

# Growth Strategy

Berri Barmera Council



**Berri<sup>\*</sup> Barmera**  
COUNCIL





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# Mayor's Message

As Mayor of Berri Barmera Council, I am delighted to present our Growth Strategy. This Strategy shares the vision and aspirations for the future of the Berri Barmera Council and aims to provide a coordinated, strategic and planned approach to cater for growth in our local government area to 2040.

To enable integrated and sustainable growth the strategy:

- Provides for aspirational growth targets based around realistic opportunities for investment and urban expansion.
- Reinforces and promotes connection between our communities and beyond.
- Looks at how and where projected population and employment growth is to be accommodated.
- Reiterates and builds on the Community Strategic Plan's overarching vision for the Berri Barmera Council area; and
- Highlights the land use strategies Council will use to inform investigations and controls including, Local Environmental Plans, development incentives and controls to guide future development and strategic urban growth areas that have the potential to accommodate growth in the future.

Council will continue to focus on the liveability, environmental and economic factors which affect the quality of life for our residents. It is our role to listen, lead, provide for and advocate on behalf of our community taking into account the community's wishes to ensure our towns and region remain a vibrant, safe and thriving place to live. The Growth Strategy advocates opportunities for Council to attract investment, increase our population, grow job opportunities and form partnerships. Supported by an implementation plan, we can see a clear path toward increased civic leadership, liveability, investment, vibrancy and sustainability.

Delivering the objectives outlined in the Growth Strategy will provide better outcomes for our community. It will ensure that Berri Barmera Council continues to be known as a great place to live, work and invest.

Mayor Peter Hunt



# Vision Statement and Key Targets

# Vision Statement and Key Targets

## Vision Statement

To enhance the liveability and enterprise of the Berri Barmera Council area and community by providing a vibrant and welcoming lifestyle, by valuing and protecting the natural environment, and by demonstrating an attitude of being open for business.

## Vision Elements

- Growth in population, employment and economic activity
- Protection of the River Murray and its water quality
- Conservation of the flora and fauna of the region and areas of natural beauty
- Maintain productive environments
- Enhance First Peoples of the River Murray and Mallee association with the land

## Building Blocks for Growth

- A solid population base
- Strong employment levels
- Good infrastructure and community services
- Sound governance
- A Council strongly supportive of high-quality sustainable growth and expansion.



## Key 20 Year Targets



Population growth  
of 2,500 people



Construction of  
1,800 dwellings



\$600M investment  
in urban  
infrastructure and  
buildings



Expansion of land  
under productivity  
by up to 1,000ha



30% growth  
in agricultural  
productivity



Creation of new  
downstream  
agricultural production  
facilities with an  
investment value of  
over \$100M



1,700 new jobs



Increased tourism  
expenditure of  
\$132M per annum  
(within 20 years)



Up to \$60M  
investment in  
new tourism  
infrastructure

## Key Initiatives

- Deliver key infrastructure such as, stormwater, roads, landscaping and streetscape improvements to encourage investment and attract people to the area
- Encourage investment in Berri as the centre for government services and health facilities in the Riverland
- Invest in all townships to promote growth, private sector investment and economic activity
- Explore options for alternative sources of water, and advocate on behalf of landowners for increased access.
- Promoting and delivering tourism infrastructure
- Investigate the feasibility of large residential development projects in major towns
- Progressing the adjustment of planning policy settings to facilitate new investment in a wide range of economic initiatives

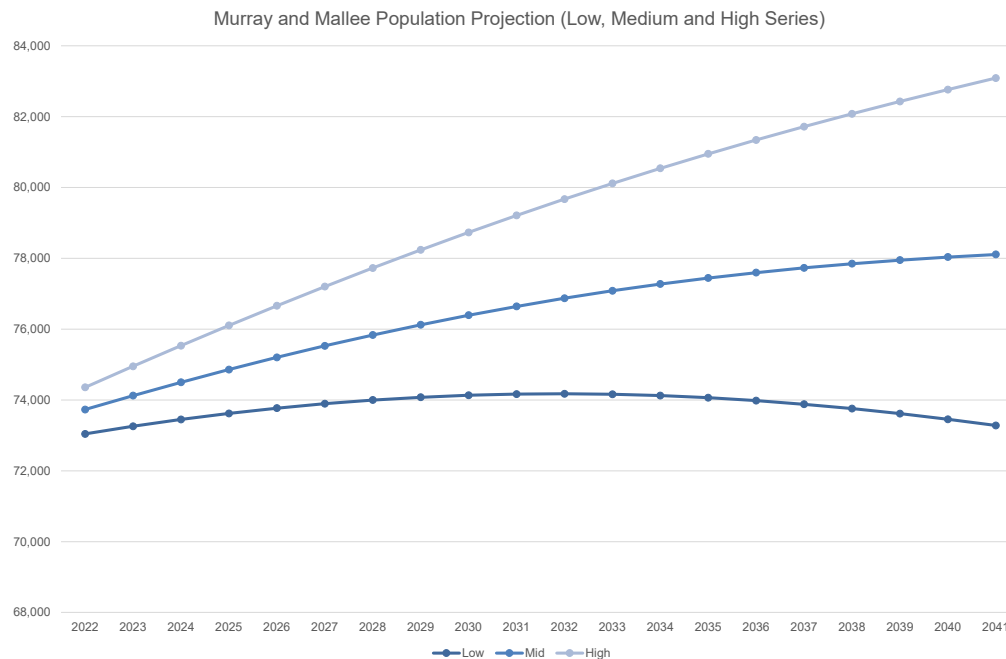


Where are we?  
Where are we going?

# Where are we?

## Demographic Characteristics

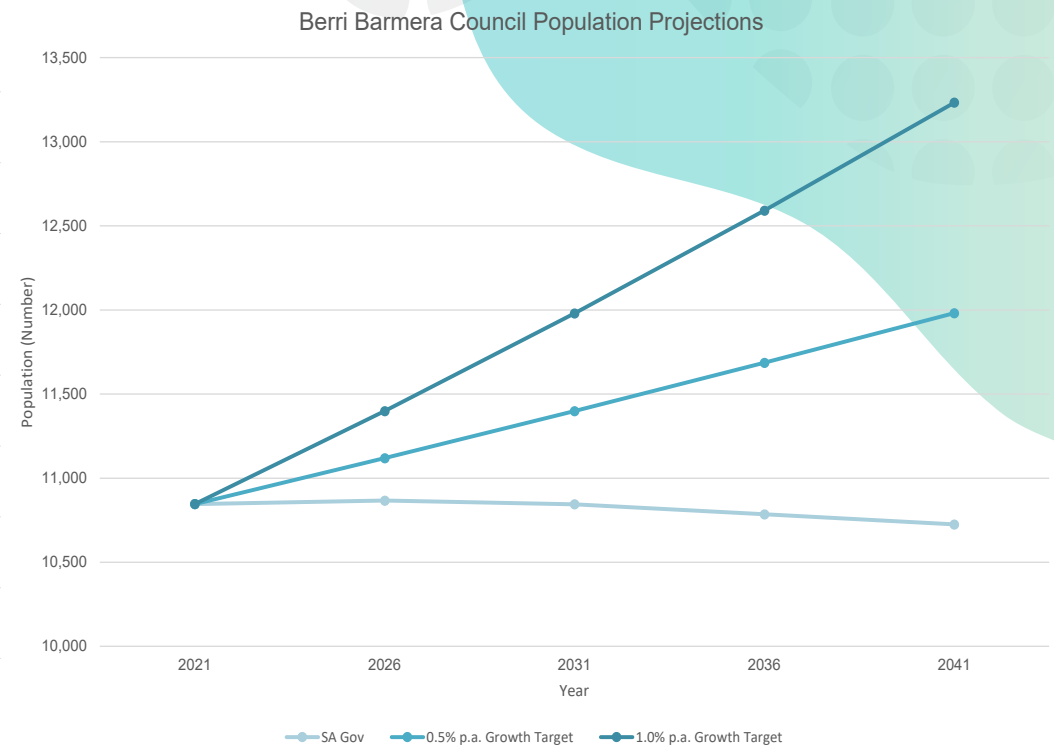
### Growth in the Murray and Mallee Region



Source: Australian Bureau of Statistics, 2016

Murray and Mallee Regions' population is expected to grow strongly over the next decade, and under a high growth rate scenario could increase by more than 8,000 over 20 years

### Growth Potential of Berri Barmera

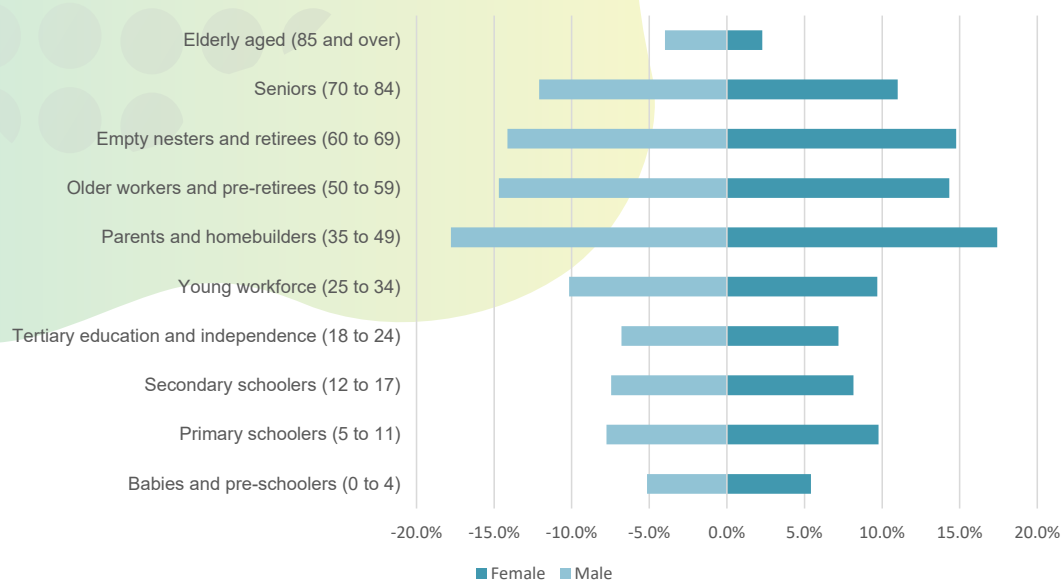


Source: DIT, 2016 and Holmes Dyer Projections

Current Department for Infrastructure and Transport statistics indicate a modest population decline in Berri Barmera Council over the next 20 years, however, modest growth of 0.5% to 1.0% pa could result in an increase of nearly 2,500 persons over that period.

## An Aging Population with Low numbers of Children and Young Adults

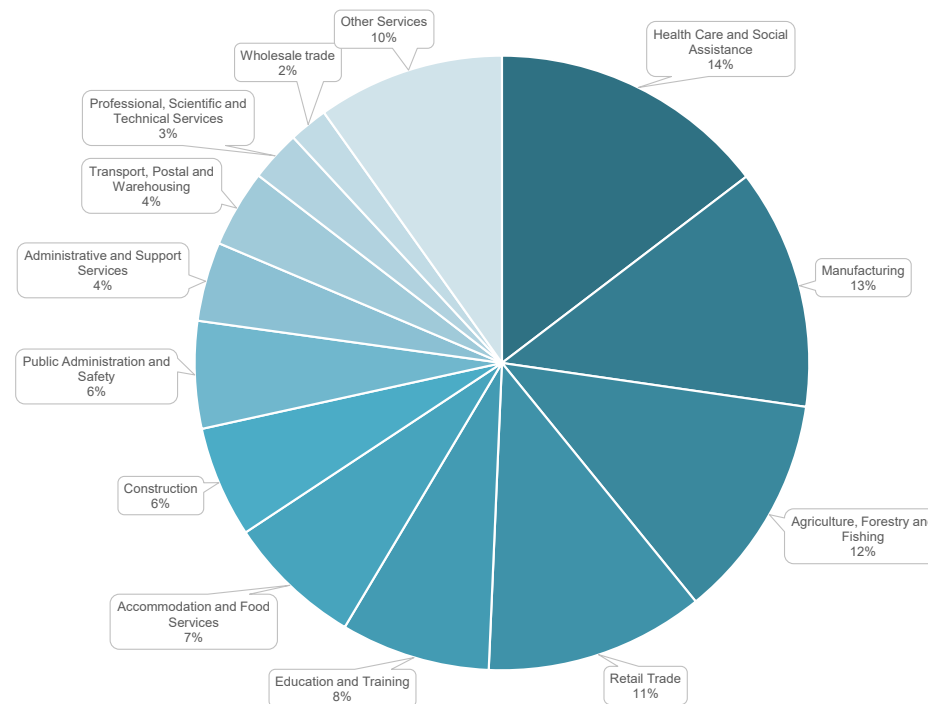
Berri Barmera Council Population Pyramid



Source: Census of Population and Housing, 2016, TableBuilder

## Diverse Employment Profile

Industry Sector Profile Berri Barmera (ABS 2016)



Source: Census of Population and Housing, 2016, TableBuilder



**Target industry growth of 3% p.a**



**Economy driven by horticulture, viticulture, associated industries and the service sector**

## Significant Industry Sectors

The economic base of the community is driven by horticulture and viticulture, and associated industries. In addition, Berri has traditionally (and continues to) service the region for State and Federal Australian Government services. Other key industry sectors include:

- Manufacturing
- Retail trade
- Education and training
- Tourism, accommodation and food services
- Construction
- Public administration and safety

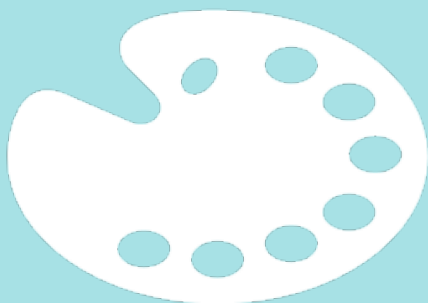
## Infrastructure Services

The Berri Barmera Council has a range of existing infrastructure services including:

- Power supply to all towns and closely settled areas
- Town water to Berri, Barmera, Monash, Glossop and Cobdogla
- Sewerage systems in Berri and Barmera
- Gas supply to part of Berri
- Stormwater system in Berri and Barmera
- Telecommunications throughout the Council area

## Key Growth Targets

### Creative Industries



### Tourism



### Energy and Mining



### Food, Wine and Agribusiness



## Significant recreational facilities

- Alan Glassey Park - hockey, bowls, softball, baseball
- Berri Stadium (Alan Glassey Park) - gymnastics, netball, basketball, futsal
- Berri Swimming Pool
- Oval complexes at numerous locations throughout the area
- Soccer pitches at Berri
- River Murray and Lake Bonney - water and nature based recreation

## Diverse history, heritage and culture

- Aboriginal and Torres Strait Islander population comprises of 4.4% of the district's population
- First Peoples of the River Murray and Mallee hold 260 square kilometres of land and water in the Riverland under native title
- Significant cultural heritage and pioneering history

## Health Services

The district provides modern well-equipped regional health services for people of all ages. This includes:

- Riverland General Hospital
- Riverland Accident and Emergency Room
- Ambulance Service
- SA Pathology
- Disability and support services
- Aged care facilities
- Specialist Health Practices



# SWOT Analysis

Opportunities	Threats
<ul style="list-style-type: none"> <li>• Solid population base</li> <li>• Strong employment levels</li> <li>• Desirable lifestyle</li> <li>• Good infrastructure and community services</li> <li>• Sound governance</li> <li>• Support for high quality growth and expansion</li> <li>• Major natural attractions - River Murray, Lake Bonney and environs</li> <li>• High quality regional sports facilities</li> <li>• Engagement of community and industry in water allocation planning</li> <li>• Relocation of the Berri Library by 2024</li> </ul>	<ul style="list-style-type: none"> <li>• Low growth</li> <li>• Ageing population</li> <li>• Low income levels</li> <li>• Lack of development ready land</li> <li>• Sturt Highway bypassing of Berri township</li> <li>• Lack of infrastructure serving key growth areas</li> <li>• Uncertainty of annual water allocations</li> <li>• Existing asset age, condition and distribution of community, library and administration facilities and ability to meet contemporary design and service standards</li> </ul>
Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Attraction of population from outside the area</li> <li>• Reduction of population drift to the metropolitan area</li> <li>• Good agricultural seasons and water flows</li> <li>• Repurchasing of water rights</li> <li>• Increased agricultural production through water wise technology</li> <li>• Regional cooperation to attract growth</li> <li>• Investment in enabling infrastructure to attract growth</li> <li>• Zoning of land to facilitate new opportunities</li> <li>• Delivery of expanded tourism attractions, programs and accommodation</li> <li>• Growth of Berri as a regional service centre</li> <li>• Employment in agriculture, production and service sectors</li> <li>• Strong regional identity as part of the Riverland</li> </ul>	<ul style="list-style-type: none"> <li>• Drought and extreme weather events</li> <li>• Variable river flows and water allocations in response to a changing climate and water availability</li> <li>• Competition from adjoining councils</li> <li>• Declining population base</li> <li>• World events</li> </ul>

SWOT

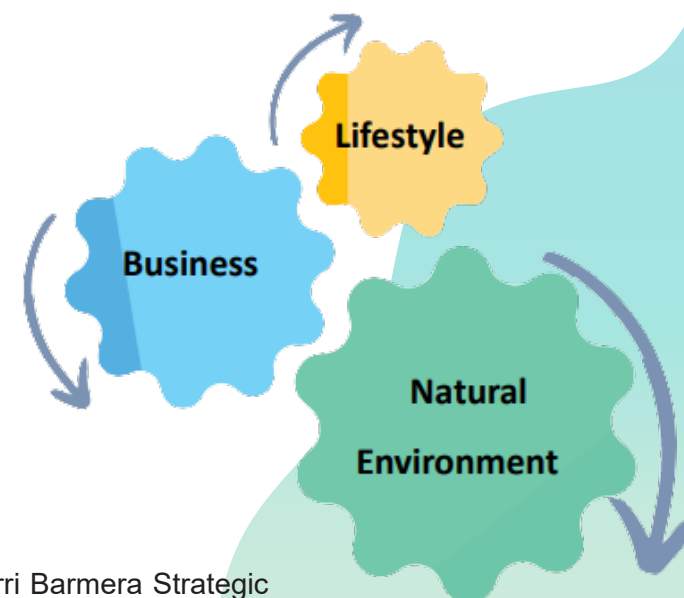
# Berri Barmera Strategic Community Plan 2020-2025

The Berri Barmera Strategic Community Plan adopted three themes that were identified to reflect the desires of the current community and a proud future.

The plan established a vision;

*To enhance the liveability and enterprise of our community*

The plan was shaped by three key themes, relating to lifestyle, natural environment and business.



Against each of the three identified themes, the Berri Barmera Strategic Community Plan 2020-2025 has included a set of strategies to achieve the identified outcome. The strategies were broad reaching and high level.

The Berri Barmera Growth Strategy has expanded on these adopted themes, and identified specific priority areas.

Strategic & Community Plan 2020-2025 - Themes	Growth Strategy – Priorities' & Strategic Alignment
Lifestyle	Urban Development Traffic & Parking
Business	Investment and Employment Tourism & Activation
Natural Environment	Environmental

The Berri Barmera Growth Strategy, has identified the strategic linkages to the Berri Barmera Strategic & Community Plan 2020-2025 against each of the implementation priorities set out in Section 9, adding a more detailed layer of recommended ideas and timelines to bring the Strategic Community Plan strategies to reality.

# Where are we going?

## Council's Role

- Creation of the preconditions that encourage others to invest or implement the identified initiatives (for example, providing a supportive planning framework, encouraging attitudes / performance in others that support development, obtaining development approvals for key projects etc)
- Identification of partnerships or alignments with other entities that involves the pooling of resources for mutually desired outcomes (for example, with Tourism SA, State Government, Federal Government, infrastructure providers, community groups, regional groupings and the private sector)
- Direct investment in initiatives that add value to the area and facilitate growth by others (for example, community and recreation facility investment, tree planting, streetscape initiatives, road and infrastructure provision / improvement etc)
- Direct investment in projects (which carries a number of risks, but could include, for example, provision of residential or commercial allotments where there is a failure on the part of the market to do so)
- Ensure appropriate organisational structure, resourcing and staff experience in economic development and growth management is in place to drive delivery of the Growth Strategy



## Environment

- Protection of existing water resources
- Advocate for sustainable water supply to the region
- Maintain environmental flows
- Tree planting and revegetation
- Green-scaping of residential and commercial streets
- Creation of attractive vegetated entrances to, and main streets through, townships
- Investigate opportunities to interpret and enable access to natural assets while ensuring environmental improvement
- Promote and encourage new and expanded solar farm opportunities



## Traffic and Parking

- Investigate, advocate for and implement best practice traffic management related to the new Berri Regional Secondary College including intersection works at Kay Avenue and Fenwick Road
- Commence discussions with the Department of Education regarding funding of this work
- Consider drop off / pick up point along Kay Avenue (near the Library) and the creation of a clear and easily traversed walkway to the school
- Improve existing accessibility parking and increase number of disability parking options aligned with the Berri Township Parking Review and National Disability Access and Inclusion Plan.

## Urban Development


- Promote and de-risk opportunities for land development
- Increase the attractiveness of the local townships for development investment
- Early provision of key infrastructure controlled by Council (e.g. roads, stormwater, STEDS capacity)
- Direct intervention in the land development process, on Council owned land
- Initiate required Code Amendments to rezone land which provide new opportunities for landowners in selected locations to develop their land.
- Initiate preliminary investigations and discussions with key landholders and stakeholders regarding individual project opportunities
- Advocate to State Government to increase promotion of public sector employment opportunities that support flexible remote working opportunities.

## Tourism and Activation

- Invest in tourism development through resourcing, promotion and activation initiatives
- Investigate future accommodation needs for both community, library and civic administration facilities and explore suitability of a Community Hub facility in Berri.
- Develop and promote unique Lake Bonney tourism products and experiences in water and nature-based recreation including sports tournaments, history and culture, food and wine experiences, environmental tourism, walking and camping
- Development and promotion of a premium food and wine circuit
- Development of a Riverland Cycle Trail connecting attractions in Berri Barmera and neighbouring Councils
- Encourage and enable increased accommodation options in the form of camping and caravan park expansions, bed and breakfast options and motel rooms
- Establish river-based tourism and recreation offerings in Berri, with activation of the “Esplanade” (Riverview Drive) and Main Street (Vaughan Tce), expanded boardwalk, overwater dining experience, boat moorings, introduction of a houseboat operator and improved landside experience for visitors
- Establish a premiere annual music, arts, culture event
- Promote existing historic attractions of Cobdogla and Loveday and develop river and lagoon based tourism such as camping, glamping, canoeing, cultural activities and interpretation
- European and Aboriginal cultural and culinary experiences promoted in association with environmental and accommodation opportunities at Overland Corner and Katarapko respectively

## Investment and Employment

- Pursue opportunities for the adaptive reuse of the former Glossop High School site which benefits the district
- Monitor and identify impediments to land supply opportunities for retail, commercial and industrial development requirements
- Deliver key infrastructure that will contribute to the experience of locals and tourists alike including but not limited to the Berri Riverfront and Alan Glassey Park.
- Strategic rezoning of land to enable employment opportunities
- Investigate the opportunities for local commercialisation of solar farms
- Identify water license buy-backs and site consolidation opportunities
- Improve and increase seasonal worker accommodation options
- Seek Planning and Design Code amendments to facilitate the delivery of fit for purpose facilities
- Enable supportive planning preconditions and seek new uses for abandoned agricultural production facilities
- Partner with TAFE and the Universities regarding an enhanced program of education and training opportunities
- Provide appealing opportunities to engage with youth and explore new avenues for youth engagement, empowerment and participation
- Work proactively with Planning & Land Use Services (PLUS) to incorporate key strategies into the State Regional Planning process for land use, transport and infrastructure
- Investigate underlying demand for childcare offerings in Berri and plan for future growth as may be required to support the local community needs.
- Advocate to State Government to increase promotion of public sector employment opportunities that support flexible remote working opportunities.

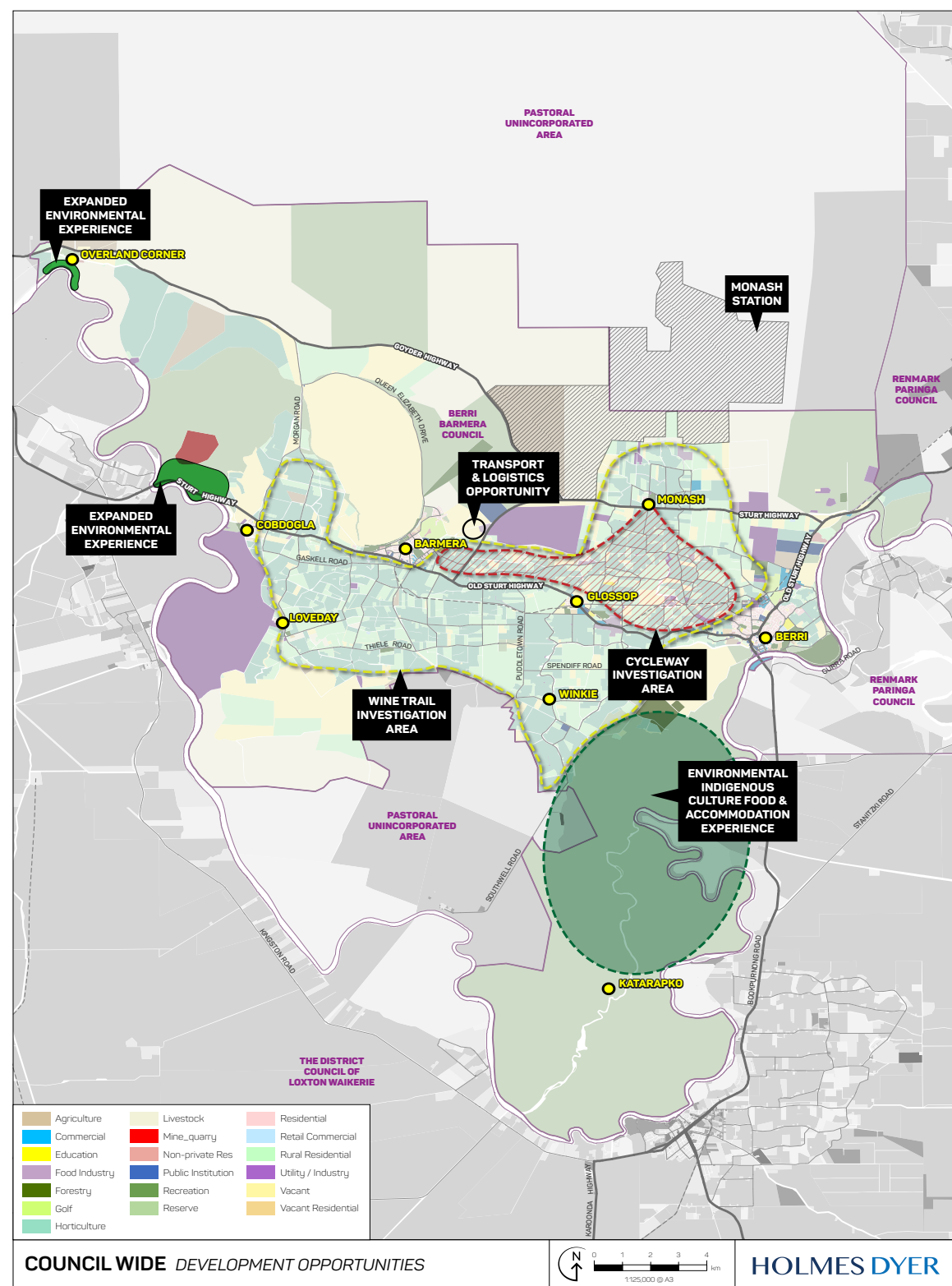


# Geographical Areas

# Geographical Areas

## Council Wide

- Investigate walking/cycling trail opportunities
- Investigate premium food and wine trail
- Expand environmental experiences around Bruno Bay / Nockbura Creek and Overland Corner
- Investigate opportunity for expanded environmental, accommodation and cultural food experiences around Katarapko
- Encourage additional agribusiness and production facilities throughout the area



## Berri

### Opportunities for Residential Growth

- Area 1 Existing Neighbourhood Zone on western edge of town
- Area 2 Minor undeveloped area in the Neighbourhood Zone
- Area 3 Rezoning of the Rural Neighbourhood Zone
- Area 4 Urban infill and densification around the town centre and within the town centre (Areas 11-14)
- Area 5 Larger allotments in existing Rural Neighbourhood Zone south-west of town
- Area 6 Rezoning of the Deferred Urban Zone east of town
- Area 7 Rezoning of the Rural Horticulture Zone east of town
- Area 15 Land within and surrounded by the Golf Course
- Area 16 Opportunity for marina/residential development
- Area 17 Opportunity for expanded marina/residential development in association with Areas 7 and 16

### Opportunities for Commercial Growth

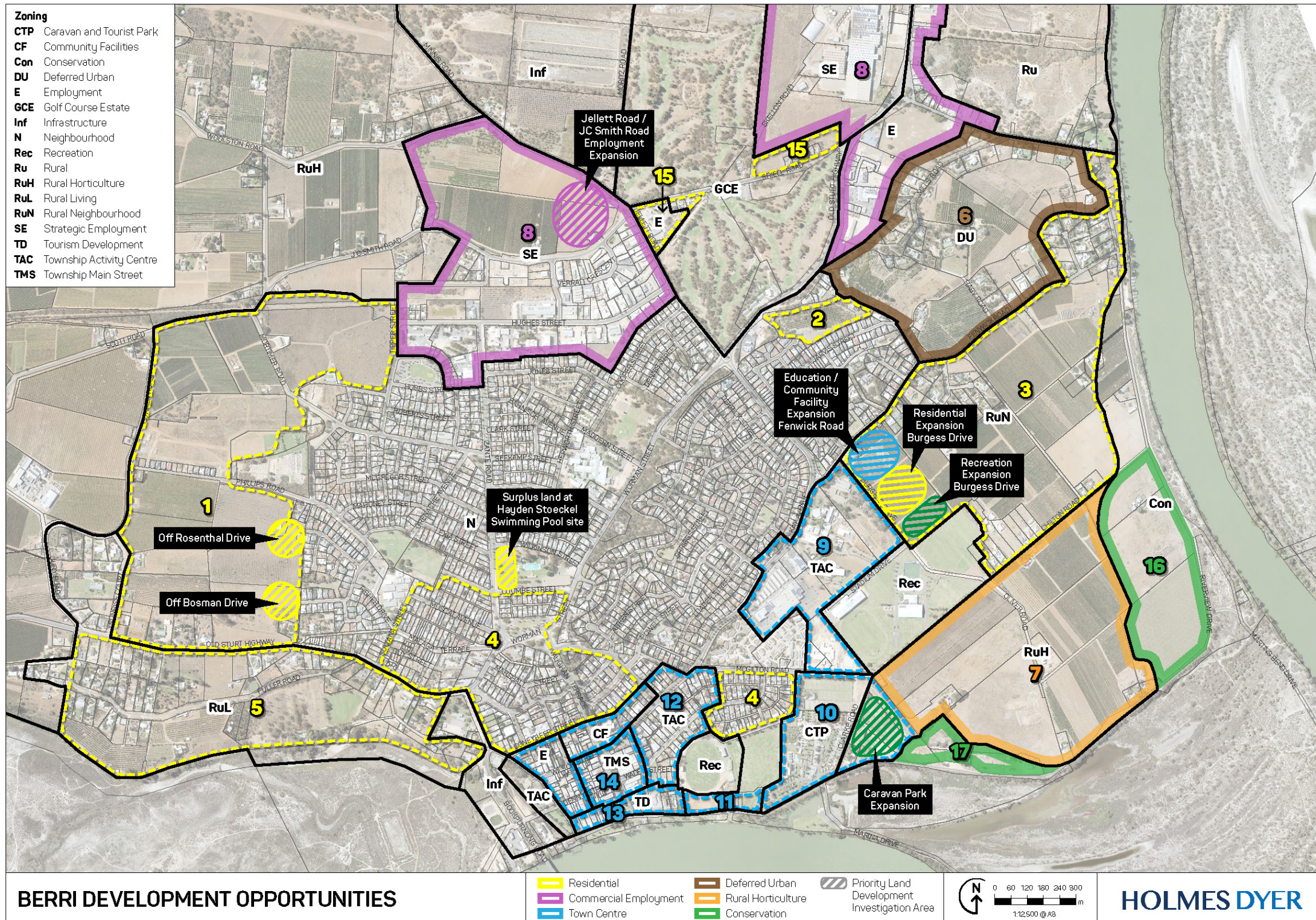
- Area 8 Increased take up of land within Strategic Employment Zone
- Area 9 Intensification of commercial, community and education activities
- Area 10 Expansion of the caravan park
- Area 11 Tourism development focus
- Area 12 Commercial service focus
- Area 13 Tourism and retailing focus
- Area 14 Main Street retailing focus

### Town Centre Initiatives

Community Facility consolidation as a result of the Berri Library relocation



<b>CTP</b>	Caravan and Tourist Park
<b>CF</b>	Community Facilities
<b>Con</b>	Conservation
<b>DU</b>	Deferred Urban
<b>E</b>	Employment
<b>GCE</b>	Golf Course Estate
<b>Inf</b>	Infrastructure
<b>N</b>	Neighbourhood
<b>Rec</b>	Recreation
<b>Ru</b>	Rural
<b>RuH</b>	Rural Horticulture
<b>RuL</b>	Rural Living
<b>RuN</b>	Rural Neighbourhood
<b>SE</b>	Strategic Employment
<b>TD</b>	Tourism Development
<b>TAC</b>	Township Activity Centre
<b>TMS</b>	Township Main Street





## BERRI PLANNED ACTIONS



HOLMES DYER

## Barmera

### Opportunities for Residential Growth

- Area 1 Existing Neighbourhood Zone with views to Lake Bonney
- Area 2 Existing Neighbourhood Zone on north eastern edge of town
- Area 3 Existing Neighbourhood Zone on eastern edge of town
- Area 4 Existing Neighbourhood Zone fronting Hill Street
- Area 5 Existing Neighbourhood Zone west of Nookamka Terrace with views of golf course
- Area 6 Unmade Monash Road Reserve in existing Neighbourhood Zone
- Areas 7, 8, 9, 10 Possible surplus Golf Course Estate land
- Area 15 Rezone Rural Horticulture Zone

### Opportunities for Commercial Growth

- Area 11, 12 Infill of remaining sites in Employment and Strategic Employment Zones
- Area 13 Development of Strategic Employment Zone, including Transport and Logistics precinct adjacent to Sturt Highway
- Area 14 Expand retail opportunities in main street.

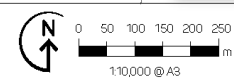


- Zoning**
- CTP** Caravan and Tourist Park
  - Con** Conservation
  - E** Employment
  - GCE** Golf Course Estate
  - N** Neighbourhood
  - Rec** Recreation
  - Ru** Rural
  - RuH** Rural Horticulture
  - RuL** Rural Living
  - SE** Strategic Employment
  - TMS** Township Main Street

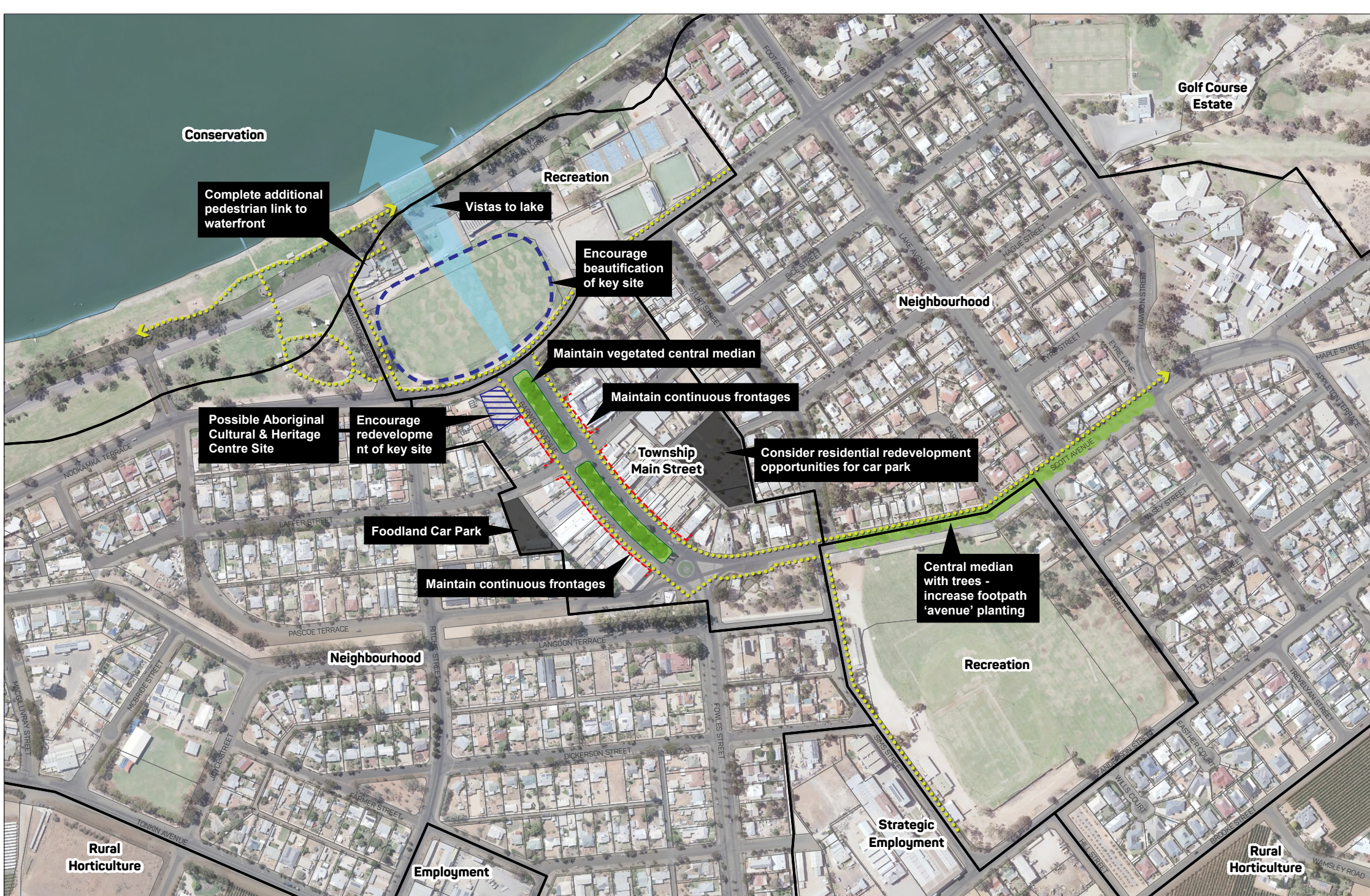


## BARMERA DEVELOPMENT OPPORTUNITIES

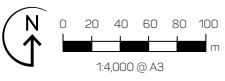
- Residential
- Commercial Employment
- Town Centre
- Rural Horticulture
- Priority Land Development Investigation Area



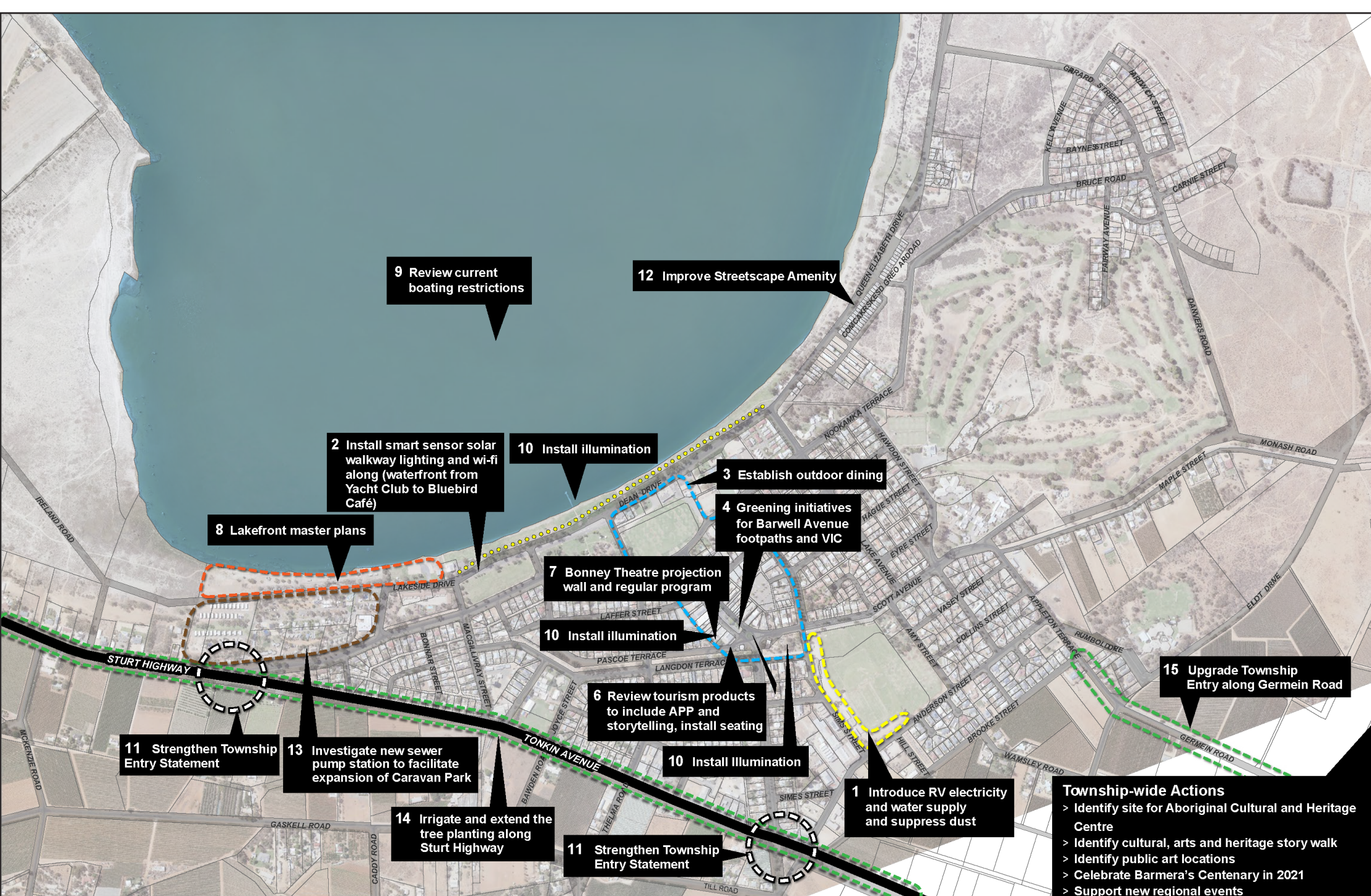
**HOLMES DYER**



# BARMERA TOWN CENTRE PLANNED ACTIONS

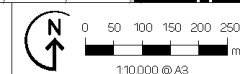


**HOLMES DYER**



#### Township-wide Actions

- > Identify site for Aboriginal Cultural and Heritage Centre
- > Identify cultural, arts and heritage story walk
- > Identify public art locations
- > Celebrate Barmera's Centenary in 2021
- > Support new regional events



**HOLMES DYER**

## Glossop

- Employment growth centre opportunities along Old Sturt Highway
- Investigate reuse of former high school site
- Main Street upgrade and entrance treatments required
- Identify new alignment for walking/cycling trail through Glossop



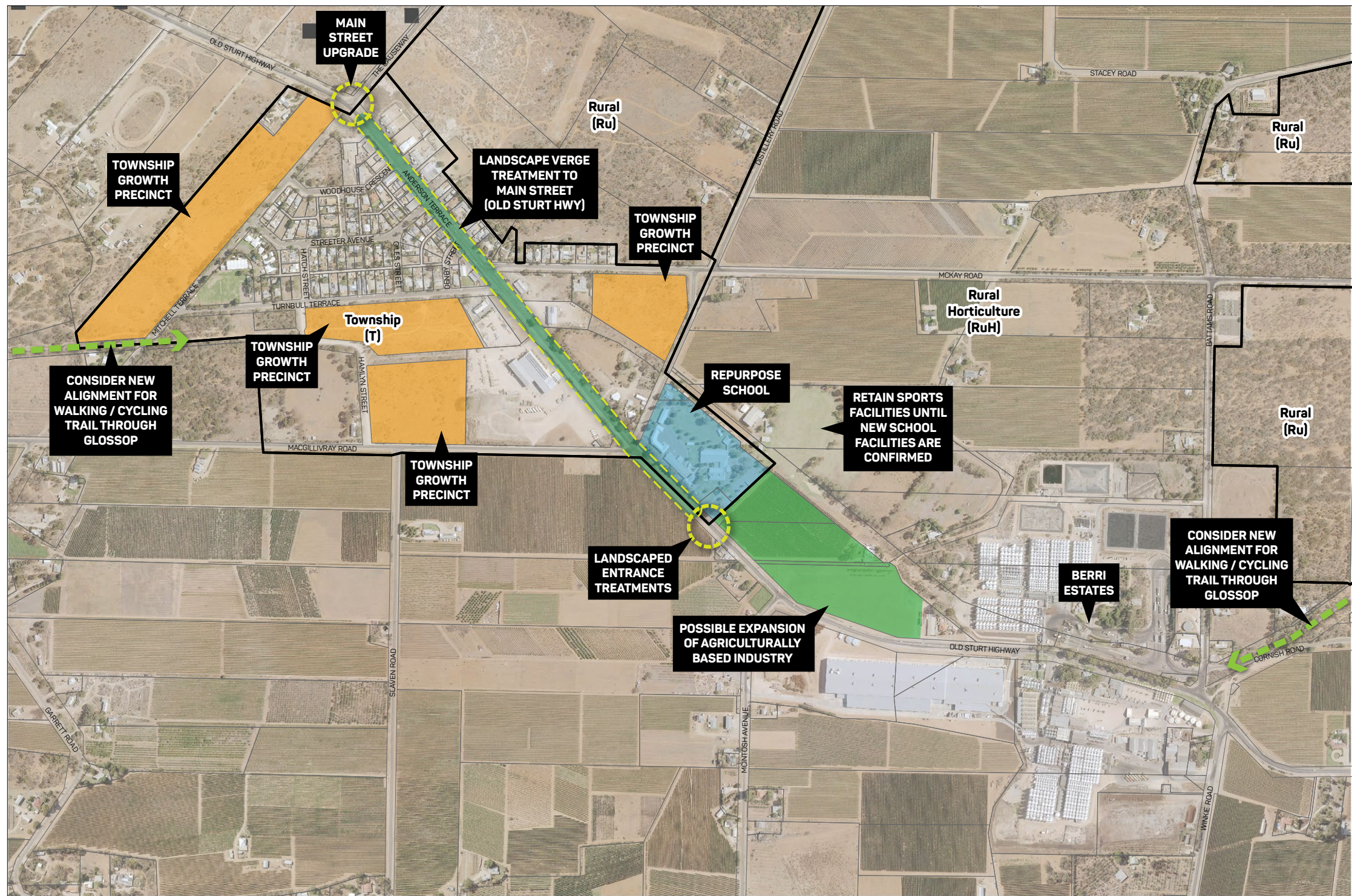
## Monash

- Maintain existing form and township boundaries

## Cobdogla

- Expand environmental tourism opportunities
- Expand caravan park
- Expand mooring capacity
- Improve walking trail link to Bruno Bay / Nockburra Creek
- Improve recreation and camping opportunities around Bruno Bay / Nockburra Creek
- Consider rural living lots along Scheil Road
- Consider tourist transport services opportunities for Sturt Highway frontage
- Investigate tourist train link to Loveday







Rural  
Horticulture  
(RuH)

TOWNSHIP  
GROWTH  
PRECINCT

ADVENTURE  
PARK

Township  
(T)

TOWNSHIP  
GROWTH  
PRECINCT



## Loveday

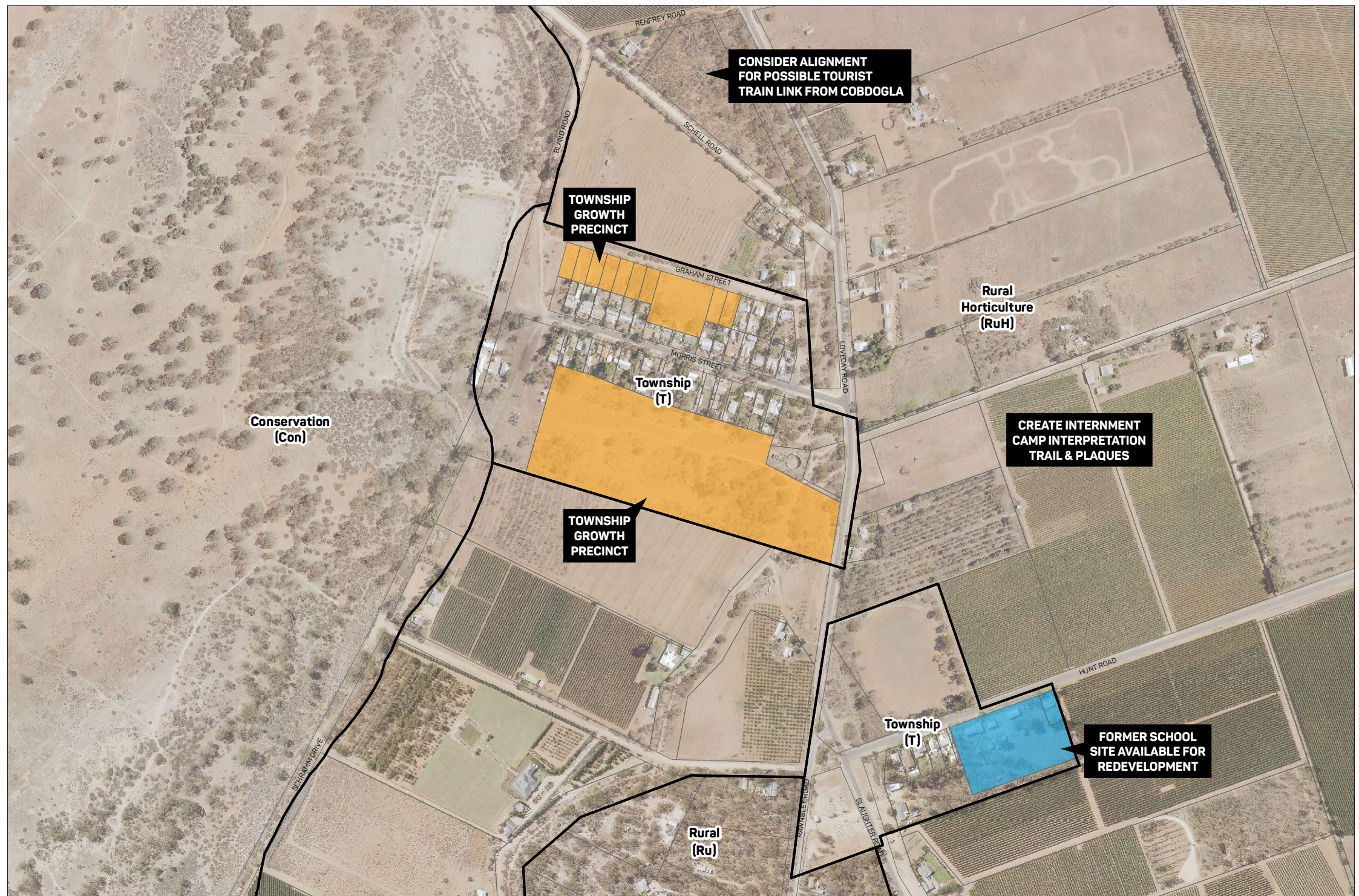
- Consider tourist train link to Cobdogla
- Create Internment Camp trail and plaques

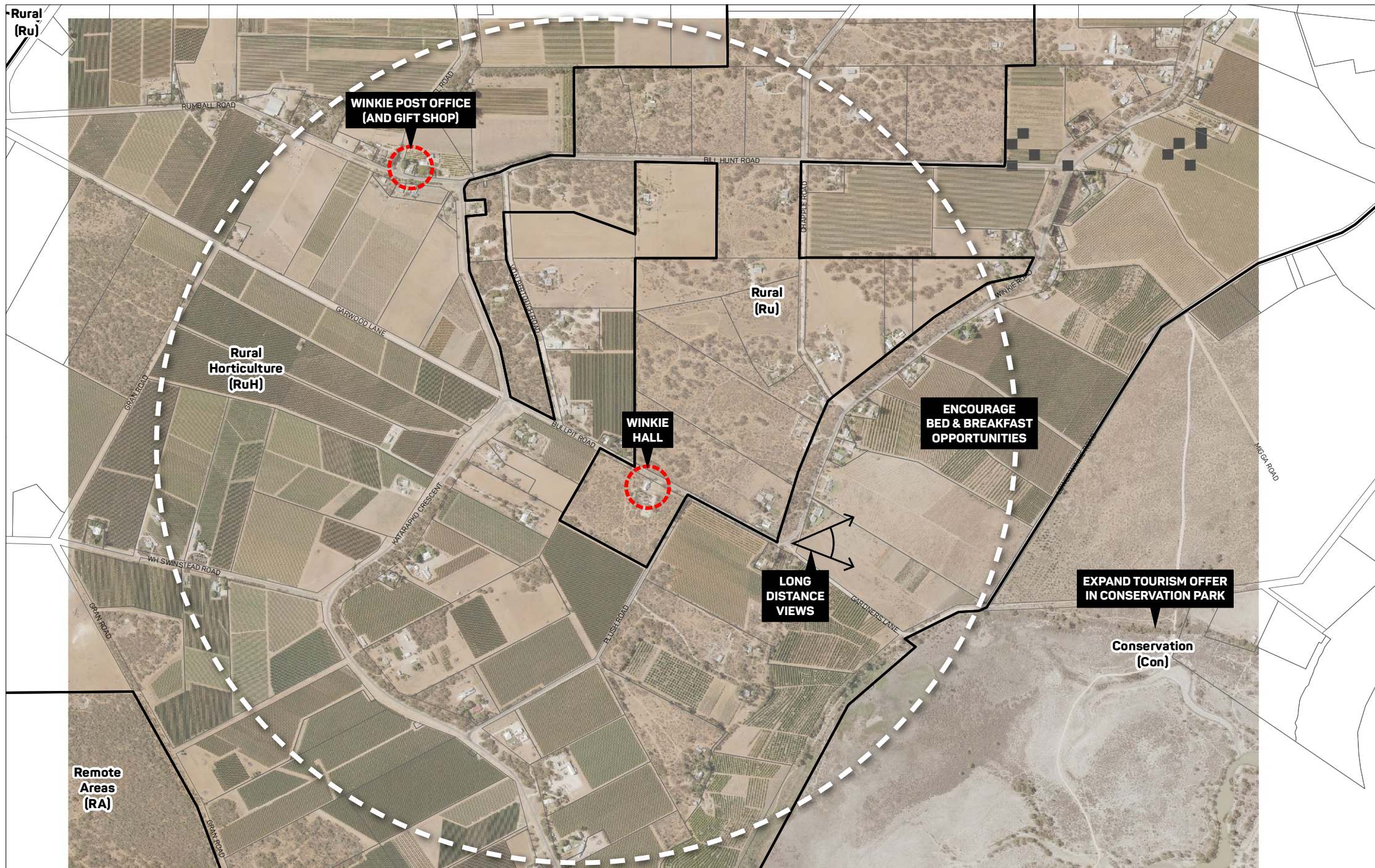


## Winkie

- Encourage Bed and Breakfast opportunities
- Consolidate cycling trail
- Expand tourism offer in adjacent Conservation Park







## Overland Corner

- Expanded walking trails
- Expand camping opportunities, including glamping
- Promote twilight performances in the old quarry
- Expand houseboat mooring opportunities





# 4

## Implementation

# Implementation

Priorities	Quick Wins 0-1 Year Timeframe	SCP	Short Term Initiatives 1-3 Year Timeframe	SCP	Mid Term Initiatives 2-5 Year Timeframe	SCP	Long Term Initiatives 3-10 Year Timeframe	SCP
Environmental	Glossop Main Street improvement	NE4	Undertake township entry upgrades with an emphasis on Berri	NE9, L1	Progress streetscape upgrades in Berri Town Centre	NE4	Investigate opportunity to create a Bruno Bay to Nockburra Creek Wetland Ecotourism experience with links to Cobdogla	NE1 NE2 NE3
	5 year Township Greening program for Townships and Council Area	NE9, L1, NE4	Commence Township Greening program in urban areas	NE4	Investigate opportunities for stormwater capture and reuse in new projects or via retrofitting of existing urban areas	NE6		
	Completion of Stage 2 Caring for Country Project	L1						
Traffic and Parking	Discussions with Department of Education regarding their contribution to intersection upgrades and a new school drop off point.	L14	Initiate road and intersection improvements at Kay Avenue, Fenwick Road, Burgess Drive and Stadium Drive	NE9, L1, NE4				
	Prepare concept for Kay Avenue drop-off/pick-up bay to serve expanded school and pedestrian link to school and deliver the intervention as soon as possible.	L14						
	Undertake detailed streetscape designs for the upgrade of key streets in the Berri Town Centre.	L14, L1, B9, B8						

\*SCP refers to the Strategic Community Plan 2020-2025

\*Details of the SCP strategy abbreviations can be viewed on the Council website - [here](#)

## Priority



Low



Medium



High



Very High

Priorities	Quick Wins 0-1 Year Timeframe	SCP	Short Term Initiatives 1-3 Year Timeframe	SCP	Mid Term Initiatives 2-5 Year Timeframe	SCP	Long Term Initiatives 3-10 Year Timeframe	SCP
Tourism and Activation	Prepare a comprehensive tourism development strategy	B6	Provide key riverside stopping points for boats, with BBQ's, tables and shelter	NE1	Encourage caravan and cabin park expansion at Cobdogla	NE1	Investigate the potential to deliver an environmental, cultural, culinary and accommodation experience at Katarapko.	NE1
	Initiate discussions with neighbouring Councils, DR and RDA regarding a Riverland cycle trail	B1			Increase caravan and camping opportunities at Overland Corner, including glamping opportunities and small group accommodation	NE2		
					Provide for increased houseboat mooring at Overland Corner	NE1		
	Promote golf tournaments, sports tournaments, active recreational pursuits for visitors to the region	NE3	Extend boardwalk at Berri eastwards to boat ramp	B9 B1	Provide frequent and accessible dump sites for RVs and Caravans	L7	Identify a tourism operator to deliver canoeing and other water based activities from the Berri and Barmera waterfronts	NE1
			Commence discussions with houseboat operators to locate in Berri		B1	Seek operator for houseboat hire, mooring, waste dump and secure parking at Riverview Drive Marina, Berri		
	Invest in necessary resourcing for implementation of the Arts & Culture Strategy	L8		Extend houseboat moorings at Berri westwards to encourage activity around Vaughan Street / Riverview Drive		B1		
	Undertake audit of existing RV and caravan dump sites and propose locations for additional where applicable	NE1, L14	Support the Riverland Field Days committee in the investigation of expansion	L8	Develop pentaque, gym stations, mini-golf and/or similar activities to activate the Berri and Barmera waterfronts	NE3		
					Identify a tourism operator to deliver canoeing and other water based activities from the Berri and Barmera waterfronts	B2		
	Completion of Stage 2 Caring for Country Project around Lake Bonney	NE1	Coordinate the inaugural premiere music, arts and culture event/festival on the Lake Bonney foreshore	L7, L9	Signposting and cycleway construction	L1, L14		
	Completion of the Barmera Sporting Hub facilities upgrade	L7, L9			Develop a Food and Wine Circuit	B2		
	Review the role function and scope of Council's Section 41 improvement committees to optimise effectiveness and community outcomes	B15	Investigate future accommodation needs for community, library and civic administration and explore a Community Hub Model for Berri	L1, L3 L6 L7, L14 B3, B9, B11	Develop Loveday Internment Trail and Interpretation Plaques	NE2, L14		
					Investigate the potential to extend the tourist railway from Cobdogla to Loveday.	NE2		
					Enable expansion of Berri Riverside Caravan Park	NE2		

Priorities	Quick Wins 0-1 Year Timeframe	SCP	Short Term Initiatives 1-3 Year Timeframe	SCP	Mid Term Initiatives 2-5 Year Timeframe	SCP	Long Term Initiatives 3-10 Year Timeframe	SCP
Investment and Employment	Pursue collaborative discussions regarding the future and adaptive reuse of the former Glossop High School site	L13, B2	Art Deco design feature and signage at corner of Sturt Highway and Nookamka Terrace, Barmera, to attract passing visitors into Main Street	NE9, L1	Encourage investment in seasonal worker accommodation	L11		
	Complete the Alan Glassey Park Master Plan	L9, B11	Monitor need for Council to purchase / invest in the delivery of employment land to provide additional development capacity	B7	Investigate water license buy-backs and site consolidation opportunities for expanded agricultural production	NE5 NE6		
			Identify green industry opportunities around Barmera Dump	NE5				
	Identify potential for adaptive use of the main street “Pavilion” (former Alfrescos site) including events, community led initiatives, pop-ups, short-term lease etc.	L7, B7, B9	Develop solar farm strategy	NE4				
			Investigate need for seasonal worker accommodation/out of season farm stay opportunities	L11				
	Work proactively with PLUS to incorporate key strategies into the State Regional Planning process	L13, B7	Approach PLUS/DTI regarding identification of ‘Designated Areas’ temporary accommodation.	B7	Partner with RDA and other relevant stakeholders to identify new uses for abandoned or underutilised production buildings	B1		
			Establishment of a Youth Affairs Council or Forum	L3				
	Investigate underlying demand for childcare offerings in Berri and plan for future growth	B8	Partner with RDA and other relevant agencies to progress a skills development initiative for youth	L3				
	Advocate to State Government to increase promotion of public sector employment vacancies that support flexible remote working opportunities.	L13	Partner with the Murray River Study Hub to explore opportunities for expansion of offerings	B2, B3				
			Prepare an inventory of vacated properties and work with owners to identify possible future uses	B8				

Priorities	Quick Wins 0-1 Year Timeframe	SCP	Short Term Initiatives 1-3 Year Timeframe	SCP	Mid Term Initiatives 2-5 Year Timeframe	SCP	Long Term Initiatives 3-10 Year Timeframe	SCP
Urban Development	Investigate delivery of residential lots on Monash Road, Barmera, by Council	L11, L14	Identify partnership opportunities to support small business owners in traditional main streets, with a particular focus on retail in Berri and Barmera	B1, L1, L7, B8	Create high quality parks as focal points in major new urban developments	L6, L14	Commence Riverview Drive Waterway Residential Project, Berri	L11
			Prepare infrastructure strategy to underpin new investment in preferred growth areas	NE5				
	Undertake feasibility of Riverview Drive Waterway Project, Berri	L11, L14	Encourage Barmera Golf Club to consider high end residential development on surplus land holdings	L11	Invest in common service infrastructure that supports new urban development in Berri and Barmera	L14	Redevelop Vaughan Terrace / Riverview Drive corner properties for retail, hospitality, residential and / or tourism development	L11
			Develop initial stage of residential lots on closed section of Monash Road, Barmera	L11				
	Approach stakeholders and identified landowners of undeveloped land identified as a priority land development investigation area in major townships	L11, L14	Investigate waterfront development opportunities in the vicinity of Queen Elizabeth Drive and Garrard Street, Barmera	L11	Progress (subject to successful feasibility) Riverview Drive Waterway Residential Project to the approvals phase and begin exploration of funding avenues.	L11	Redevelop Riverview Drive properties between Vaughan Terrace and Crawford Terrace for retail, hospitality, residential and / or tourism development	L11
			Develop an urban development investment prospectus actively pursue engagement with potential developers	L11				
			Commence investigations into the Riverview Drive Waterway Residential Project, Berri	L11				
			Approach State Government regarding land at Barmera that may be surplus to the State's requirements and could be developed for residential purposes	L11, L13				
			Commence discussions with the South Australian Housing Authority regarding the redevelopment of social housing areas	L11				
			Investigate opportunities for the establishment of a transport/logistics hub near Barmera, with direct access/exposure to Sturt Highway	L12				
	Undertake required site and infrastructure investigations to test land suitability for development.							
	Commence Code Amendments Initiation investigation in consultation with landowners and Planning & Land Use Services.							