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</table>
This Land Use Strategy guides how we will amend our development plan policy and create Great Lifestyles for our community.

The Community Plan identifies the Land Use Strategy as one of ten strategies that work toward our communities’ vision of Great Lifestyles. Appendix 1 provides more detail and context.

This strategy lead document demonstrates our development plan policy approach to Great Lifestyles and our roles and principles, which will be applied to each of the following Development Plan Amendments (DPA) over the next four years:

• Aldinga District Centre
• Hackham Southeast
• Aldinga Urban Lands
• General Residential and Miscellaneous
• Activity Centres
• Townships, Tourism and Rural
• Moana Sands Residential
• Climate Change Response
• City Wide Employment Lands
• Local Heritage

It also provides a summary overview of our Strategic Directions Report (SDR) which is required under the Development Act 1993 and can be found at http://www.onkaparingacity.com/developmentplanreview
Vision

COMMUNITY PLAN 2035
STRONG VIBRANT COMMUNITIES

Goals

LIVEABLE CONNECTED CITY

Objectives
1.3 Great Lifestyles

Strategies

PLACEMAKING STRATEGY
INTEGRATED MOVEMENT & TRANSPORT STRATEGY
LAND USE STRATEGY

VIBRANT RESILIENT COMMUNITIES

HEALTHY ACTIVE LIFESTYLES STRATEGY
COMMUNITY SAFETY STRATEGY
COMMUNITY CAPACITY & CULTURE STRATEGY

PROSPEROUS ECONOMY

ECONOMIC GROWTH & INVESTMENT STRATEGY

SUSTAINABLE ENVIRONMENTS

ENVIRONMENT STRATEGY

COUNCIL OF EXCELLENCE

CORPORATE SERVICES STRATEGY
FINANCIAL SUSTAINABILITY STRATEGY
BACKGROUND

Under the Development Act 1993 (the Act), the state government must review and update its Planning Strategy at least once every five years. All councils must then ensure their development plans are consistent with the Planning Strategy. The statutory process for achieving this alignment is set out in Section 30 of the Act and is known as the Section 30 review process.

This requires all councils to review the policies in their development plans and produce an SDR.

The City of Onkaparinga’s SDR supports the Community Plan’s strategic vision for growth in the council area by means of a program of amendments to the development plan to translate the strategic vision into development plan content. This Land Use Strategy summarises the information in the 2013 SDR and lists all of the amendments required for our development plan to align with The 30-Year Plan for Greater Adelaide.

WHAT IS A DEVELOPMENT PLAN?

Development plans are the principal documents used in South Australia to guide development and against which development applications are assessed. Both a council and the Minister for Planning may amend the policies within development plans, but the Minister is ultimately responsible for their content, structure and layout.

The development plan is used to guide development and the assessment of development applications. Each council area has a development plan specifically related to that area. The detail in each development plan may differ between councils to reflect local circumstances.

Our development plan is the Onkaparinga Council Development Plan.

WHAT IS THE ROLE OF THE DEVELOPMENT PLAN?

Development plans:

• inform the community about how an area is expected to be developed
• inform neighbours about the kinds of development they can expect in their neighbourhood
• inform applicants about the type of development that is encouraged in an area, therefore the type of information that may be required in a development application
• provide the basis against which development assessment decisions are made
• provide the basis upon which any appeal decisions are made.

Our development plan separates land into a number of different zones, including commercial zones, residential zones and industrial zones amongst a range of others. This aims to ensure that the lifestyle needs of residents and business can be achieved in the most beneficial manner by outlining what land uses are appropriate.

Our development plan contains objectives, principles, desired character statements and policies that will control and affect the design and location of proposed land use activities. These policies cover a range of social, environmental and economic matters and have been established to support the longer term direction of The 30-Year Plan for Greater Adelaide as well as our communities’ desire for Great Lifestyles.
HOW DO WE REVIEW OUR DEVELOPMENT PLAN?

A discussion paper is prepared based on the analysis of strategic documents including the Community Plan 2035, The 30-Year Plan for Greater Adelaide, the previous DPA program, workshops with elected members, the Development Assessment Panel and council officers. The discussion paper is the key document used for community and stakeholder engagement and discussion that assists in forming the five-year DPA program. Key themes that came out of the current development plan review include:

- urban regeneration
- housing diversity
- residential development
- mixed use development
- promote physical activity
- activity centres
- employment lands
- encourage tourism
- land uses for rural lands
- local heritage and character
- Aboriginal heritage and culture
- water security
- climate change/sea level rise.

Figure 1 illustrates the process involved in undertaking a review of the development plan and drafting the SDR.
THE DPA PROCESS

Once the Minister for Planning has agreed to the program of DPAs outlined in the SDR, investigations are undertaken to determine the scope of policy changes needed to our development plan.

Undertaking amendments to our development plan is a comprehensive, thorough and lengthy process, which is outlined in Section 25 and 26 of the Act. It also involves extensive engagement with the community and other stakeholders. The Act outlines a minimum requirement for DPA consultation and council often exceeds these requirements.

In addition to the requirements outlined in the Act, Council has a policy position to consult on draft SOIs for a period of eight weeks to allow community input and further refine the scope.

There are some minor differences in process between DPAs initiated by a council and those initiated by the Minister. The processes are outlined in detail in Figure 2, but the main steps are the same in each case.

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Agreement on the subject matter or scope of the DPA through a Statement of Intent (SOI)</td>
</tr>
<tr>
<td>2</td>
<td>Eight weeks consultation on the draft SOI (non-statutory)</td>
</tr>
<tr>
<td>3</td>
<td>SOI amended, approved by Council and sent to Minister for Planning for agreement</td>
</tr>
<tr>
<td>4</td>
<td>Investigations and formal DPA document preparation</td>
</tr>
<tr>
<td>5</td>
<td>Consultation with key government agencies and the public on the DPA, including receiving written submissions and holding a public meeting</td>
</tr>
<tr>
<td>6</td>
<td>Review of the consultation outcomes and refinement of the DPA if required</td>
</tr>
<tr>
<td>7</td>
<td>Decision by the Minister (which may include approving or refining all or part of the DPA)</td>
</tr>
<tr>
<td>8</td>
<td>Gazetral of the approved DPA and republishing the Development Plan with the DPA changes incorporated</td>
</tr>
<tr>
<td>9</td>
<td>Parliament’s Environment, Resources and Development Committee undertakes a review of the DPA process and outcomes.</td>
</tr>
</tbody>
</table>

Figure 2. Development Plan Amendment process
WHICH AREAS HAVE BEEN IDENTIFIED FOR POTENTIAL FUTURE POLICY CHANGES?

The map shows places that have been identified by our communities to create Great Lifestyles and will require policy investigations. Subject to the outcome of the investigations, our development plan may need to be amended to introduce policies that support our communities’ objective.

Aldinga District Centre
Supports a new urban form centred around a new town square and main street, and encourages a mixture of land uses including medium density residential development within the existing District Centre.

Hackham South East
Supports the coordinated development of over 50 rural living sites to low-to-medium density residential infill plus supporting infrastructure.

Aldinga Urban Lands
Rezone Deferred Urban land to residential after master planning has been undertaken by the state government and location of future railway corridor and station has been decided.

Moana Sands
Developer funded DPA to rezone Deferred Urban land on the corner of Nashwauk Crescent and Commercial Road Moana to Residential.

General Residential (Medium Density)
Supports improved housing development outcomes and amenity across the whole of the Residential Zone, in particular the Medium Density Policy Area.

Activity Centres
Ministerial DPAs to ensure policy is consistent across all councils and encourages business and retail/commercial activities by removing unnecessary controls.

Townships, Tourism and Rural
Encourage tourism opportunities, identifies appropriate value-add enterprises, recognises character of the townships and appropriate infill opportunities within townships in the Character Preservation District (legislated in 2012) which was established to protect our valuable rural and natural landscape.

Climate Change Response
Translates recommendations from the Regional Climate Change Adaptation Plan into development plan policy across the whole council area.

Employment Lands
Identifies land for rezoning to accommodate future employment growth including industry and technology enterprises.

Local Heritage
Identifies new properties with heritage significance and any properties that no longer have significance for listing and delisting in the development plan across the whole council area.

Christie Downs, Maslin Beach and Sellicks Beach
Investigations and community engagement will be undertaken to consider if a future DPA is warranted.
LAND USE STRATEGY 2014–19

INVESTIGATIONS TO CONSIDER FUTURE DEVELOPMENT PLAN AMENDMENTS

FUTURE LOCATION SPECIFIC DEVELOPMENT PLAN AMENDMENTS

TOWNSHIPS WITHIN CHARACTER PRESERVATION DISTRICT (McLAREN VALE)
CHARACTER PRESERVATION DISTRICT (McLAREN VALE)
RESIDENTIAL AREA
MEDIUM DENSITY RESIDENTIAL AREA
LONSDALE INDUSTRIAL AREAS

SCALE BAR
APRIL 2015

1 2 3 km
These policy statements are the fundamental elements that we believe are necessary to build Great Lifestyles. They underpin all significant decision-making, in all circumstances and assist in determining the best course of action.

The City of Onkaparinga has seven Policy Principles, derived from those outlined in the Local Government Act 1999, that underpin all of our decision-making and guide our strategies, actions and responses, and the design of processes, facilities and services.

The following Land Use Policy Statements are interpreted from our Policy Principles. In ultimately determining development plan policy work in DPAs, they are applied collectively, to the maximum extent, noting their interrelationships and that some may be more significant than others.

**People first**

Regeneration of our older areas focuses on placemaking to build strong, connected and involved communities.

Urban growth areas with well-designed pedestrian and cycle pathways to access dwellings, shops, schools, local health services and a variety of destinations, encourage connected neighbourhoods and active communities.

The public realm is supported by development that provides ‘eyes on the street’ and activity at street level (eg. shops, services and restaurants) to encourage connectivity and promote safety.

**Equity**

Future housing is adaptable to accommodate ageing in place to respond to preferences for elderly people to remain living in existing communities.

Aboriginal and European heritage and culture is identified, acknowledged and protected.

**Strengths**

Higher density housing located in and around public transport nodes and higher order mixed-use activity centres to accommodate increases in population, rejuvenate centres, promote public transport usage and ensure the majority of the council area remains largely unchanged.

Recognition, protection and enhancement of the special character of the McLaren Vale Character Preservation District, in accordance with the Character Preservation (McLaren Vale) Act 2012.

Viable and productive primary production land protected from fragmentation through restricting land division in these areas. Small-scale value adding activity, that complements primary production activity is encouraged.

**Understanding**

Authentic, targeted, timely, and easy to participate in engagement, over and above legislative requirement, is critical to identify needs, issues and opportunities, and to plan for and create appropriate policy responses.
Local, national and international studies on land use trends and best practices form the basis of investigations, along with structured and informal input from communities, service providers, businesses and other stakeholders.

**Resourcefulness**
New urban growth areas designated in urban expansion areas, to ensure new development maximises use of existing infrastructure and encourages responsible consumption of land and resources.

**Investment**
Jobs concentrated in mixed-use activity centres, transit corridors and the Noarlunga Regional Centre (CBD) ensures they are close to where people live.

Employment lands identified and designated to protect their long-term use, ensuring flexibility for them to adapt to new industry structures.

**Strategic approach**
Land use priorities come from relevant actions outlined in the Community Plan, the South Australian Planning Strategy and the Land Use Strategy.

Strategic directions incorporated into development plan policy through DPAs.
First consider what others are doing...

**Industry Groups**
Provide information and advice on industry standards and trends and advocate for the interests of their members.

**Community and Interest Groups**
Advocate for particular development outcomes and inform development plan policy.

**Council**
Service provider, Owner/Custodian, Advocate, Initiator/Facilitator, Information Provider/Promoter (See opposite).

**State Government Agencies**
Provide strategic direction and ensure the development plan is consistent with strategic approaches.

**Service and Utility Providers**
Identify the need to upgrade infrastructure and services if land is rezoned.

**Business Operators**
Invest in centres, townships and villages to provide shopping, commercial services, offices, public buildings, housing and local jobs based on what is stated in the development plan.

**Applicants/Developers**
Provide land and capital to deliver buildings, roads, car parking and outdoor spaces in response to more appropriate zoning over the land.

Figure 3. Key land use related stakeholder functions and activities
...this ensures we focus on areas of responsibility, use our resources efficiently and engage effectively in partnerships with others.

These formally identified roles are in line with the Local Government Act 1999. They take into account the actions of other stakeholders shown in Figure 3.

See the Community Plan 2035 for details of each of the role headings.

SERVICE PROVIDER

Regulatory
Council will amend the Development Plan and assess development applications, pursuant to the Development Act 1993.

Council will issue permits for driveway crossovers and ensure engineering compliance pursuant to the Local Government Act 1999.

Council will provide approvals to ensure compliance with the Public Health Act 2011, eg. septic tank, food preparation, sanitation.

Council will determine road widths for safe and convenient movement of vehicles or pedestrians for new land divisions under Part 9 Division 2 of the Development Regulations 2008.

Direct
Council will undertake investigations and community/stakeholder engagement and prepare land use policy. Refer to Regulatory above.

Part
Council will contribute to the development of policy for Ministerial DPAs.

Agent
Council will lead the management of DPAs funded externally by others.

OWNER CUSTODIAN
Council will plan for, develop and renew public realm assets, open spaces, roads and council owned buildings, used by the community having regard to the policies in the development plan.

ADVOCATE
Council will seek support, input and advocate for funding from the state and federal government for key land use projects, which have significant social, economic or environmental benefits.

INITIATOR/FACILITATOR
Council will initiate and/or facilitate discussions between community groups, businesses, land-owners and service providers to resolve or progress key land use issues and opportunities.

INFORMATION PROVIDER/PROMOTER
Council will provide information and report on updates to legislation, new industry standards, projects affecting our council area (led by others) and land use trends and initiatives.
The land use strategy has links with our nine other strategies.

Typical aspects of their relationships are summarised below.

**Placemaking**
Development plan policy guides development in our places and will guide how our places are utilised and are connected with other places.

**Community Safety**
Policy to facilitate safety, hygiene, good behaviour, pet guidelines and emergency plans.

**Healthy Active Lifestyles**
Policy to promote walking/cycling through encouraging pathway linkages between centres and residential areas; and integrate sports, recreation and wellbeing uses with activity centres.

**Integrated Movement and Transport**
Policy based on good structure planning, promoting connectivity, public transport use and a mixture of land uses and activities around transport nodes.

**Community Capacity and Culture**
Positioning and allocating land for education facilities, community centres, libraries and recognition and protection of natural and cultural heritage.

**Financial Sustainability**
Providing adequate financial resources to undertake research and policy amendments to the development plan.

**Corporate Services**
Appropriate organisational skills, culture, technology and processes to make policy amendments.

**Environment**
Policy for encouraging green streets to mitigate climate change and promote energy, waste and water efficiency in centres. Protection of the natural values and attractiveness of coastal and rural areas.

**Economic Growth & Investment**
Ensuring adequate employment land is available and policy is flexible to promote investment, reach target populations and provide local jobs. Recognise the tourism value of the coast and McLaren Vale wine region.
## Land use indicators

The following indicators sourced from the Community Wellbeing Monitor (CWBM) are a measure of how effective our land use policies are in the City of Onkaparinga. This summary highlights the current trends collected in 2013 in comparison to data collected in 2009 and ABS data collected in 2006.

<table>
<thead>
<tr>
<th>MONITOR AREA</th>
<th>TREND MOVEMENT</th>
<th>OVERVIEW OF TRENDS</th>
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<tbody>
<tr>
<td><strong>Land use</strong></td>
<td></td>
<td>The number of new infill residential lots that has been developed in the city has fluctuated over the years. This is largely due to factors such as the timing of large-scale residential developments and the general economic and market conditions at the time. There has been an increase in the ratio of infill lots relative to greenfield lots and is partially due to the introduction of the Medium Density Policy Area.</td>
</tr>
<tr>
<td>Number of infill lots</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ratio of the number of lots created in infill to greenfield</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Housing</strong></td>
<td></td>
<td>Homelessness rates across the city have increased since 2006. However, they are considerably lower than the state.</td>
</tr>
<tr>
<td>Number of people reporting homelessness</td>
<td></td>
<td>The total number of lots sold under $288,000 has decreased. In South Australia affordable housing is described by Notice in the Government Gazette under the South Australian Housing Trust Regulations 2010 as a dwelling that is offered for sale at or below a nominated affordable price point (currently $288,000 and updated by notice in the Government Gazette each year). There has been a slight increase in the total number of households experiencing housing stress. The number of households under mortgage stress declined since 2006 while those under rental stress increased.</td>
</tr>
<tr>
<td>Number of houses sold at $288,000 and below</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of households in the city experiencing housing stress</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Service accessibility</strong></td>
<td></td>
<td>As this is a new indicator and there is no previous data available, trends have not been identified. Future trends will be measured in terms of walking distance from public transport areas to a range of community facilities, general walkability and cyclability. As this is a new indicator and there is no previous data available, trends have not been identified. Future trends will be measured through the CWBM survey in terms of any issues of difficulty accessing community services.</td>
</tr>
<tr>
<td>Accessibility of public transport (new indicator)</td>
<td></td>
<td></td>
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<tr>
<td>Accessibility of community services (new indicator)</td>
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</tbody>
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The diagram below shows proportional total expenditure for council activities based on 2013–14 data.

GUIDELINES
The Onkaparinga Council Development Plan is the principal document that contains objectives, principles, desired character statements and policies to guide, control and influence the design and location of proposed land use activities in the council area.

RESOURCING
Figure 4 below shows proportional total expenditure for land use related activities, based on 2013–14 data. This comprises 3% (around $5.6m) of Council operating and project expenditure excluding depreciation.

The land use activities resourced from this category include heritage matters, building and planning assessment, enforcement and compliance, liquor licensing, Section 7 searches, and DPAs (which accounts for approximately 15% of the total figure).

Funding may also be received from developers to undertake DPA investigations and policy changes.

Figure 4. Total expenditure

- a. Economic Growth & Investment 2%
- b. Placemaking 3%
- c. Land Use 3%
- d. Community Safety 7%
- e. Healthy Active Lifestyles 10%
- f. Community Capacity & Culture 11%
- g. Environment 16%
- h. Integrated Movement & Transport 19%
- i. Corporate Services, Financial 29%
Our city offers an engaging and diverse lifestyle, including a range of affordable housing choices, local employment opportunities and easily accessible recreation and entertainment options.

The following Strategic Actions from the Community Plan summarise our direction for Great Lifestyles.

1.3.1 Greenfield development
Support sustainable development of Seaford Meadows (north of Jared Road), Hackham Southeast and Aldinga.

1.3.2 Urban renewal
Progress improved shopping and services, upgraded reserve, station and improved links to Colonnades and Christie Creek from Christie Downs.

1.3.3 Walkability
Improve footpaths, streetscaping, small parks and intersections in medium density residential areas.

1.3.4 Affordable and adaptable housing
Encourage innovative approaches and development of houses that are adaptable to various stages of life and are affordable.

1.3.5 Local centres
Locate and integrate local centres as the central meeting point for local communities.

1.3.6 Infrastructure
Encourage improvements to waste water management and local services and facilities to facilitate future development of Sellicks Beach.
## Strategic Direction

<table>
<thead>
<tr>
<th>DPA</th>
<th>Approximate Commencement/Duration (Year)</th>
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<tbody>
<tr>
<td></td>
<td>2014</td>
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<tr>
<td>Aldinga District Centre</td>
<td>DPA</td>
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<tr>
<td>Hackham South East</td>
<td>DPA</td>
</tr>
<tr>
<td>Aldinga Urban Lands (Ministerial)</td>
<td>Investigations</td>
</tr>
<tr>
<td>General Residential (Medium Density)</td>
<td>Investigations</td>
</tr>
<tr>
<td>Activity Centres (2 x Ministerial)</td>
<td>Investigations</td>
</tr>
<tr>
<td>Townships, Tourism and Rural</td>
<td>Investigations</td>
</tr>
<tr>
<td>Moana Sands Residential (developer funded)</td>
<td>Investigations</td>
</tr>
<tr>
<td>Climate Change Response</td>
<td>Investigations</td>
</tr>
<tr>
<td>City Wide Employment Lands</td>
<td>Investigations</td>
</tr>
<tr>
<td>Local Heritage</td>
<td>Investigations</td>
</tr>
</tbody>
</table>

30-Year Plan Review
Aldinga District
Centre
DPA
Hackham South East
DPA
Aldinga Urban
Lands (Ministerial)
Investigations DPA DPA
General Residential
(Activity Centres
(2 x Ministerial)
Investigations DPA DPA
Townships, Tourism
Investigations DPA DPA
Moana Sands
Residential
(developer funded)
Investigations DPA DPA
Climate Change
Response
Investigations Investigations DPA DPA
City Wide
Employment Lands
Investigations DPA DPA
Local Heritage
Investigations DPA DPA
APPENDIX 1

COMMUNITY PLAN 2035 – VIBRANT RESILIENT COMMUNITIES

Vision

Goals

LIVEABLE CONNECTED CITY

VIBRANT RESILIENT COMMUNITIES

Strategies

Integrated Movement and Transport

Placemaking

Land Use

Community Capacity and Culture

Healthy Active Lifestyles

Chapters

Integrated Movement and Transport

• Public Transport
• Walk/Cycle
• Roads, Freight, Tourism
• Community Transport

Placemaking

Suburb Improvement

Noarlunga RCE
Seaforth DCE
Aldinga DCE
Christie Downs
Morphett Vale (Main South Road)
Aberfoyle Hub
Coast

Southern Transit Corridor*
Aldinga*
Bowering Hill*
Sellicks*
Port Stanvac*

Land Use

Development Plan Amendments:

Christie Downs NCE
Aldinga DCE
Seaforth DCE
Hackham SE (North)
Local Heritage
Bulk Goods
General Residential
Activity Centres
Character Preservation, Townships, Rural, Tourism
Climate Change
Employment Lands
Moana Sands
Maslin Beach Tourism and Recreation

Community Capacity and Culture

Youth
Positive Ageing
Community Development, Leadership and Learning
Arts and Cultural Development
History and Heritage

Healthy Active Lifestyles

Recreation and Open Space
Recreational Trails
Sports and Active Recreation
STRONG VIBRANT COMMUNITIES

LAND USE STRATEGY 2014–19

Key
- Chapters combined in a consolidated Strategy
- Structure Plan (state government responsibility)
- RCe Regional Centre
- DCe District Centre
- NCe Neighbourhood Centre