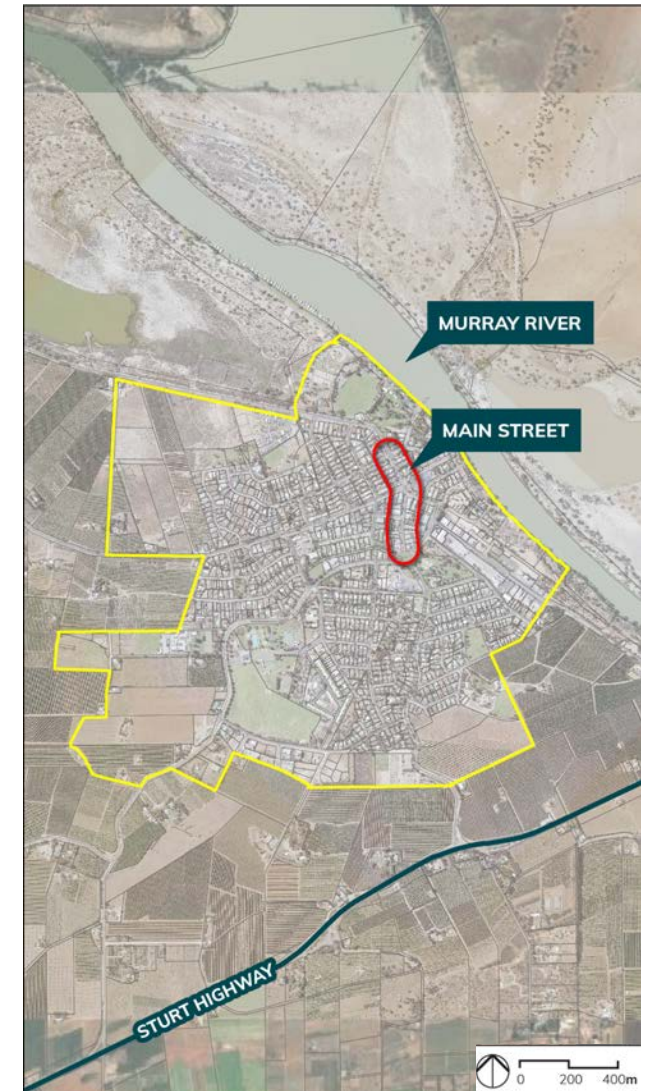
Waikerie

Opportunities for Waikerie

- Accessibility and proximity to the River Murray
- Leverage the Waikerie CBD revitalisation project by adding quality amenity in the surrounding areas and strong connections within the township to this space – this also includes the scheduling of events to draw people to the space
- Trail masterplan to improve connectivity and activity
- Improved water side infrastructure with an upgrade to the Edgar Bartlett Drive Boat Ramp and the installation of a pontoon
- Develop and test Agtech ideas for improved and best practice farming methods or identify any land for renewable energy production
- Increase the number of events and utilise new infrastructure such as the amphitheatre
- Utilise the ageing population in volunteer programs to support active ageing and community unity
- Create more residential allotments for development and ensure that these are of a variety of allotment types

Challenges for Waikerie

- Recent drought and flood
- Location off the Sturt Highway and attracting visitors into the township rather than bypassing
- Ageing population
- Amenity of the river front on eastern side of township where the industrial land uses also form a barrier between the town and River
- Recent slow growth in new housing and lack of diversity in new allotment sizes



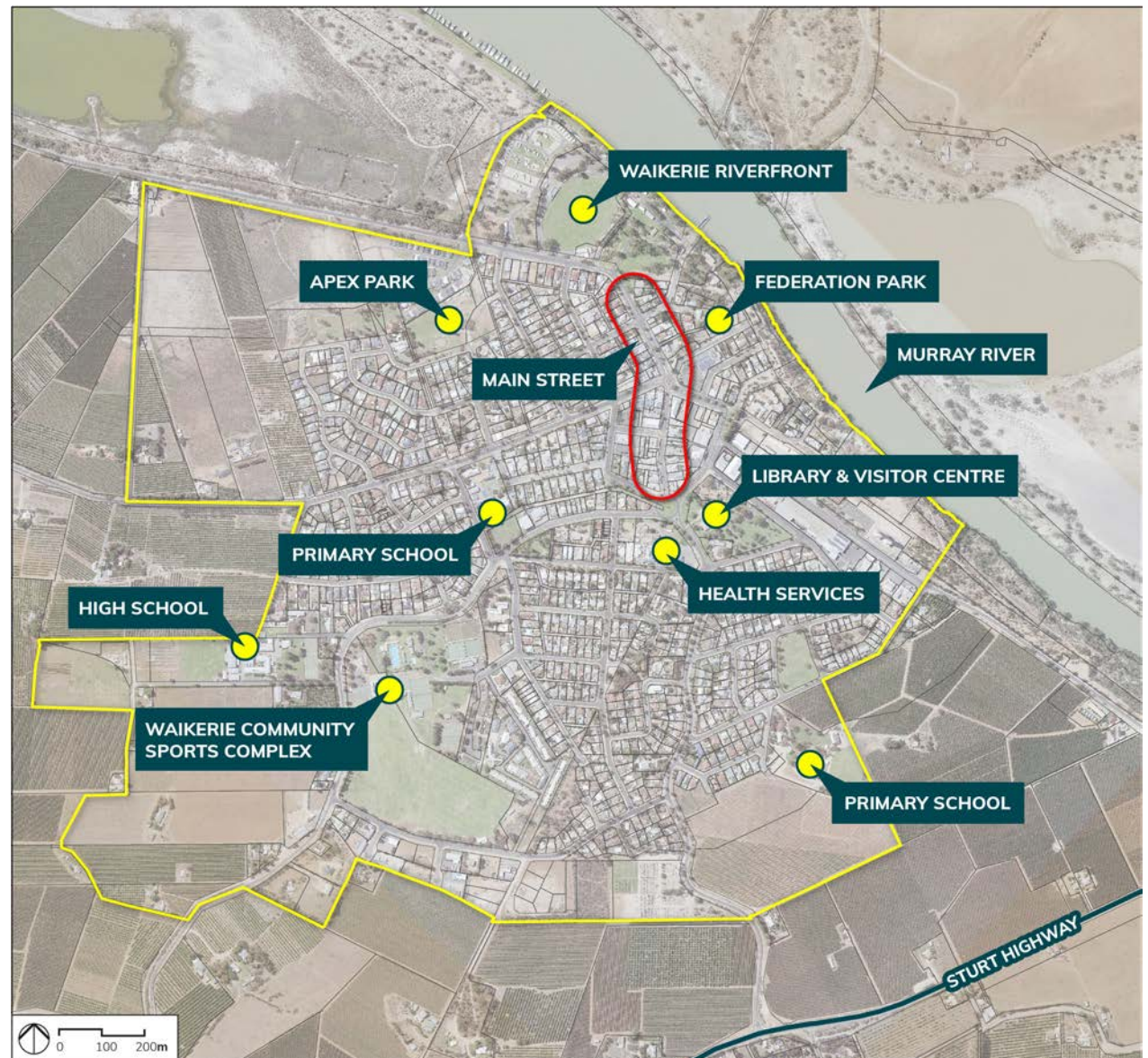
GROWTH MANAGEMENT PLAN

Waikerie

Community Services

The township of Waikerie is a service centre, which includes small scale retail, cafes and food outlets, education facilities, hospital, health and aged care, sport and recreation as well as accommodation. The size and location of the townships means that it can, and also needs to accommodate a variety of services to support the population of Waikerie and its surrounds. On the periphery of the town is some light industry for the production, packaging and management of produce in the area.

Waikerie is well serviced by sport and recreation facilities with the Waikerie Community Sports Complex the major hub and secondary facilities located across the township. This provides a diversity of offerings for residents pending their interest. The layout of the township and amount of open space should encourage walkability and healthy, active lifestyles for residents.



GROWTH MANAGEMENT PLAN

Waikerie

Essential Services

The township is well serviced by infrastructure with connection to water mains and electricity, with a Community Waste Management System (CWMS) in place.

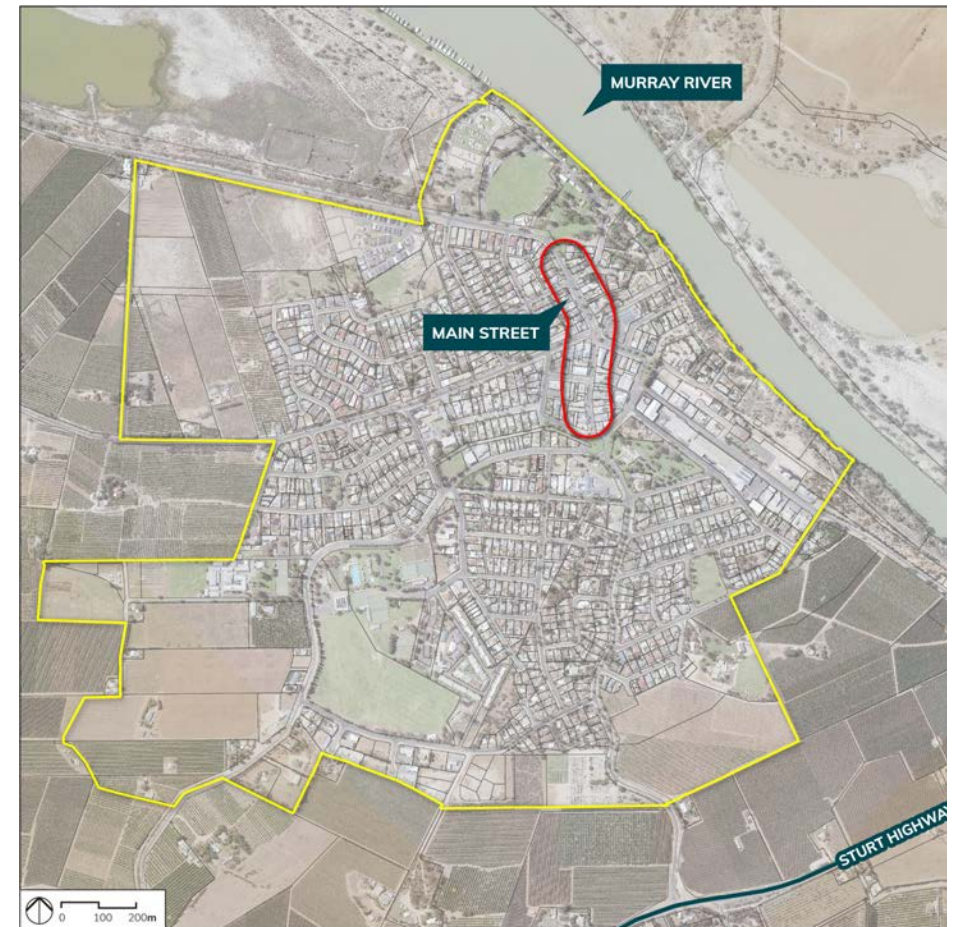
It is likely that new development will be able to link in with existing infrastructure to provide the service level amenity that exists within the township.

Transport Infrastructure

Waikerie is accessed off the Sturt Highway which means that the town can easily be bypassed by vehicles. This could be beneficial in regard to not having large freight vehicles moving through the township but can also affect passing trade.

It is important to ensure that people are drawn into the township and that is well connected with the Highway and region more broadly. There is a direct connection to Ramco which is an important link for services for people in Ramco.

There is a central clustering of services in the township just back from the waterfront with many roads leading to this centralised area. Open space is well accommodated within the town. There appears to be a lack of parking near the river which could be an area for further investigation.



GROWTH MANAGEMENT PLAN

Waikerie

Land Supply for Housing

Development in Waikerie is primarily housing and ancillary buildings.

There are approximately 848 residential allotments that could be created under existing zoning within the town. Not all of this land is sub-divided and supported by adequate infrastructure.

Under a medium growth scenario, the land supply is sufficient for a 15 year time horizon. Additional land would need to be identified for a 15 year time horizon in the stretch scenario of 4%.

Based on current population trends, Council has selected a medium growth scenario for Waikerie and has sufficient land supply for the next 10 - 15 years.

Population increase under 3 scenarios

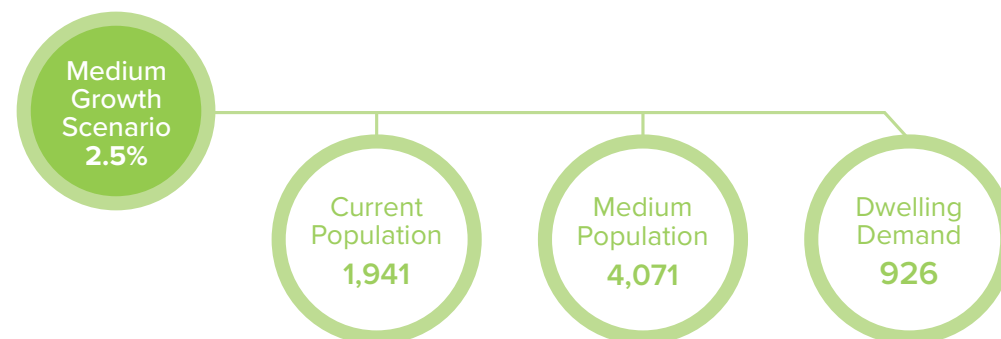
Pop. 1,941	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	150	255	421
10 years	312	544	932
15 years	486	870	1,555
25 years	875	1,658	3,233
30 years	1,093	2,130	4,354

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	65	111	183
10 years	136	237	405
15 years	211	378	676
25 years	380	721	1,406
30 years	475	926	1,893

Current land supply and land supply required

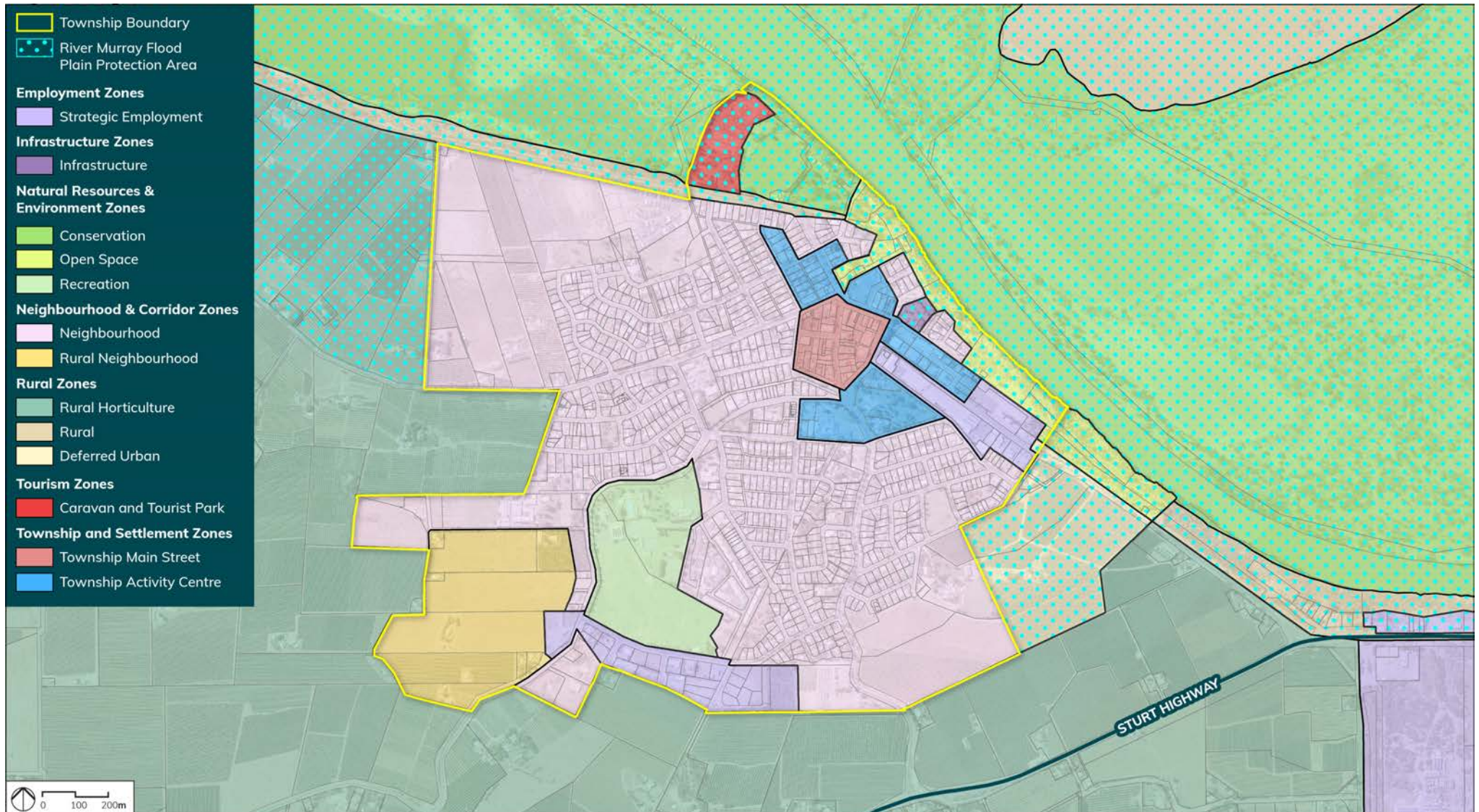
Zone	Current Land Supply	Required Land Supply	Land Supply Shortage	Rezoning Priority
Neighbourhood	539 allotments	926 allotments	78 allotments	Growth Area 1
Rural living	220 allotments			
Rural neighbourhood	89 allotments			



GROWTH MANAGEMENT PLAN

Waikerie

Current Zoning



GROWTH MANAGEMENT PLAN

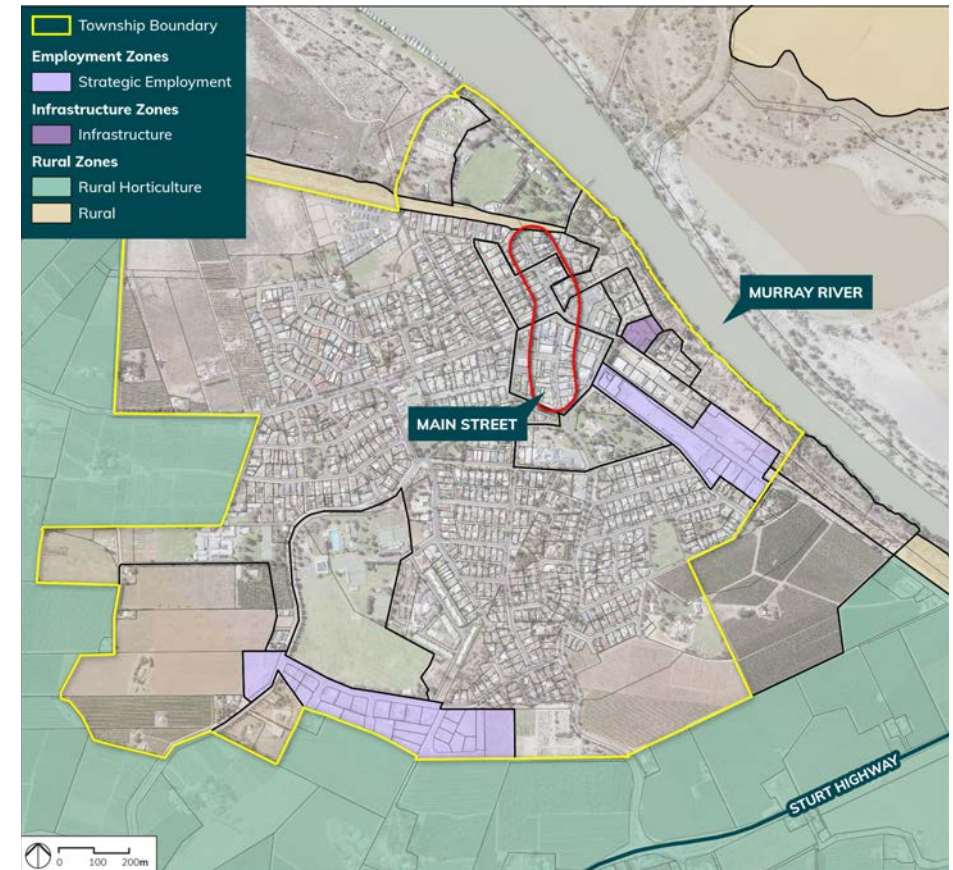
Waikerie

Land Supply for Employment

The major industries of employment for Waikerie are agriculture with 23.8%, retail trade 9.8% and health care and social assistance 9.5%.

There is currently substantial areas of land zoned for employment type uses that can be categorised as:

- Retail and main streets.
- Industrial land supply.
- Rural land that accommodates a range of rural activities.



GROWTH MANAGEMENT PLAN

Waikerie - Our Plan

Vision

The tourism and grain gateway to the region, which is supported by transport infrastructure that supports freight movement and renewable energy as growth industries. The town provides a range of employment opportunities that support a growing population alongside the scenic River Murray. It is a key service centre for the region. Urban greening makes the town an attractive place to live and visit with quality pedestrian connections through the town to the waterfront.



GROWTH MANAGEMENT PLAN

Waikerie - Our Plan

Strategies

1. Maintain the compact, mixed-use, walkable neighbourhood to provide opportunities for social connection and a reduced reliance on cars.
2. Coordinated signage and marketing to draw people in off Sturt Highway.
3. Leverage the town as the gateway to the Riverland and the entry statement that this can provide.
4. Identify and protect areas of important scenic amenity, view corridors and viewpoints.
5. Consider new tourism opportunities which highlight the attributes of the region.
6. Explore the revitalisation and investment required to reinvigorate the main street.

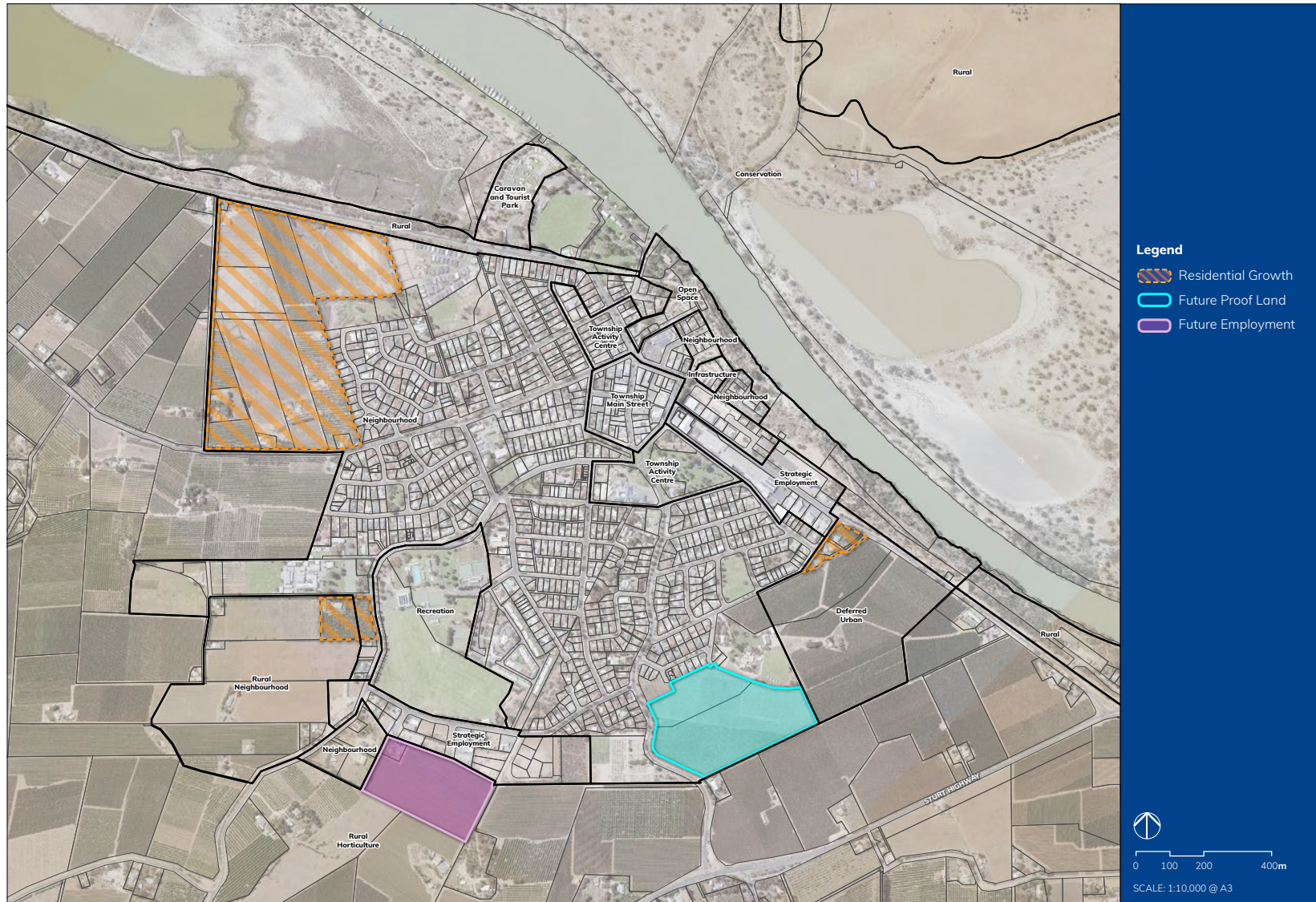
Priority Action

1. Upgrade eastern part of the riverfront to connect with the CBD revitalisation works and improve accessibility/connectivity to this area.
2. Develop an events plan to utilise public realm upgrades and attract more visitors to the town.
3. Provide diversity in new housing options to ensure affordability and ageing in place.
4. Increase the amount of public art, leveraging the existing silo art and galleries.
5. Develop a coordinated signage and marketing approach to draw people into the township from the Sturt Highway.



GROWTH MANAGEMENT PLAN

Waikerie



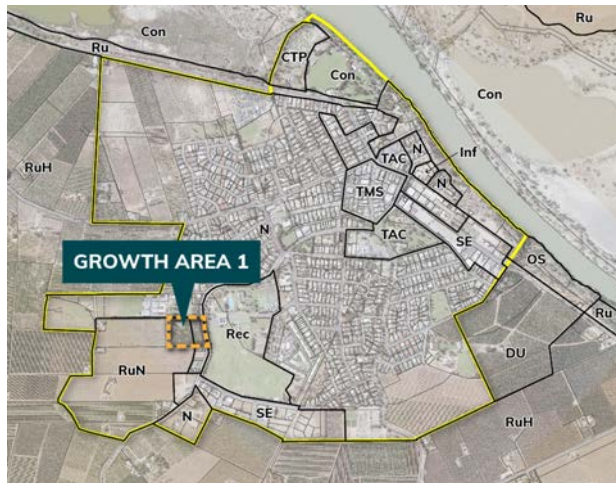
GROWTH MANAGEMENT PLAN

Waikerie - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 has been identified as an opportunity for residential development on the corner of Lawrie Terrace and Blake Road. This proposed Residential growth area provides:

- Approximately 1.9 hectares
- 9 additional residential lots with an average lot size of 2000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	There currently is no wastewater infrastructure in this area, with the closest gravity mains located approximately 250m away towards Marschall Street or east to Smith Drive. The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.
Potable Water	Existing potable water infrastructure adjacent to Growth Area 1 consists of a water main located on Blakes Road. This existing infrastructure will be adequate to supply the proposed development size for Growth Area 1. This infrastructure is nominated by SA Water to have an expected remaining life of 55 years. CIT have irrigation infrastructure on Lawrie Terrace that can provide service to the proposed development area if required.
Communications	Existing Telstra infrastructure is available on adjacent Blakes Road. To adequately provide service to the proposed Growth Area 1. Currently NBN can provide Fibre to the Node on Lawrie Terrace adjacent to the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required.
Electricity	Electrical supply adjacent to Growth Area 1 is by overhead network travelling along Blakes Road and Lawrie Terrace. Dependant on the development layout, Low Voltage infrastructure may be installed underground from existing High Voltage mains adjacent to the development. A High Voltage and Low Voltage network may need to be installed if lot layout cannot be arranged in close enough vicinity to existing High Voltage infrastructure.
Traffic	The proposed development is not significant and only one access point can be used. It is recommended that the developments access location be on Blakes Road as existing traffic movements will generally be lower and will not require excessive turning treatments to be added.

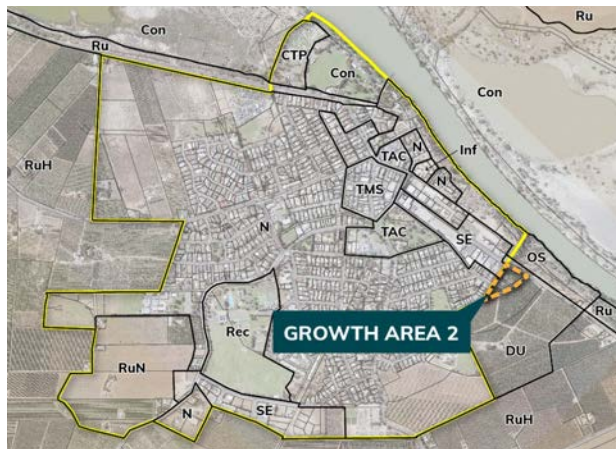
GROWTH MANAGEMENT PLAN

Waikerie - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified as a natural extension of the existing Neighbourhood Zone located between Civic Avenue, Ian Oliver Drive and McCutcheon Street to the North. This proposed Residential growth area provides:

- Approximately 1 hectares
- 21 additional residential lots with an average lot size of 400m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	It is recommended that the existing wastewater infrastructure be removed and replaced with new infrastructure during this process. Adjacent downstream existing infrastructure will be sufficient to service the new land use.
Potable Water	There is an existing 150dia PVC water main located on McCutcheon St. This infrastructure is nominated by SA Water to have an expected remaining life of 80 years. There is sufficient capacity to supply the proposed growth area. A road crossing will need to be installed to transport water across McCutcheon Street and into the proposed growth area. CIT have irrigation infrastructure located within the proposed growth area that can provide service to the new development use if required.
Communications	Existing Telstra infrastructure is currently fed to the growth area from Ian Oliver Drive. This existing infrastructure will be sufficient to service the proposed development. Currently NBN can provide Fibre to the Node within this proposed growth area.
Electricity	There is currently Low Voltage and High Voltage infrastructure installed adjacent to the proposed growth area on Ian Oliver Drive. This existing infrastructure will be sufficient to provide service for the development. Additional Low Voltage infrastructure may need to be installed to adequately distribute within the area depending on the proposed lot layout.
Traffic	It is assumed that the proposed Growth Area 2 will provide lot access for residential houses onto Ian Oliver Drive. This development will cause minimal impact to the existing road networks.

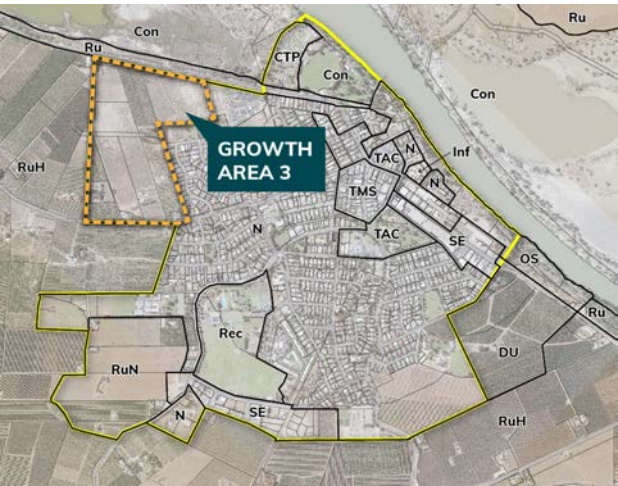
GROWTH MANAGEMENT PLAN

Waikerie - Residential Growth Areas

Residential Growth Area 3

Growth Area 3 has been identified as an infill opportunity of the existing Neighbourhood Zone between Ramco Road, West Road and the Avenue. This proposed Residential growth area provides:

- Approximately 31 hectares
- 263 additional residential lots with an average lot size of 1000m².
- 658 additional residential lots with an average lot size of 400m².



Supporting Infrastructure

A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	The wastewater in the adjacent residential area is currently being serviced by gravity sewer to an existing pump station located off Mary Starr Drive. The wastewater treatment facility on this side of town looks to be in good condition and is assumed to be able to provide sufficient capacity for the town's proposed growth on the Western side. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 7,000 people or 3040 dwellings. The installation of a new pump station is recommended in the proposed growth area to provide sufficient wastewater transfer to the treatment facility. The location of this new pump station will need to be designated at preliminary stages of the development's design to allow sufficient pipework grade throughout the developments staging. The pump station will need to pump wastewater to the existing pump station on Kirby Street.
Potable Water	Currently there is local SA Water infrastructure installed adjacent to Growth Area 3 on Peake Terrace (remaining life of 55 years), just past Kirby Street and another adjacent main is located on Marks Terrace (remaining life of 79 years). The proposed development scale is large and water infrastructure requirements will stretch the existing infrastructure. A combination of both mains feeding the proposed growth area will be required to provide adequate capacity. The existing SA Water main located on Peake Tce will likely need to be upgraded back to the existing 150dia AC main at Henderson Street to allows sufficient flow volumes.
Communications	Existing Telstra infrastructure is available on adjacent West Road. To adequately provide service to the proposed Growth Area 3 it is recommended to extend infrastructure on Peak Terrace so service can be shared between these two lines. Currently NBN can provide Fibre to the Node on the Eastern boundary of the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required.
Electricity	Electrical supply adjacent to Growth Area 3 is by overhead network travelling along West Road and The Avenue. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area from both West Road and The Avenue and distributed throughout the new development area.

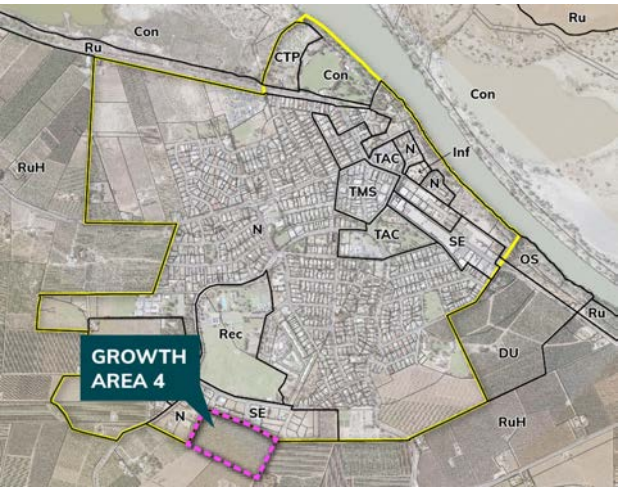
GROWTH MANAGEMENT PLAN

Waikerie - Employment Growth Area

Employment Growth Area 4

Growth Area 4 has been identified for the extension of existing “Strategic Employment” zone located at the end of Wuttke Road. The additional area is approximately 6.3 hectares.

The expected additional land use that would be expected in this Growth Area will be generally unknown and hard to predict.



Supporting Infrastructure

A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	There currently is no wastewater infrastructure in this area, with the closest gravity mains located approximately 150m away towards Smith Drive. The proposed lot size for this growth area will be sufficient to install onsite wastewater treatment facilities on each lot in accordance with WSAA and local requirements.
Potable Water	Currently there is local SA Water infrastructure installed adjacent to Growth Area 4 at the end of Wuttke Road and Hein Road. Depending on the proposed development size and expected water usage, it cannot be determined if the main size is adequate. CIT have irrigation infrastructure on Lawrie Terrace that can provide service to the proposed development area if required.
Communications	Existing Telstra infrastructure is available on Emil Lochert Cerscent, Wuttke Road and Lawrie Terrace. Depending on usage requirements for the proposed development adequate service to the growth area can be achieved from existing Lawrie Terrace infrastructure and will need infrastructure extended to service the proposed development. Currently NBN can provide Fibre to the Node on Wuttke Road adjacent to the proposed growth area. Required infrastructure can be installed to extend this service into the development area when required.
Electricity	Electrical supply adjacent to Growth Area 4 is by underground network terminating at the end of Wuttke Road and Hein Road. This existing infrastructure currently has substations installed at both locations. Depending on usage requirements, the existing High Voltage network may be sufficient and new Low Voltage infrastructure may only be required for the proposed growth area.
Traffic	Access to Growth Area 4 is recommended through the extension of Wuttke Road and Hein Road.

GROWTH MANAGEMENT PLAN

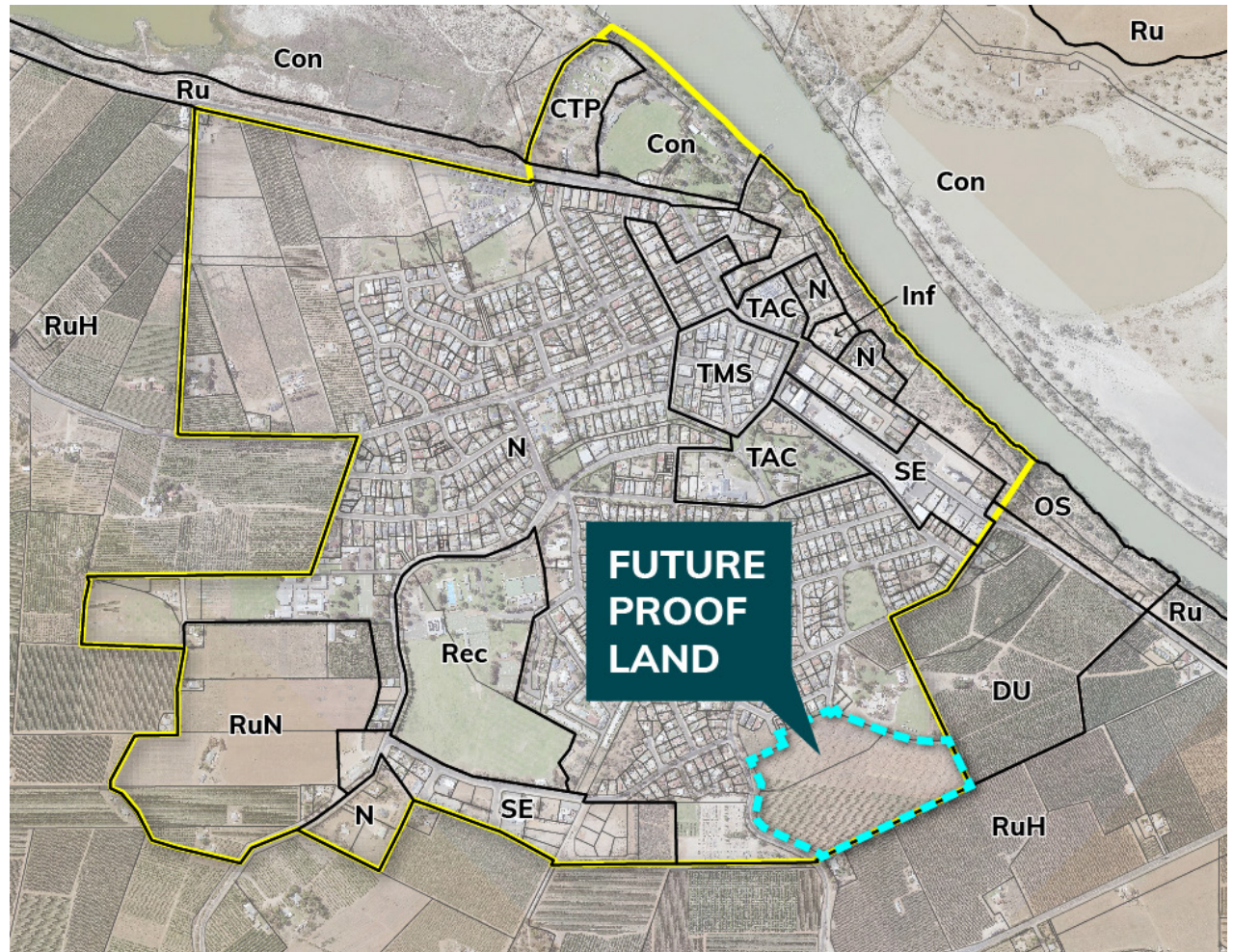
Wakerie - Future Proofing of Land

Future Proofing of Land

Allotment 201 McIntosh Street, Waikerie is currently zoned neighbourhood but is utilised for viticulture.

It is proposed to rezone the land to Deferred Urban which will safeguard the land for future development to support population growth.

The land provides a logical extension of the township and is located adjacent the Waikerie Lutheran Primary School.



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray

About Moorook and Kingston on Murray

Moorook and Kingston on Murray are small settlements located 6km apart on the River Murray between Loxton and Waikerie. Both township areas are compact and capitalise on the river front location. There are a number of small towns that straddle the river in this area, with others being within other Council areas.

Moorook is known for its wetlands which are home to Wachtel's Lagoon and Yatco Lagoon and attract thousands of waterbirds. The waterbirds and surrounding natural environment are attractive and unique places to be and offer visitors a memorable experience. A major part of the town is the Nippy's fruit Juice factory which is an important employer and recognisable brand.

Kingston on Murray is located in a rich agricultural district and is surrounded by vineyards and orchards. A major draw card for Kingston on Murray is the Banrock Station Wine & Wetlands Centre which is a unique combination of a cellar door and environmental project. The wetlands which are part of Banrock Station are recognised under the RAMSAR convention for their protection and ongoing management.



GROWTH MANAGEMENT PLAN

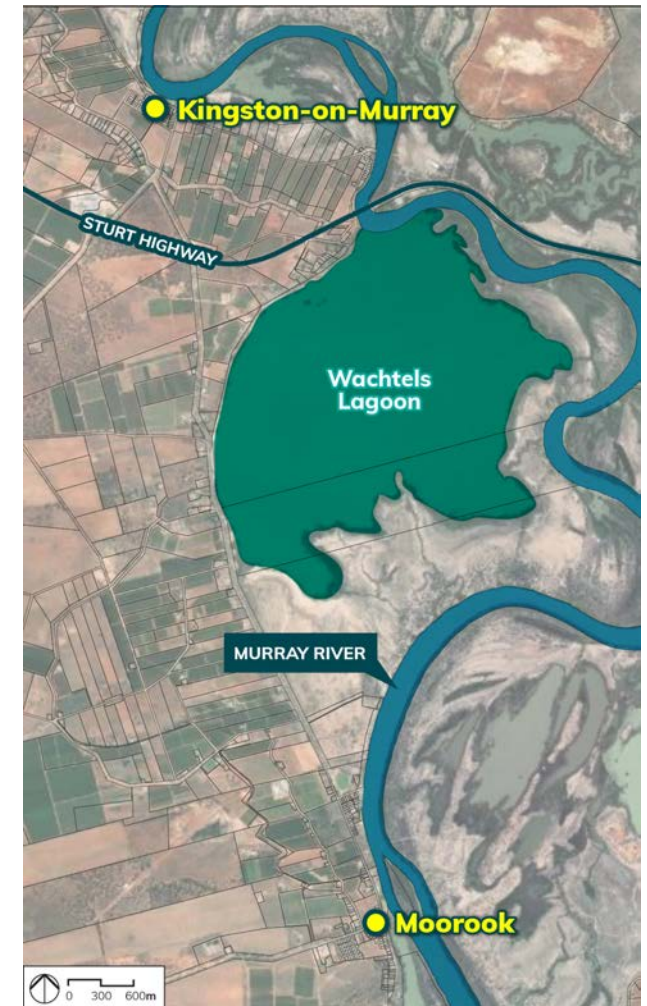
Moorook & Kingston on Murray

Opportunities for Moorook and Kingston on Murray

- Proximity to the River Murray
- Growth of tourism which capitalise on the natural environment and established industries
- Consider the townships in close proximity as a network to leverage ideas and services
- Place making strategy to develop quality public realm for residents and visitors which can also attract people into the towns from the highway
- Infill development to increase dwelling numbers and variety of housing options to support ageing population

Challenges for Moorook and Kingston on Murray

- Located off Sturt Highway but many truck movements through and around the town because of the major industry in the towns
- Ageing and declining populations
- Providing sufficient services for residents to keep them in the townships
- Lack of land for residential allotments particularly in Kingston on Murray



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray

Community Services

The level of service in these areas is lower, with small scale outlets available including general store, post office and some community amenities. There are several industries based on the perimeter of these townships which predominantly include wineries and fruit packaging. Both townships have primary schools. The primary land use around residential dwellings is rural land. Most services for residents would be sought from outside of the townships. With median ages of 60 and 53 this may be something that needs to be addressed in the future and could be solved with additional amenities within the township or improved connection to existing amenities in other towns such as bus services.



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray

Essential Services

The two townships are serviced by water mains and electricity with a Community Waste Management System (CWMS) in use. It is anticipated that as development occurs it will be able to link into these established systems.

Transport Infrastructure

Both towns are located off the Sturt Highway and can easily be bypassed because of this. The industrial and warehousing land uses on the periphery of the township mean that truck movements through the townships will be prevalent. The road networks within the residential areas of the townships are small and easy to navigate. The compact nature also means that the townships are walkable, however some services such as community facilities sprawl along the riverbanks



GROWTH MANAGEMENT PLAN

Moorook

Land Supply for Housing

Opportunities for residential infill have been identified within the already established township. The Township is surrounded by Rural and Rural Horticulture Zoned land which does not envisage residential development which constrains opportunity for development.

Under a low growth scenario there is sufficient land available for the next 30 years. Available infill opportunities will provide sufficient land for a medium scenario.

Based on current population trends, Council has selected the low growth scenario for Moorook.

Population increase under 3 scenarios

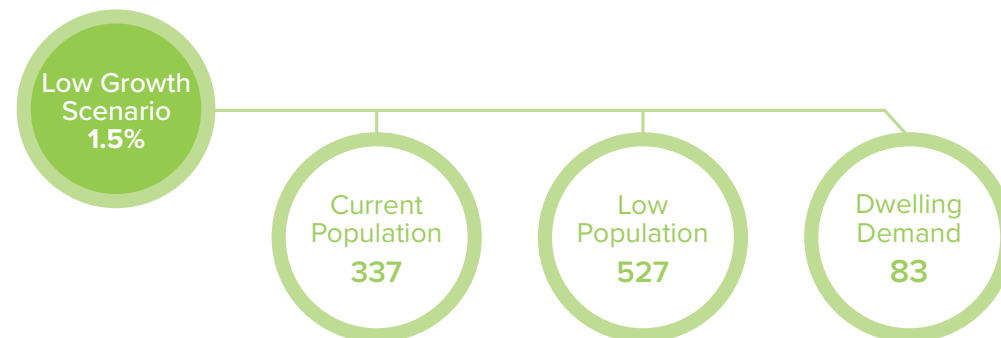
Pop. 337	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	26	44	73
10 years	54	94	162
15 years	84	151	270
25 years	152	288	561
30 years	190	370	756

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	11	19	32
10 years	23	41	70
15 years	37	66	117
25 years	66	125	244
30 years	83	161	329

Current land supply and land supply required

Zone	Current Land Supply	Required Land Supply	Land Supply Surplus	Rezoning Priority
Township	153 allotments	83 allotments	70 allotments	Nil



GROWTH MANAGEMENT PLAN

Kingston on Murray

Land Supply for Housing

Kingston on Murray is a popular township for shacks and holiday homes due to the proximity of the river and relaxing environment.

The presence of Rural Horticulture zoning has made residential development more difficult within this township. There is opportunity to extend the Rural Living zone to the east of the township and link the existing Township and Rural Living Zones

Under a low growth scenario, there is sufficient land available to develop over the next 15 years. A medium growth scenario will only provide enough residential land for the next 10 years.

Based on current population trends, Council has selected a low growth scenario for Kingston on Murray.

Population increase under 3 scenarios

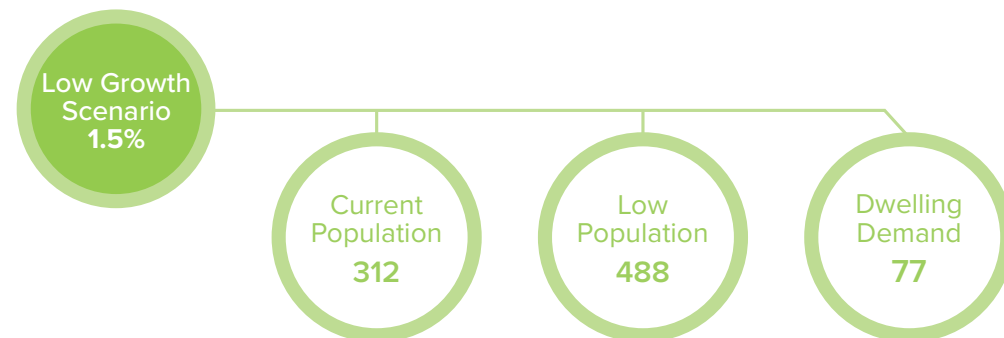
Pop. 312	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	24	41	68
10 years	50	87	150
15 years	78	140	250
25 years	141	266	520
30 years	176	342	700

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	10	18	30
10 years	22	38	65
15 years	34	61	109
25 years	61	116	226
30 years	77	149	304

Current land supply and land supply required

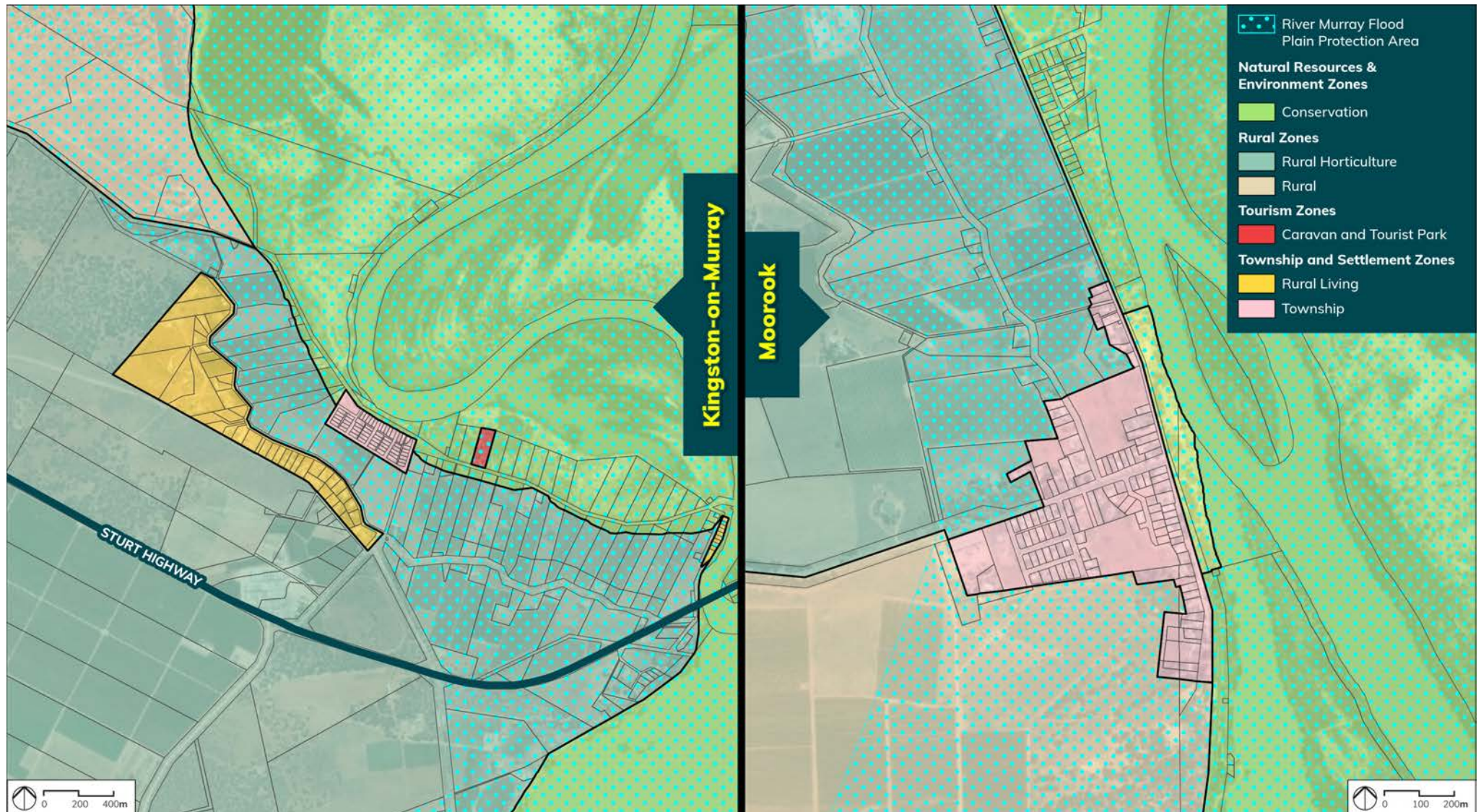
Zone	Current Land Supply	Required Land Supply	Land Supply Shortage	Rezoning Priority
Rural Living	58 allotments	77 allotments	19 allotments	Growth Area 1



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray

Current Zoning



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray Our Plan

Vision

Attractive town for families with a range of community facilities and employment opportunities connected to the food industry and primary production. It is an enterprising community with a range of small businesses that are unique and creative.

Objectives

- Prioritise order of development on vacant allotments and begin the subdivision process.
- Increase local tourism.
- Maintain the compact, mixed-use, walkable neighbourhood to provide opportunities for social connection and a reduced reliance on cars.



GROWTH MANAGEMENT PLAN

Moorook and Kingston on Murray Our Plan

Strategies

1. Improve amenity and connection to the waterfront encouraging houseboats to stop.
2. Encourage and support landowners to subdivide land for residential development where it is zoned Township.
3. Improve links through the township to better connect the community with footpaths, lighting and public realm.
4. Consider a tourism plan for the network of small towns to attract people to these areas.

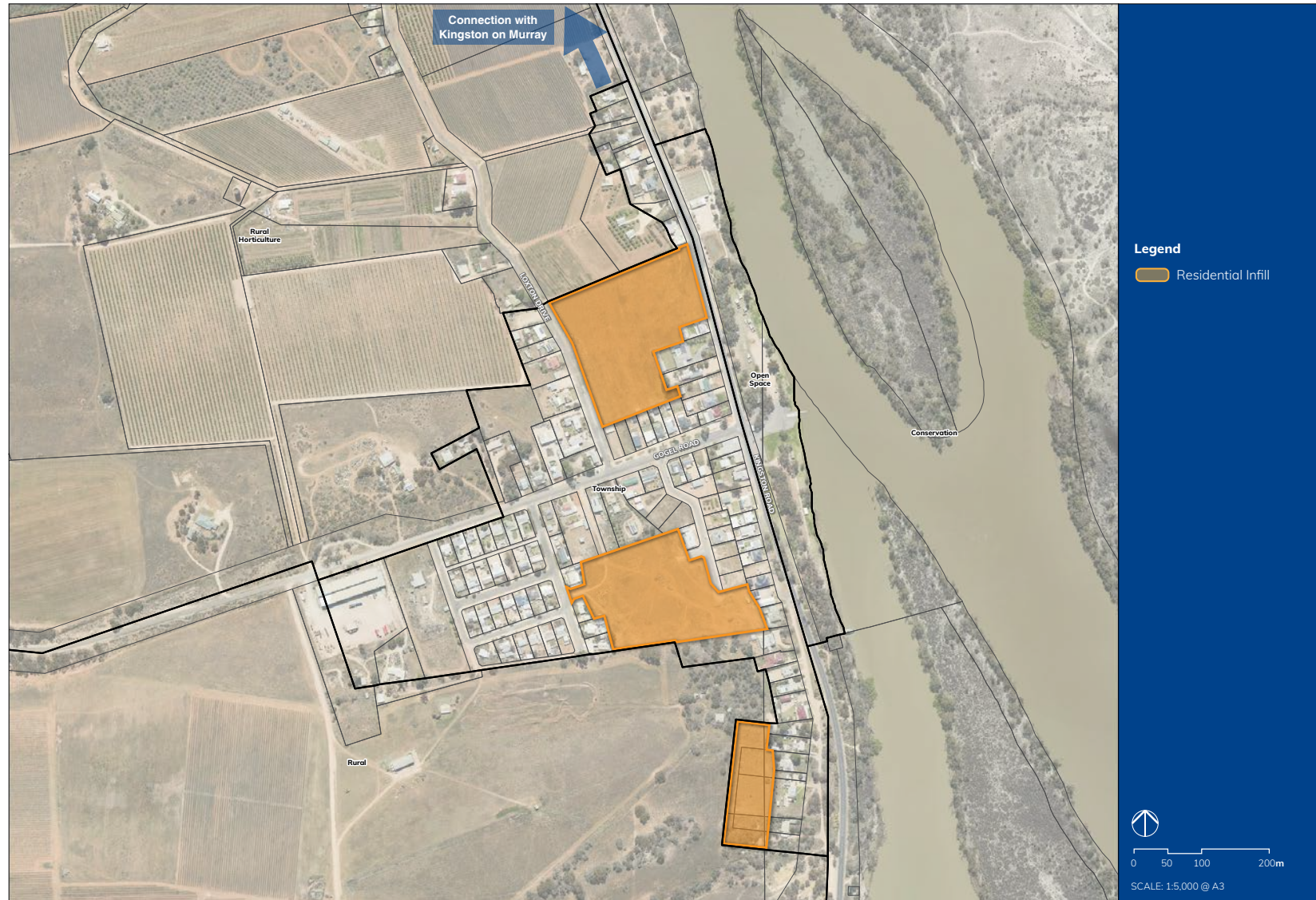
Priority Action

1. Develop a way finding strategy to attract people in off the Sturt Highway to the towns and link with the broader community.
2. Provide diversity in new housing options to ensure flexibility and support ageing in place
3. Consider alternate tourism opportunities and locations for accommodation such as glamping and eco-tourism.



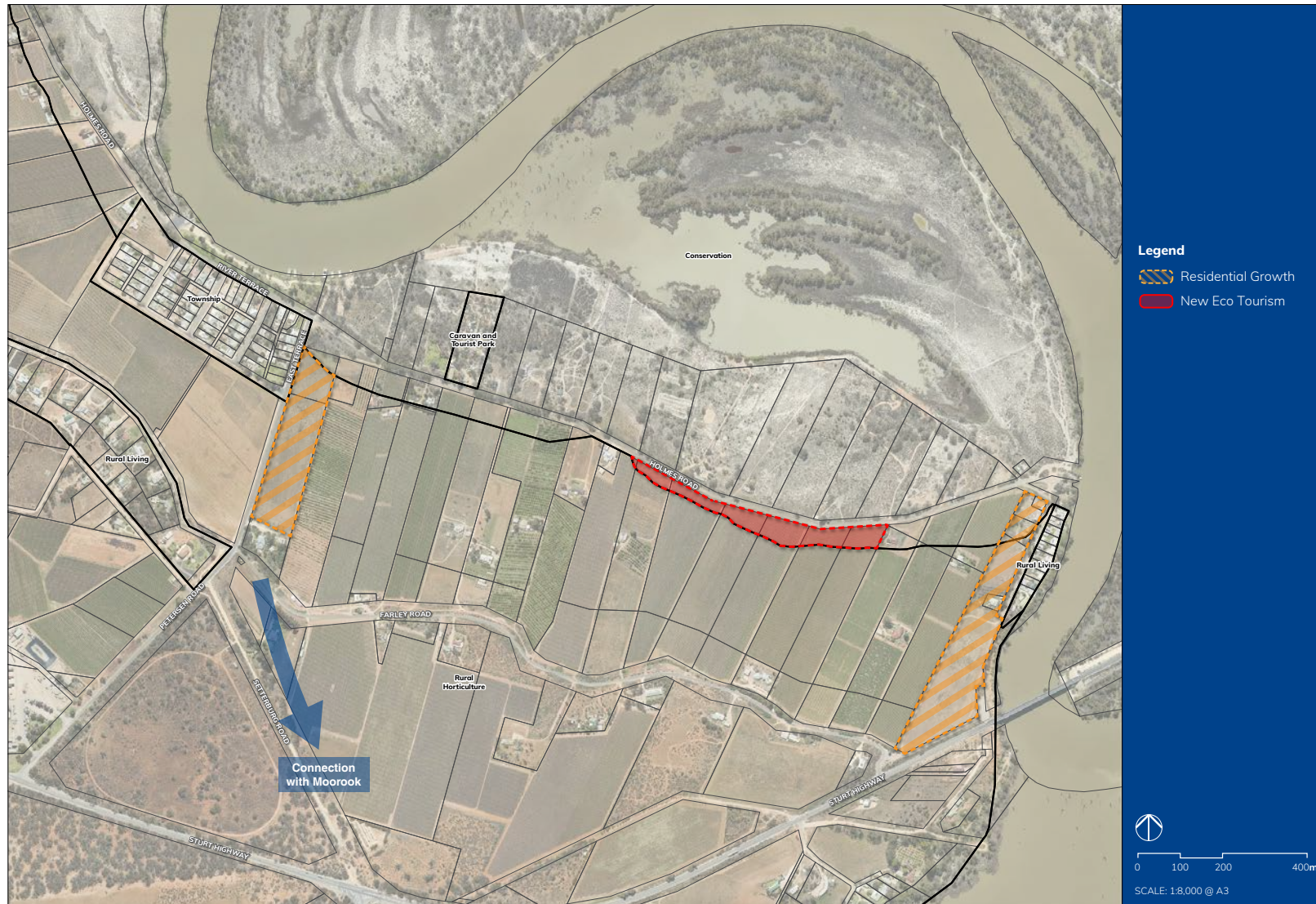
GROWTH MANAGEMENT PLAN

Moorook - Our Plan



GROWTH MANAGEMENT PLAN

Kingston on Murray - Our Plan



GROWTH MANAGEMENT PLAN

Moorook - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 has been identified to provide infill opportunities within the existing Township Zone between Loxton Drive and Kingston Road. This proposed residential growth area provides:

- Approximately 3.6 hectares
- 30 additional residential lots with an average lot size of 1000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	The wastewater in the existing "Township" Zone is currently being serviced by gravity sewer to an existing pump station located on the Kingston Road opposite Lot 644. This wastewater treatment facility looks to be in adequate condition and is assumed to be able to provide sufficient capacity for the town's proposed growth. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 1,500 people or 600 dwellings. The existing pump station located on East Terrace that is currently servicing the Moorook district is expected to be adequate to provide service for the proposed growth area, however condition assessment and flow capacity should be confirmed.
Potable Water	Existing potable water infrastructure adjacent to Growth Area 1 consists of a water main located on Kingston Road and Loxton Drive. These existing mains can together provide adequate service for the proposed growth area.
Communications	Existing Telstra infrastructure is available on adjacent Kingston Road and Loxton Drive, to adequately provide service to the proposed Growth Area 1 it is recommended to extend infrastructure from both these existing lines to share capacity. The Moorook township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 1.
Electricity	Electrical supply adjacent to Growth Area 1 is by overhead network travelling along Kingston Road and Loxton Drive. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area from both Kingston Road and Loxton Drive and distributed throughout the new development area. New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.
Traffic	Growth Area 1 currently has three potential traffic entry points that can be utilised to relieve any traffic congestion at peak periods. Access to the proposed growth area would be encouraged by intersections on Kingston Road, Gogel Road and Loxton Drive. The additional traffic movements that will be created once the proposed growth area is fully inhabited will cause congestions at most joining intersections. The main intersections e.g., onto Kingston Road from the development, will need to be impact assessed to determine the turning treatments required to provide safe traffic flow.

GROWTH MANAGEMENT PLAN

Moorook - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified to provide infill opportunities within the existing Township Zone between Fleming Street and Cordy Street. This proposed residential growth area provides:

- Approximately 30 hectares
- 25 additional residential lots with an average lot size of 1,000m².

A land division has been lodged with Council and approved. The development will occur in a staged approach.

Supporting Infrastructure

Council has undertaken a range of infrastructure upgrades which are sufficient to support future growth within Growth Area 2.

A staged land division has been approved for development over the coming years. A new stage will be released in 2023.



GROWTH MANAGEMENT PLAN

Moorook - Residential Growth Areas

Residential Growth Area 3

Growth Area 3 has been identified to provide infill opportunities within the existing Township Zone at the southern end of Kingston Road. This proposed residential growth area provides:

- Approximately 1.2 hectares
- 12 additional residential lots with an average lot size of 1,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	The wastewater in this area is currently being serviced by gravity sewer on Kingston Road to an existing pump station located on the Kingston Road opposite Lot 644. This wastewater treatment facility looks to be in adequate condition and is assumed to be able to provide sufficient capacity for the town's proposed growth. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 1,500 people or 600 dwellings. The existing pump station located on East Terrace that is currently servicing the Moorook district is expected to be adequate to provide service for the proposed growth area, however condition assessment and flow capacity should be confirmed. Connection to Growth Area 3 will need infrastructure installed through an easement on private land to connect into existing infrastructure on Kingston Road.
Potable Water	Currently there is no potable water source adjacent to the proposed Growth Area 3. Potable water supply to the proposed growth area will need to be gained by rainwater harvest.
Communications	Existing Telstra infrastructure is available on Kingston Road. Adequate service to the proposed Growth Area 3 can be achieved from existing Kingston Road infrastructure and will need infrastructure installed through an easement on private land to connect into existing infrastructure on Kingston Road. The Moorook township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 3.
Electricity	Electrical supply adjacent to Growth Area 3 is by overhead network travelling along Kingston Road. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area through an easement from Kingston Road and distributed throughout the new development area. New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.
Traffic	Access to Growth Area 3 can only be possible through the very Southern end of the proposed development without out private land acquisitions. The additional traffic movements that will be created once the proposed growth area is fully inhabited will cause congestion at the access point. The intersections onto Kingston Road from the development, will need impact assessment to determine the turning treatments required to provide safe traffic flow.

GROWTH MANAGEMENT PLAN

Kingston on Murray - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 is the proposed residential growth area located to the west of the town and south of the Township Zone. This proposed residential growth area provides:

- Approximately 8.8 hectares
- 74 additional residential lots with an average lot size of 1,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	The existing wastewater treatment facility on the corner of Holmes Road and East Terrace looks to be in adequate condition and is assumed to be able to provide sufficient capacity for the town's future growth. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 1,500 people or 700 dwellings. The existing pump station located on East Terrace that is currently servicing the Kingston on Murray district is expected to be adequate to provide service for the proposed Growth Area, however upgrade opportunities should be reviewed.
Potable Water	The existing 150dia water main located on Petersen Road, South of Growth Area 1, the present "Township" area and would be capable of providing the additional service required for Growth Area 1. A new main will need to be installed, connecting from the intersection of Petersen and Farley Rd and extended down Petersen Road to the proposed growth area. The main on Farley Road is nominated by SA Water to have an expected remaining life of 75 years. Additional mains from Farley Road to the township of KOM have an expected life of only 15.
Communications	Existing Telstra infrastructure is available on adjacent Farley Road and South Terrace, to adequately provide service to the proposed Growth Area 1 it is recommended to extend infrastructure from all available adjacent connection points to share service loads. The Kingston on Murray Township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 1.
Electricity	Electrical supply adjacent to Growth Area 1 is by overhead network, majority of the infrastructure is Low Voltage and will not be sufficient. North of South Terrace is currently supplied with a network of Low voltage overhead wires. This existing network from South Terrace would not be sufficient to provide supply to the proposed growth area to the South. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area from the existing High Voltage main located on Farley Road. New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.
Traffic	Potential traffic entry points onto Carcuma Road and Emu Springs Road. Numerous access intersections should be used to relieve traffic congestion at peak periods. The additional traffic movements that will be created once the proposed growth area is fully inhabited will cause congestions at most joining intersections. The development's layout planning will need to be designed to allow a distribution of traffic to all connecting intersections.

GROWTH MANAGEMENT PLAN

Kingston on Murray - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified as a natural extension of the existing Rural Living Zone located east of the township. This proposed residential growth area provides:

- Approximately 5.7 hectares
- 14 additional residential lots with an average lot size of 4,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	The wastewater in the existing area is currently being serviced by gravity mains to an existing pump station located at the eastern end of Holmes Road. This wastewater treatment facility looks to be in adequate condition and is assumed to be able to provide sufficient capacity for the town's future growth. The estimated capacity of this treatment facility will provide comfortable treatment for approximately 1,500 people or 700 dwellings.
Potable Water	Currently there is no potable water source in the Harrington Road area of Kingston on Murray. Private water supply is gained by rainwater harvest and controlled pumping from the Murray River. Growth Area 2 will need infrastructure to be installed so that river water can be supplied from the Murray River to the Western side of Harrington Crescent and distributed to proposed lots.
Communications	Existing Telstra infrastructure is available on Harrington Road and at the back of the proposed Growth Area. This existing infrastructure is expected to be adequate to supply the additional housing lots. Kingston on Murray Township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 2.
Electricity	Electrical supply adjacent to Growth Area 2 is by overhead network, currently there is a High Voltage system that runs along Holmes Road and continues part way up Harrington Road. This High Voltage line can be extended, and additional infrastructure added to expand to the Western side of Harrington Road.
Traffic	Access to Growth Area 2 would be off Harrington Road which is sealed and services 12 dwellings. The proposed Growth Area 2 will provide an additional 20 lots that will require access to this road. It is recommended that the current road infrastructure be upgraded and any road extension sealed to provide adequate accommodation for the additional traffic. The additional traffic movements that will be created once the proposed growth area is built out will potentially provide congestion to Harrington Road. This potential congestion should be reviewed and impact assessed prior to development layout is confirmed. Any additional stormwater from any road extension will need to be considered so as to not impact the existing dwellings at the bottom of Harrington Road.

GROWTH MANAGEMENT PLAN

Ramco and Sunlands

About Ramco and Sunlands

The size and locality of Ramco means that the services are smaller in scale. Proximity to Waikerie means that residents will travel there for a majority of their needs. Ramco has a Primary School and childcare centre and a mixture of sport and recreation opportunities including ova and trails.

The river front and natural environment provide quality open space with a lagoon, campground, boat ramp and reserves for the public to utilise. The main occupation and services for Ramco are packaging and grape growing which highlights the main function of the township.



GROWTH MANAGEMENT PLAN

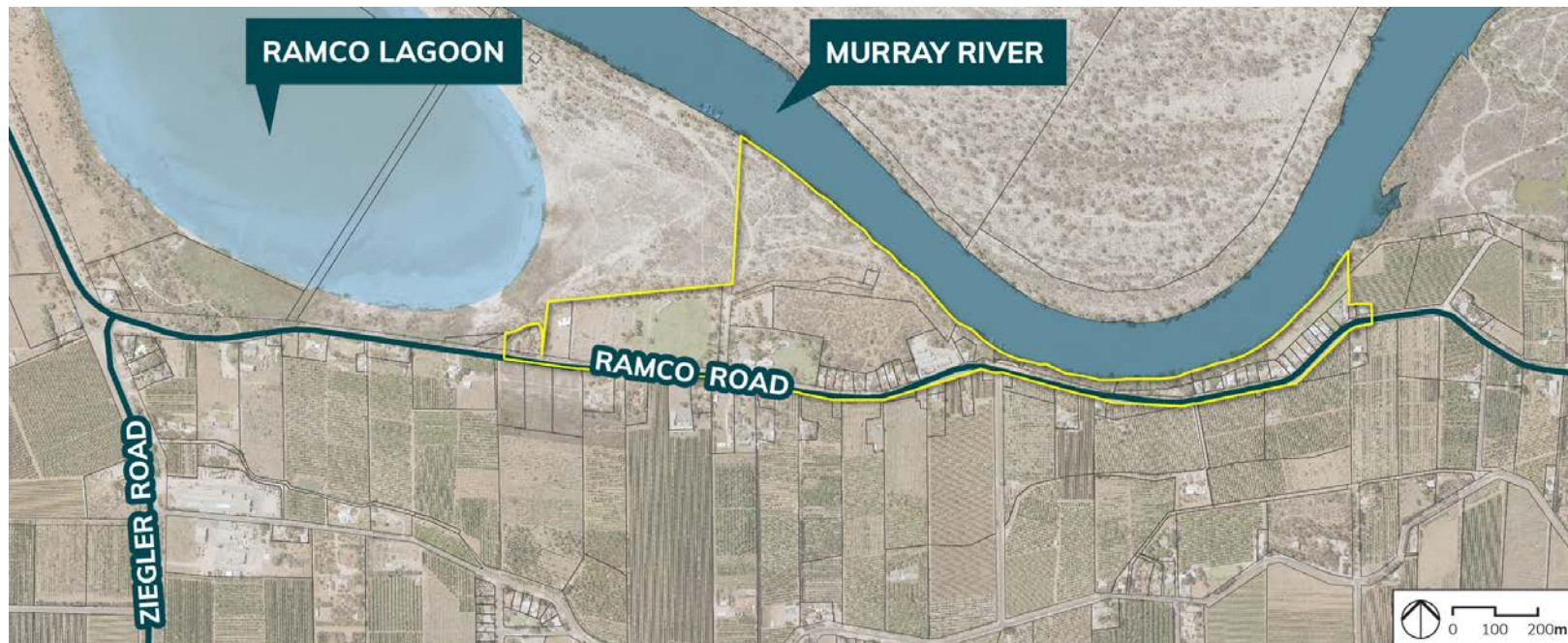
Ramco and Sunlands

Opportunities for Ramco and Sunlands

- Establish a town centre which creates an identity within the township
- Better public amenity and connection to the waterfront
- Leverage the surrounding agriculture and production to develop food-based tourism or markets
- Agtech development
- Recreation opportunities around the Ramco Lagoon

Challenges for Ramco and Sunlands

- Pattern of development and sprawl
- Reliance on one industry which is influenced by the environment and climate change
- Declining and ageing population
- Diversity of housing options and aged care residents
- Lack of community facilities and spaces for people to meet, gather and move through
- Drought and flood
- Located off Sturt Highway with no traffic bypassing

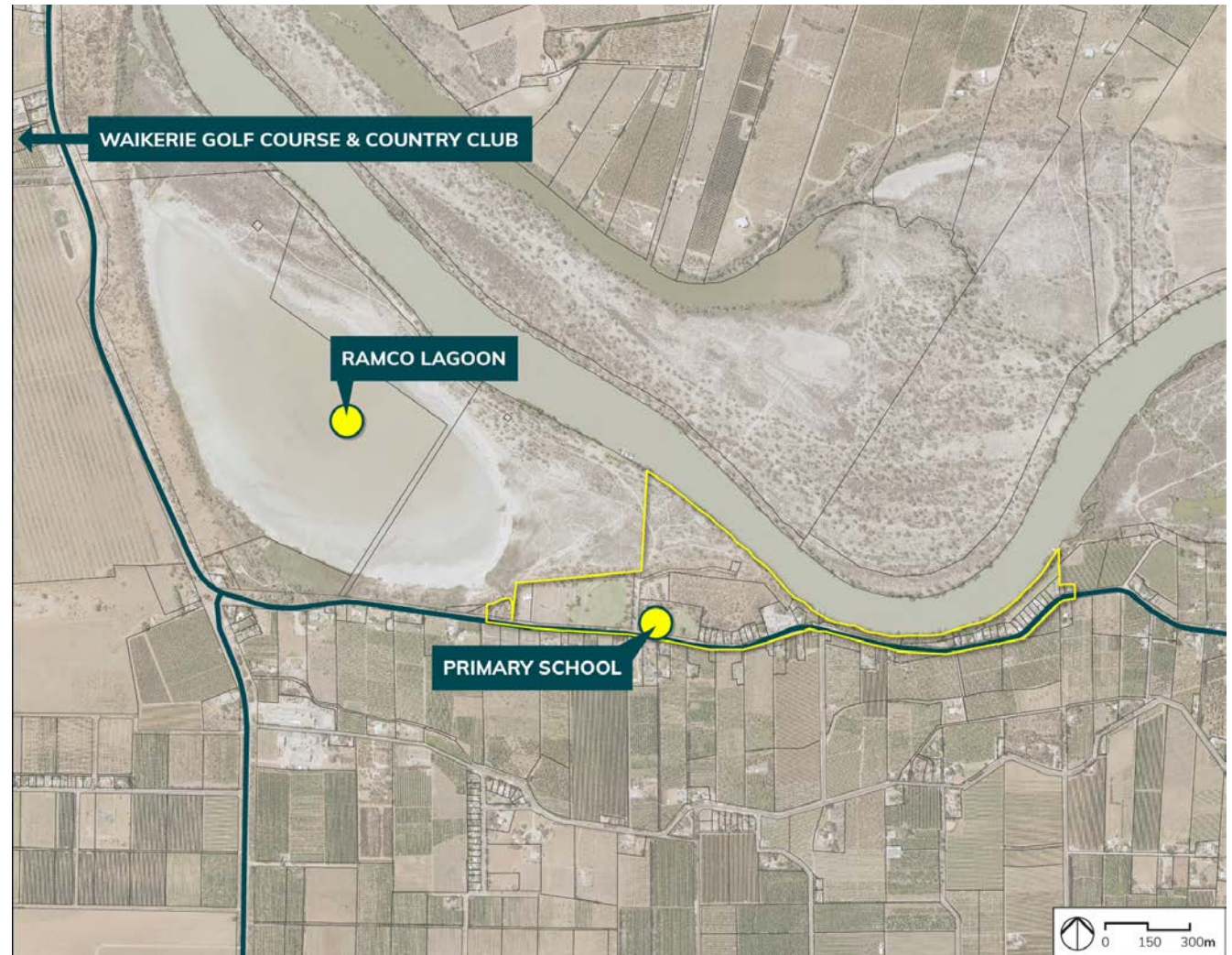


GROWTH MANAGEMENT PLAN

Ramco and Sunlands

Community Services

Given Ramco's proximity to Waikerie many services are contained there. The township has a primary school, oval, post office, golf course and Ramco and Sunlands Stores. There is no grocery store/supermarket or food outlet, meaning residents need to travel to Waikerie for groceries. Agriculture is the predominant land use in Ramco and its surrounds.



GROWTH MANAGEMENT PLAN

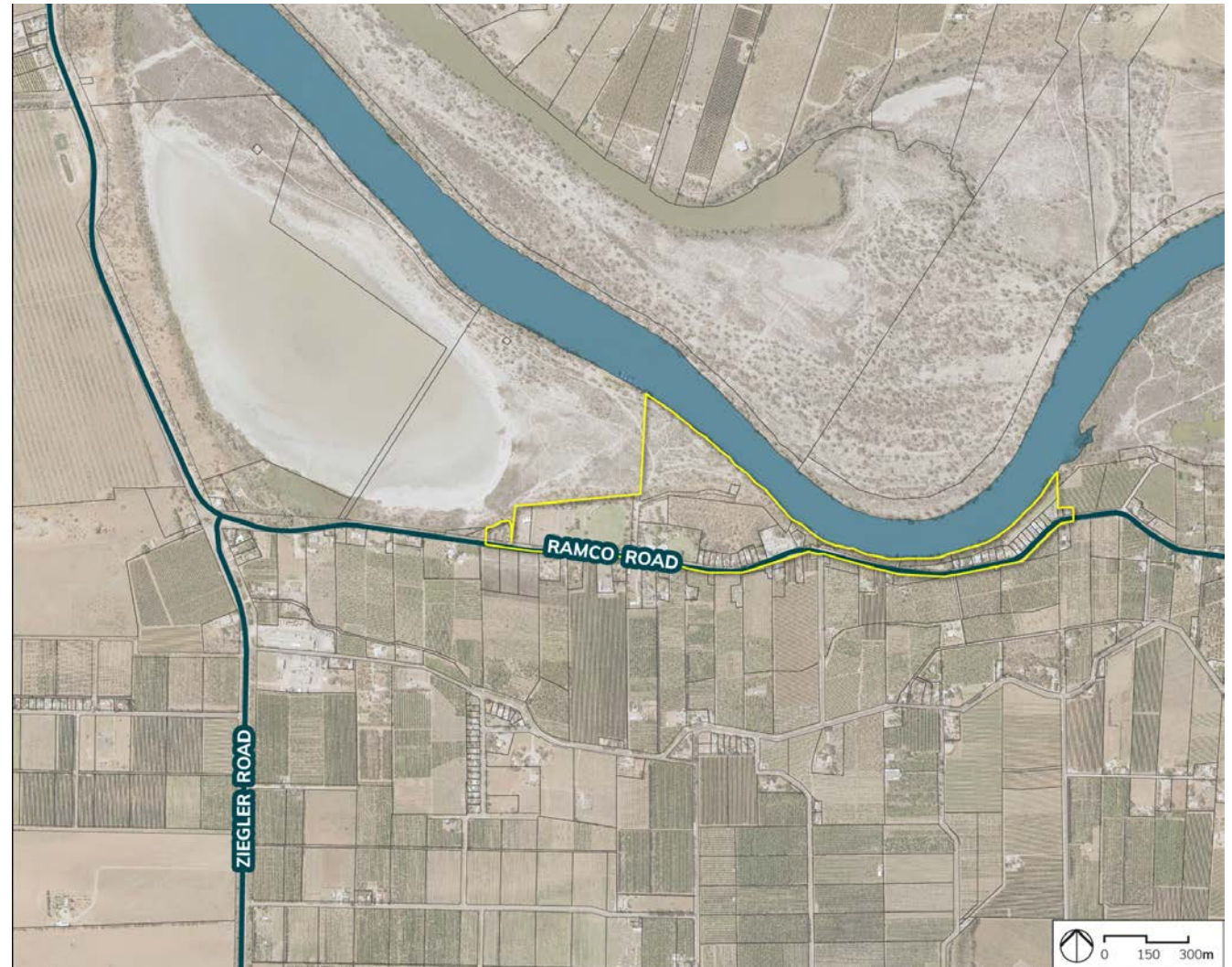
Ramco and Sunlands

Essential Services

The township of Ramco has an unstructured pattern of development with a mix of residential, rural living and primary production allotments. It is reliant on rainwater and on-site wastewater management systems. The electricity network is established across the area, and it is expected that it can be expanded to support development. The infrastructure provision may put off some potential residents who are expecting a higher level of service. There are a high number of rural living allotments which provide a living environment more conducive to this style of living.

Transport Infrastructure

Ramco is located off the Sturt Highway and connects to Waikerie via Ramco Road. There is no formal centre of the township, and the sprawling nature and larger allotments make it difficult to walk or ride. The connection to Waikerie is an important route that needs to cater for all road users.



GROWTH MANAGEMENT PLAN

Ramco and Sunlands

Land Supply for Housing

There is existing development around the golf course which provides opportunity to expand. There is also an opportunity for the addition of higher end accommodation which is associated with the golf club.

Land has been identified to the north east of the golf course to supply additional land. Under a low growth scenario there is sufficient supply for the next 15 years. Under a medium scenario there is a 10 year supply.

Based on current population trends, Council has selected the low growth scenario for Ramco and Sunlands.

Population increase under 3 scenarios

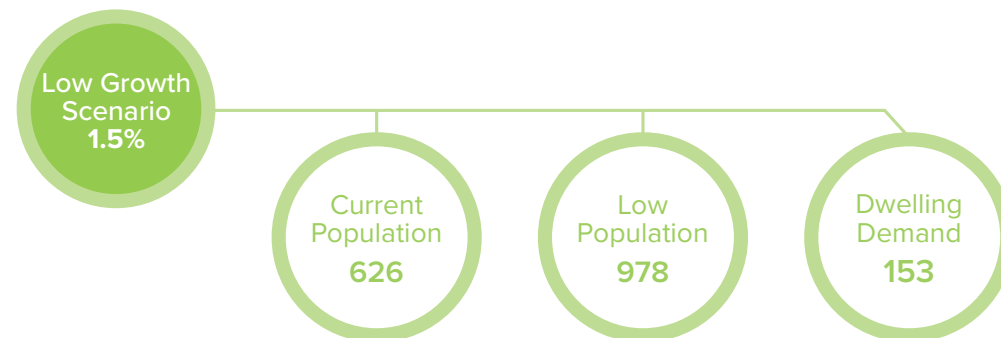
Pop. 626	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	48	82	136
10 years	100	175	301
15 years	157	281	501
25 years	282	535	1,043
30 years	352	687	1,404

Dwellings required under 3 scenarios

Dwelling	Low Scenario 1.5%	Medium Scenario 2.5%	Stretch Scenario 4%
5 years	21	36	59
10 years	43	76	131
15 years	68	122	218
25 years	123	233	453
30 years	153	299	610

Current land supply and land supply required

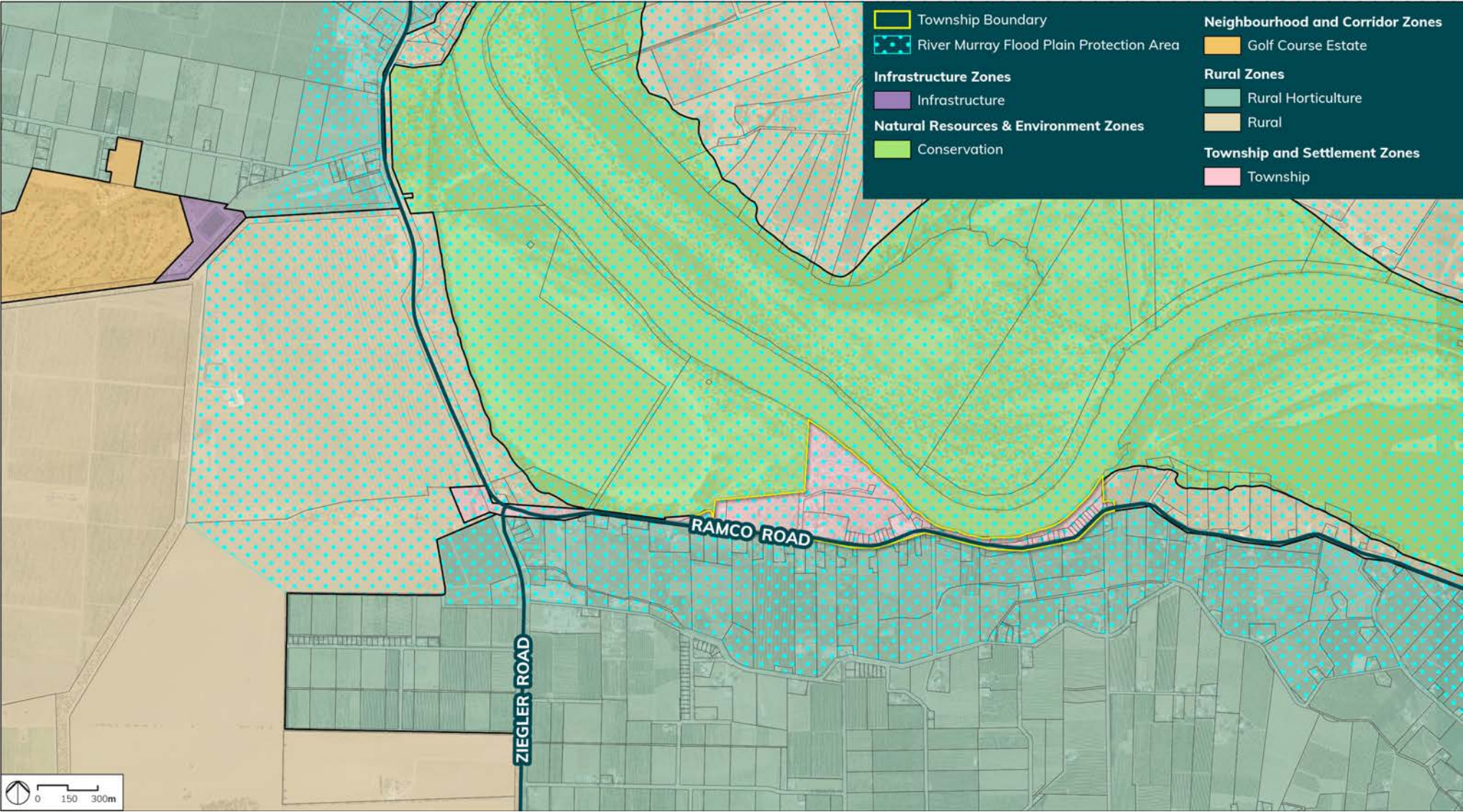
Zone	Current Land Supply	Required Land Supply	Land Supply Shortage	Rezoning Priority
Rural Living	58 allotments	153 allotments	95 allotments	Growth Area 1



GROWTH MANAGEMENT PLAN

Ramco and Sunlands

Current Zoning



GROWTH MANAGEMENT PLAN

Ramco and Sunlands - Our Plan

Vision

A thriving adventure and eco-tourism location which capitalises on the scenic and environmental qualities provided by the Murray River.

Objectives

- Utilise the natural environment to attract individuals looking for a river change or for a holiday place.
- Maintain community services such as the golf course and school as attractors for the town.
- Add additional amenity to the waterfront including consideration of a pontoon, access points and areas for community activity.
- Open space plan to link the town through a network of trails/paths and improve connectivity given the elongated and sprawling nature of the township.
- Potential expansion of tourist and residential uses associated with the Waikerie Golf and Country Club.



GROWTH MANAGEMENT PLAN

Ramco and Sunlands - Our Plan

Strategies

1. Utilise Ramco Lagoon for a variety of recreational pursuits such as walking, bird watching and paddling
2. Leverage off the main township of Waikerie to increase connection and visitation between the two towns
3. Identify the most appropriate land for residential development and cluster this together

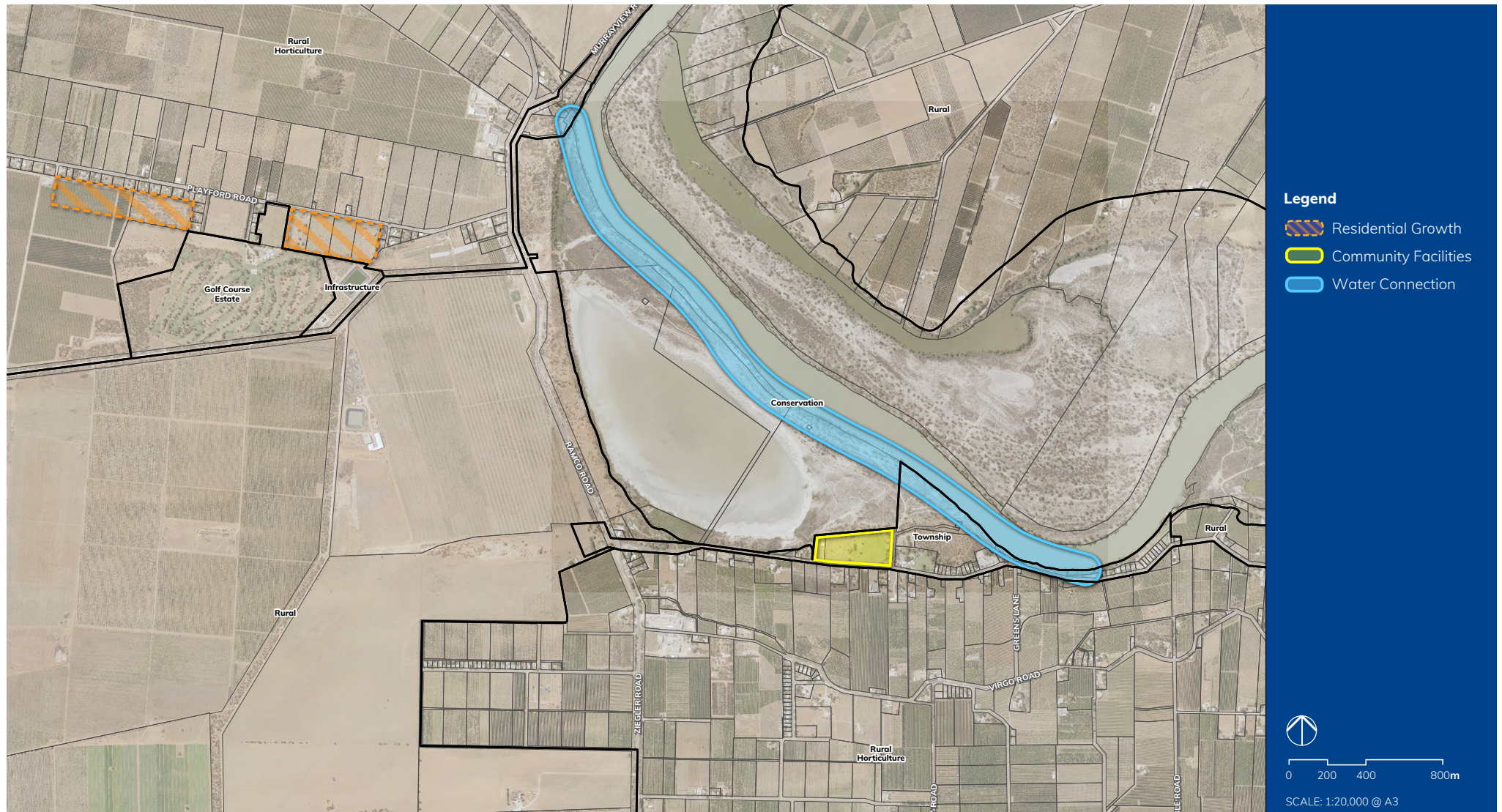
Priority Action

1. Develop a main street and public realm plan for the town to develop more engaging spaces for residents and visitors
2. Utilise the growers produce for a market held every so often to attract people from the surrounding area
3. Centralise residential development to create a central point of the town which creates an identity and better links the community



GROWTH MANAGEMENT PLAN

Ramco and Sunlands - Our Plan



GROWTH MANAGEMENT PLAN

Sunlands - Residential Growth Areas

Residential Growth Area 1

Growth Area 1 has been identified for additional residential development located to the South of Playford Road, Northeast of the Waikerie Golf Club. There are existing residential households within this area and is a natural extension. This proposed residential growth area provides:

- Approximately 26 hectares
- 110 additional residential lots with an average lot size of 2,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	There is no existing wastewater infrastructure adjacent to Growth Area 1 and all existing dwellings are suspected to have onsite wastewater treatment systems. The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.
Potable Water	Currently there is no potable water source in the Playford area of Sunlands. Potable water supply to the proposed growth area will need to be gained by rainwater harvest. General water supply for the area is available by CIT mains that are currently located on Playford Road, additional infrastructure will need to be installed to gain supply into Growth Areas 1's location.
Communications	Existing Telstra infrastructure is available on adjacent Playford Road and Carelton Road, to adequately provide service to the proposed Growth Area 1 it is recommended to extend infrastructure from Carelton Road and from Playford Road down the existing access, Kinnaird Street to share capacity. Ramco Township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 1.
Electricity	Electrical supply adjacent to Growth Area 1 is by overhead network travelling the length of Playford Road. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new area from Playford Road down Kinnaird Street and distributed throughout the new development area. New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.
Traffic	Growth Area 1 currently has 2 potential traffic entry points that will need to be utilised to relieve any traffic congestion at peak periods. Access to the proposed growth area would be by an intersection on Carleton Road and by the extension of Playford Road. The additional traffic movements that will be created once the proposed growth area is built out will potentially provide congestion to Kinnaird Street. This potential congestion should be reviewed and impact assessed prior to development layout is confirmed. There is a potential third entry point that could be considered to relieve potential congestion at an easement adjacent to Lot 193 Playford Road.

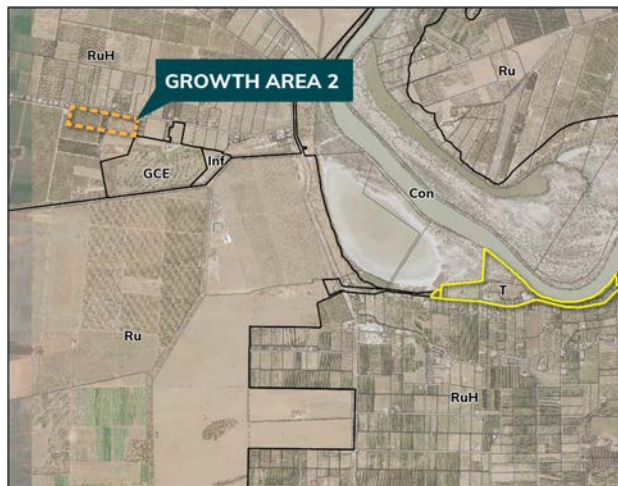
GROWTH MANAGEMENT PLAN

Sunlands - Residential Growth Areas

Residential Growth Area 2

Growth Area 2 has been identified to be rezoned to a Zone which envisages residential development to the south of Playford Road and north of the Waikerie Golf Club. This proposed rural living area provides:

- Approximately 12 hectares
- 50 additional residential lots with an average lot size of 2,000m².



Supporting Infrastructure A range of infrastructure enhancements will be required to support this growth area.

Service	Requirements
Wastewater	There is no existing wastewater infrastructure adjacent to Growth Area 2 and all existing dwellings are suspected to have onsite wastewater treatment systems. The proposed lot size for this growth area will be sufficient to install private onsite wastewater treatment facilities in accordance with WSAA and local requirements.
Potable Water	Currently there is no potable water source in the Playford area of Ramco. Potable water supply to the proposed growth area will need to be gained by rainwater harvest. General water supply for the area is available by CIT mains that are currently located on Playford Road, additional infrastructure will need to be installed to gain supply to Growth Areas 2's location.
Communications	Existing Telstra infrastructure is available on adjacent Playford Road to adequately provide service to the proposed Growth Area 2. A connection point would need to be from Playford Road and enter the proposed growth area development with new infrastructure installation. Ramco Township currently has available NBN by Fixed Wireless connection. This infrastructure is adequate to provide sufficient service for Growth Area 2.
Electricity	Electrical supply adjacent to Growth Area 2 is by overhead network travelling the length of Playford Road. A new underground network combining High Voltage and Low Voltage infrastructure will need to be extended into the new growth area from Playford Road. New infrastructure will need to be installed, including transformers approximately every 50 lots. New developments are expected to install all infrastructure underground.
Traffic	Growth Area 2 access can only be from Playford Road, it would be recommended to have at least two access points that can relieve congestion and provide a connectivity loop in the case of accident or delay. The additional traffic movements that will be created once the proposed growth area is built out will potentially provide congestion to Playford Road intersections. This potential congestion should be reviewed and impact assessed prior to development layout is confirmed.

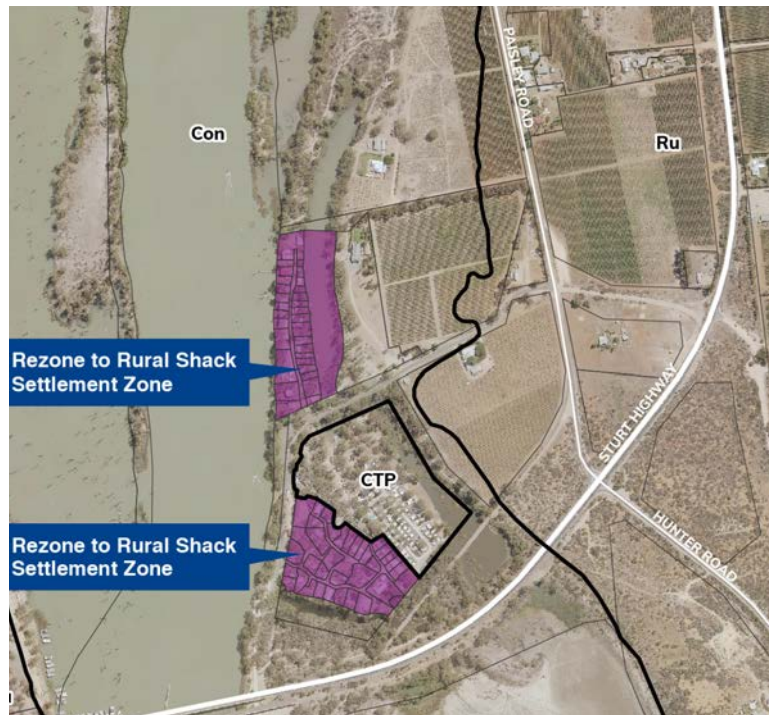
GROWTH MANAGEMENT PLAN

Smaller Settlements

Paisley

Council envisage the rezoning of land in Paisley from the Conservation Zone to the Rural Shack Settlement Zone (land identified below). This is to support the restoration of properties impacted by the 2023 flood event.

This rezoning is currently being considered via the River Murray Flood Resilience Code Amendment.



Holder Siding/ Kanni

The Circular Green Economy Proposal (CGEP) aims to transform rural land in the Maggea Road from low yield cropping into SA's first green industrial, residential and clean energy green economy, incorporating sustainable technologies.

The land would require a Code Amendment to allow employment and local living.

Waikerie would remain the primary township for the community to rely on for services.

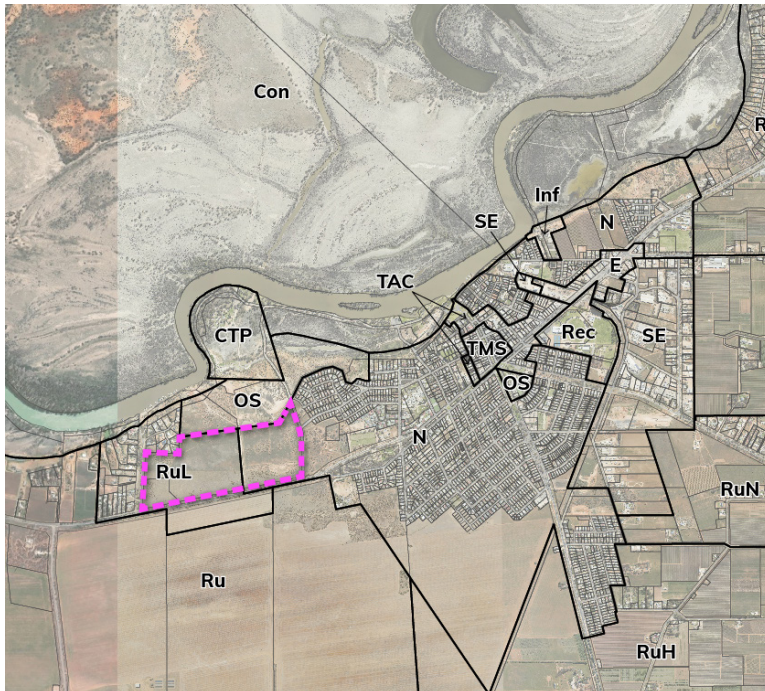


GROWTH MANAGEMENT PLAN

Open Space

Loxton and Loxton North

- Council will explore the rezoning of land immediately east of Sophie Edington Drive to Open Space.
- There is a desire to recognise the unique undulating nature of land and proximity to the river.
- There is opportunity for expansion of the current recreational activities on the site.



GROWTH MANAGEMENT PLAN

Summary of Recommendations

Building a Strong Economy

Rezoning land in townships where there is none or limited land supply available for employment activities.

Integrated Planning & Infrastructure

Undertake bi-annual reviews of the Growth Strategy to monitor and reflect changing population and development trends.

Making Great Places

Prepare a Council wide tourism plan in collaboration with local businesses and tourism providers

Prepare a Council wide marketing plan to promote the benefits of living in the area.

Sustainable Environments

Develop Environmental and Sustainable Climate Action Plan.



GROWTH MANAGEMENT PLAN

Summary of Recommendations Townships

Loxton

Recommendation 1

Prepare a prospectus to attract sporting events such as the Master Games, AFL preseason, WBBL/BBL match or exhibition.

Recommendation 2

Establish a main street shop front activation program.

Recommendation 3

Prepare a pedestrian plan that provides green, shaded accessible links to the waterfront.

Recommendation 4

Initiate rezoning of underdeveloped land adjacent to the High School to enable residential development.

Recommendation 5

Plan for an ageing population with appropriate housing diversity options and services.



GROWTH MANAGEMENT PLAN

Summary of Recommendations Townships

Waikerie

Recommendation 1

Upgrade eastern part of the riverfront to connect with the CBD revitalisation works and improve accessibility/connectivity to this area.

Recommendation 2

Develop an events plan to utilise public realm upgrades and attract more visitors to the town.

Recommendation 3

Provide diversity in new housing options to ensure affordability and ageing in place.

Recommendation 4

Increase the amount of public art, leveraging the existing silo art and galleries.

Recommendation 5

Develop a coordinated signage and marketing approach to draw people into the township from the Sturt Highway.



GROWTH MANAGEMENT PLAN

Summary of Recommendations - Townships

Moorook and Kingston on Murray

Recommendation 1

Develop a way finding strategy to attract people in off the Sturt Highway to the towns and link with the broader community.

Recommendation 2

Provide diversity in new housing options to ensure flexibility and support ageing in place.

Recommendation 3

Consider alternate tourism opportunities and locations for accommodation such as glamping and eco-tourism.

Ramco

Recommendation 1

Develop a main street and public realm plan for the town to develop more engaging spaces for residents and visitors.

Recommendation 2

Utilise the growers produce for a market held every so often to attract people from the surrounding area.

Recommendation 3

Centralise residential development to create a central point of the town which creates an identity and better links the community.



Loxton Waikerie Growth Strategy

Engagement Summary Report

Loxton Waikerie Growth Strategy

12 February 2024

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URPS Ref	22ADL-1240

Document history and status

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V1	08/11/23	T. Slattery	A. Deller-Coombs	Draft report
V2	12/02/24	T. Slattery		Finalise report

We acknowledge the Kurna People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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1. Introduction

The District Council of Loxton Waikerie has prepared a Growth Strategy to guide how the future of the region should grow to become more liveable, competitive, and sustainable.

The Strategy implements key actions of the Community Vision Plan by setting a 30-Year growth strategy for the region. The Strategy is instrumental in guiding Council decision making and investment. It also provides clear messaging to the community and private sector about priorities for the region.

Given the spatial nature of the Strategy, it will inform higher order planning policy documentation being advanced by the State Planning Commission and Government of South Australia who are undertaking a review of the Regional Plans across South Australia including the Murray Mallee Regional Plan.

The draft Strategy was on consultation from 25 September 2023 to 17 October 2023. There was an opportunity for the community to provide feedback on the proposed vision, actions, and growth scenarios for the region and townships.

1.1 How we engaged

The engagement was undertaken in line with an endorsed engagement plan. It comprised the following key activities:

- Online survey with the opportunity to provide feedback on the region-wide and township vision and growth scenarios. Participants could also provide contact details to stay informed about future stages of the project.
- Two pop-up sessions in public places to capture foot traffic:
 - Wednesday 11 October, 10:00am to 11:30am – Loxton (median strip outside the Post Office)
 - Wednesday 11 October, 1:00pm to 2:30pm – Waikerie (outside the Big River Foodland)
- Use of phone number and email address for feedback and enquiries.

The consultation was promoted through:

- Social media posts on the Council Facebook page
- Notice placed in the Murray Pioneer newspaper on 27 September 2023 to advise the community of consultation commencing and the pop-up sessions.
- Project website at engagement.lwdc.sa.gov.au/growth-strategy – containing information about the project, the Growth Strategy and opportunities for people to provide feedback – Q&A, survey and spatial map to place a pin on a growth area to state they do or don't support it, or propose a new growth area.
- A project update was sent to seven project subscribers on 25 September 2023. Participants had subscribed through previous engagement processes on the Growth Strategy.
- Growth Management summary for each township distributed at community pop up sessions and available on the project website.



2. Feedback Received

A summary of feedback received during the consultation period is provided below, including written submissions, online survey, spatial map, question and answer page, pop-up sessions, and phone calls.

Feedback received can be considered in two forms – the first being more general feedback about how and where growth could or should occur – this was predominantly received through online survey and community pop-up methods. The other type of feedback related to specific properties identified for inclusion or exclusion in the Growth Strategy – these were predominantly received through written submissions and the spatial map.

A response to all feedback is provided in the following sections.

2.1 Written submissions

A summary of the submissions received and recommendation for inclusion in the Growth Strategy is provided in the below table. Rationale has been provided for why the land should or shouldn't be considered for inclusion in the Growth Strategy. A copy of submissions is provided in Appendix A.

Written submissions	
Name	T. and J. Wright
Address/location	326 Karoonda Highway Loxton
Feedback	The respondent's property is located in the Primary Production Zone. The owner indicated that they would like to rezone their land to support a subdivision. They suggest that this would be advantageous as housing would be located near the main highway similar to the existing houses off the service road near Pioneer Landing Drive.
Recommendation	Consider an extension of the Rural Living Zone following the implementation of the Regional Plan.
Name	Leipzig Australia
Address/location	Holder Siding
Feedback	The Circular Green Economy Proposal (CGEP) aims to transform rural land on Maggea Road from low yield cropping into SA's first green industrial, residential and clean energy green economy, incorporating sustainable technologies. The respondent requested that circular economy is identified within the Strategy under 'Our Economy' and includes information that is provided in the submission. Additionally, that a new section about integrated circular economy-based

	employment and residential growth be included for Holder Siding (specifically 1083 Maggea Road, Holder Siding).
Recommendation	Include reference to the Circular Green Economy in the Growth Strategy noting it aligns with the Regional Development Australia (RDA) Murraylands and Riverlands objectives. No further action required for Holder Siding – Region-Wide Strategies will apply.
Name	R. and T. Grant
Address/location	Paisley
Feedback	The respondents suggest that the Growth Strategy does not contain any specific mention of Paisley. They note that this area was impacted through the floods and suggest it needs attention to restore roads and public toilets. It is acknowledged by the respondent that Paisley is the first place seen across the Blanchetown Bridge by tourists and it is not a positive outlook.
Recommendation	Paisley is identified through the small settlement strategy and policy being adopted through the (Statewide) River Murray Flood Resilience Code Amendment to assist residents with rebuilding. No further action is required through the Growth Strategy.
Name	M. Hand
Address/location	Lot 2 Bookpurnong Road and 100 Gratwick Road Loxton
Feedback	The respondent suggests that there is a shortage of vacant residential land in Loxton. He suggests that land division is currently not feasible due to the current zoning of a minimum allotment size of 4000m ² . The respondent has suggested consideration of a minimum allotment size of 2000m ² . It is argued by the respondent that this land is in a prime location next to the high school and with other community facilities nearby.
Recommendation	Growth Strategy to identify a future opportunity to rezone the land to Rural Neighbourhood to facilitate development of 2000m ² (identified in the Growth Strategy as part of Growth Area 4).
Name	Landscape SA Murraylands and Riverland

Address/location	N/A
Feedback	The Board's submission indicates that they are positive that Council is using long term planning to incorporate the challenges of climate change and natural hazards into future growth areas. They would like to see any desire to capitalise on the trend towards a 'tree change' be managed in a planned and sustainable approach that maintains the attractive living environment. It is acknowledged that region wide strategies should 'look for opportunities to enhance existing green space'. This includes delivering more biodiversity, cooling and shade. It is suggested that existing green space is often overlooked and the focus is put on new green spaces. This could be achieved through connecting the existing greening strategy developed by the Loxton Recreation Grounds Committee to the Strategy. The Board highlights that the land adjacent and to the west of Sixth Street and the land to the west of Sophie Edington Drive has opportunity for retainment or enhancement of existing vegetation. The Board would like to see encouragement of the use of household rainwater harvesting and using water sensitive urban design for stormwater to reduce demand on the River Murray. It was also outlined that any future water infrastructure in Kingston-on-Murray will need to be discussed with Department for Environment and Water (DEW) Water Licencing staff.
Recommendation	Speak with DEW Licencing Staff regarding new infrastructure relating to take at the River Murray or new infrastructure within the development to extend the supply. The Growth Strategy has removed the growth Area to the west of Sophie Edington Drive and retainment of vegetation addressed through strategy 2 of Region-Wide Strategies – Sustainable Environments.
Name	K. and H. Singh
Address/location	Lot 13 and 14 Bookpurnong Road Loxton
Feedback	The respondents request to rezone Lot 13 and 14 Bookpurnong Road Loxton to allow a subdivision of 2000m ² allotments. The landowner is of

	the view that it is a logical extension of dwellings that are in proximity to the high school which is an important community service.
Recommendation	The allotments are located within the Rural Living Zone. There is potential to maximise this outcome by exploring if adjoining landowners are interested in facilitating a subdivision that would create a contiguous land holding. The rezoning of two allotments would not likely be supported by the Minister.
Name	Loxton Golf Club
Address/location	Bullwinkle Road Loxton North
Feedback	The respondent has provided a plan of subdivision that Council have already received.
Recommendation	No further action required.
Name	C. Polymaides
Address/location	29 Edmondson Road
Feedback	Request to rezone a portion of 29 Edmondson Road from Rural Horticulture to Rural Living. The land would be an extension of an existing Rural Living Zone.
Recommendation	Growth Strategy to identify a future opportunity to rezone the land to Rural Living. Growth Area 5 will only include proposed lots 80 to 84 to create a logical Rural Living boundary. The balance of land will remain in Rural Horticulture. It should be noted that the Minister for Planning will only support Rural Living Proposals led by Council or identified in a Regional Plan.
Name	T. Norton
Address/location	Lot 1 Sturt Highway, Kingston on Murray
Feedback	Request to rezone the land from Rural Horticulture to Rural Living. The land is no longer viable for horticultural production. Services are available to the site including CWMS and domestic water supply. Preference is to subdivide the land into 4 Rural Living allotments

Recommendation	The Growth Strategy has identified this land for future residential development in Growth Area 2.
Name	C. McPherson
Address/location	Lot 1 Curtis Road, Waikerie
Feedback	Request to rezone the land from Strategic Employment to Rural Living. There is an opportunity for contiguous land ownership and the rezoning would be consistent with Rural Living zoning on the adjacent side of Curtis Road.
Recommendation	The minimum allotment size of the adjacent Rural Living Zone is 2 hectares. Lot 1 Curtis Road is approximately .4 hectares. It is not recommended to rezone this land to Rural Living as it will not meet the minimum allotment size. The interface between Sturt Highway and the oval to the south is not desirable.

2.2 Comments provided on the spatial map

Ten pins were placed on the spatial map by four contributors, the location of these pins and recommendation for inclusion in the Growth Strategy are below. A copy of submissions is provided in Appendix B.

The comments related to proposed growth areas being prime locations for expansion of communities that can provide a mix of affordable allotments.

There were also new areas of growth identified in Horticultural areas of Loxton stating that owners are looking to remove grapevines to make way for future residential development.

Loxton	Comment	Recommendation
100 Gratwick Road, Loxton	Supported for Rural Neighbourhood	No change – consistent with the Strategy
49 Dorsch Avenue, Loxton	Supported for Rural Neighbourhood	No change
49 Dorsch Avenue, Loxton	Supported for 800m2 blocks and not 1 acre blocks	No change

Loxton	Comment	Recommendation
15 Kenna Road, Loxton	Supported for industrial growth	No change
Karoonda Highway, Loxton	Not supported due to dust in the area	Area not included in the Strategy
1861 Bookpurnong Road, Loxton	Growth Area supported for residential growth	No change
58 Eime Drive, Loxton	Not supported due to dust interface with adjoining rural activities	No change
2 Bookpurnong Road, Loxton	Growth Area supported for residential growth	No change



Waikerie	Comment	Recommendation
307 Mary Starr Drive, Waikerie	Not supported due to adjacent residential property views being impacted.	No change, ensure that future development is sensitive to existing residents through interface management.
13 Blake Road, Waikerie	Growth Area supported for residential development.	No change



2.3 Online survey

Twenty responses were received to the online survey. The survey asked respondents what township they reside closest to. Skip logic was then utilised to take respondents to the part of the survey that asked questions about their closest township. A copy of responses is provided in Appendix C.

Most responses were from residents or ratepayers of the region with one respondent indicating that they are going to be a future resident. Respondents reside closest to:

- Loxton (12)
- Waikerie (7)
- Ramco (0)
- Moorook (0)
- Kingston on Murray (1)

2.3.1 Region-wide

There was a high level of support for the proposed 30-year vision for the region. 80% of participants supported the vision, 15% were neutral and 5% did not support it.

Although there was a high level of support for the vision, 6 respondents said they would change the vision to include:

- Consideration of land adjoining the growth areas for Rural Living development.
- More equitable distribution of funding across the region.

84.2% of respondents were supportive of the medium growth scenario for the region which would see an average annual increase of 426 people.

2.3.2 Loxton and Loxton North

There is a high level of support for the proposed 30-year vision for Loxton and Loxton North.

The selected medium growth scenario for Loxton and Loxton North was supported by 11 of the 12 participants that completed the Loxton and Loxton North survey.

Ten participants provided additional information relating to growth in Loxton and Loxton North including:

- More affordable housing
- Maintain the main street shopping in the CBD and not build a large shopping centre.
- Improve highway signage and re-establish the town as the Garden Town of the Riverland
- Diversity of housing for families on allotments ranging from 700m² to 800m²
- Development should be located near schools and community services.
- There is currently a little to no vacant land in Loxton, land needs to become available to promote population growth which will increase employment and business opportunities.

2.3.3 Waikerie

There is a high level of support for the proposed 30-year vision for Waikerie (71.4%), there are no participants that do not support the vision, 28.6% were neutral. Some participants would change the Waikerie vision by:

- Acknowledging upgrades to the Waikerie Institute and Waikerie Library.
- Utilisation of the land west of the second Waikerie boat ramp for camping and caravans.

The selected medium growth scenario for Waikerie was supported by 4 of the 7 participants. 3 participants were neutral towards the increase of 2,130 people over 30 years.

Four participants provided additional information relating to growth in Waikerie including:

- More focus needs to be given to Waikerie when it comes to funding, infrastructure and future growth.
- Parking in the town needs to remain a priority to support new population.
- Consideration to be given to aged care and medical facilities to support the increasing ageing population.
- There is a need for more local employment opportunities.

2.3.4 Ramco and Moorook

No responses were received to the Ramco and Moorook surveys.

2.3.5 Kingston on Murray

The Kingston on Murray survey only received one response. The vision for Kingston on Murray was supported by this one respondent with no changes suggested. The respondent strongly supported the low growth scenario for Kingston on Murray. The participant would like to see more support towards this community rather than all funding allocated to larger townships.

2.4 Question and answer

One question asked through the Question-and-Answer feature of the project website:

"Where does Taplan growth fit in as many vacant housing blocks out there"

The below response was provided (published online):

The Growth Strategy provides region-wide strategies and priorities for smaller townships and settlements such as Taplan.

Given the nature of the region, it is possible that townships will experience different population growth scenarios.

There are a range of levers required to increase development including infrastructure investment, large employers that attract workers and public realm enhancements.

A small township and settlement review will be undertaken to identify key land use and sustainability issues to inform planning priorities. Bi-monthly reviews of the Growth Strategy will monitor changing population and development trends.

2.5 Phone calls

Two phone calls were received during the consultation period regarding the inclusion of land in the Growth Strategy. Callers had already provided a written submission and were calling to discuss the submission in more detail.

2.6 Community pop-up sessions

Community pop up sessions were held in both Loxton and Waikerie Wednesday 11 November 2023.

There were 25 attendees across the two sessions. Majority of the feedback received was not relevant to the Growth Strategy as it related to other Council business. This was recorded and passed onto Council staff for consideration.

Key themes of relevant feedback received in Loxton includes:

- Footpaths need to be more accessible and beyond the main street. It was acknowledged that Council have upgraded some of the pedestrian ramps to be accessible, however this needs to be rolled out into local streets. To some residents the design of the accessible footpath to the median area outside the Post Office felt tokenistic and a tick box exercise. It was shared with residents that an action of the Growth Strategy was to prepare a walking and cycling strategy for townships.
- Participants suggested that it is evident that there was a lack of land for housing. Participants agreed with the proposed areas of growth saying it was logical and they would like to see allotments of varying sizes but did not want high density like Mount Barker. It was also shared that the existing aged care facilities need land to expand to support the ageing population.

Key themes of relevant feedback received in Waikerie includes:

- The vision for Waikerie has improved since the first round of consultation however Waikerie can achieve everything in Loxton's vision. Community would like to see the Waikerie vision reflect more like Loxton's. It was discussed that each township needs its own identity to prosper.
- The wayfinding strategy to bring commuters of Sturt Highway into Waikerie was supported.
- Similar to Loxton, Waikerie needs more aged care facilities including health and housing to support the ageing community. It is also important to put a focus on enticing younger families and couples to Waikerie for employment jobs that will support the ageing community e.g. aged care workers and medical practitioners.

Appendix A – Engagement Feedback – Written Submissions

From: [Jade Wright](#)
To: [Loxton Waikerie Council](#)
Subject: Website enquiry - Growth Strategy Committee
Date: Tuesday, 17 October 2023 11:59:21 AM

To the Growth Strategy Committee for the Loxton and Waikerie District Council,

Our family have been living at our current residence for nearly 10 years now. The address is 326 Karoonda Highway Loxton.

Our property is a primary production zoned property and we would like to submit an application to change the title so that we can do further subdivision. We would like to create housing blocks near the main highway like the existing ones off the service road near Pioneer Landing Drive.

We would welcome any information involved in this request and how we may go about this re-zoning application.

We are submitting this proposal to be considered by your committee when looking at the Growth Strategy for our council area.

Our contact details are:

Email: [REDACTED]

Phone: Jade Wright: [REDACTED]

Thank you for your time.

We look forward to hearing from you.

Kind Regards,
Jade and Tricia Wright

From: [Mark Kwiatkowski](#)
To: [Cheryle Pedler](#)
Cc: [Loxton Waikerie Council](#); [Frank Vounasis](#); [Frank Lepore](#)
Subject: DCLW Draft Growth Strategy Submission - Waikerie Park RFV
Date: Wednesday, 11 October 2023 2:45:41 PM
Attachments: [image001.png](#)
[DCLW Draft Growth Strategy Submission - Waikerie Park RFV.pdf](#)

Dear Cherylee
Please see attached response to the DCLW Draft Growth Strategy Submission - Waikerie Park RFV
Feel free to contact me if you require any further information.

Regards

Mark Kwiatkowski

Director + Principal Urban Planner + Accredited Professional Level 1 – 4



Adelaide Planning + Development Solutions Pty Ltd
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10 October 2023

Loxton Waikerie Draft Growth Strategy

District Council of Loxton Waikerie

PO Box 409

LOXTON SA 5333

By email: council@lwdc.sa.gov.au

To whom it may concern,

Waikerie Park Circular Green Economy Proposal

Adelaide Planning and Development Solutions (APDS) writes on behalf of Leipzig Australia.

Our submission seeks suitable acknowledgement within the Draft Growth Strategy about the Waikerie Park Circular Green Economy Proposal (CGEP). We acknowledge the detailed investigations and engagement by Council to prepare the draft Growth Strategy.

The CGEP aligns with the economic, social, and environmental goals of the Growth Strategy, and represents a further opportunity to foster a productive and liveable future for the region.

About the Waikerie Park Circular Green Economy Proposal

The Waikerie Park Circular Green Economy Proposal (CGEP) aims to transform rural land in the Maggea Road area from low yield cropping into South Australia's first green industrial, residential, and clean energy green economy, incorporating sustainable technologies.

Preliminary investigations for a possible CGEP involving land near Maggea Road (Figure 1 and attached) showcase what the concept could involve. The Concept could be developed within the Maggea Road area generally.

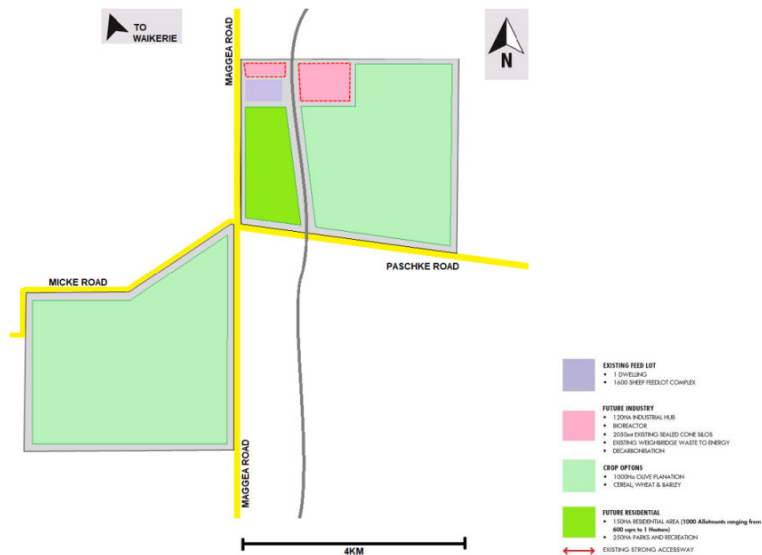


Figure 1 Concept of what the Waikerie Park Circular Green Economy Proposal could look like

The CGEP concept envisages a circular green economy based township. Envisaged features include:

- 120 Ha of industrial employment to include future olive oil processing plant, meat abattoir, and a 6.5MW BIOREACTOR. The Waste to Energy Bioreactor to include the bioreactor, a nutrient / fertiliser warehouse, and a liquid Co2 warehouse.
- A National Food retailer will underpin the 1000HA irrigated Olive Plantation to be established onsite.
- 150ha residential with allotments ranging from 600 m2 to 1 Acre.
- 250ha parks and recreation (open space and reserves and Future urban).
- Retention of the existing feedlot complex in the northern portion.

Improve the remainder of the site and adjoining site to the south west, by implementing a Universal Land Management Strategy for a soil carbon project, that details how the primary production land will be monitored and managed in the future to comply with the Clean Energy Regulator for carbon projects registered with them. Leipzig and APDS have visited the locality and discussed the concept with Council and Regional Development Australia who are supportive.



The CGEP will foster close relationships with industry, universities, and experts to ensure innovative and sustainable development. The CGEP seeks to preserve value in energy, labour, and materials by promoting durability, reuse, remanufacturing, and recycling. The waste to power bioreactor reduces material use and transforms waste into power, new materials, and products. This will be the first of its kind in the Riverland.

The CGEP envisages a portion of land for sustainable residential living to meet the future demand of accommodation with housing carefully developed in conjunction with Council Policy and Planning and Design Code guidelines.

The residential living will provide a much needed housing increase in the region with a mix of allotment sizes and housing options supporting employment opportunities within the CGEP and the region. What was heard in engagement for the draft Growth Strategy¹ underscored housing supply is not sufficient, land is needed to meet growing needs of workforce, and some available land is not development ready.

How Proposal Aligns with Draft Growth Strategy

The CGEP will help grow the region to become more liveable, competitive, and sustainable. It will build on the strengths of the region with productive land, contemporary and sustainable industry, creating resilient communities and supported by development of suitable infrastructure.

Migration

- Affordable housing compared to main cities, regional areas have much lower housing costs and a higher standard of living
- Skills in high demand
- Nature and local attractions
- A great work life balance
- Fewer people and smaller communities where everyone is connected

The CGEP is consistent with the benefits of Growth Strategy² and contributes to meeting what was heard in engagement as shown in the following table

¹ Page 4 Draft Growth Strategy

²



Benefit	How CGEP Contributes
Support a long-term sustainable pattern of growth. Build on the region's economic strengths, enabling clusters of activity to grow and compete on a state, national and global level.	By collocating a bioreactor with new industry and making use of unused waste generated in the region, thereby further diversifying the region's economic base. By providing increased variety of skill level positions in the region, providing increased workforce opportunities. This supports growth in the community for skilled workers and migrants.
Ensure that infrastructure is provided to support land use.	By seeking to provide infrastructure within the township itself and through investigations, connecting to the primary township of Walkerie, augmenting use at Walkerie. Concept investigations envisages the introduction of water and power infrastructure in the licensed existing railway corridor which provides opportunity for the adjoining landowners to maximise the utility of their land by accessing water and irrigating. The agribusiness productivity yields on those lands will be greater and more consistent, offsetting any potential loss of land directly used for industry or housing.
Values and protects our natural environment, resources, landscapes, productive land, and cultural heritage.	By transforming unused waste to energy for use in the township and region. By increasing the overall productive capacity of land in the Maggea Road area.
Helps to provide the housing we need to support a range of lifestyle choices.	By providing increasing housing supply choices for rental and purchase, and at affordable entry points.
Locate people and jobs close together, and build on supply chains, to enable people and goods to move more efficiently and reliably.	By creating a township with employment and living co-located.



Promote vibrant and attractive places to live.	By having a planned approach to sustainable and well-designed industrial and residential development, including a local network of open space and paths that also connects to Walkerie.
Make us more resilient and adaptive to change.	By fostering a circular green economy based township in a growing region.

Council officers recommended that an amendment to the Planning and Design Code would be the appropriate course of action to facilitate the future development in line with the concept plan.

Suitably acknowledging the Concept within Council's Growth Strategy provides strategic clarity about the CGEP intent for the Maggea Road area. This in turn informs Regional Planning being undertaken by the State Planning Commission, and subsequent directions for amendments to the Planning and Design Code.

Additional consideration to the State Planning Policies will form part of the Proposal to Initiate a Code Amendment. Further investigations will need to occur as part of the Code amendment / rezoning process should Council wish to proceed with the Code amendment, which may include the following studies:

- Land use demand analysis
- Traffic and transport
- Stormwater/civils
- Environmental noise assessment
- Preliminary Site Investigation (site contamination)
- Services report.



Requested Acknowledgement of CGEP in Growth Strategy

The draft Growth Strategy spatially plans for the whole council area and is across economic, social, and environmental themes. The CGEP and the thinking behind the proposal contributes positively to the Growth Strategy.

Our review of the Growth Strategy identifies several refinements to better plan ahead for circular economy outcomes as the Council area grows.

1 – Explicitly Recognize the Circular Economy as an Economic Opportunity

The Draft Growth Strategy identifies a range of economic opportunities³. We request circular economy be identified under 'Our Economy' as shown below in green.

'Opportunities

- ...
- Technology advancement for agricultural, horticultural, and viticultural activities, **including fostering the circular economy**
- ...'

'Agriculture

The region is known for its agricultural, horticultural, and viticultural land and well known for its citrus and fruit production within South Australia. Despite the effects of drought and flood, the region has adapted well and utilised technology to advance farming practices and continue to grow the industry. However, as technology continues to advance it is important that employment opportunities remain in this sector. Increased production and new products will support continued growth. Diversifying the types of services within agriculture such as great food/drink production, onsite experiences and education should be explored and challenged. **Fostering the circular economy presents a range of opportunities.** The quality of the produce can give the region a name on the local, national, and international stage which offers many opportunities.'

2 - Envisage the Waikerie Park Circular Green Economy Proposal within the 30 Year Vision of the Growth Strategy

³ Page 16 and 17 Draft Growth Strategy



The Draft Growth Strategy identifies a 30-year vision for the region⁴. We request the Waikerie Park Circular Green Economy Proposal be identified under 'Our 30-year vision for the region'. Our suggestion is shown in green.

'The Loxton Waikerie region is renowned for its produce and idyllic setting on the River Murray. It is a place where people want to live, work, visit and recreate. The district offers a good range of health, education, and retail facilities to support local industries and provide a **diverse range of employment opportunities, supported by a wide range of sustainable energy generation facilities.**

Agriculture and horticulture are the backbone of the economy with the district contributing significantly to the national output of food and beverage. Related activities such as food and beverage processing, packaging, storage, and distribution within and from the local area is a significant value add.

The population is centred in the two main service centres of Loxton (including Loxton North) and Waikerie with a number of smaller townships located between these along the riverfront. These smaller townships are reliant on the larger towns for many of their services but still offer residents and visitors recreational, educational, and basic local shopping.

The surrounding natural environment, connection to Adelaide and other regional centres and lifestyle opportunities makes the Loxton Waikerie region a place of social, environmental, and economic value.

Each township has its own unique character and identity and together create a prosperous and diverse community

Loxton and Loxton North is home to half of the population of the district and is a key service centre for the region. Loxton has a vibrant economy based on food, wine, the arts, and tourism and is attractive to workers, families, and businesses due to the diverse lifestyle and employment opportunities. Loxton is known as the Garden Town due to the well designed and maintained streetscapes and gardens.

Waikerie is a key service centre to the district and is the gateway to the Riverland located just off the Sturt Highway. The town is known for citrus, stone fruit, and grape production. Situated between the banks of the River Murray and prime farming land, Waikerie is ideally located and well-established.

Moorook and Kingston on Murray are small settlements located 6km apart on the River Murray. They offer lifestyle living opportunities with many dwellings located on larger allotments for hobby farmers or

⁴ Page 22 Draft Growth Strategy



those seeking a tree change. They are reliant on Loxton for most services but are essential to the districts production and packaging with many businesses established in the area.

Ramco and Sunlands are 7km west of Waikerie and is reliant on Waikerie for many of its services. The township is organised in a more organic manner with agricultural land uses prominent throughout with dwellings scattered.

Holder Siding 10km south of Waikerie is a green industrial and clean energy green township, essential to the region's sustainable food production. The townships lifestyle living enables local living, with Waikerie relied on for most services.

3 – Refine the Growth Scenarios to have regard to The Waikerie Park Circular Green Economy Proposal

The Draft Growth Strategy identifies three growth scenarios, and notes under medium and stretch scenarios, the influence the emergence of a new industry or employment generator could involve⁵. The draft Strategy notes 'A stretch scenario is unlikely to occur region wide but could occur within a specific township' and that there are a range of levers, including 'Catalysts such as investment in a particular growth industry that attracts workers.

The vision for the CGEP involves transforming a low yield cropping farm into South Australia's first green industrial, residential, and clean energy green economy, incorporating sustainable technologies. The CGEP involves fostering close relationships with industry, universities, and experts to ensure innovative sustainable development. The CGEP involves a new advanced industrial precinct, comprising leading edge olive oil processing, meat processing and a waste to energy bioreactor.

Envisaging the CGEP at Waikerie Park within the Growth Strategy contributes to 'building a strong economy,' 'sustainable environments,' 'making great places,' and 'integrated planning and infrastructure'. We request the 'Targets' section of the draft Growth Strategy be reviewed to suitably acknowledge the envisaged CGEP, such as by including 'The opportunity presented by the Waikerie Park Circular Green Economy Proposal represents one potential opportunity.'

4 – Include Sustainable Industries as part of the Strong Economy Strategies

The Draft Growth Strategy identifies Objectives, Strategies and Priority Action to build a strong economy⁶.

⁵ Page 24 Draft Growth Strategy

⁶ Page 26 Draft Growth Strategy



We note the CGEP aligns with:

- Objective 3 which states 'Promote growth of sustainable and affordable energy options, including renewable energy and innovative technologies.'
- Strategy 3 which states 'Increase the synergies between existing sectors and new market opportunities to attract a strong and active workforce.'
- Strategy 4 which states 'Support and encourage economic development by attracting forums and new business opportunities to the area.'

We request this section of the draft Growth Strategy be reviewed to suitably acknowledge the envisaged CGEP, such as by including a Priority Action to 'Explore opportunities for growth of advanced sustainable industries and development options in the region as they present themselves.'

5 - Integrated Planning and Infrastructure Strategies

The Draft Growth Strategy identifies Objectives, Strategies and Priority Actions to integrate planning and infrastructure⁷.

We request this section of the draft Growth Strategy be reviewed to suitably acknowledge the envisaged CGEP, such as by including a Priority Action to 'Explore opportunities in the region for emerging growth areas and consider rezoning opportunities which provide integrated infrastructure.'

We also request that Strategy 2 be refined so the principles apply to growth generally as well as township expansion

'2. Ensure expansion of towns and other urban growth accords with the following principles:

- Rural living should not prevent future urban expansion.
- Expansion should not encroach on areas of environmental significance unless all other expansion options have been exhausted.
- Support the cost effective provision of infrastructure.
- Minimise impacts on important economic development areas (e.g., key industries).'

6 – Include a Holder Siding/Kanni Growth Area Section

⁷ Page 29 Draft Growth Strategy



The Draft Growth Strategy identifies sections on the growth of townships, such as about Ramco and Sunlands⁸.

We request a new section about the integrated circular economy based employment and residential growth be included. Whilst the preliminary Concept is at 1083 Maggea Road Holder Siding, investigations and discussions may lead to a different specific location or locations.

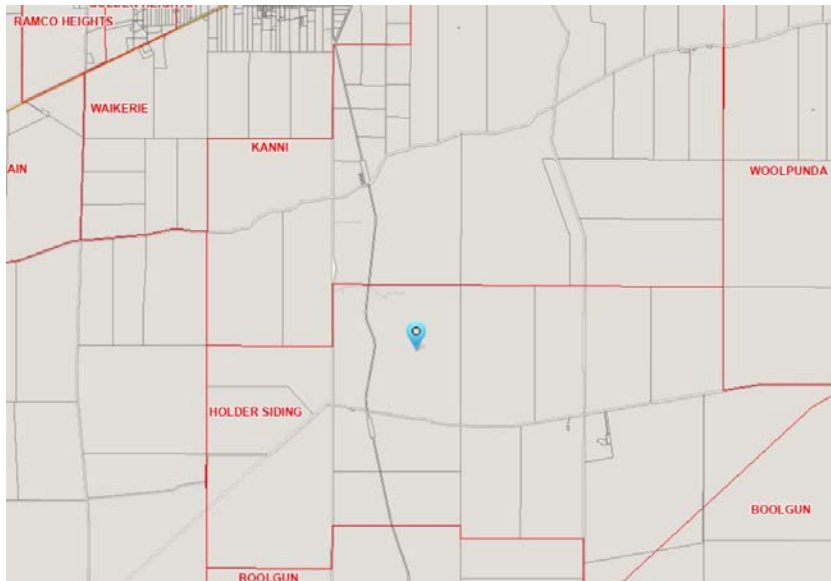


Figure 2 Holder Siding and Kanni located south of Waikerie, with 1083 Maggea Road marked with the blue icon

As such, we suggest a Holder Siding/Kanni Growth Area section be within the Growth Strategy.

⁸ Page 76 - 86 Draft Growth Strategy



We offer the following content for the section

'Holder Siding/Kanni Growth Area

Vision

A green industrial and clean energy green township, playing an essential role in the region's sustainable food production. The townships lifestyle living enables local living, with extensive nature based parks and with the main town of Waikerie relied on for most services.

Objectives

- Transformation of existing rural land into South Australia's first green industrial, residential, and clean energy green economic township.
- Residential living connecting to industry and a level of local services, connecting together with a network of nature based open space and trails, enabling active and sustainable local lifestyles. Connections made with the main township of Waikerie.
- Sustainable technologies and design incorporated in the industrial and residential development.
- Close relationships fostered with industry, universities, experts, and residents to ensure innovative sustainable development.
- Necessary infrastructure provided to service the envisaged development.
- Migration for skills in high demand

Strategies

1. Grow circular economy based land uses collocated to maximise efficient operations.
2. Implement a Universal Land Management Strategy for a soil carbon project in the future to comply with the Clean Energy Regulator for carbon projects registered with them.
3. Foster sustainable living through design and siting of new employment and living development.
4. Leverage off the main township of Waikerie to increase connection and visitation with the envisaged township. Provide a local level of services within the township.
5. Enable the township to be as self-sustaining as possible with respect to energy and utilities.

Priority Action

1. Undertake investigations into land suitability, land use demand, and physical and social infrastructure, to enable clarity:
 - a. About which land is envisaged for the township
 - b. In order to establish suitable policy through investigations and engagement in the Planning and Design Code.



The Growth Area has been identified for employment and residential development at concept level. The envisaged employment area is around 100 - 150HA and the residential about 100 – 150HA, with around 200- 250HA for open space.

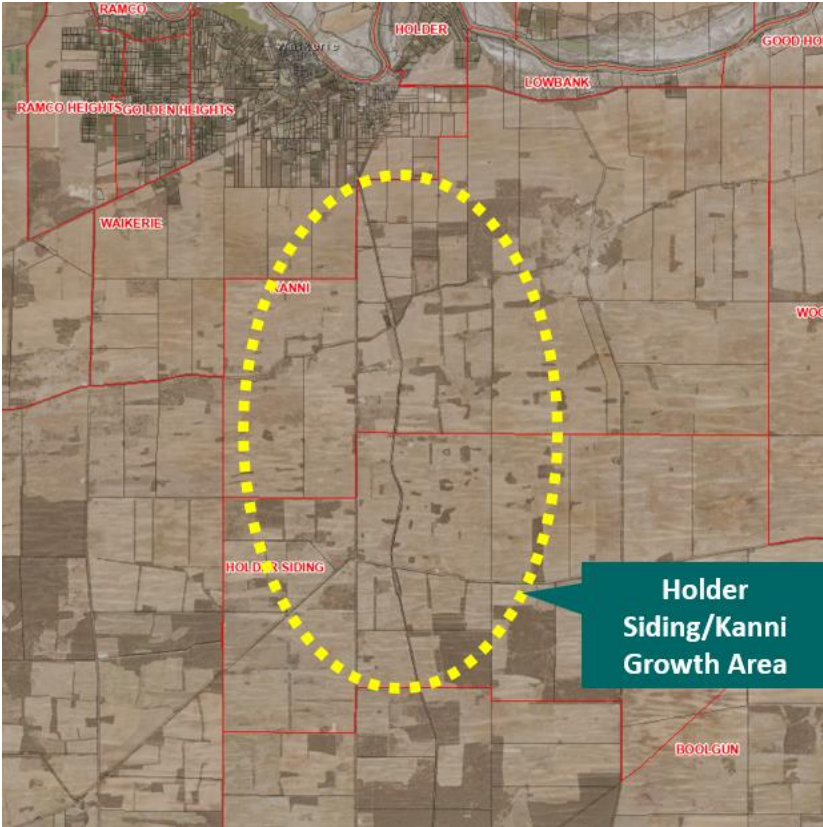


Figure 3 Holder Siding/Kanni Growth Area



Service Requirements.

	Service Requirements
Wastewater	There currently is no wastewater infrastructure along Maggea Road. The proposed lot size for this Growth Area will be sufficient to install onsite wastewater treatment facilities on each lot in accordance with WSA and local requirements.
Potable Water	Currently there is a local 150mm SA Water main installed adjacent to Growth Area at the intersection of Old Mail route road and Maggea Road. Depending on the proposed Circular Economy development size and expected water usage, it cannot be determined if the main size is adequate.
Communications	Existing Telstra infrastructure is available on Maggea Road. Depending on usage requirements for the Green Circular Economy development, adequate service may be achieved from existing infrastructure. Currently NBN can provide Fibre to proposed growth area 5. Required infrastructure can be installed to extend this service into the development area when required.
Electricity	Electrical supply runs up Maggea Road to Maggea approximately 41 km of 19KV lines to the Growth Area by an aboveground network. This existing infrastructure currently has a substation installed at Checker Road. Depending on usage requirements, the existing High Voltage network will be upgraded to 3 phase power / High Voltage infrastructure required for a proposed Growth Area 5 for Circular Economy based industrial and employment activities. Traffic Access to Growth Area 4 is recommended through Maggea Road that has adequate supply for increased use and is built for large truck movements.



7 – Include a Holder Siding/Kanni Growth Area Section

The Draft Growth Strategy provides a Summary of Recommendations for Townships⁹.

We request that a Recommendation be added as below.

'Holder Siding/Kanni Growth Area

Recommendation

1. Undertake investigations into land suitability, land use demand, and physical and social infrastructure, to enable clarity:
 - a. About which land is envisaged for the township
 - b. In order to establish suitable policy through investigations and engagement in the Planning and Design Code.

Conclusion

In conclusion, our submission seeks suitable acknowledgement within the Draft Growth Strategy about the Waikerie Park Circular Green Economy Proposal (CGEP).

Initial investigations focussed on particular land on Maggea Road shows what the CGEP could look like, and how it could contribute to the region's liveability and sustainability. Noting further investigations need to be undertaken, we request the draft Growth Strategy be amended to envisage a Holder Siding/Kanni Growth Area with a vision being:

'A green industrial and clean energy green township, playing an essential role in the region's sustainable food production. The townships lifestyle living enables local living, with extensive nature based parks and with the main town of Waikerie relied on for most services.'

The CGEP concept aligns with the economic, social, and environmental goals of the Growth Strategy, contributes to addressing the challenges heard in engagement in preparing the Growth Strategy, and represents a further opportunity to foster a productive and liveable future for the region.

The CGEP concept supports the vision of Council to enhance the liveability, prosperity, and sustainability of the community.

⁹ Page 92 Draft Growth Strategy



We trust this letter provides Council with adequate information to determine that the proposal has sufficient merit to refine the draft Growth Strategy.

Should you have any queries or require any further information or clarification with any components of this submission, please do not hesitate to contact me by email at [REDACTED]

Yours Sincerely,

Mark Kwiatkowski MP/IA CPP

Director + Principal Urban Planner

Adelaide Planning & Development Solutions - Town Planning Specialists | Planning Private Certifiers

From: [Raelene Grant](#)
To: [Loxton Waikerie Council](#)
Subject: Re: We want your feedback!
Date: Wednesday, 11 October 2023 7:43:09 PM

As a rate payer from Paisley, I see a distinct lack of mention of our area. We are the forgotten area within this council.

Everything in this proposal relates to Loxton and Loxton North, with the respective towns coming second best. As for Paisley we don't ever get a mention.

We would have expected some help in our area after the flood, but true to course, nothing. Roads not fixed, public toilets still out of action and the temporary toilet aren't fit for purpose.

It's time the council remembered we all pay rates in our area is in need of attention.

If tourists are travelling to the riverland via the Sturt highway, the first place they see coming across the Blanchetown bridge is the dilapidated state of the river front, shelters and of course our the portable toilets. Welcome to the Loxton Waikerie Council.

It's time the council got its act together and fixed the things with in our area, and acknowledged that Paisley actually exists.

Raelene and Terry Grant.

From: [Mark Hand](#)
To: [Loxton Waikerie Council](#)
Subject: Loxton Waikerie Growth Strategy Submission
Date: Tuesday, 17 October 2023 4:56:24 PM
Attachments: [image001.png](#)

To Whom it may concern,

I have been reading the Growth Strategy the Loxton Waikerie council have Laid out and I absolutely agree with the direction they are suggesting. I have been a rate payer and a member of the Loxton community for in excess of 40 years and have had the pleasure of seeing the town become the most desirable address in the Riverland. As council would be aware Vacant land in Loxton is difficult to find and as the owner of Lot 2 Bookpurnong Road CT5836/981 & 100 Gratwick Road Loxton CT6175/500 I would like to see the zoning of the properties changed from Rural Living to Rural Neighbourhood. I feel it is important to offer land sizes that are not only comfortable to live on but affordable to maintain. As a Builder in Loxton, we have built many homes throughout the entire Riverland and we are constantly reminded by people who we have built homes on blocks in excess of 4,000m2 how difficult they are to maintain hence most have fenced off the rear of the allotments. I have lived next to the High school on Gratwick Rd for 40 years and can confirm it is a great place to bring up a family with schooling and many other facilities close by.

I would be delighted to meet with council to discuss the future potential of the allotments indicated above.

Regards Mark Hand



Managing Director

PH [REDACTED]



Murraylands and
Riverland Landscape
Board

Unit 5-6, Level 1 Sturt
Centre,
2 Sturt Reserve Road
Murray Bridge SA 5253

PO Box 2343
Murray Bridge SA 5253

Tel 08 8532 9100
MRenquiries@sa.gov.au
landscape.sa.gov.au/mr

Document Reference Number: 23_021

David Beaton
Chief Executive Officer
Loxton Waikerie District Council
By email: council@lwdc.sa.gov.au

16 October 2023

Dear Mr Beaton

FOR COMMENT – District Council of Loxton Waikerie 30 Year Draft Growth Strategy

Thank you for the opportunity to review the Draft 30 Year Growth Strategy (the strategy) for the District Council of Loxton Waikerie which is on consultation on the council's website. The Murraylands and Riverland Landscape Board (the landscape board) have reviewed the draft growth strategy (the growth strategy). The landscape board has an interest under the [Landscape SA Act 2019](#), in supporting and enhancing ecologically sustainable development where possible, through its interactions with councils, state government and proponents.

It is pleasing to see that council is using long term planning to incorporate the challenges of climate change and natural hazards into future growth areas, while also recognizing the opportunities offered by the natural environments within its district. Creating attractive future growth areas that minimise natural hazards will be increasingly important over the next 30 years. Balancing growth while maintaining and enhancing natural environments is both a challenge and opportunity for council, while also meeting all the other needs driving growth.

Discussion

The medium growth scenario that council has chosen for the draft strategy is both reasonable and ambitious. The landscape board recognises that the strategy is needed to address current constraints to growth such as a lack of housing opportunities for retaining future residents and creating population growth through migration to regional centres. It is important that any desire to 'capitalise on the trend towards a "tree change"' is managed in a planned and sustainable approach that maintains the attractive living environment and values that attract many residents, investors and tourists in the first place.

Green spaces and green infrastructure

It is suggested that the region-wide strategies detailed on pp28-29 also include a strategy to 'look for opportunities to enhance existing green space'. This would ask if existing green spaces can deliver more in terms of natural values like biodiversity, cooling, shade and overall liveability. Many plans for growth focus on creating new green spaces in new developments and growth areas, with existing provisions often overlooked. Building and expanding on existing assets is equally important in considering growth and improvement. In this regard it is good to see that council has included some existing areas for upgrade and improvement. For areas identified for infrastructure improvement there is also an opportunity to include or enhance greening; for example the Loxton Recreation Grounds Committee (LRGC) S41

From: [DEW:MR Landscape Referrals](#)
To: [Loxton Waikerie Council](#)
Cc: [DEW:MR Landscape Referrals](#)
Subject: Response to District Council of Loxton Waikerie Draft Growth Strategy
Date: Tuesday, 17 October 2023 3:22:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[23_021_RESPONSE TO District Council of Loxton Waikerie Draft 30 Year Growth Strategy.pdf](#)

OFFICIAL

Dear council, please find attached a letter of response regarding the draft growth strategy which is out for public consultation. Thank you for the opportunity to review, we hope you have had a valuable engagement and consultation with community and stakeholders.

Kind regards

Eilidh

Eilidh Wilson

Senior Project Officer Planning and Policy
Murraylands and Riverland Landscape Board

M [REDACTED] Teams [REDACTED]

landscape.sa.gov.au/mr/

Mon | Tue | Wed | Thurs | Fri

[Chat with me in Teams \(only available for internal staff\)](#)



cid:image001.png@01D72191.5155C8F0



The Murraylands and Riverland Landscape Board acknowledges the First Peoples of the lands and waters we live and work upon. We pay our respects to their Elders past, present and emerging, and acknowledge and respect their deep spiritual and cultural connection to Country.

The information in this e-mail may be confidential and/or legally privileged. Use or disclosure of the information to anyone other than the intended recipient is prohibited and may be unlawful. If you have received this email in error please advise by return email.

Committee has an existing greening strategy which could be connected and strengthened through association with the growth strategy to identify opportunities for improvement and creation of new green assets.

There are two areas identified in the growth strategy for Loxton that present opportunities to retain or enhance existing native vegetation proposed for rezoning to residential use. These are in the land adjacent and to the west of Sixth Street, the land to the west of Loxton Dog Park and Grass Tennis Courts, currently used as a BMX track, and the land to the west of Sophie Edington Drive. All of these sites appear to contain remnant vegetation close to the existing township, which is largely not found around other edges of the township. This land could be preserved as green space for community use or excluded from the land use zoning changes proposed. These stands of vegetation provide a natural buffer from agricultural land use to the residential areas adjacent to them, and are likely to have value for local biodiversity and the local community. Once natural areas have been lost it is becoming increasingly difficult to recreate them or reintroduce values that have been lost.

Water Resource Management

The growth strategy has been assessed against the [River Murray Water Allocation Plan](#) and the [Water Affecting Activities Control Policy](#).

The growth strategy (page 75) mentions new infrastructure for Kingston On Murray for water to be supplied to the new development. It is not clear if this is new infrastructure relating to take at the River Murray or new infrastructure within the development to extend the supply, as water is already being pumped from the River Murray for the town. This would need to be discussed with DEW Water Licensing staff.

The landscape board have no specific comments relating to stormwater as the strategy does not go into detail regarding future stormwater infrastructure or management for the new developments. The landscape board encourage the use of household rainwater harvesting and using water sensitive urban design for stormwater planning, to reduce the demand on the River Murray where possible.

Conclusion

For further information regarding this matter, please contact Eilidh Wilson, Senior Project Officer Planning and Policy within the Murraylands and Riverland Landscape Board on [REDACTED] or [REDACTED]

Thank you for the opportunity to comment and I trust this information is of assistance.

Yours sincerely



Andrew Meddle
General Manager, Murraylands and Riverland Landscape Board

From: [Cheryle Pedler](#)
To: [Helen Singh](#)
Subject: RE: Growth Strategy
Date: Wednesday, 11 October 2023 12:51:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Kevin and Helen

I understand you met with Sophie today as the Council undertook some consultation on the Growth Strategy. I apologise that there was no response to your email. Your land, lots 13 and 14 Bookpurnong Road, Loxton, is currently zoned Rural Living – this zoning potentially allows for land division to 4000 square metres, subject to assessment. I understand your request, and note that it has already been included in the feedback to be considered by the Elected Members, in due course. The Growth Strategy document is available on the Council's website at <https://engagement.lwdc.sa.gov.au/> should you wish to review it any further. You are welcome to contact me if you have any queries.

Regards

Cheryle Pedler
Manager Environmental Services

[REDACTED]
PO Box 409, Loxton SA 5333
www.loxtonwaikerie.sa.gov.au

cid450134805*image001.png@01D8F5C2.1B55D4A0



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-----Original Message-----

From: Helen Singh <[REDACTED]>
Sent: Monday, 13 June 2022 11:22 AM
To: Loxton Waikerie Council <council@lwdc.sa.gov.au>
Subject: RE: Growth Strategy

Dear Ms Pedler,

We wish to request the consideration of the two allotments, Lots 13 and 14, Bookpurnong Road, Loxton, to be rezoned to allow for 2000sq metre blocks. This seems a logical extension to allow more dwellings close to the high school without affecting the amenity of the area.

When Orana expanded near us we were asked not to object by Council's planner and

that this area would be rezoned in the next planning changes, this was not obtained in writing and has not been included in the potential changes.

Kind Regards

Kevin and Helen Singh

From: [David Unferdorben](#)
To: [Loxton Waikerie Council](#)
Subject: Submission for Loxton Waikerie Draft Growth Strategy Plan
Date: Wednesday, 11 October 2023 4:32:01 PM
Attachments: [BULLWINKLE SUBDIVISION SITE PLAN 22-2-2023.pdf](#)

Could you please include this proposed future development plan in the Growth Strategy Plan, for the Loxton Golf Club.

Plan is for subdivision on Bullwinkle Road Loxton North.

Kind regards,
David Unferdorben





From: [Redacted]
Sent: Friday, 3 November 2023 4:22 PM
To: [Redacted]
Subject: 29 Edmondson Rd Loxton

Hi Julie,

As per our previous discussions, please find attached the concept plan for Edmondson Road.

What is the process to include this in the next round of the Growth Strategy for consideration.

Please call me when you are free.

Regards

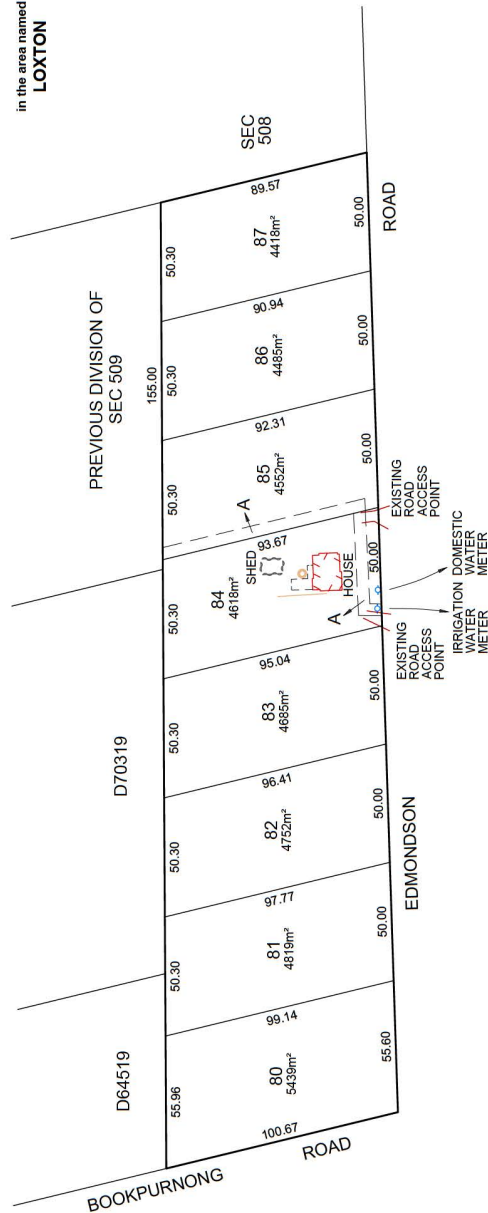
Chris [Redacted]

Concept for
Division
Portion of Section 509
Hundred of Gordon

CROWN LEASE
VOLUME 6211FOLIO 184
(TO BE FREEHOLD)

District Council of Loxton Waikerie

in the area named
LOXTON



Anderson Surveyors Pty Ltd

26 Evans Street
Renmark SA 5341

T (08) 8586 5342
M (08) 8586 7666

Portion of Allotments 84 & 85 marked A is to be
subject to an easement for water supply purposes



District Council of Loxton Waikerie

Principal Office **29 East Terrace, Loxton SA** • Postal Address **Box 409, Loxton SA 5333**
Branch Office: **Strangman Road, Waikerie SA**

5:71.2/4
Ass: 5518334307

5 July 2005

T.I. & C.I. Nodon

Dear Sir,

Further to our previous conversations in relation to Lot 1, Sturt Highway, Kingston on Murray, CT 5934/517, I wish to advise that Council is prepared to support your proposal to divide the land into four (4) allotments subject to an easement being provided across the land for the Kingston on Murray STEDS Scheme.

I wish to point out that the decision on the application will be made by the Development Assessment Commission as Council will have a Conflict of Interest in the proposal. However, Council will be required to report on the proposal at which time it will support the application.

I will forward you the easement details for signing when we establish the boundary on the river side of your property and an appropriate easement.

Yours Faithfully

NT Martinson
Director Environment Services

DISTRICT COUNCIL OF LOXTON WAIKERIE
COUNCIL MINUTES – 17 JUNE 2005

elected members and in consultation with the Mayor and Chief Executive Officer.

CARRIED

14.3 Loxton Dry Zone proposal

Cr Petch moved Cr Simes seconded

1. That Council agree to modify the times of the Loxton Dry Zone proposal to be submitted for public consultation to reflect that East Terrace remain as a 24 hour ban and all other areas within the identified areas of Loxton be imposed with a Dry Zone from 10.00 pm to 6.00 am.
2. That Council commence the required public consultation on the proposed Dry Zone in Loxton.

CARRIED

14.4 Industrial Relations and Industry Bargaining in Local Government

Cr Petch moved Cr Ward seconded

That the report be received.

CARRIED

15. DIRECTOR ENVIRONMENTAL SERVICES REPORT

15.1 Proposed Residential Land – Waikerie

Cr Clark moved Cr Rogers seconded

That the District Council of Loxton Walkerie submit the area of land bounded by West Road, The Avenue, Ramco Road and Corowa Estate as proposed residential land in the next Planning Amendment Report prepared by Council and advise the respective land owners accordingly.

CARRIED

15.2 Kingston on Murray STEDS

Cr Hartwig moved Cr Copeland seconded

That the report be received.

CARRIED

15.3 Kingston on Murray – Easement

Cr Simes moved Cr Stasinowsky seconded

That Council advise the land owner that Council would provide a letter of support for the application subject to an easement being provided on the land for Council for drainage purposes regardless whether the application is approved or refused.

CARRIED

15.4 Proposed sale of industrial land – Loxton

Cr Petch moved Cr Kimber seconded

That the report be received and it be noted that the potential investor has withdrawn his interest to purchase the land.

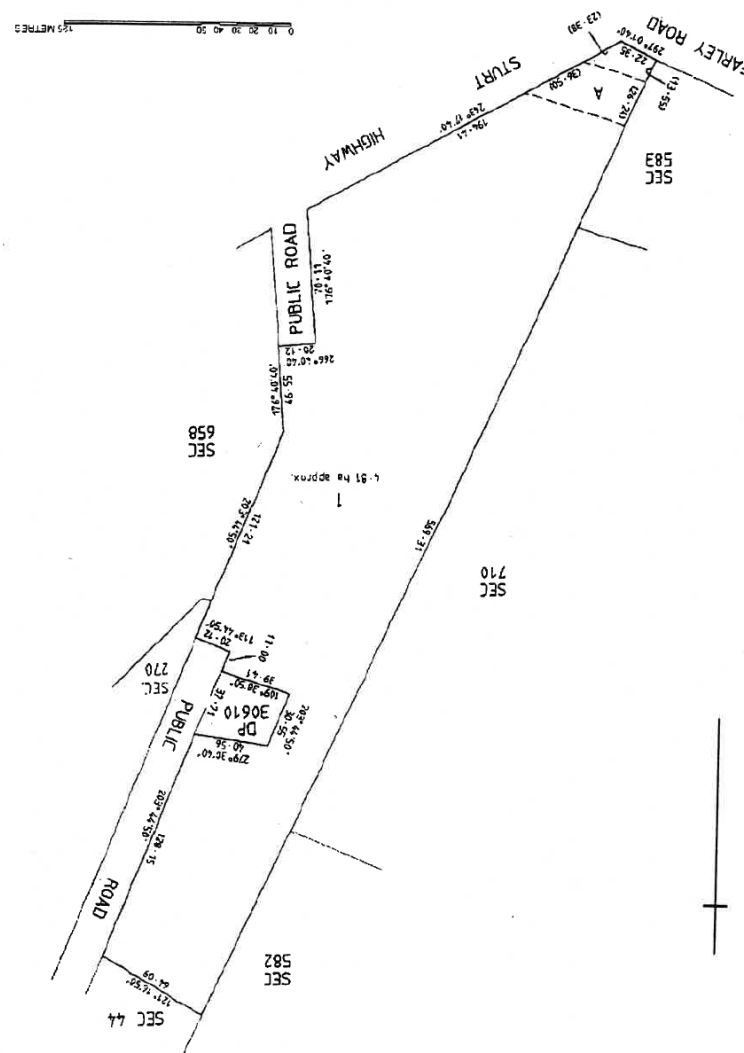
CARRIED

Deleted:

1730

I certify this to be true and correct
copy of the original document

Quaintoon



COPY

Trevor Norton

15May 2013

Ruth Firstbrook
Director Corporate and Community Services
District Council of Loxton Waikerie
PO Box 409
Loxton SA 5333

Re : Inclusion of Lot 1, DP30610 in Section 30 for Rezoning from Primary Production to Rural Living

Dear Mrs Firstbrook

In response to your request (10 May 2013) for further information to assist council when considering this application, please include the following:

- Council has previously supported a proposal to divide the land for the purpose of 4 rural living type allotments (17 June 2005).
- Lot 1, DP30610, CT5934, Folio 517—now adjoins an existing Rural Living zone and as such would be a like development.
- The Kingston-On-Murray STEDS (CWMS) scheme traverses the property the full length of the eastern boundary (in the form of a gravity main).
- Domestic water supply is available from the Central Irrigation Trust at the southern boundary of the property.
- The land is no longer viable for horticultural production and has had the majority of irrigation water and water delivery rights removed.

Yours sincerely

Trevor Norton

From: McPherson <[REDACTED]>
Sent: Wednesday, 20 December 2023 8:10 AM
To: Loxton Waikerie Council <council@lwdc.sa.gov.au>
Subject: Late Submission to Draft Growth Strategy

Further to a conversation with Julie Lunde on Tuesday December 19th, I would like to provide the following information for consideration in your public consultation process regarding the Growth Strategy for the region.

We currently own 5 Armstrong Road, Waikerie, which is zoned Rural Living and we have been given the opportunity to purchase Lot 1 Curtis Road from a neighbour which is currently zoned Strategic Employment.

We see this as an opportunity for contiguous land ownership and are enquiring about the rezoning opportunities to Rural Living; as the surrounding house blocks along the Sturt Highway are currently zoned; to enable us to build on the Curtis Road property.

Under Rural Living we feel we would fit into PO 1.1 with a detached dwelling. It would be complimentary to the adjacent land use of the vineyard and would not place any further demands on services as it already has water and electricity supply to the site.

Regards,

Craig McPherson
Kirriemuir Pty Ltd
Waikerie SA

Mobile: [REDACTED]
Email: [REDACTED]

Five Generations of Growing Since 1915
SWA Accredited



Appendix B – Engagement Feedback – Spatial Map

Received 4:12pm Friday 17 October 2023

Pin Location: 100 Gratwick Road, Loxton South Australia 5333, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: [DCLW Growth Strategy - Interactive Map](#)

Username: Mark Hand

Details:

Your comment:

The position of this land is ideal for the future expansion of Loxton. I believe it would be best suited to Rural Neighborhood Allotments as Rural Allotments being in excess of 4,000m² are far too expensive to maintain

Screen name:

Mark Hand

Email address:

[REDACTED]

Received 10:53pm Thursday 16 October 2023

Pin Location: 49 Dorsch Avenue, Loxton South Australia 5333, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: [DCLW Growth Strategy - Interactive Map](#)

Username: Matthew

Details:

Your comment:

Currently classed as Horticultural. Owners have intention of removing the small amount of grapes left and would be interested in creating rural living blocks for development.

Screen name:

Matthew

Email address:

[REDACTED]

Received 3:04pm Friday 17 October 2023

Pin Location: 49 Dorsch Avenue, Loxton South Australia 5333, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: [DCLW Growth Strategy - Interactive Map](#)

Username: Kel

Details:

Your comment:

This is a good location to build as its close to the school and on the Berri side of the town. Do not want the 1 acre allotments required for country living as they are way too big. People want normal size house lots such as 800m2.

Screen name:

Kel

Received 2:21pm Friday 17 October 2023

Pin Location: 15 Kenna Road, Loxton South Australia 5333, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: [DCLW Growth Strategy - Interactive Map](#)

Username: Jamie

Details:

Your comment:

A great location to expand the industrial estate of Loxton. Already near the existing Venus Citrus packing shed and nearby businesses along Trenerry Ave

Screen name:

Jamie

Email address:

[REDACTED]

Received 1:52pm Friday 17 October 2023

Pin Location: Karoonda Highway, Loxton South Australia 5333, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: [DCLW Growth Strategy - Interactive Map](#)

Username: Tracey

Details:

Your comment:

Very dusty so no good for my asthma. might be a good view of river maybe?

Screen name:

Tracey

Received 1:49pm Friday 17 October 2023

Pin Location: 1861 Bookpurnong Road, Loxton South Australia 5333, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: DCLW Growth Strategy - Interactive Map

Username: Tracey

Details:

Your comment:

Would be a good spot to build as is close to the school

Screen name:

Tracey

Received 1:47pm Friday 17 October 2023

Pin Location: 58 Eime Drive, Loxton South Australia 5333, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: DCLW Growth Strategy - Interactive Map

Username: Tracey

Details:

Your comment:

A very dusty area with the grain fields next door. Not good for my asthma

Screen name:

Tracey

Received 12:51pm Friday 17 October 2023

Pin Location: 2 Bookpurnong Road, Loxton South Australia 5333, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: [DCLW Growth Strategy - Interactive Map](#)

Username: Jamie

Details:

Your comment:

This is a prime location to be rezoned as Neighbourhood for a mix of affordable allotment sizes ranging from 700m² to 1200m². It is close to the Loxton High School and not far from the Loxton Lutheran School. There is an existing walking/cycling trail along Bookpurnong Road that provides access to the schools and into the town centre.

Screen name:

Jamie

Email address:

Received 9:06pm Saturday 18 October 2023

Pin Location: 307 Mary Starr Drive, Waikerie South Australia 5330, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: [DCLW Growth Strategy - Interactive Map](#)

Username: Phil V

Details:

Your comment:

no thanks, designed and a built a house with rural views. If I wanted to be surrounded by neighbours and look into people's backyards I would have built in the city. Only by chance I found this consultation, please consult those potentially effected directly for their thoughts on the matter. Many have invested heavily in this town.

Screen name:

Phil V

Email address:

Received 3:06pm Friday 17 October 2023

Pin Location: 13 Blake Road, Waikerie South Australia 5330, Australia

New contribution received

A new contribution has been made via the DCLW Growth Strategy Interactive Map activity on Shaping Loxton Waikerie:

Page Name: [DCLW Growth Strategy - Interactive Map](#)

Username: Kel

Details:

Your comment:

Perfect location for new housing as is close to the school, sports centre and not far from the doctors

Screen name:

Kel

Appendix C – Engagement Feedback – Online survey

Shaping Loxton Waikerie

Growth Strategy Online Survey

Sep 25, 2023 - Oct 17, 2023

Project: Growth Strategy

Tool Type: Form

Activity ID: 4

Exported: Feb 06, 2024, 12:02 PM

Exported By: District Council of Loxton Waikerie

Response No:
1

Contribution ID: 66

Member ID:

Date Submitted: Oct 17, 2023, 05:02 PM

Q1 What is your relationship to your community?

Multi Choice Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box Loxton and Loxton North

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Strongly support

Q5 Would you change anything about the 30-year vision for the region?

Select Box No

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?

Matrix Level of support - Strongly support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix Level of support - Strongly support

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box Unsure

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?

Matrix Level of support - Strongly support

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text I think the plan for growth in the DCLW is well overdue and the current council should be commended on pushing for this to happen. We need more allotments around Loxton that are a reasonable size not the tiny 400m2 sizes you see in Adelaide. Allotments of 700-800m2 are ideal as it allows for a house and a shed plus garden area which is what the vast majority of country people want. I have been trying to find one to buy but there has been nothing available.
Jason

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?

Matrix

Q14	Is there anything else we need to know about growth in Waikerie?
Long Text	
Q15	What is your level of support for the 30-year vision for Ramco?
Matrix	
Q16	Would you change anything about the 30-year vision for Ramco?
Select Box	
Q17	Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?
Matrix	
Q18	Is there anything else we need to know about growth in Ramco?
Long Text	
Q19	What is your level of support for the 30-year vision for Moorook?
Matrix	
Q20	Would you change anything about the 30-year vision for Moorook?
Select Box	
Q21	Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?
Matrix	
Q22	Is there anything else we need to know about growth in Moorook?
Long Text	
Q23	What is your level of support for the 30-year vision for Kingston on Murray?
Matrix	
Q24	Would you change anything about the 30-year vision for Kingston on Murray?
Select Box	
Q25	Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?
Matrix	
Q26	Is there anything else we need to know about growth in Kingston on Murray?
Long Text	

Response No:
2

Contribution ID: 57
Member ID:
Date Submitted: Oct 17, 2023, 03:00 PM

Q1	What is your relationship to your community?
Multi Choice	Residents (ratepayer)
Q2	What township do you live in/closest to?
Select Box	Loxton and Loxton North
Q3	Please provide your email address if you would like to stay updated on the growth strategy.
Email	
Q4	What is your level of support for the 30-year vision for the region?
Matrix	Level of support - Strongly support
Q5	Would you change anything about the 30-year vision for the region?
Select Box	No
Q6	Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?
Matrix	Level of support - Strongly support
Q7	What is your level of support for the 30-year vision for Loxton and Loxton North?
Matrix	Level of support - Strongly support
Q8	Would you change anything about the 30-year vision for Loxton and Loxton North?
Select Box	No
Q9	Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?
Matrix	Level of support - Strongly support
Q10	Is there anything else we need to know about growth in Loxton and Loxton North?
Long Text	Loxton was my pick of towns to move to and live. My kids really appreciate the excellent schools, sporting groups & facilities and the general community spirit. The health facilities and doctors are also excellent. Providing opportunities for families to buy land and build a new house is vitally important for the town to grow. A greater population will result in more jobs plus bring people with different skills to Loxton. The development of land near the Loxton High School would be my pick to build on. I think you would attract people who work in Berri/Renmark to move there also as it is on that side of the town. Kel
Q11	What is your level of support for the 30-year vision for Waikerie?
Matrix	
Q12	Would you change anything about the 30-year vision for Waikerie?
Select Box	
Q13	Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?
Matrix	

Q14	Is there anything else we need to know about growth in Waikerie?
Long Text	
Q15	What is your level of support for the 30-year vision for Ramco?
Matrix	
Q16	Would you change anything about the 30-year vision for Ramco?
Select Box	
Q17	Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?
Matrix	
Q18	Is there anything else we need to know about growth in Ramco?
Long Text	
Q19	What is your level of support for the 30-year vision for Moorook?
Matrix	
Q20	Would you change anything about the 30-year vision for Moorook?
Select Box	
Q21	Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?
Matrix	
Q22	Is there anything else we need to know about growth in Moorook?
Long Text	
Q23	What is your level of support for the 30-year vision for Kingston on Murray?
Matrix	
Q24	Would you change anything about the 30-year vision for Kingston on Murray?
Select Box	
Q25	Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?
Matrix	
Q26	Is there anything else we need to know about growth in Kingston on Murray?
Long Text	

Response No:
3

Contribution ID: 55
Member ID:
Date Submitted: Oct 17, 2023, 01:57 PM

Q1	What is your relationship to your community?
Multi Choice	Business owner
Q2	What township do you live in/closest to?
Select Box	Loxton and Loxton North
Q3	Please provide your email address if you would like to stay updated on the growth strategy.
Email	
Q4	What is your level of support for the 30-year vision for the region?
Matrix	Level of support - Strongly support
Q5	Would you change anything about the 30-year vision for the region?
Select Box	Unsure
Q6	Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?
Matrix	Level of support - Strongly support
Q7	What is your level of support for the 30-year vision for Loxton and Loxton North?
Matrix	Level of support - Strongly support
Q8	Would you change anything about the 30-year vision for Loxton and Loxton North?
Select Box	Unsure
Q9	Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?
Matrix	Level of support - Strongly support
Q10	Is there anything else we need to know about growth in Loxton and Loxton North?
Long Text	I have read the draft Loxton Waikerie Growth Strategy document and agree with the objectives and actions proposed. Vacant land supply is currently nonexistent in and around the Loxton township, stifling any chance of any significant population growth. As a business owner in the construction industry, I have been contacted by many people enquiring about building a new house and wanting to know where they can purchase vacant land. Unfortunately I have not been able to provide them with any recommendations. Many of these people are coming from outside the Riverland region and wanting to relocation to Loxton eg. Regional Victoria, the Barossa Valley, Adelaide, Pinnaroo, etc. I welcome future rezoning of certain current Rural Living zones to Neighbourhood zone to provide the potential for future population growth. In particular around existing infrastructure such as schools as this will be attractive for families. This population growth will in turn grow employment and business opportunities.
Q11	What is your level of support for the 30-year vision for Waikerie?
Matrix	

Q12	Would you change anything about the 30-year vision for Waikerie?
Select Box	
Q13	Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?
Matrix	
Q14	Is there anything else we need to know about growth in Waikerie?
Long Text	
Q15	What is your level of support for the 30-year vision for Ramco?
Matrix	
Q16	Would you change anything about the 30-year vision for Ramco?
Select Box	
Q17	Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?
Matrix	
Q18	Is there anything else we need to know about growth in Ramco?
Long Text	
Q19	What is your level of support for the 30-year vision for Moorook?
Matrix	
Q20	Would you change anything about the 30-year vision for Moorook?
Select Box	
Q21	Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?
Matrix	
Q22	Is there anything else we need to know about growth in Moorook?
Long Text	
Q23	What is your level of support for the 30-year vision for Kingston on Murray?
Matrix	
Q24	Would you change anything about the 30-year vision for Kingston on Murray?
Select Box	
Q25	Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?
Matrix	
Q26	Is there anything else we need to know about growth in Kingston on Murray?
Long Text	

Response No:
4

Contribution ID: 50
Member ID:
Date Submitted: Oct 17, 2023, 12:21 PM

Q1	What is your relationship to your community?
Multi Choice	Business owner
Q2	What township do you live in/closest to?
Select Box	Loxton and Loxton North
Q3	Please provide your email address if you would like to stay updated on the growth strategy.
Email	
Q4	What is your level of support for the 30-year vision for the region?
Matrix	Level of support - Strongly support
Q5	Would you change anything about the 30-year vision for the region?
Select Box	Unsure
Q6	Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?
Matrix	Level of support - Strongly support
Q7	What is your level of support for the 30-year vision for Loxton and Loxton North?
Matrix	Level of support - Strongly support
Q8	Would you change anything about the 30-year vision for Loxton and Loxton North?
Select Box	Unsure
Q9	Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?
Matrix	Level of support - Strongly support
Q10	Is there anything else we need to know about growth in Loxton and Loxton North?
Long Text	Currently there is little to no vacant land in and around Loxton for people to buy and build on. I work in the construction industry and constantly receive calls from people wanting to know where they can build a new home - I have to tell them that there is nothing I can offer them. There is land on the outskirts of the Loxton township that is currently zoned Rural Living that if rezoned to Neighbourhood would alleviate this land shortage and allow increased population growth. Some of this land is close to the Loxton High School which would be attractive for many people. Loxton needs a strategy for developing residential housing allotments that will promote population growth and with it employment & business opportunities.
Q11	What is your level of support for the 30-year vision for Waikerie?
Matrix	
Q12	Would you change anything about the 30-year vision for Waikerie?
Select Box	
Q13	Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?
Matrix	

Q14	Is there anything else we need to know about growth in Waikerie?
Long Text	
Q15	What is your level of support for the 30-year vision for Ramco?
Matrix	
Q16	Would you change anything about the 30-year vision for Ramco?
Select Box	
Q17	Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?
Matrix	
Q18	Is there anything else we need to know about growth in Ramco?
Long Text	
Q19	What is your level of support for the 30-year vision for Moorook?
Matrix	
Q20	Would you change anything about the 30-year vision for Moorook?
Select Box	
Q21	Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?
Matrix	
Q22	Is there anything else we need to know about growth in Moorook?
Long Text	
Q23	What is your level of support for the 30-year vision for Kingston on Murray?
Matrix	
Q24	Would you change anything about the 30-year vision for Kingston on Murray?
Select Box	
Q25	Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?
Matrix	
Q26	Is there anything else we need to know about growth in Kingston on Murray?
Long Text	

Response No: 5	Contribution ID: 49 Member ID: Date Submitted: Oct 17, 2023, 12:05 PM
Q1	What is your relationship to your community?
Multi Choice	Residents (ratepayer)
Q2	What township do you live in/closest to?
Select Box	Loxton and Loxton North
Q3	Please provide your email address if you would like to stay updated on the growth strategy.
Email	
Q4	What is your level of support for the 30-year vision for the region?
Matrix	Level of support - Strongly support
Q5	Would you change anything about the 30-year vision for the region?
Select Box	Yes
Q6	Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?
Matrix	Level of support - Strongly support
Q7	What is your level of support for the 30-year vision for Loxton and Loxton North?
Matrix	Level of support - Strongly support
Q8	Would you change anything about the 30-year vision for Loxton and Loxton North?
Select Box	Yes
Q9	Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?
Matrix	Level of support - Strongly support
Q10	Is there anything else we need to know about growth in Loxton and Loxton North?
Long Text	We have sent an email to the committee explaining our idea and residential situation. It includes the following information: Our family have been living at our current residence for nearly 10 years now. The address is 326 Karoonda Highway Loxton. Our property is a primary production zoned property and we would like to submit an application to change the title so that we can do further subdivision. We would like to create housing blocks near the main highway like the existing ones off the service road near Pioneer Landing Drive. We would welcome any information involved in this request and how we may go about this re zoning application. We would love to see our area re-zoned into a residential area as we feel the housing blocks on our property would add value to the town. They would only be 3 kms out of town. They have a service road up to the entrance already and would only need this road extended. We believe this addition would add appeal to our entire town and its entrance. Thank you for your consideration.
Q11	What is your level of support for the 30-year vision for Waikerie?
Matrix	

Q12	Would you change anything about the 30-year vision for Waikerie?
Select Box	
Q13	Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?
Matrix	
Q14	Is there anything else we need to know about growth in Waikerie?
Long Text	
Q15	What is your level of support for the 30-year vision for Ramco?
Matrix	
Q16	Would you change anything about the 30-year vision for Ramco?
Select Box	
Q17	Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?
Matrix	
Q18	Is there anything else we need to know about growth in Ramco?
Long Text	
Q19	What is your level of support for the 30-year vision for Moorook?
Matrix	
Q20	Would you change anything about the 30-year vision for Moorook?
Select Box	
Q21	Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?
Matrix	
Q22	Is there anything else we need to know about growth in Moorook?
Long Text	
Q23	What is your level of support for the 30-year vision for Kingston on Murray?
Matrix	
Q24	Would you change anything about the 30-year vision for Kingston on Murray?
Select Box	
Q25	Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?
Matrix	
Q26	Is there anything else we need to know about growth in Kingston on Murray?
Long Text	

Response No:
6

Contribution ID: 48
Member ID:
Date Submitted: Oct 16, 2023, 11:12 PM

Q1	What is your relationship to your community?
Multi Choice	Residents (ratepayer)
Q2	What township do you live in/closest to?
Select Box	Loxton and Loxton North
Q3	Please provide your email address if you would like to stay updated on the growth strategy.
Email	
Q4	What is your level of support for the 30-year vision for the region?
Matrix	Level of support - Strongly support
Q5	Would you change anything about the 30-year vision for the region?
Select Box	Provide a comment:: Possibility to consider properties close to the proposed growth areas to be changed to rural living. So that people with land in prime living zones could be given the opportunity to develop it.
Q6	Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?
Matrix	Level of support - Support
Q7	What is your level of support for the 30-year vision for Loxton and Loxton North?
Matrix	Level of support - Support
Q8	Would you change anything about the 30-year vision for Loxton and Loxton North?
Select Box	Provide a comment:: Possibility to consider properties close to the proposed growth areas to be changed to rural living. So that people with land in prime living zones could be given the opportunity to develop it. We have a fruit property on Dorsch Avenue, Loxton (directly across the road from current proposed sections We have plans to remove all current plantings and are very interested in creating rural living allotments and a development for new housing.
Q9	Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?
Matrix	Level of support - Support
Q10	Is there anything else we need to know about growth in Loxton and Loxton North?
Long Text	As mentioned above - we have marked on the interactive map the property (49 Dorsch Avenue we own close to the proposed growth area in Loxton. We would be willing to consider developing this land for further growth in the future if our zoning were reclassified to rural residential from its current horticultural classification.
	We already have plans on removing the remaining plantings on the property regardless. It has access from both Dorsch Avenue and Gratwick Road and is in a prime location for residents to live close to the Loxton CBD. Easy and direct access from Dorsch Avenue to Bookpurnong Road, also allows a short commute to Berri.
	In the past we have had some suggested plans mapped for what a development could consist of on the land we own. Our property is approximately 30 acres, which would allow for a large number of generous size blocks for those seeking rural/spacious living allotments.
	We would be more than happy to discuss our plans further by contacting us at: Matthew and Amy Mowbray PO Box 683, Loxton SA 5333 Ph: 0438 025 605 E: matthew@mowbrayelectrical.com.au

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?

Matrix

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
7

Contribution ID: 44
Member ID:
Date Submitted: Oct 16, 2023, 10:43 AM

Q1 What is your relationship to your community?

Multi Choice Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box Loxton and Loxton North

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Strongly support

Q5 Would you change anything about the 30-year vision for the region?

Select Box No

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?

Matrix Level of support - Strongly support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix Level of support - Strongly support

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box Provide a comment:: See below

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?

Matrix Level of support - Strongly support

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text The development of non-primary production occupations needs to be a high priority. This is an essential way to keep young people resident in the township, building a younger population base, otherwise we are in danger of becoming a retirement town. Continued efforts to improve entrances to the town and re-establish the title "Garden town of the Riverland". Regular consultation with organisations such as the Chamber of Commerce and the newly incorporated Loxton Community Futures to ensure a collaborative approach to development. Improve highway road signage to better highlight Loxton as a destination.

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people, what is your level of support?

Matrix

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
8

Contribution ID: 43
Member ID:
Date Submitted: Oct 13, 2023, 11:40 AM

Q1 What is your relationship to your community?

Multi Choice

Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box

Waikerie

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix

Level of support - Strongly support

Q5 Would you change anything about the 30-year vision for the region?

Select Box

Provide a comment:: Yes. I would like to see a more equitable distribution of funding and support for all the region.

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?

Matrix

Level of support - Support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?

Matrix

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Level of support - Support

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Provide a comment:: Urgent upgrade to the Waikerie Institute. Immediate upgrade of McCoy Street. Urgent upgrade of the Waikerie Library and VIC. It is an important asset and facet of the town, but it has missed out - especially the 7.2 million dollar upgrade to the Loxton equivalent.

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?

Matrix

Level of support - Support

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

Waikerie is an amazing town, but it seems to be the "poor relative" when it comes to funding and infrastructure and future growth. Council/councillors need to realise that they represent the area, not their town, especially when voting for growth and funding, etc. Urgent upgrades to Library and VIC especially needed, and the Waikerie Institute -- it needs urgent work so that the town has a venue for future events, etc. Other venues are

dedicated to sports, etc., which deems these other venues (such as Football Club) unable to be used due to sporting events, etc. Growth of the town = events and facilities to be held here.

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
9

Contribution ID: 41
Member ID:
Date Submitted: Oct 11, 2023, 08:18 PM

Q1 What is your relationship to your community?

Multi Choice Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box Waikerie

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Neutral

Q5 Would you change anything about the 30-year vision for the region?

Select Box Yes

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?

Matrix Level of support - Support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?

Matrix

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix Level of support - Neutral

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box Unsure

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?

Matrix Level of support - Neutral

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text Parking in the town needs to remain a priority. Shopping, appointments, quick trips for necessary items, awful weather, children's needs, etc. All ready difficult to get parking in town sometimes. Life is too busy to walk every time

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
10

Contribution ID: 40
Member ID:
Date Submitted: Oct 11, 2023, 06:12 PM

Q1 What is your relationship to your community?

Multi Choice Business owner

Q2 What township do you live in/closest to?

Select Box Waikerie

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Support

Q5 Would you change anything about the 30-year vision for the region?

Select Box No

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?

Matrix Level of support - Support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?

Matrix

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix Level of support - Support

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box Provide a comment:: Could the land west of the 2nd Waikerie boat ramp be better utilised for caravanning/camping?

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people, what is your level of support?

Matrix Level of support - Support

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text Has consideration been given to increased aged care and medical facilities due to ageing population? We desperately need more employment opportunities, ie industry.

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
11

Contribution ID: 39
Member ID:
Date Submitted: Oct 11, 2023, 05:49 PM

Q1 What is your relationship to your community?

Multi Choice
Resident (tenant)

Q2 What township do you live in/closest to?

Select Box
Loxton and Loxton North

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix
Level of support - Strongly support

Q5 Would you change anything about the 30-year vision for the region?

Select Box
No

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?

Matrix
Level of support - Strongly support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix
Level of support - Strongly support

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box
No

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?

Matrix
Level of support - Strongly support

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text
For Loxton, I think you should keep the main shopping in the CBD and not build shopping centres away from the CBD

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people, what is your level of support?

Matrix

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
12

Contribution ID: 37
Member ID:
Date Submitted: Oct 11, 2023, 02:41 PM

Q1 What is your relationship to your community?

Multi Choice Other: Future resident

Q2 What township do you live in/closest to?

Select Box Waikerie

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Strongly support

Q5 Would you change anything about the 30-year vision for the region?

Select Box Yes

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?

Matrix Level of support - Support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?

Matrix

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix Level of support - Strongly support

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box Yes

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people, what is your level of support?

Matrix Level of support - Strongly support

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text refer to DCLW Draft Growth Strategy Submission - Waikerie Park RFV

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
13

Contribution ID: 35
Member ID:
Date Submitted: Oct 10, 2023, 04:25 PM

Q1 What is your relationship to your community?

Multi Choice

Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box

Loxton and Loxton North

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix

Level of support - Strongly support

Q5 Would you change anything about the 30-year vision for the region?

Select Box

Unsure

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?

Matrix

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?

Matrix

Level of support - Strongly support

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people, what is your level of support?

Matrix

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
14

Contribution ID: 34
Member ID:
Date Submitted: Oct 10, 2023, 01:35 PM

Q1 What is your relationship to your community?

Multi Choice

Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box

Loxton and Loxton North

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix

Level of support - Support

Q5 Would you change anything about the 30-year vision for the region?

Select Box

Unsure

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?

Matrix

Level of support - Support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Level of support - Support

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Unsure

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?

Matrix

Level of support - Support

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

affordable housing for tennabts and ratepayers

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people, what is your level of support?

Matrix

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
15

Contribution ID: 32
Member ID:
Date Submitted: Oct 10, 2023, 12:57 PM

Q1 What is your relationship to your community?

Multi Choice Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box Loxton and Loxton North

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Strongly support

Q5 Would you change anything about the 30-year vision for the region?

Select Box

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?

Matrix Level of support - Strongly support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix Level of support - Strongly support

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?

Matrix Level of support - Strongly support

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?

Matrix

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
16

Contribution ID: 28
Member ID:
Date Submitted: Oct 10, 2023, 12:17 PM

Q1 What is your relationship to your community?

Multi Choice Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box Kingston on Murray

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Support

Q5 Would you change anything about the 30-year vision for the region?

Select Box Unsure

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?

Matrix Level of support - Neutral

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?

Matrix

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people, what is your level of support?

Matrix

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Level of support - Support

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

No

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Level of support - Strongly support

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

More support for the KON community, minimal investment, where multi millions have been spent on large centres

Response No:
17

Contribution ID: 27
Member ID:
Date Submitted: Oct 09, 2023, 03:18 PM

- Q1** What is your relationship to your community?
Multi Choice Residents (ratepayer)
- Q2** What township do you live in/closest to?
Select Box Loxton and Loxton North
- Q3** Please provide your email address if you would like to stay updated on the growth strategy.
Email
- Q4** What is your level of support for the 30-year vision for the region?
Matrix Level of support - Strongly oppose
- Q5** Would you change anything about the 30-year vision for the region?
Select Box Yes
- Q6** Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?
Matrix Level of support - Strongly oppose
- Q7** What is your level of support for the 30-year vision for Loxton and Loxton North?
Matrix Level of support - Strongly oppose
- Q8** Would you change anything about the 30-year vision for Loxton and Loxton North?
Select Box Yes
- Q9** Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?
Matrix Level of support - Strongly oppose
- Q10** Is there anything else we need to know about growth in Loxton and Loxton North?
Long Text
You have calculated growth at 1.56% for 5 years (2016-2021) and then used that as an annual growth rate, what is happening at the moment to justify a 5x increase in actual growth (albeit only over a short 5 year period) and calling that a low growth rate target?
What justification do you have for the growth rate you are aiming for, which is 426 additional people per year, when we are currently growing at a rate of 36 persons per year (over the last 5 years), an 11x increase in current growth rates?
Please justify your premise that based on current trends our population will effectively double over the next 30 years under the medium growth scenario when it has actually decreased by 213 people over the last 20 years.
Are you expecting perfect climate conditions and excellent commodity prices so our farmers have bumper crops each and every year with great returns for the next 30 years? Are you aware of climate change and the fact this is making agriculture more marginal, especially here in the Riverland. Why would we encourage more people to live here when the place is likely to be uninhabitable within 50 years?
By all means, paint a hopeful future and plan for growth, but please be realistic. Your estimated growth is a pipe dream unless something unprecedented occurs such as a major industry coming to the region or humanity actually gets serious about tackling climate change.
- Q11** What is your level of support for the 30-year vision for Waikerie?
Matrix

- Q12** Would you change anything about the 30-year vision for Waikerie?
Select Box
- Q13** Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?
Matrix
- Q14** Is there anything else we need to know about growth in Waikerie?
Long Text
- Q15** What is your level of support for the 30-year vision for Ramco?
Matrix
- Q16** Would you change anything about the 30-year vision for Ramco?
Select Box
- Q17** Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?
Matrix
- Q18** Is there anything else we need to know about growth in Ramco?
Long Text
- Q19** What is your level of support for the 30-year vision for Moorook?
Matrix
- Q20** Would you change anything about the 30-year vision for Moorook?
Select Box
- Q21** Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?
Matrix
- Q22** Is there anything else we need to know about growth in Moorook?
Long Text
- Q23** What is your level of support for the 30-year vision for Kingston on Murray?
Matrix
- Q24** Would you change anything about the 30-year vision for Kingston on Murray?
Select Box
- Q25** Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?
Matrix
- Q26** Is there anything else we need to know about growth in Kingston on Murray?
Long Text

Response No:
18

Contribution ID: 26
Member ID:
Date Submitted: Sep 26, 2023, 11:30 PM

Q1 What is your relationship to your community?

Multi Choice Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box Waikerie

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Neutral

Q5 Would you change anything about the 30-year vision for the region?

Select Box Yes

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?

Matrix Level of support - Strongly support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?

Matrix

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix Level of support - Neutral

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box Yes

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?

Matrix Level of support - Neutral

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text Need more medical facilities, police presence, shops to be open, different tourism ventures to bring people in to spend money

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
19

Contribution ID: 25
Member ID:
Date Submitted: Sep 26, 2023, 12:13 PM

Q1 What is your relationship to your community?

Multi Choice Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box Waikerie

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Neutral

Q5 Would you change anything about the 30-year vision for the region?

Select Box Yes

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people, what is your level of support?

Matrix Level of support - Neutral

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people, what is your level of support?

Matrix

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix Level of support - Support

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box Provide a comment:: There is no plan ot summary given

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people, what is your level of support?

Matrix Level of support - Neutral

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text There is no summary or strategy set out for Waikerie in your consultation plan yet there are for both Loxton and Loxton North as well as Moorook and Kingston. How on earth can we comment when there appears no strategy , plan or summary for Waikerie.
Again we are being treated as the poor cousin in this scenario, yet with additional houses planned for the Lifestyle Village and Warrawee Retirement Village the prospects for population growth is greater here than in the othe town specified in your 30 year growth strategy.

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

Response No:
20

Contribution ID: 24
Member ID:
Date Submitted: Sep 25, 2023, 10:08 PM

Q1 What is your relationship to your community?

Multi Choice Residents (ratepayer)

Q2 What township do you live in/closest to?

Select Box Waikerie

Q3 Please provide your email address if you would like to stay updated on the growth strategy.

Email

Q4 What is your level of support for the 30-year vision for the region?

Matrix Level of support - Strongly support

Q5 Would you change anything about the 30-year vision for the region?

Select Box Unsure

Q6 Based on current population trends, Council has selected a medium growth scenario for the region (average annual increase of 426 people), what is your level of support?

Matrix Level of support - Strongly support

Q7 What is your level of support for the 30-year vision for Loxton and Loxton North?

Matrix

Q8 Would you change anything about the 30-year vision for Loxton and Loxton North?

Select Box

Q9 Based on current population trends, Council has selected a medium growth scenario for Loxton and Loxton North (an additional 5,509 people), what is your level of support?

Matrix

Q10 Is there anything else we need to know about growth in Loxton and Loxton North?

Long Text

Q11 What is your level of support for the 30-year vision for Waikerie?

Matrix Level of support - Strongly support

Q12 Would you change anything about the 30-year vision for Waikerie?

Select Box Provide a comment:: Unsure of what exactly the riverfront Eastern end mentioned as 1. on the priority list? Surely not the redevelopment plan that was voted against by the residents & ratepayers?

Q13 Based on current population trends, Council has selected a medium growth scenario for Waikerie (an additional 2,130 people), what is your level of support?

Matrix

Level of support - Support

Q14 Is there anything else we need to know about growth in Waikerie?

Long Text

There needs to be more affordable housing/ units built for tenants.
Although we own our property outright we feel for those who can't afford to buy.
For example:
There's a large privately owned block of land with old units on Lawrie Tce that could be purchased by council and redeveloped as a small home/unit complex with transportable type dwellings such as the Howell Park area.

Just an idea...

Q15 What is your level of support for the 30-year vision for Ramco?

Matrix

Q16 Would you change anything about the 30-year vision for Ramco?

Select Box

Q17 Based on current population trends, Council has selected a low growth scenario for Ramco (an additional 352 people), what is your level of support?

Matrix

Q18 Is there anything else we need to know about growth in Ramco?

Long Text

Q19 What is your level of support for the 30-year vision for Moorook?

Matrix

Q20 Would you change anything about the 30-year vision for Moorook?

Select Box

Q21 Based on current population trends, Council has selected a low growth scenario for Moorook (an additional 190 people), what is your level of support?

Matrix

Q22 Is there anything else we need to know about growth in Moorook?

Long Text

Q23 What is your level of support for the 30-year vision for Kingston on Murray?

Matrix

Q24 Would you change anything about the 30-year vision for Kingston on Murray?

Select Box

Q25 Based on current population trends, Council has selected a low growth scenario for Kingston on Murray (an additional 176 people), what is your level of support?

Matrix

Q26 Is there anything else we need to know about growth in Kingston on Murray?

Long Text

SHAPING
GREAT
COMMUNITIES





District Council of
**Loxton
Waikerie**



URPS

SHAPING
GREAT
COMMUNITIES



District Council of
**Loxton
Waikerie**



URPS

SHAPING
GREAT
COMMUNITIES