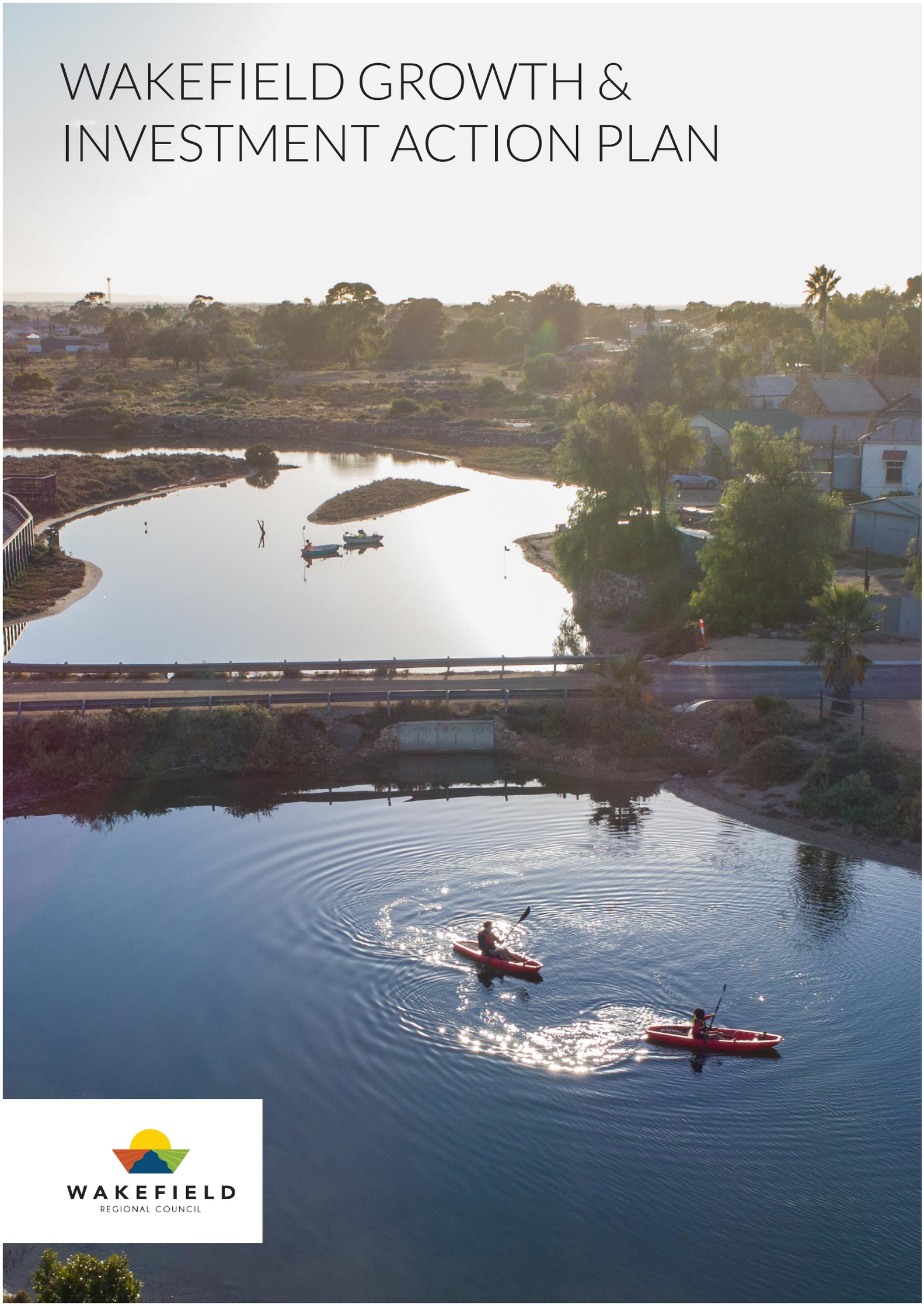
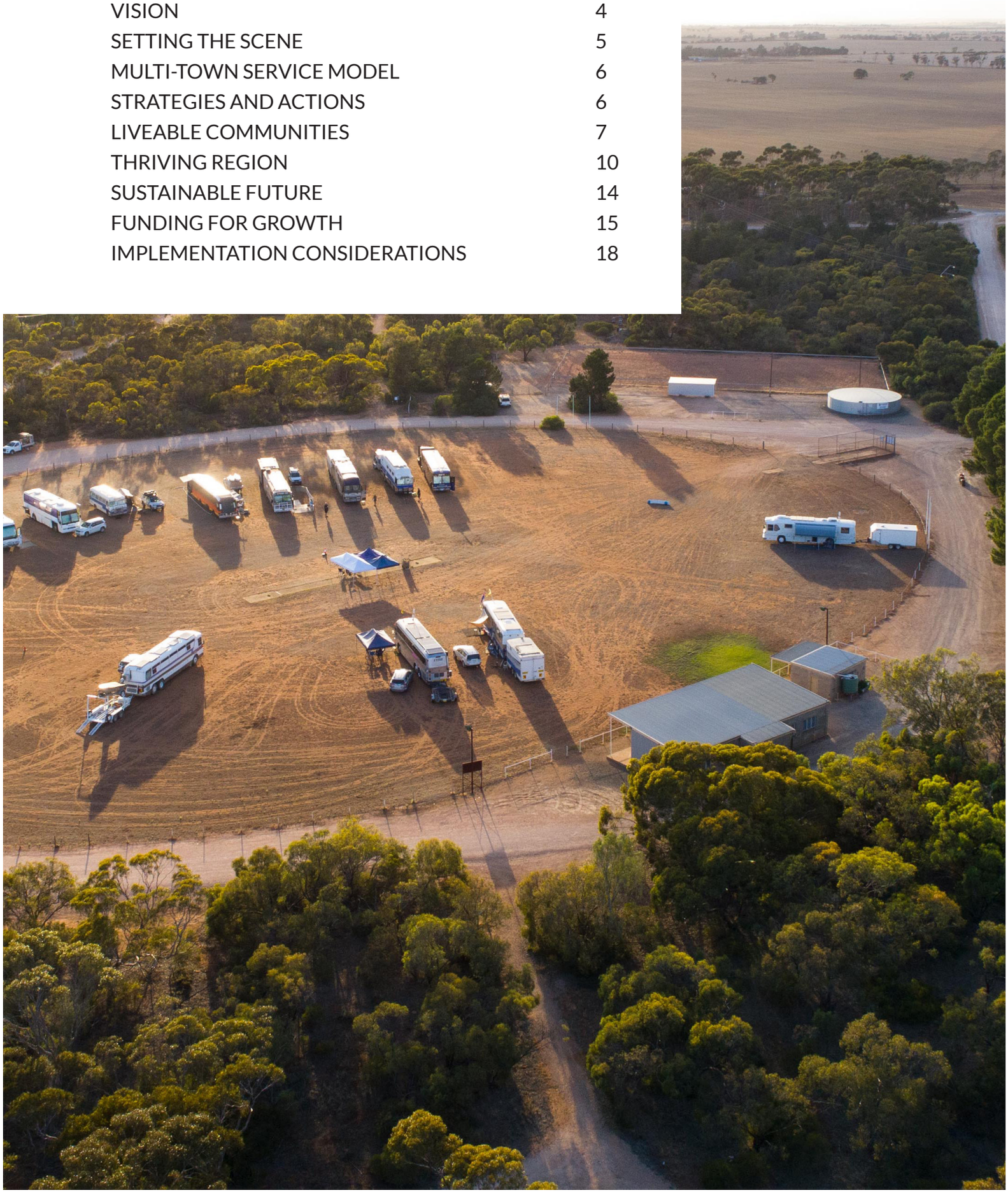
WAKEFIELD GROWTH & INVESTMENT ACTION PLAN



WAKEFIELD
REGIONAL COUNCIL

CONTENTS

PURPOSE	3
ROLE OF COUNCIL	3
VISION	4
SETTING THE SCENE	5
MULTI-TOWN SERVICE MODEL	6
STRATEGIES AND ACTIONS	6
LIVEABLE COMMUNITIES	7
THRIVING REGION	10
SUSTAINABLE FUTURE	14
FUNDING FOR GROWTH	15
IMPLEMENTATION CONSIDERATIONS	18



PURPOSE

The purpose of the Growth and Investment Action Plan (GAIAP) is to identify strategies and actions to achieve liveable and sustainable population growth within Wakefield Regional Council and implement the key strategic targets outlined in Wakefield 2030 (Community Strategic Plan).

The Growth and Investment Action Plan recognises that many parties are involved in growth planning and delivery. It also recognises that preparing for growth involves significant investment from the public and private sectors and that investment within Wakefield Regional Council will also drive growth and that these two factors will influence the rate of growth and demand for housing and local employment which are inextricably linked.

The Action Plan identifies some actions for Council and some actions for others to deliver, including State Government and development and community partners, which require communication and collaboration.

Liveable growth occurs through collaborative relationships and targeted investment in the necessary social and economic infrastructure.

The GAIAP is intended to make Wakefield, 'development & investment ready' by creating an environment in which investment can be attracted and growth is facilitated.

It will assist Council to provide a 'pathway to 10,000' residents and a 'pathway to 5,000' jobs for the Council area.

Clear, identifiable actions are essential because they convert high-level strategic goals into a practical and deliverable program of work.

They define what needs to be done, when it should occur and who is responsible, enabling Council to move from planning to implementation while supporting accountability, transparent reporting and ongoing review.

Clear actions also strengthen decision-making and resource allocation by helping Council prioritise infrastructure, funding and investment opportunities, while giving developers, investors and government partners greater certainty about Council's priorities.

They are also critical for coordinating Council, State Government, infrastructure providers, developers and the private sector by clarifying roles, expectations and dependencies. This helps align infrastructure, housing, employment and services in the right locations and sequence, while identifying risks and constraints such as water supply, transport capacity and service provision early.

By setting out a clear and adaptable pathway, the Action Plan enables Council to monitor progress, adjust priorities and respond to changing conditions, ensuring growth objectives are actively managed rather than remaining aspirational.

ROLE OF COUNCIL

As outlined in Wakefield 2030, Council has roles in planning for growth and achieving the community vision, advocating about the impacts of growth, and delivering infrastructure and services, sometimes via facilitating, that support growth. The role of Council can include as an enabler (Leader, Advocate or Facilitator) or provider (Regulator, Part Funder, Asset Owner).

This GAIAP describes Council's roles in growth and investment as to plan, advocate, facilitate and deliver.

As part of Wakefield 2030, Council has established a growth target of 1% per annum to 2030. Under certain scenarios, for example further rezoning, development of significant areas of existing zoned residential land such as Balaklava, and changes to the availability of potable water within the region, population growth could be greater. Noting to date (2026) that the growth target of 1% per annum has not been achieved, although infill development within existing townships is a notable trend.

When growth commences it is unlikely to be at steady rate of 1%, it will more likely ebb and flow over time, with period of sustained growth and periods of lower growth.

A key theme of the plan is addressing existing challenges that have limited growth. These include stagnant population trends, a mismatch between housing availability and local employment and critical infrastructure gaps, particularly water supply and servicing capacity. There is also a need for more diverse housing options and stronger promotion of Wakefield as an attractive place to live and invest.

Clear actions also strengthen Council's promotion and advocacy role by providing a defined set of priorities to communicate to government, infrastructure providers, investors and the wider community. Rather than advocating in general terms for growth, the Action Plan enables Council to clearly identify the projects, infrastructure needs, policy changes and investment opportunities required to unlock development. This supports more targeted engagement, stronger funding submissions and consistent messaging about Wakefield's growth potential, while demonstrating that Council has a coordinated and evidence-based pathway for delivery.

VISION

Wakefield 2030 identifies the vision for the Council area.
"Wakefield is a thriving and connected regional community known for its lifestyle, vibrant towns and economic prosperity.

The region is growing, supported by quality assets and driven by a strong sense of pride and confidence. Wakefield is a great place to do business and a great place to belong."

There are three key themes of focus to bring our vision to life. They are:

Liveable Communities
Wakefield is a great place to live, work and play. Our vibrant, attractive towns are full of energy and excitement, with places and spaces designed for people to pursue recreation, leisure and fun. Our communities are connected by social events, a sense of pride and belonging and quality infrastructure that serves them well.

Thriving Region
Wakefield is open for business. Our region's economic future is bright as existing businesses thrive and expand, while new businesses and industries put down local roots. Our population is growing as people recognise the affordable, quality lifestyle on offer, with new housing options enticing people to move to the area.

Sustainable Future
Wakefield has a clean, green future. Strong partnerships between Council, the community and other agencies have been formed as we come together to manage our environment in the best possible way. We are seen as a region that respects its natural assets and seeks sustainable outcomes for the community.

These focus areas are also underpinned by measurement of success targets, those relevant to growth and investment are outlined below:

- The infrastructure gap on roads is reduced by a minimum of $1.2 million/year to achieve a gap of less than $5 million by 2030.
- Local jobs have increased from 3,060 (2018/19 figures) by a minimum of 1% (or 30 jobs) per year to achieve growth of 10% (300 new jobs) by 2030.
- Local businesses have increased from 718 (2018/19 figures) by a minimum of 1% (or 7 businesses) per year to achieve growth of 10% (72 new businesses) by 2030.
- Wakefield's population has grown from 6,838 (2019 figures) by a minimum of 1% (or 68 residents) per year to achieve growth of 10% (684 new residents) by 2030.
- By 2030, the number and value of new development approvals has approximately doubled on the 10 years to 2019/20:
- 500 new homes valued at $90 million
- 400 new industrial developments valued at $140 million

What is not evident in Wakefield 2030 is commentary on:

- What are the impediments to these targets?
- How have they been addressed to date?
- How can they be addressed in the future?
- Is Council fully in control of facilitating these targets?
- Who are Council's partners in achieving these targets?

For example, it is not reasonable to expect significant jobs growth without the provision of additional housing within the region. Equally it is not reasonable to expect significant housing commencements without a pipeline of local jobs. This alignment of local employment with local housing, a one house, two jobs connection, is a key component of the growth and investment Action Plan.

The Growth & Investment Action Plan will fill these gaps by further considering issues outlined in the Growth Discussion Paper and developing specific actions to address these focus areas and facilitate liveable and sustainable growth and investment in Wakefield and make it development and investment ready. It will more closely align the provision of jobs with housing, and vice versa, and it will outline target industries and locations where employment can be facilitated to achieve meaningful progress on these targets by 2030.

Further, if the growth targets had been successful, Wakefield would currently have 400-500 additional people living in the area. This highlights the importance of considering the necessary steps in getting Wakefield 'development & investment ready' by creating an environment in which investment can be attracted and growth is facilitated.





SETTING THE SCENE

Planning for urban growth is important as without a clear plan and actions, growth may not occur or may occur in ways or areas that are not desirable. Growth investigations are required to grow in a sustainable and responsible manner, with services and infrastructure that broadly keeps pace with residential growth and meets the needs of the community. The ability to maintain quality service delivery while at the same time managing expanded service role expectations and infrastructure demands is an important challenge for Council to address.

All areas of Council services will come under increased strain when urban growth occurs and demand for services and infrastructure upgrades will increase as growth progresses. Councils are faced with the need to balance service levels within financial constraints while meeting the expectations of the community. The GAIAP is intended to make Wakefield 'development & investment ready' by creating an environment in which investment can be attracted and growth is facilitated.

A key strength of the action plan is that it is explicitly aligned to the core constraints identified in the analysis, particularly infrastructure limitations, housing supply issues and weak investment demand. Actions focused on advocating for regional water infrastructure, reviewing wastewater and stormwater capacity, and establishing infrastructure triggers for development directly respond to the most critical barrier to growth servicing capacity. By prioritising these enabling actions, the plan ensures that development-ready land can actually be brought to market, which is essential for unlocking population growth.

The Wakefield Growth and Investment Action Plan provides Council with a clear, coordinated and practical framework to respond to the growth opportunities and constraints identified through the Wakefield Urban Growth Discussion Paper. While Wakefield has strong foundations for future growth, including available zoned land, established townships, proximity to Adelaide, productive industries and key freight infrastructure, these advantages will not be fully realised without deliberate action to address infrastructure, housing, investment and advocacy barriers. The draft Action Plan translates these issues into a structured work program that supports Council to prioritise effort, coordinate stakeholders, pursue external funding and promote Wakefield as a credible location for population and economic growth.

RELATIONSHIP WITH OTHER STRATEGIES

The GAIAP is a companion document to the Wakefield Regional Council Growth Discussion Paper (2024) and should be read in conjunction with that paper. The GAIAP has a short to medium-term view initially to 2030 and then to 2035, with targeted actions focused over the next 5–10 years and aligning to Wakefield 2030.

MULTI-TOWN SERVICE MODEL

Wakefield is serviced by a regional service centre (Balaklava), towns (Port Wakefield, Hamley Bridge, Owen, Blyth, Brinkworth and Snowtown) and rural settlements (Lochiel, Natawarra, Hoyleton, Halbury, Bowmans and Pinery). Wakefield 2030 identifies Balaklava as the major service centre in the region. Noting that Owen, Hamley Bridge, Blyth, Brinkworth, Snowtown, Lochiel and Port Wakefield will all have a role in providing local services to communities and travellers while potentially hosting regional-level facilities in some circumstances. Bowmans will also have a significant role in the provision of employment land and opportunity for large-scale employment land development. As Wakefield grows, growth planning is seeking to foster liveable and sustainable outcomes across these townships and settlements, with the aim that a range of services and facilities are reasonably convenient, accessible and appropriately service the local population. This includes community and recreational facilities, health, education and employment.

STRATEGIES AND ACTIONS

This part of the Growth and Investment Action Plan (GAIAP) forms the strategies and actions that will assist to make Wakefield, 'development & investment ready' by creating an environment in which investment can be attracted and growth is facilitated.

The strategies and actions are structured based on the Wakefield 2030 outcomes of LIVEABLE COMMUNITIES, THRIVING REGION and SUSTAINABLE FUTURE.

The strategies most relevant to growth and investment, noting that all strategies that make Wakefield a great place to do business and a great place to belong are related to growth and investment in some way, are outlined under each heading. A focus on key strategies of Wakefield 2030 and strategies without detailed actions that require further exploring and planning as part of an overall growth approach has been made as part of this process.

ADVOCACY AND PROMOTION OF WAKEFIELD OPPORTUNITIES

Effective advocacy and promotion are critical to achieving Wakefield's growth and investment objectives. While Council does not directly control many of the factors that influence growth, including State Government infrastructure investment, housing delivery, business expansion, workforce attraction and major private sector development, it plays a vital leadership role in championing the region's opportunities.

A coordinated and consistent advocacy program helps raise the profile of Wakefield as a place to live, work, invest and do business, while ensuring government agencies, infrastructure providers, developers and investors are aware of the region's strategic advantages.

By actively promoting Wakefield's affordable lifestyle, available land supply, agricultural strengths, freight and logistics advantages, emerging employment precincts and investment-ready opportunities, Council can help stimulate market interest, build investor confidence and attract the partnerships required to unlock growth. Strong advocacy also ensures the needs of existing and future communities are represented in regional and state decision-making processes, assisting to secure the infrastructure, services and funding necessary to support sustainable long-term growth.



LIVEABLE COMMUNITIES

Wakefield is a great place to live, work and play. Our vibrant, attractive towns are full of energy and excitement, with places and spaces designed for people to pursue recreation, leisure and fun. Our communities are connected by social events, a sense of pride and belonging and quality infrastructure that serves them well.

Liveable Communities Strategies

LC 2.1 Provide well-planned assets that meet the community's needs now and into the future.

What did the Growth Planning Discussion Paper tell us?

- Population growth has been stagnant over a 10-year period, despite significant zoned land supply at Port Wakefield, Balaklava and Hamley Bridge and recent efforts to increase population have had limited impact to date. Greater action by Council is required to promote the living, lifestyle and development benefits of Wakefield to a broader audience.
- Despite a large land division approval in Port Wakefield demand has not driven supply of residential land to date, despite local employers seeking housing for workforce;
- Lack of infrastructure planning by state government, particularly water supply, impacting on development potential across the region. The supply of water to increase population will be a key matter for Council and State Government.
- Council infrastructure (CWMS & Stormwater) is also likely to need augmentation across the five towns where it is present to facilitate growth;
- A broad population structure and age cohorts means that the need for services to meet all age groups is evident e.g. from childcare to aged care and social services along an entire spectrum. Noting that many of the necessary services are not the role of local government to provide, rather we play an advocacy role on behalf of community.
- Housing need is broad given prevailing family structures and increasing demand for single person households. Given the proportion of lone person households, the existing dwellings stock (primary detached dwellings) does not provide sufficient housing choice.
- Subject to the resolution of infrastructure issues and the stimulation of demand through to development, existing zoning has a potential yield of approximately 2780 allotments within Blyth, Balaklava, Hamley Bridge and Port Wakefield. Infill potential within other towns could be as high as 350 allotments.
- Council has a role to facilitate or lobby for increases to social services such as community health facilities that are the responsibility of state government or private sector.



LIVEABLE COMMUNITIES GROWTH & INVESTMENT ACTIONS

Actions		Timing
1.	Monitor land supply and demand to understand likely timing and nature of future land releases for urban growth. Consider level of infrastructure needed and an orderly approach to land release. This will include directly engaging with landowners of significant zoned parcels that can accommodate residential or employment growth (Balaklava, Bowmans, Hamley Bridge & Port Wakefield) to establish their short-term plans for land development.	Ongoing
2.	Monitor dwelling types being provided, through planning and development approval data held by Council, to meet housing needs, including for ageing resident and seasonal workers.	Ongoing
3.	Map infill housing development (land divisions and dwelling approvals) across each town over the last 3 years to illustrate current take up rates and locations.	Short Term
4.	Obtain residential valuation trends for each township over the past 3 years to establish movements in the residential market within Wakefield for use in encouraging investment.	Short Term
5.	Along with other regional stakeholders advocate for a coordinated regional water infrastructure strategy with State Government and relevant providers to unlock residential growth in key towns.	Ongoing
6.	Establish infrastructure servicing triggers for greenfield and infill growth areas to guide the timing of CWMS, stormwater, roads and community infrastructure upgrades.	Short Term
7.	Stormwater network capacity – reassess stormwater network and drainage capacities, particularly in Port Wakefield and Balaklava (link to Stormwater Asset Management Plan).	Medium Term
8.	Preparation of Stormwater Management Plans	Medium Term
9.	Undertake a capacity review of CWMS systems at Balaklava, Hamley Bridge and Snowtown (link to CWMS Asset Management Plan), noting that Port Wakefield and Blyth are already completed.	Short Term
10.	Establish a CWMS augmentation program following investigations and engagement (link to CWMS Asset Management Plan).	Medium Term
11.	Prepare walking and cycling plans for key towns and integration with the existing intra-town trail network	Medium Term
12.	Facilitate partnerships with community housing, aged care and private providers to deliver a broader range of housing types, including smaller dwellings, aged care, key worker and seasonal worker accommodation.	Ongoing
13.	Prepare a growth-related community services needs assessment covering childcare, health, aged care, schools and emergency services across the region's town network.	Short Term
14.	Progressively prepare integrated plans across living, business and tourism and environment for towns and rural settlements to support local facilities/services.	Medium Term
15.	Advocate for an expanded range of services, including capacity associated with growth. Council has a facilitation role in supporting increases to social and community services such as community health facilities, schools, childcare and aged care that are the responsibility of State Government or the private sector to provide.	Short/Medium Term aligned to when greenfield growth commences

Actions		Timing
16	Advocate to Department of Infrastructure and Transport and plan for: • Connection to appropriate public transport provision, for example train to Two Wells/ Riverlea, collection points within Wakefield • Electric vehicle charging points within towns on major transport routes.	Medium Term Ongoing
17	Ongoing review of WRC road network through traffic counts and condition assessments to assess suitability and amendments required (link to Transport/Roads Asset Management Plan). Significant rates of residential growth will lead to a proportionate increase in private vehicle trips per day on the local road network. Requirements for upgrades to the existing road network to accompany urban growth.	Ongoing
18	Ongoing review of WRC road network and regional freight network to assess suitability and amendments required (link to asset management plan)	Ongoing
19	Increase housing options through amending the Planning and Design Code. Consider options to support partnership development proposals for higher density and mixed use, as well as health, aged care and mixed tenure on large sites.	Medium Term
20	Pursue rezoning of Council-owned land on Gwy Terrace, Balaklava. Code Amendment initiated and quotations for planning consultants obtained; selection of consultant required.	Underway
21	Servicing and cost profiles – prepare preliminary servicing and cost profiles for priority growth areas to support advocacy, budgeting and infrastructure sequencing.	Short Term
22	Engage with builders and developers to test the housing products, lot sizes and price points most feasible in Wakefield's priority towns.	Short Term
23	Work with major employers and RDA to identify workforce housing and local service gaps affecting employee attraction and retention.	Ongoing
24	Identify quick-win projects that improve town presentation, local confidence and amenity while longer-term growth initiatives progress.	Short Term
25	Support temporary activation of vacant sites and buildings in town centres where they can contribute to local activity and place appeal.	Medium Term



THRIVING REGION

Wakefield is open for business. Our region's economic future is bright as existing businesses thrive and expand, while new businesses and industries put down local roots. Our population is growing as people recognise the affordable, quality lifestyle on offer, with new housing options enticing people to move to the area.

Thriving Region Strategies

TR 1.1 - Entice new businesses, developers and industries
TR 1.2 - Encourage and support expansion of existing businesses and industries
TR 2.1 -Leverage the quality, affordable lifestyle Wakefield has to offer to drive residential growth

WHAT DID THE GROWTH PLANNING DISCUSSION PAPER TELL US?

Preservation of some of the state's most productive farming land and the unique rural lifestyle and natural features that WRC possess is a critical issue for the community. Further urban growth must balance these elements, along with providing employment and housing options for the community. Also a more significant role for Council to promote the region and encourage private development and investment. Greater action by Council is required to promote the living, lifestyle and development benefits of Wakefield to a broader audience.

- Consider opportunities for value adding facilities to existing high intensity rural production to accompany the preservation of high value rural land.
- Provision and location of localised employment and services must be considered as part of growth scenarios, and the structure, size, design and location of services in town centres and across the Council area will need to be reviewed.
- With the investment in major road infrastructure, namely the Northern Expressway, Augusta Highway Duplication and the reinforcement of the importance of the corridor from Port Adelaide to Port Augusta, economic drivers and opportunities may now be combining to make Wakefield a more attractive destination for large scale residential investors and developers
- Housing shortages and lack of affordability within Greater Adelaide does represent an opportunity for Wakefield to promote itself as a viable alternative;
- The value proposition presented by Wakefield could be quantified in order to draw the attention of investors to the region. More significant role of RDA in assisting Council to undertake this work
- An extension of the Greater Adelaide Freight Bypass as part of South Australia's High Productivity Vehicle Network, recognising its role in improving freight efficiency, safety, and network resilience by enabling higher productivity vehicles to bypass metropolitan Adelaide would potentially have a significant impact on Wakefield. An extended corridor from Truro into the Wakefield Regional Council area would strengthen regional connectivity to the Sturt Highway and the broader national freight network, building on planned upgrades between the South Eastern Freeway and Truro. It would also likely generate interest in local transport services and infrastructure.
- Council acknowledges the region's strong logistics potential, underpinned by direct links to major highways, rail infrastructure, and strategic assets such as the Bowmans Intermodal facility, which provides a direct connection to the port at Outer Harbour. Importantly, the Wakefield region offers significant advantages for freight and logistics expansion, including available land and separation from metropolitan Adelaide, positioning it as an ideal location for future road and rail corridor development.
- Exploring opportunities to attract and facilitate the emerging need for data centre development in the Wakefield region, recognising the sector's growing importance to the state and national economy. The region offers several key advantages, including available land, proximity to major population centres and strong connections to the electricity grid, making it well suited to large-scale digital infrastructure. Further investigation is needed to confirm the capacity and reliability of local high-speed internet connectivity required to support such development. Subject to that assessment, Wakefield is well positioned to leverage its strategic location and infrastructure to attract data centre investment, diversify the local economy, and strengthen its role in South Australia's digital and logistics ecosystem.
- As outlined in Wakefield 2030, Council continues to advocate for the delivery of a natural gas supply line through the region to support current and future industrial development. Increasing demand from gas-reliant industries is placing additional pressure on Council's road network, with significant volumes of natural gas required to be transported by road. The establishment of a reticulated gas supply would reduce heavy vehicle movements, improve road safety and reduce maintenance costs for Council's infrastructure. This investment would not only alleviate strain on local transport networks but also strengthen the region's attractiveness for further industrial growth, supporting long-term economic development objectives.
- Further urban growth should ensure that key industries such as grain growth and farming are not jeopardised while providing a pipeline of potential employees for local business/industry.

THRIVING REGION ACTIONS

Actions		Timing
1	Develop a prospectus that promotes our region and the benefits of doing business in Wakefield.	Underway (Portal)
2	Develop a prospectus to promote Wakefield's towns as ideal quality lifestyle propositions.	Underway (Portal)
3	Develop a promotional campaign to attract new residents by showcasing the affordable, quality lifestyle destinations within Wakefield.	Underway
4	Advocate for new projects that facilitate the expansion of local industries.	Short Term
5	Review zoning and consider changes to facilitate development as part of Local Area Planning.	Short Term
6	Expand residential land development opportunities within towns and across the region.	Short to Medium Term
7	Prepare draft infrastructure deeds, bonding agreements, asset handover templates for use in land development processes as growth commences and increases.	Underway
8	Align the growth in employment with a corresponding growth in the provision of dwellings on a 1 (dwelling) to 2 (jobs) basis. This 2 for 1 alignment of jobs and dwellings should be a major focus of Council in supporting sustainable growth and a pathway to 10,000 residents.	Ongoing
9	Prepare an industrial land readiness program for strategic employment areas, identifying infrastructure requirements, staging, access needs and advocacy priorities.	Short Term
10	Development Trends - monitor agricultural, horticultural, value adding, retail and tourism development trends to test the currency of the Planning and Design Code – including land supply/allotment sizes to support appropriate economic development of Wakefield. This includes: • Agricultural and food-based business clustering, precincts and estates near or between townships e.g. Bowmans • Hubs around infrastructure	Ongoing
11	Prepare a targeted freight and logistics investment prospectus highlighting Bowmans Intermodal, highway and rail access, available employment land and corridor opportunities.	Short Term
12	Identify and promote opportunities for agribusiness processing, value-adding and rural industry clustering that build on the region's agricultural strengths while protecting productive land.	Short to Medium Term
13	Renewable Energy – investigate and foster take up, including associated with primary production	Ongoing
14	Plan and advocate (to Department of Transport) for integrated transport planning to service living and business, including connecting with Ports in Adelaide, interstate, air based, and for a suitable range of community and public transport.	Ongoing
15	Adopt a coordinated approach to establishing employment precincts, such as Bowmans, with necessary infrastructure	Underway/ Short Term

Actions		Timing
16	Review the role, scale and service function of key towns and centres to guide future business, service and employment investment across the multi-town network.	Short to Medium Term
17	Advocate for improved high-speed digital connectivity across employment precincts and strategic growth areas to support business attraction, data centres and modern industry.	Short Term
18	Investigate and promote the Wakefield region's suitability for data centre development, including available land, electricity network access, and the capacity of high-speed digital connectivity infrastructure.	Short Term
19	Join advocacy for extension of the Greater Adelaide Freight Bypass and associated High Productivity Vehicle Network connections into the Wakefield region, and plan for local transport services and infrastructure required to support increased freight connectivity and logistics activity.	Short to Medium Term
20	Advocate for delivery of a reticulated natural gas supply through the region to support current and future industrial development, reduce heavy vehicle movements associated with road-based gas transport, and improve road safety, infrastructure efficiency and investment readiness.	Short to Medium Term
21	Reinforce focused point of contact for significant development and investment proposals.	Underway/ Short Term
22	Along with partners RDA and Invest SA prepare clear guidance for proponents on approvals, likely servicing issues and infrastructure expectations for major proposals.	Short Term
23	Establish a regular forum (Investor and developer roundtable) with landowners, agents, service providers and industry stakeholders to test opportunities and constraints.	Ongoing
24	Identify precincts or sites (Investment-ready sites) where planning, servicing and access issues are relatively advanced and can be actively promoted.	Short Term
25	With RDA and major employers develop a targeted campaign aligned to priority industries, strategic employment areas and the region's lifestyle advantages.	Underway/ Short Term
26	Partner with education and training providers to strengthen local workforce pathways in sectors tied to growth, logistics, agribusiness and emerging industries.	Medium Term

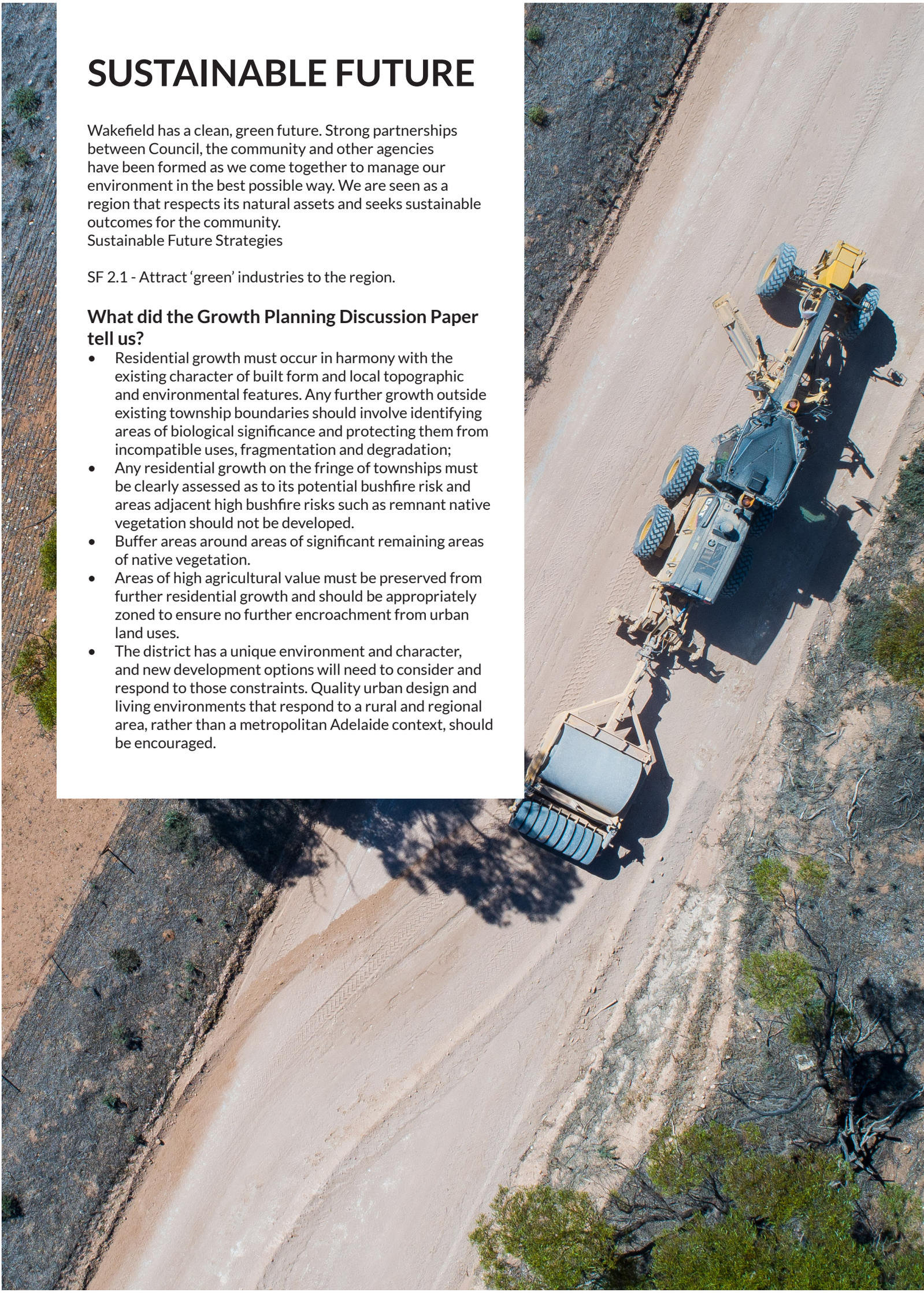
SUSTAINABLE FUTURE

Wakefield has a clean, green future. Strong partnerships between Council, the community and other agencies have been formed as we come together to manage our environment in the best possible way. We are seen as a region that respects its natural assets and seeks sustainable outcomes for the community.
Sustainable Future Strategies

SF 2.1 - Attract 'green' industries to the region.

What did the Growth Planning Discussion Paper tell us?

- Residential growth must occur in harmony with the existing character of built form and local topographic and environmental features. Any further growth outside existing township boundaries should involve identifying areas of biological significance and protecting them from incompatible uses, fragmentation and degradation;
- Any residential growth on the fringe of townships must be clearly assessed as to its potential bushfire risk and areas adjacent high bushfire risks such as remnant native vegetation should not be developed.
- Buffer areas around areas of significant remaining areas of native vegetation.
- Areas of high agricultural value must be preserved from further residential growth and should be appropriately zoned to ensure no further encroachment from urban land uses.
- The district has a unique environment and character, and new development options will need to consider and respond to those constraints. Quality urban design and living environments that respond to a rural and regional area, rather than a metropolitan Adelaide context, should be encouraged.



SUSTAINABLE FUTURE ACTION PLAN

Actions		Timing
1	As part of the investment attraction portal develop a prospectus that showcases the region's potential to host renewable energy and waste recycling industries.	Short Term
2	Review planning settings and advocacy priorities to protect high-value agricultural land from incompatible urban encroachment	Short Term
3	Increase reuse of community wastewater treatment plant water to green more public spaces.	Medium Term following review of CWMS capacity of all 5 systems
4	Establish a program to reduce the community's waste to landfill.	Short Term
5	System of trails that enable safe movement of pedestrians and cyclists.	Underway
6	Appropriate location and development of recreational services, open space, community buildings and review of service delivery options. (Community Land and Buildings Review underway_	Underway
7	With partner such as the SATC pursue opportunities to establish private and public infrastructure to enable visitor and resident experiences.	Ongoing
8	Investigate townships features and 'green infrastructure' (open space a tree coverage)	Ongoing
9	In consultation with Landscape Board identify and map areas of biological significance, remnant vegetation and required environmental buffers to inform future growth planning and land use decisions.	Medium
10	Investigate opportunities for large scale habitat restoration, including as part of the rationalisation of rural road network and recent requests to consider revegetation to address biodiversity and the potential development of biodiversity & carbon credits.	Ongoing / Short Term
11	Investigate options to reduce waste associated with new development. This includes fostering the circular economy and coordination of waste collection across the region.	Short to Medium Term
12	Investigate options to reduce carbon footprint and address climate change issues as part of new development.	Short to Medium Term
13	Consider outcome of the Wakefield River Catchment Action Plan and flood mitigation requirements.	Short Term
14	Better planning for coastal inundation risk to improve investment potential (Port Wakefield).	Short to Medium Term
15	Consider adopting design principles for growth areas that respond to heat, flooding, drought and long-term asset performance.	Short Term
16	Identify opportunities in priority towns to improve stormwater management, greening and resilience to extreme weather (Water-sensitive urban design).	Short to Medium Term
17	Develop a program linked to growth areas and town centres to improve shade, biodiversity, public realm quality and climate resilience.	Ongoing
18	With State Government and CFS assess bushfire risk interfaces around existing and future growth areas to inform township expansion, land use planning and development controls.	Medium Term
19	Prepare regional design guidance to encourage new development that responds to Wakefield's rural character, environmental constraints and townscape qualities.	Short to Medium Term

FUNDING FOR GROWTH

As a service and infrastructure provision organisation, Council needs a coordinated approach to managing and facilitating growth that leads to liveable and economic towns, settlements and districts. A strategies and actions for growth informs operational and service decisions, including how Council works with local business and residents, local groups, other spheres of government, other councils, infrastructure providers, and the development sector.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Council will need to determine the ability of the existing systems to manage increased demands and requirements.

Funding Opportunities

- Council Long Term Financial Plan
- Private Funding – Developer Contributions
- Private Funding – Business Investment
- State and Commonwealth Government Funding, including Planning and Development Fund and Roads to Recovery

The level of success in achieving the Gaiap depends upon cooperation between the public and private sectors.

Funding & Partnership Strategies

1. Partner with the Australian, State and local government entities to pursue liveable growth outcomes
2. Maintain working relationships with economic, living and environmental groups of Wakefield
3. Share information and engage with the community to influence liveable growth.
4. Ensure the SA Planning System is aligned with Council's outcomes and up to date for trends
5. Provide excellent customer service for people looking to invest and undertake development.



PROACTIVE LEADERSHIP & FUNDING ACTIONS

Actions		Timing
1	Maintain formal and informal links with the State Planning Commission and Planning and Land Use Services. CEO to regularly engaged with Executive Director Planning at Department of Housing & Urban Development	Ongoing
2	Maintain collaborative relationships with local economic, living and environmental groups in progressing the actions. Work together based on values of integrity, respect, professionalism, innovation and open mindedness.	Ongoing
3	Make information available and establish a planned approach to engagement about projects arising from the Gaiap.	Ongoing
4	Reference the Gaiap in Council long term planning, including the Long-Term Financial Plan, Asset Management Plans and eventual revisions of Wakefield 2030.	Ongoing
5	Coordinated and consistent advocacy program to inform stakeholders (state government, local community, development sector and investment sector of opportunities within WRC.	Underway
6	Review the balance of Council responsibilities under the Local Government Act 1999 and those non mandatory services offered to the community.	Underway
7	Council human resourcing and service provision must be aligned so that those services offered by Council are undertaken by qualified and experienced staff within realistic timeframes.	Ongoing
8	An increase to asset valuation will also require increases in asset depreciation in annual Council budgeting.	Ongoing
9	An increase in asset ownership (existing and new) by Council demands greater maintenance in terms of financial and staff commitments. Additional staff will be required to manage increased assets and the maintenance workload unless other service arrangements for maintenance of assets can be entered into.	Ongoing
10	Establish an internal group to coordinate planning, infrastructure, advocacy, economic development and communications across Council.	Underway/ Short Term
11	Implementation reporting – prepare an annual Growth and Investment Action Plan report to track progress, barriers, advocacy outcomes and emerging priorities.	Ongoing
12	Develop a framework to rank growth-related projects based on impact, readiness, cost, partnerships and funding potential.	Short Term
13	Continue to prepare detailed design of infrastructure identified in Asset Management plans (shovel-ready projects) for priority infrastructure projects so Council can respond quickly to grant and partnership opportunities.	Ongoing
14	Undertake sustained advocacy and promotion of Wakefield's growth, investment and lifestyle opportunities through a coordinated program of stakeholder engagement, government relations, investment attraction, strategic partnerships and targeted marketing to secure infrastructure investment, stimulate private sector confidence and support achievement of Council's population and employment growth targets.	Underway

IMPLEMENTATION CONSIDERATIONS

Implementation of this Growth and Investment Action Plan will be dependent on the availability of Council staff resources, organisational capacity, and financial resources over time. While the Plan establishes a clear strategic direction and identifies key priority actions, the timing, sequencing, and scope of delivery will necessarily be influenced by annual budget considerations, competing service demands, and broader organisational priorities. External factors, including the availability of grant funding, partnership opportunities with government and industry, and shifts in economic or policy environments, will also play a significant role in determining how and when specific initiatives can be progressed.

To ensure effective and sustainable delivery, actions outlined in the Plan will need to be integrated into Council's existing planning and governance frameworks. This includes alignment with the Long-Term Financial Plan, annual business planning processes, asset management strategies and workforce planning. Regular monitoring and reporting will be essential to track progress, respond to emerging opportunities and adjust priorities as required.

Importantly, implementation will benefit from a flexible and adaptive approach, recognising that conditions may change over the life of the Plan. This may involve staging initiatives, leveraging partnerships to share costs and expertise, and prioritising high-impact projects where resourcing allows. By embedding the Plan within Council's broader decision making processes and maintaining a focus on collaboration and continuous improvement, Council can maximise the effectiveness of its investment and deliver long-term economic and community benefits.

CONCLUSION

The Growth and Investment Action Plan positions Wakefield Regional Council to proactively manage and shape future growth in a way that is both liveable and sustainable. By aligning with the vision and targets of Wakefield 2030, the Plan provides a clear and practical framework to guide population growth, economic development, and infrastructure investment. It acknowledges that growth is not solely driven by Council, but through the combined efforts of government, industry and the community, all working collaboratively to create a thriving and resilient region.

Central to the Plan is the recognition that coordinated investment in housing, employment opportunities, and social and economic infrastructure is essential to achieving balanced growth. By fostering strong partnerships and enabling an investment-ready environment, the GAIAP seeks to unlock opportunities that will support both local businesses and new development, while enhancing the quality of life for existing and future residents. This integrated approach ensures that growth contributes positively to the region's character, connectivity, and long-term sustainability.

Ultimately, the Growth and Investment Action Plan provides a pathway toward achieving the Council's growth aspirations. Through targeted actions, strategic collaboration, and ongoing adaptability, the Plan will support Council in delivering meaningful outcomes for the community, creating a region that is a great place to do business and a great place to belong.