

ONKAPARINGA LOCAL AREA PLAN



In 2020 the City of Onkaparinga is home to more than 173,000 people living in urban and rural communities, making it the largest South Australian council by population.

The Onkaparinga Local Area Plan – Metropolitan Growth Management Program Pilot (OLAP) provides an outline of where, how and when we plan for different types of urban development to occur over the next 10 + 10 years and what strategic infrastructure and services will be required to enable this development.

This strategic framework will guide future planning decisions, provision and timing of infrastructure and prepare us to respond to current and future growth opportunities and challenges.

The OLAP was developed as a joint pilot program with the State Planning Commission, Renewal SA and the City of Onkaparinga.

VISION: STRONG, VIBRANT COMMUNITIES

THEME	PLAN FOR GROWTH	SHAPE OUR CITY	DIVERSE HOUSING & LIFESTYLES	EFFECTIVE & EFFICIENT INFRASTRUCTURE
STRATEGY	1. Plan for and zone land for increased population growth of between 22,000 and 30,000 by 2040	4. Respect our coast, vines + hills landscape and lifestyle by growing within previously identified urban lands	7. Encourage multiple greenfield residential development fronts to increase choice	10. Sequencing of new urban lands must be integrated with strategic transport planning
	2. Provide appropriately zoned land for local employment growth and economic development	5. Encourage well-designed residential development in targeted suburbs and centres	8. Support key urban renewal opportunities by 2040, providing local and state leadership and investment where required	11. Coordinate land use planning with priority trunk infrastructure such as water, sewer, power, local roads and other services by partnering with utilities + developers
	3. Manage growth carefully to provide social and environmental benefits, alongside economic outcomes	6. Grow + activate centres with people and housing to support vibrancy + economic opportunities	9. Support contextually designed new housing within townships promoting ageing in place and social sustainability	12. For established areas undergoing change, plan for local and community infrastructure needs such as stormwater, greening, local streets, active transport, open space + community facilities
ACTIONS	<p>Action - Commence rezoning investigations for greenfield residential land at Hackham and Aldinga to support planning scenario (other urban lands for 10 years being already zoned).</p> <p>Action - Monitor business trends and continue to refine zoning in centres and industry areas to respond to changing business needs.</p> <p>Action - Consider and incorporate other strategic objectives including community wellbeing, economic development, environmental, climate change and design when making planning decisions including rezoning, infrastructure, urban renewal and other planning policy changes.</p>	<p>Action - Support well-designed greenfield growth areas at Hackham and Aldinga in the short term, with future development at Sellicks Beach, through appropriate zoning.</p> <p>Action - Encourage well-designed infill residential development through guidance, incentives, demonstration projects and by trialling 'local design review' processes to improve design quality.</p> <p>Action - Encourage development and public investment that stimulates centre activity, including through ongoing centre planning and economic development initiatives.</p>	<p>Action - Encourage diverse mix of housing in greenfield projects to meet community needs, through zoning, development assessment, incentives and demonstration projects.</p> <p>Action - Partner with Renewal SA and SA Housing Authority to initiate a major urban renewal project at Christie Downs, where significant public housing and public land remains available.</p> <p>Action - Partner with landowners to encourage a staged and realistic strategy for the gradual renewal and mixed use redevelopment of Noarlunga Centre.</p> <p>Action - Support contextually designed new housing in townships and rural areas through development assessment, potentially including local design review, especially where supporting social sustainability.</p>	<p>Action - Prioritise development from the north and as far south as Aldinga, to delay major transport infrastructure costs incurred from southern growth fronts and to align with other strategies (i.e. 1, 4, 5+7).</p> <p>Action - Investigate opportunities to establish Infrastructure Schemes for priority growth areas under the <i>Planning, Development and Infrastructure Act 2016</i>. Partner with utilities and developers on a pilot scheme at Aldinga.</p> <p>Action - Council to investigate neighbourhood, suburb or catchment scale planning of local infrastructure and placemaking improvements, to support infill residential and existing communities, beginning with a pilot project (e.g. at Christies Beach, Morphett Vale or Seaford).</p>

We acknowledge the Kurna Nation and its people as the traditional owners and custodians of the land in the area now known as the City of Onkaparinga.



The full OLAP can be accessed at www.onkaparingacity.com/council/publications

