



We can achieve more
by working together

**OUR VISION
FOR A
SUSTAINABLE
ALDINGA
DEVELOPMENT**



CITY OF ONKAPARINGA

IT STARTS IN ALDINGA

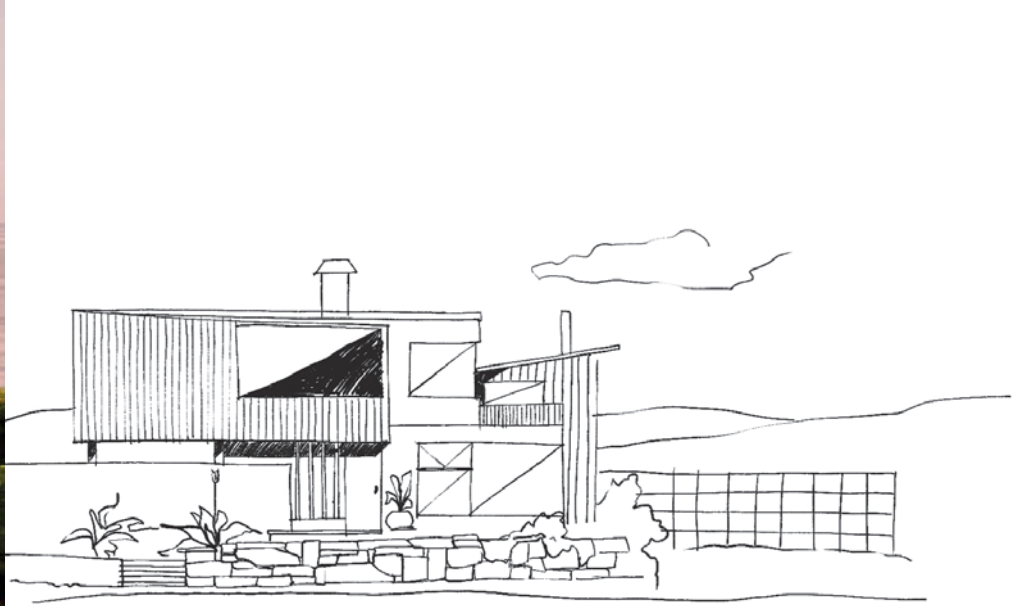
The state government's release of 60 hectares of land for new housing at Aldinga presents South Australia with a rare leadership opportunity.

Our vision for Aldinga, shared by our community and local businesses, is to set a new benchmark for sustainable and climate resilient suburban development.

Collaboration between state government, council, community, business and developers can make this a reality and help lift development standards across the state.

This is a call to action to create a sustainable future for the Aldinga community and a showcase for all South Australians.





**TO INNOVATE.
TO INFLUENCE.
TO INSPIRE.
IT STARTS
IN ALDINGA.**

IT'S THRIVING IN ALDINGA

Located 45km south of the Adelaide CBD, the development site at Aldinga is part of the internationally renowned McLaren Vale wine region and situated within walking distance of some of SA's most pristine and popular beaches.

Uniquely framed by rural landscape views to the Willunga Escarpment and the McLaren Vale Character Preservation District, the site is within the sensitive environmental context of the Willunga Creek, Aldinga Scrub, Hart Road Wetland, the Aldinga Washpool, and the Port Willunga Estuary.

Investment in the growing community at Aldinga is already occurring directly adjacent to the site.

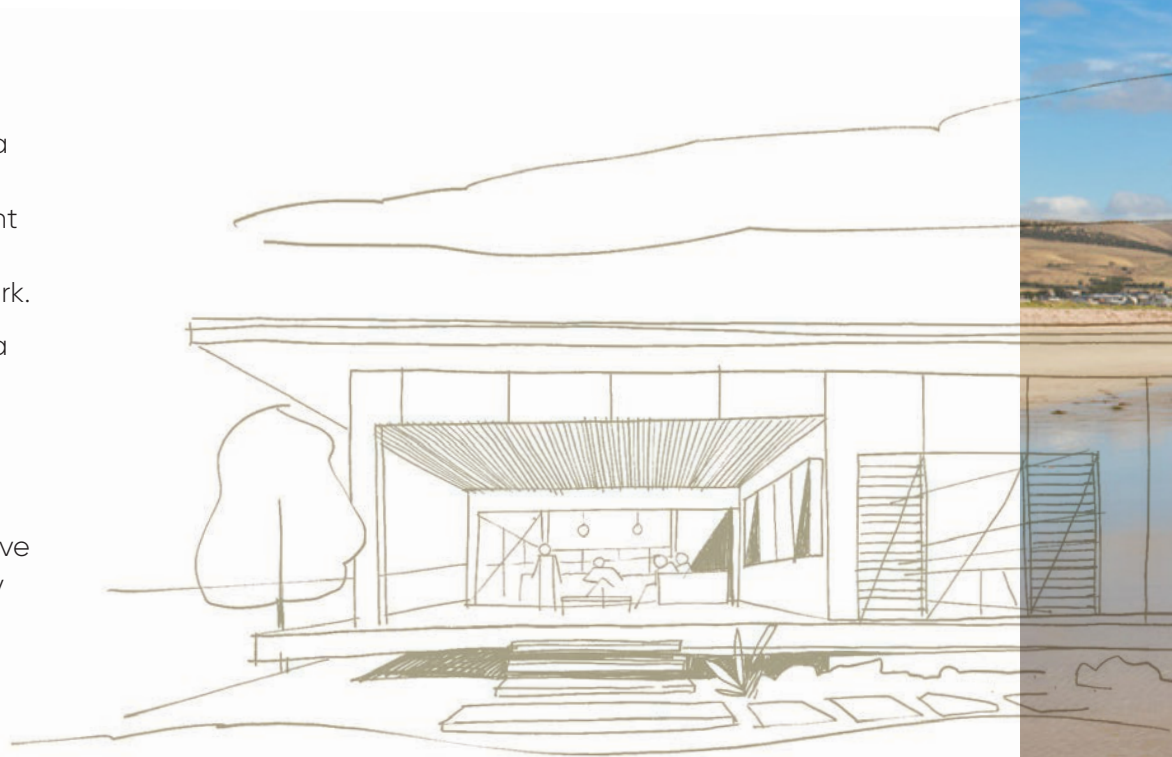
The state government's Aldinga Payinthe College is due to open in 2022, supported by significant council upgrades currently underway at Aldinga Sports Park.

The historic township of Aldinga offers a thriving scene of cafes, retail, arts and culture.

Just across the road, the 180 homes within the Aldinga Arts-Eco Village set a progressive sustainability precedent, led by the local community.

The market demand for high quality sustainable housing is already strong, and growing.

These are the foundations for an exemplar development that responds to Aldinga's character, integrates with its environment and sustains its community.





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“Old arguments about a lack of market demand for high quality and sustainable development don’t stand anymore.

We are close to the ocean, hills, wineries, and food, which means we have great demand from people seeking to move to the area, however there is not nearly enough housing available at the level of quality that is sought by our customers.

Five years ago, people didn’t factor environmental considerations into their decisions, but this is becoming much more important to home buyers now and these matters must be considered in the way that we develop the land at Aldinga.

We are perfectly positioned to invest in a sustainable and climate resilient development at Aldinga because the demand is there from the market, and we have an incredibly supportive community who will back this all the way.”

**SANDY MOUNT,
DIRECTOR
HARCOURTS WINE COAST**

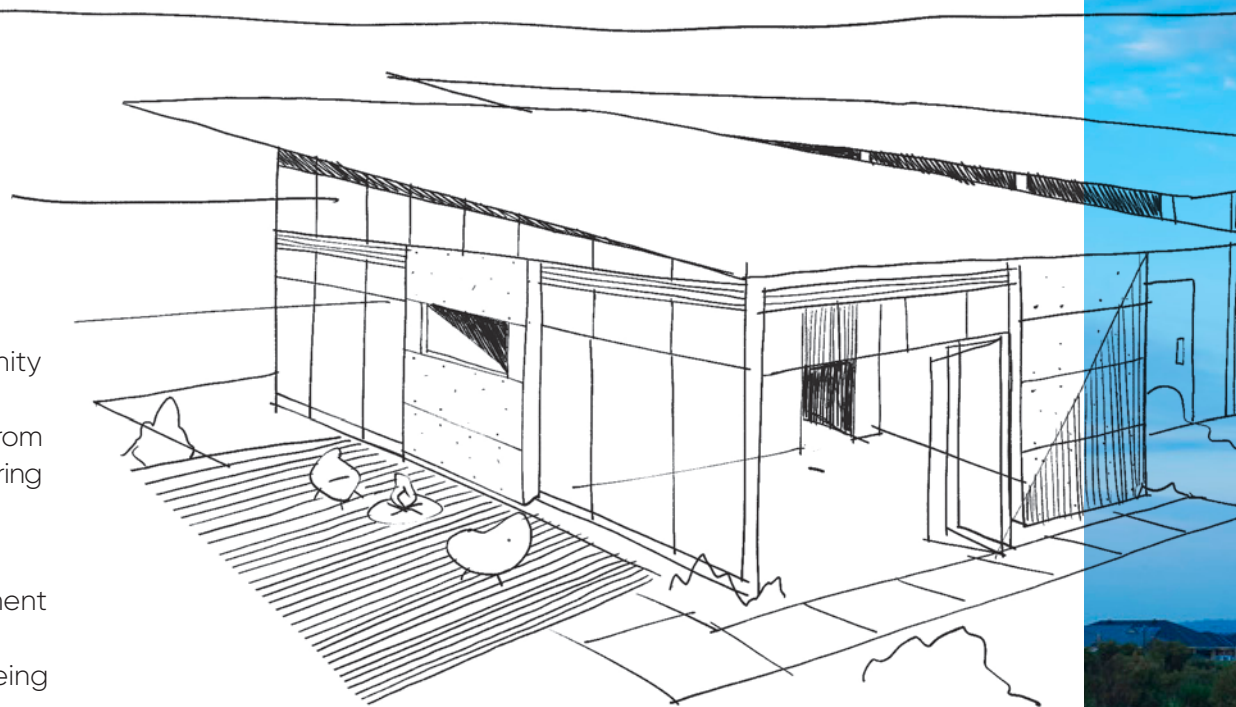
IT'S ABOUT PARTNERSHIPS IN ALDINGA

Delivering a sustainable and climate resilient development at Aldinga will require strong relationships across all levels of government, and between businesses, developers and the local community, throughout the life of the development. These partnerships have already begun with a strong shared vision between council, community and local businesses.

The City of Onkaparinga is invested in the long-term health and wellbeing of the Aldinga Community.

As advocates for our community and local businesses, council commends the commitment from the state government to delivering sustainable development outcomes at Aldinga.

We ask for the state government and Renewal SA's ongoing leadership and support in seeing this development through to completion, and to partner with the City of Onkaparinga and the Aldinga Community to ensure that this vision for Aldinga is realised.





To achieve this, we're asking Renewal SA and the state government to work with the City of Onkaparinga to:

- **DEVELOP** the Master Plan
- **APPLY** ambitious sustainability caveats on the sale of the land and future housing
- **ESTABLISH**, oversee and enforce the implementation of Climate Smart Design Guidelines
- **APPOINT** a developer that is committed to delivering a sustainable and climate resilient development
- **INVEST** in research, coordination and capacity building to ensure that sustainable development outcomes are achieved on the ground
- **STAY** intimately involved through the life of the development, ensuring the agreed sustainability and climate resilience outcomes can be delivered to an industry leading standard
- **BE** a proactive and hands on champion of sustainable and climate resilient development.

A sustainable development won't happen on its own.

We need strong commitment and solid investment from the state government to lift industry standards and deliver brilliant outcomes.



**IT'S
ACHIEVABLE
IN ALDINGA**



We are seeking the following sustainable outcomes for the development:

- commitment to environmentally sustainable design principles
- industry leading Green Star Communities rating targeting 6-Stars
- housing which meets the new Green Star for Homes standard OR minimum 8-star NatHERS rating
- low carbon house design and build
- zero/low waste, recycled materials, circular economy
- integration of renewable energy achieving net-zero energy use
- rainwater capture and use of recycled water
- water sensitive urban design (WSUD)
- trees and urban greening on private and public land
- functional open green spaces for community wellbeing and recreation
- biodiversity and habitat creation
- a highly walkable suburb with convenient access to public transport and connections to the Aldinga township and local schools
- diverse housing choice that delivers both high-end and affordable living
- community engagement in the planning process
- development and urban design that complements the rural coastal landscape and sensitive environmental surrounds
- training and capacity building in sustainable design and construction for developers, builders and homebuyers
- use of local businesses and service providers.

IT WILL WORK IN ALDINGA

Aldinga has never been better placed to host a sustainable new community.

There is enormous demand for high quality, sustainable housing in our region.

Our vision for the development at Aldinga strongly aligns with the state government's Climate Change Action Plan 2021-2025.

So too does SA's new Planning and Design Code - with policies centred around climate change,

energy, water security and quality, natural hazards and biodiversity.

This is our opportunity to put these policies and strategies into action and demonstrate their success.

This is our opportunity to create a new benchmark for smart urban planning and climate responsive design to influence future development across the State.



There's already momentum.

Our community want to see sustainable development. Council strategy supports this vision, with sustainability, climate change and urban greening identified as priorities in the City of Onkaparinga's Community Plan 2030.

It will future proof the development.

The National Construction Code is likely to increase minimum energy efficiency ratings and performance of housing. Building in sustainability now will prepare Aldinga for the future.

It will address increasing climate risk.

Building in sustainability features now will increase community resilience and the ability to adapt to risks presented by climate change, such as the impact of urban heat island effects on community health.

It has already worked across

Australia. Renewal SA's commitment to applying Green Star Communities to the development at Aldinga sets a promising course. There are already multiple national examples of 6-star rated developments including the mixed-use development benchmark Renewal SA achieved for the Tonsley Innovation District.

It aligns with the state government's Climate Change Action Plan 2021-2025 and new State Planning Policy.

This includes a focus area on climate smart built and urban environments.

It will attract investment and build industry capacity.

An exemplar sustainable development will provide useful intelligence for developers, builders and investors to build capacity and expertise.

It will lift standards across the

State. By demonstrating how sustainable outcomes can be delivered at scale, this development will set new benchmarks for the state, with flow-on benefits for future developments.

It offers a unique value proposition.

With iconic Port Willunga as its local beach, the vibrant historic township of Aldinga within walking distance and being within the world-renowned McLaren Vale wine region, Aldinga offers an enviable lifestyle that is difficult to match. This value proposition will be enhanced by delivering a sustainable development which reflects Aldinga's unique character.

It will leverage existing state government investment.

Significant investment has already been committed to developing Aldinga Payinthe College B-12 school and duplicating Main South Road from Seaford to Aldinga.

It will improve housing affordability for residents.

An up-front investment in sustainability will result in long-term affordable living due to decreased utility costs and the reduction of urban heat effects through greening.

It will provide a more diverse choice in housing.

There's strong market demand for quality housing in the Fleurieu Peninsula region that incorporates environmentally sustainable design and reflects the 'coast and vines' character of the area.

It offers water assets to boost greening.

The City of Onkaparinga's existing investment in a recycled storm-water network at Aldinga, the Hart Road Wetlands and aquifer recharge provides a solid foundation for the implementation and success of WSUD and urban greening initiatives. This is already demonstrated through the Aldinga Sunday Estate, a development of comparable scale to the development site.

The site is 100% owned by the State.

This ownership provides a rare opportunity to exert greater control and influence over development outcomes.

It will build on SA's reputation.

SA is globally recognised as a leader in renewables. A truly sustainable development will grow our profile in smart, energy efficient urban development.

It will address insurability.

Sustainable design and land-use will be key to insurability of housing, as climate change leads to an increased frequency of natural disasters.

There is strong local building capacity and opportunity for further jobs and economic growth.

Onkaparinga's construction sector is well equipped and supported by the City of Onkaparinga's own ON Business Partner Program. Within our city, the construction industry represents almost 30% of total registered businesses, compared to 15.3% in South Australia. At a local level, there are 700+ businesses based in the Aldinga area in this industry. A development approach focused on sustainability and innovation will create jobs and capacity building opportunities for local businesses.

SUSTAINABLE DEVELOPMENT:

IT'S WHAT PEOPLE WANT IN ALDINGA

Our community is already demanding sustainable development outcomes. 'A sustainable environment' was identified in our Community Plan 2030 as the number one long term priority for our city, with 77% of community respondents highlighting their concerns about climate change.

“We encourage sustainable residential development that improves our city’s liveability, values our natural areas and protects our Aboriginal and built heritage.”

CITY OF ONKAPARINGA COMMUNITY PLAN 2030

This position is reflected in the 50+ submissions that were received regarding the Development Plan Amendment (DPA) process for this development site at Aldinga, seeking a strong commitment from the state government to sustainable and climate resilient design outcomes at Aldinga.





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“It would be wonderful if the development of the area could be guided by a state government committed to building a strong, climate-smart economy, further reducing greenhouse gas emissions, and supporting South Australia to adapt to a changing climate. This development is an opportunity to Increase efforts to green and cool our back yards, streets and neighbourhoods, enhance biodiversity and create open and healthy green spaces for everyone.”

CHRISTINE JAMES
LOCAL RESIDENT

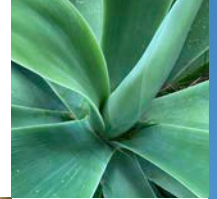
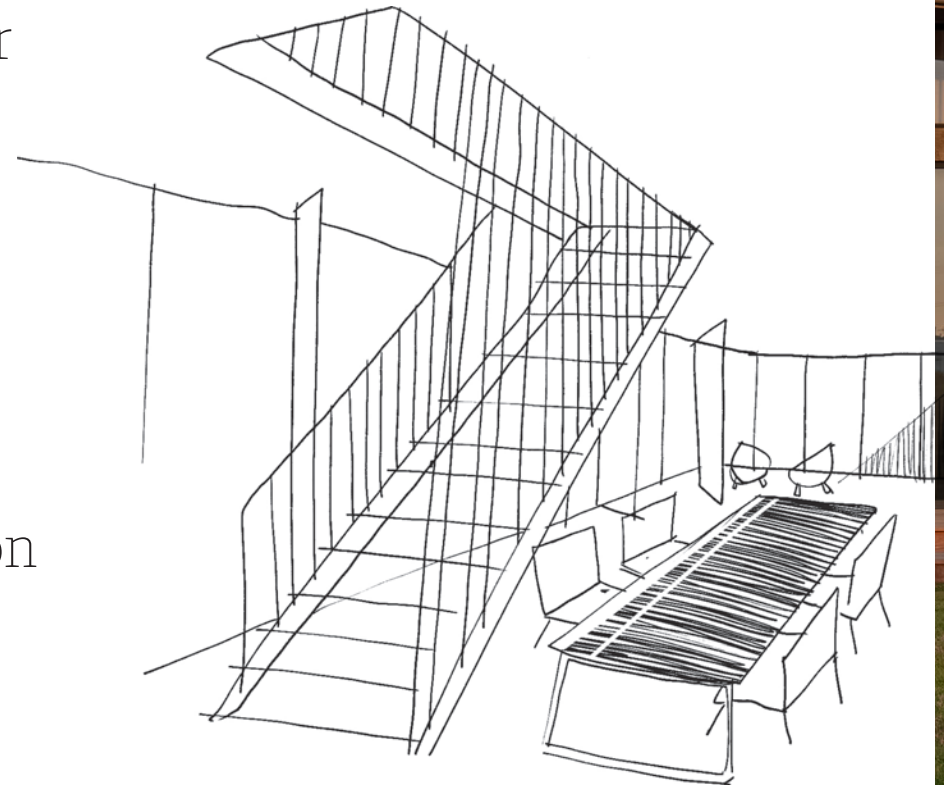


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“Friends of Port Willunga and Friends of Willunga Basin are right behind the community push to make the pending development at Aldinga a showcase for sustainable living.

The new master-planned community should be an exemplar, designed to the highest possible environmental standards, both to show how it's done and to create long term value for the whole of our community. This precious area between the Character Preservation district and the coast is rare earth and needs to be treated that way.”

STEPHANIE JOHNSTON, CHAIR, FRIENDS OF PORT WILLUNGA | GEOFF HAYTER, CHAIR, FRIENDS OF WILLUNGA BASIN



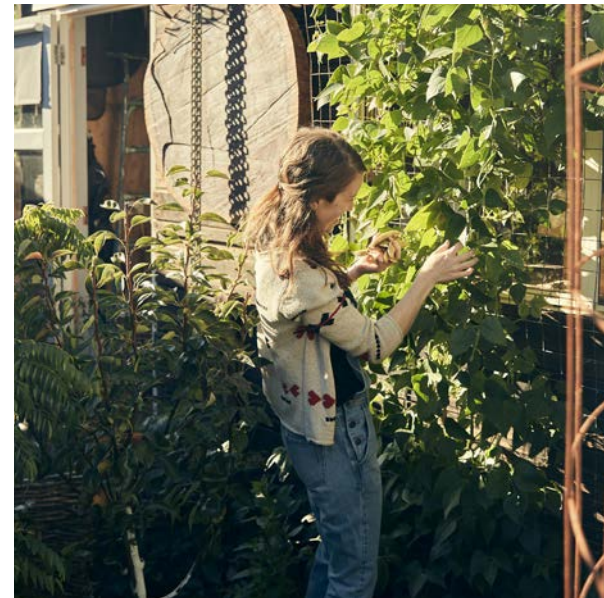


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“The community’s promotion of sustainability in local development and the long-term resilience of the community to climate change is commendable; these issues are also of great importance to the Commission... to that end, the Commission has written to Renewal SA outlining the community’s desire for a sustainable development outcome at Aldinga and encouraging this to be considered when establishing any caveats over the land.”

CRAIG HOLDEN
CHAIR, STATE PLANNING COMMISSION

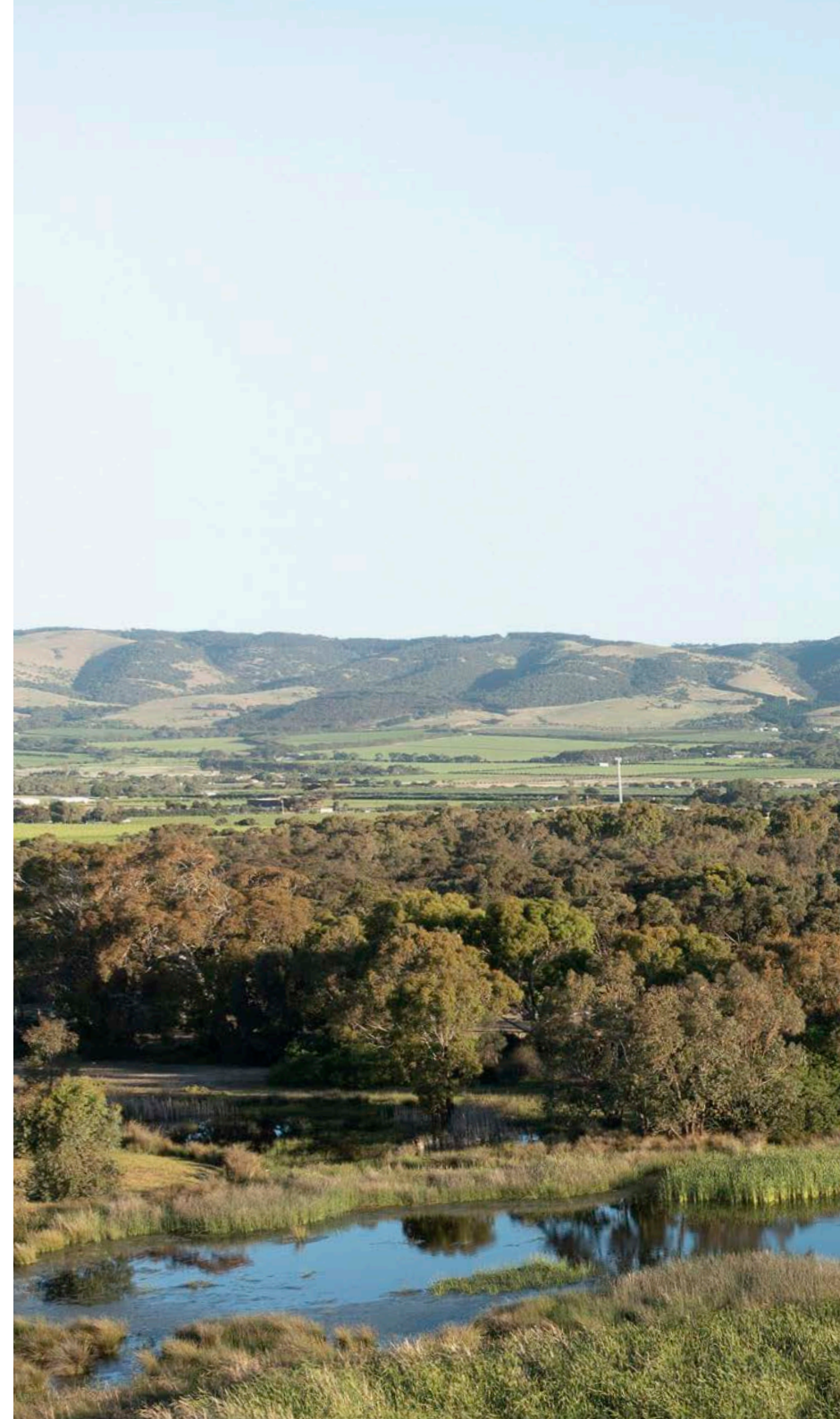
*Letter to Environment, Resources and Development Committee of Parliament dated 27 July 2021.
The letter responded to matters raised with the ERDC by Leon Bignell MP,
the Friends of Willunga Basin Inc, and the Friends of Port Willunga.*



IT'S WHAT BUSINESS AND COMMUNITY LEADERS WANT IN ALDINGA

Leaders from our business community and City of Onkaparinga's ON Ambassador group want to see sustainable and climate resilient development.

By creating a sustainable development that leverages the natural assets of the Fleurieu region and provides quality and diverse housing, Aldinga will support and attract jobs of the future, creating liveable, healthy and connected communities.



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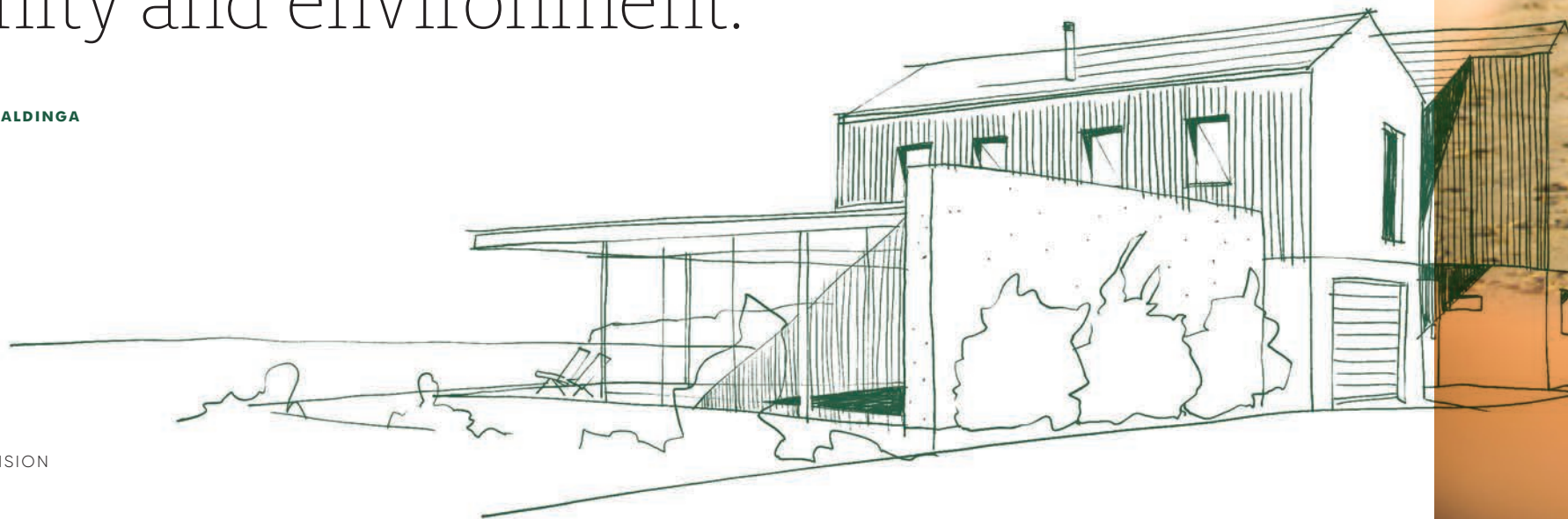
“Aldinga has a competitive advantage because it has untouched natural beauty. This is attractive to cultural creatives, business leaders, innovators etc. If you compromise this resource, you lose this competitive advantage. As Ross Perot said... measure twice, cut once.”

TOM HAJDU
PROFESSOR AND CHAIR OF CREATIVE
TECHNOLOGIES, THE UNIVERSITY OF ADELAIDE
CEO, DISRUPTER AND TOMANDANDY



“We all know that Aldinga is a lifestyle destination but with this new suburb, we have an opportunity to create something really special. Imagine what we could achieve if we responded to the history and culture of this area and prioritised the health of our community and environment.”

LEONIE HICK
CHAIR BUSINESS AND TOURISM ALDINGA
AND LOCAL BUSINESS OWNER



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“We don’t want Aldinga to be the place where you buy in at the bottom to get onto the housing ladder and then move on. We want people to put down roots and create community. Aldinga is such an opportunity and the foundations of sustainability and diversity need to be at its heart.”

RON LOGAN
CHAIR FLEURIEU COMMUNITY ENTERPRISES
(BENDIGO BANK FRANCHISE)



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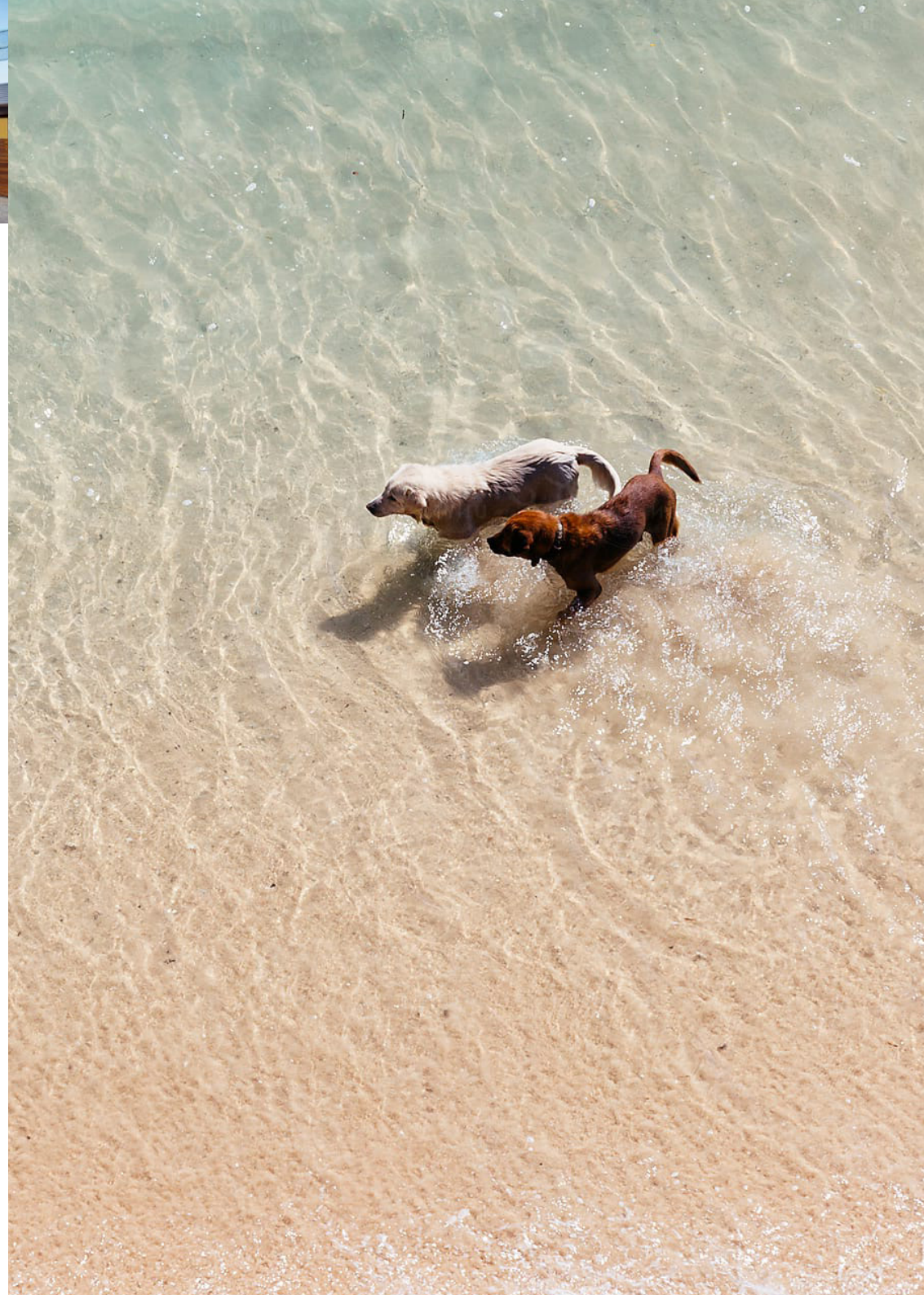


Image courtesy of
Brett Aylen Architecture

“We need to be thinking about the jobs of the future, not the jobs of today. Knowledge workers, empowered by video conferencing and collaboration tools, can choose to live and work anywhere in the world. They will naturally gravitate to beautiful places, lively communities, and thoughtfully designed built environments.

A well-designed Aldinga would be just that.”

ALAN NOBLE
FOUNDER AND CEO, AUSOCEAN AND FORMER
ENGINEERING DIRECTOR, GOOGLE AUSTRALIA





“Aldinga Payinthe College will become an operating school in 2022. We have consulted with our local Aldinga and Sellicks communities who identified sustainability as a top priority. The school design features Ecologically Sustainable Development (ESD) principles that meet a 5 Green Star rating. By embedding sustainability into the Aldinga Development, there will be many opportunities for us to work together to create valuable learning opportunities for our students and the broader community.”

LAUREN JEW
DIRECTOR OF COMMUNITY INNOVATION AND
PARTICIPATION - ALDINGA PAYINTHE COLLEGE

“If we don’t plan these places properly and we keep building gutter to gutter, we’re in real trouble. You can’t tell me that’s good for society. If we take the lead and build it right, there is an opportunity for us to showcase Aldinga to the world. How’s that for a business and tourism opportunity?”

PETER WADEWITZ OAM
PEATS SOIL

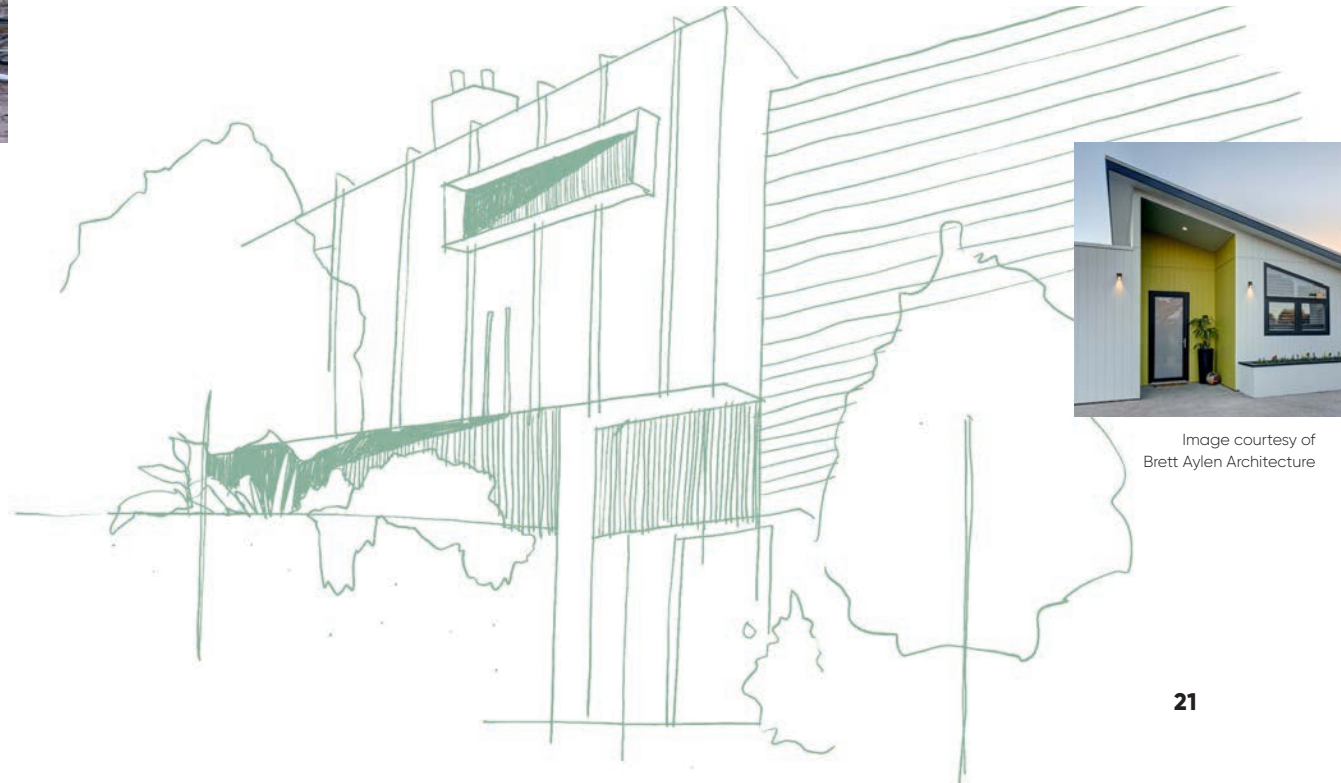


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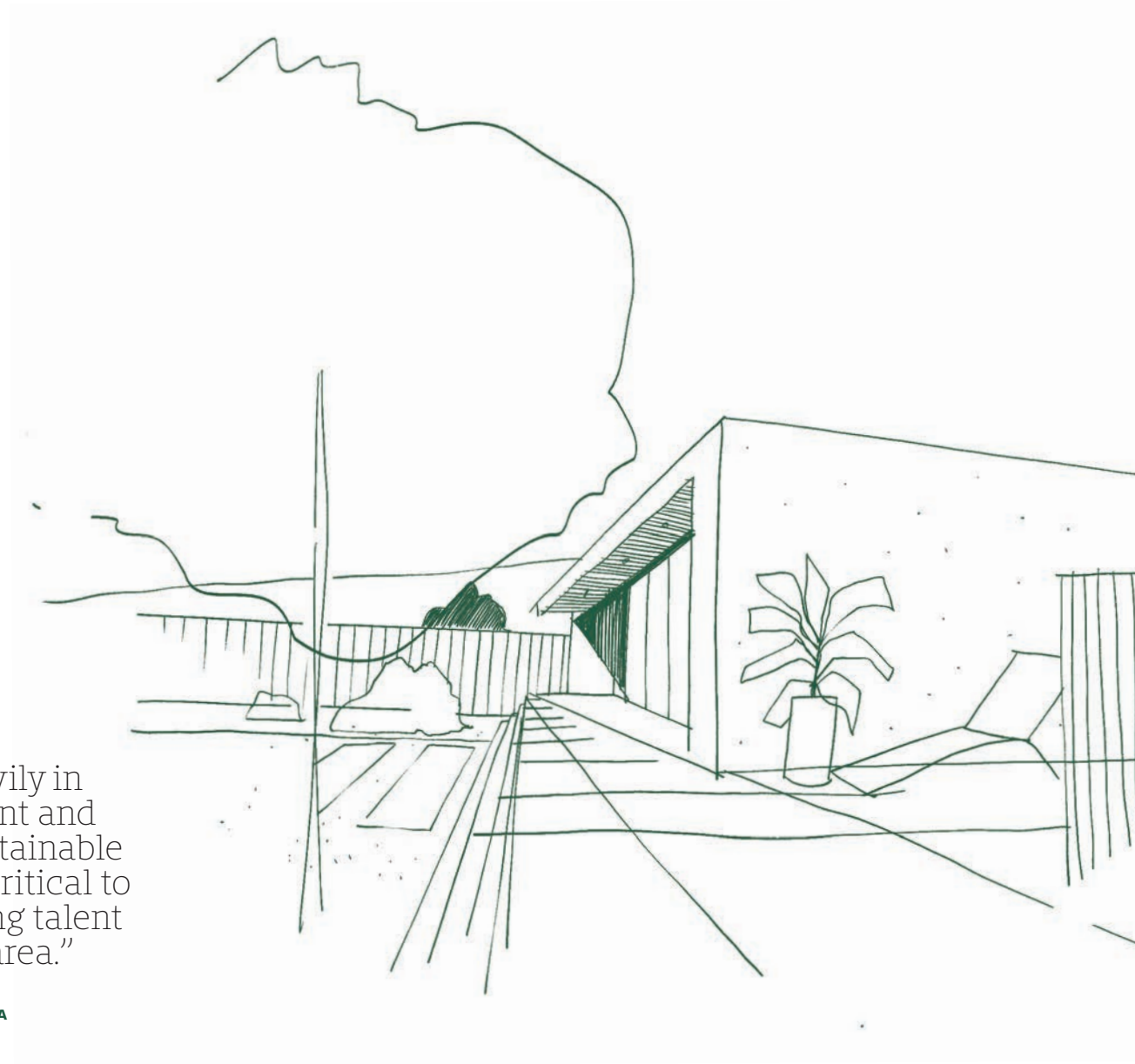
“As REDARC continues to grow export markets and sales, it is imperative that we are able to attract top talent to the Onkaparinga Region. I am fully supportive of investment in the region, particularly a high quality and sustainable suburb at Aldinga.”

ANTHONY KITTEL
MANAGING DIRECTOR
REDARC ELECTRONICS



“We are investing heavily in workforce development and see a high quality, sustainable suburb at Aldinga as critical to attracting and retaining talent and new skills to the area.”

PUNEET SAIM
DIRECTOR, SMR AUTOMOTIVE AUSTRALIA





“As the Fleurieu and South Australia positions itself as a liveable communities showcase, we must offer housing in all demographics. The south is crying out for more executive standard living as we seek to attract people who will lead us into an exciting sustainable future. The new Aldinga suburb can deliver a sustainable showpiece that is the new benchmark, whilst showing business leaders that this is a place to live, work and play.”

CHARLES MANNING
DIRECTOR, FACE THE WORLD
FOUNDER, FLEURIEU FUTURE LEADERS
PROGRAM

“Real-estate agents tell me that demand for quality housing in our region is enormous. Lifestyle is why people want to move to the region. Why are we considering lesser style developments when it is a sure thing that well designed, sustainable housing would sell out quickly and fill a gap in the market?”

CHESTER OSBORN
CHIEF WINEMAKER & VITICULTURALIST
D'ARENBERG

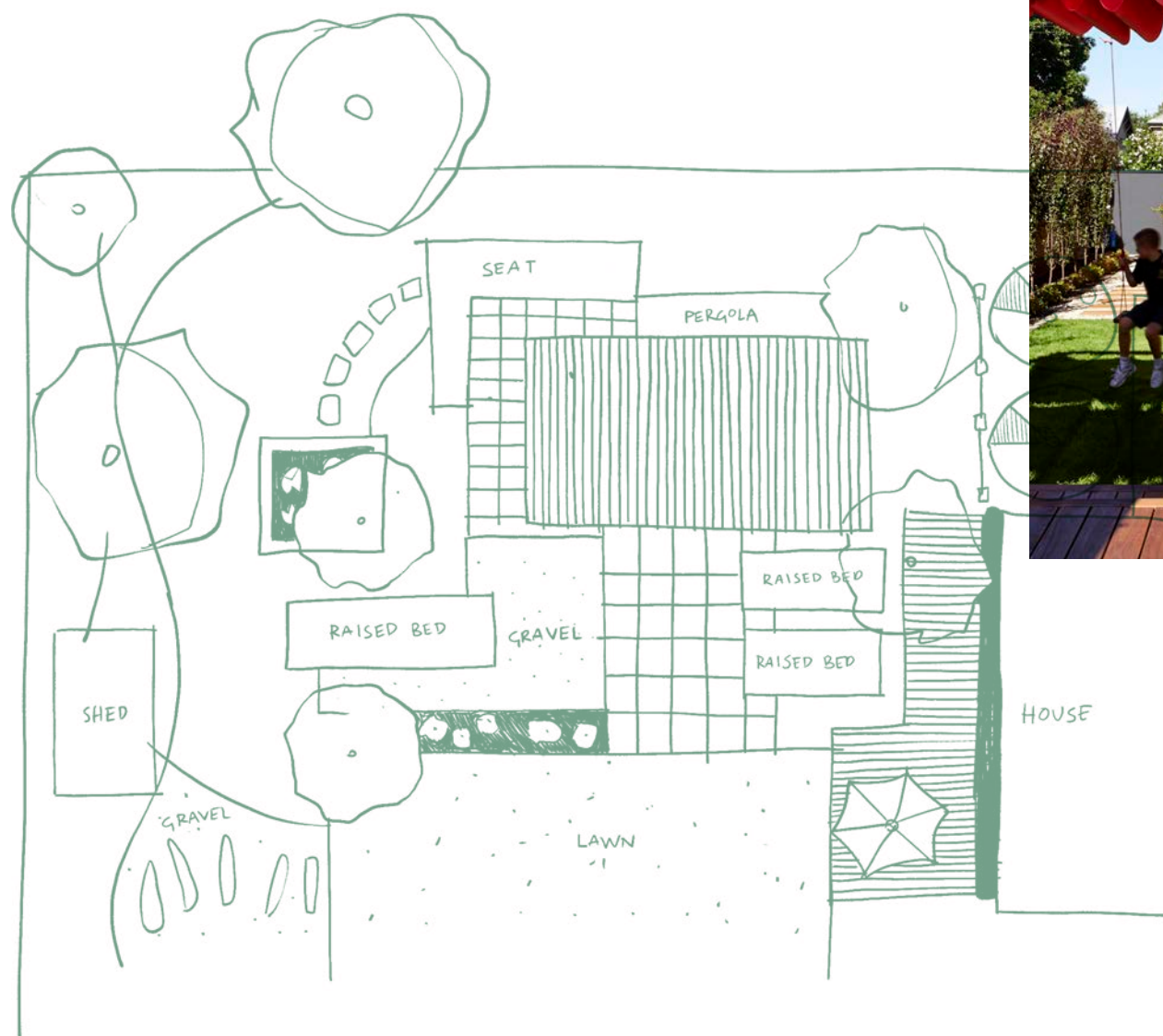
IT WILL UP-SCALE SUSTAINABLE LIVING FROM SINGLE HOMES TO A SUBURB

There are already many brilliant examples of sustainable homes that work with South Australia's environment but most are on individual lots.

Aldinga presents an opportunity to pioneer sustainability at a suburban scale and density, while also expressing the unique character of the Fleurieu coast.

"Most of the homes we feature in Fleurieu Living are built with keen attention to sustainability. Local builders view sustainable design as the norm. The problem is that most of these houses are in a semi-rural setting, and we need to achieve the same for our suburbs. Aldinga is our opportunity to show how it can be done."

PETRA DE MOOY
MANAGING DIRECTOR
FLEURIEU LIVING MAGAZINE





Images courtesy of Grieve Gillet Anderson



Image courtesy of Levesque and Derrick Architects

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“Stringent building codes and judicious land-use planning are essential to ensure an ‘Insurable Australia’, we are heartened to see South Australia’s new Planning Code underpinned by climate resilience policies. The Insurance Council of Australia (ICA) welcomes the opportunity to work with Onkaparinga Council and the government of South Australia to build nation leading natural disaster ready homes and communities at Aldinga.”

ANDREW HALL
EXECUTIVE DIRECTOR AND CEO
INSURANCE COUNCIL OF AUSTRALIA

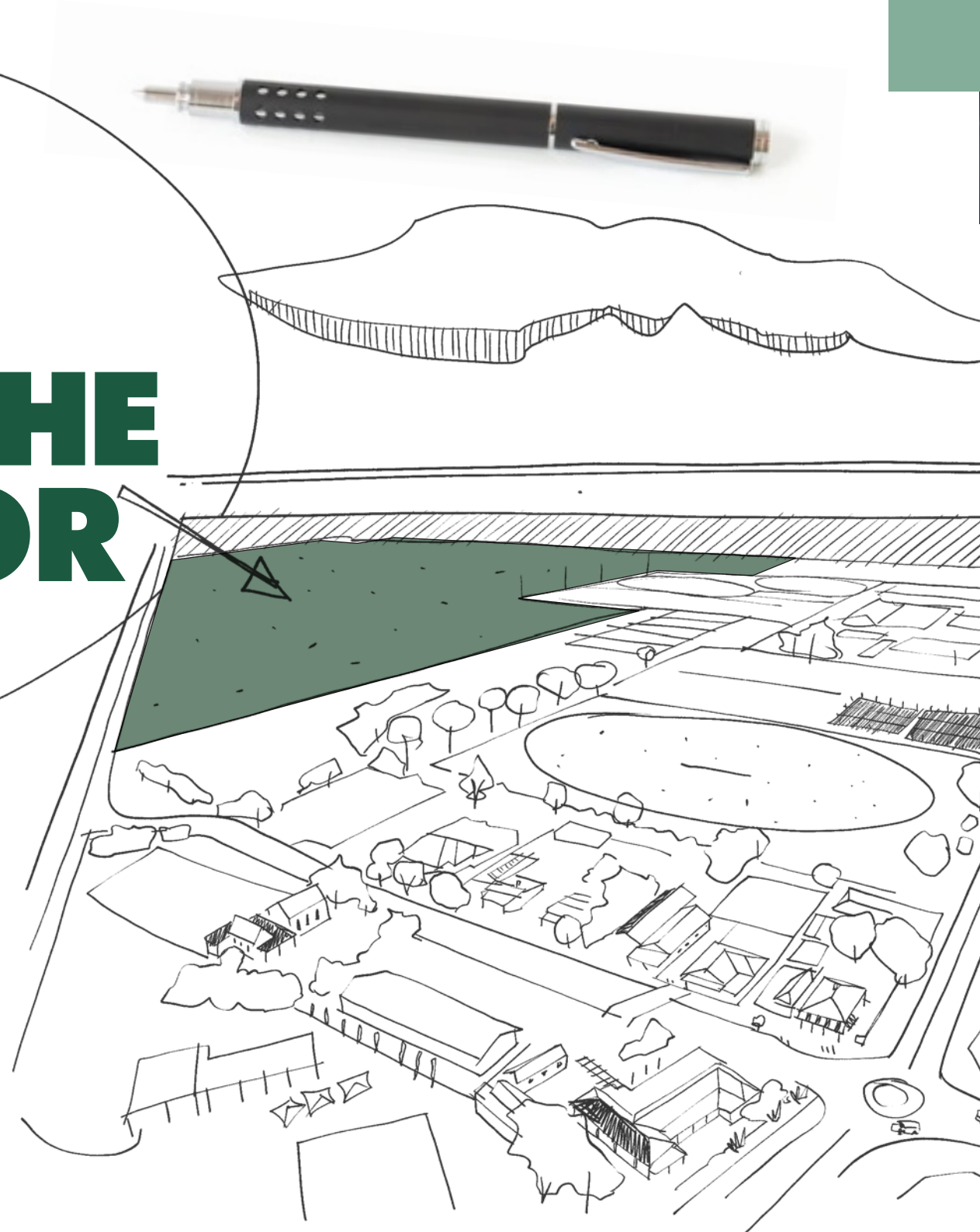
THIS IS HOW WE DELIVER THE VISION FOR ALDINGA

To unlock Aldinga's potential, the state government will need to exhibit leadership and innovation throughout the life of the development in partnership with Council and the developer.

Renewal SA has already set a promising direction by applying a 6 GreenStar Communities rating at Tonsley. We could do the same at Aldinga.

The following set of actions and ideas is focused on establishing a strong design and development process and exemplary outcomes.

Let's commit to working together to raise the bar at Aldinga.





STRONG COLLABORATIVE PARTNERSHIPS


- Ongoing involvement, leadership, innovation and oversight from Renewal SA/state government throughout the development
- Council included as a participant in tender assessment/review
- Establishment of a Sustainable Development Coordinator within state government, to act as a conduit between all state, local and community stakeholders and the developer, and facilitate integrated design and compliance processes
- Co-design workshops with Developer partner, Renewal SA, other relevant state agencies and City of Onkaparinga
- Engagement with the community throughout the development through establishment of a skills based Aldinga People's Committee or similar.
- Engagement with Kaurna representatives to ensure that cultural heritage is incorporated into masterplanning
- Provision of an ESD consultancy service and/or workshops for prospective residents
- Accredited training courses provided for trades to build capacity in sustainable construction practices/new technologies
- Development of a procurement policy committed to using local businesses and service providers
- Partner with sustainable finance partners to provide 'green' mortgage products to prospective residents that incentivise sustainable design outcomes by providing savings to home owners.

A CLEAR AND ACCOUNTABLE SUSTAINABILITY FRAMEWORK

- Inclusion of the Green Star Communities assessment targeting a 6-star development outcome
- Inclusion of the new Green Star for Homes standard OR minimum 8-star NatHERS rating
- Establishment of Climate Smart Design Guidelines for built form, streets, landscape and open space, and water management
- ODASA design review of dwelling typologies and designs to ensure Good Design principles are upheld
- Incorporation of a Climate Smart Design Guidelines compliance checklist for applicants as part of the development application process
- Establish an independent design review panel including Council representatives to assess each dwelling against the Climate Smart Design Guidelines, as a mandatory requirement of the development application process
- In conjunction with the City of Onkaparinga and CSIRO, undertake an economic feasibility analysis of sustainable development measures assessing value add and job creation
- Transparent reporting and accountability mechanisms against key sustainability objectives (water use, greening, energy, social outcomes etc) throughout the establishment of the development
- Compliance mechanisms for developers including inspections and bonds and/or incentives to ensure uptake.

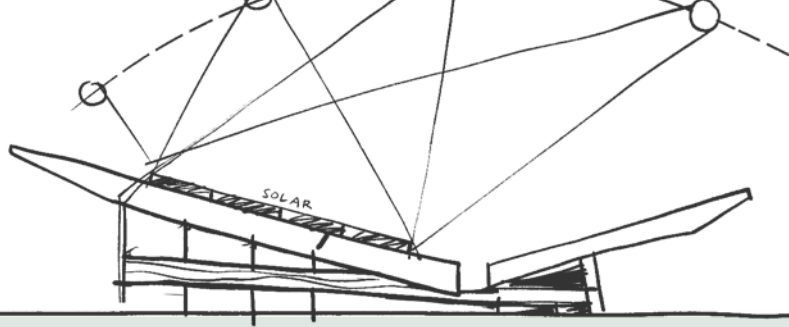


INNOVATIVE AND WELL-DESIGNED HOMES

- Specific design guidelines for built form including character, climate responsive design, environmental performance, materials and colours, roof, fencing, ancillary structures, outdoor areas, drying areas, housing adaptability and accessibility
 - Ensure the Masterplan reflects key sustainability principles including building orientation, allotment size and layout
 - Demonstrate a diversity of housing typologies, and densities to cater for different socio-demographic needs
 - Inclusion of sustainability and passive solar design principles within the Building Envelope Plan including location of garage/ carport, living areas, private open space and deep soil zone(s)
 - Application of the new Green Star for Homes standard OR minimum 8-star NatHERS rating
 - Provide a demonstration home that showcases best practice sustainable design
 - Submission of a digital 3D model for each dwelling to an overall digital model of the development to enable more holistic review of built form at development application stage.
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GREEN STREETS, GARDENS AND OPEN SPACES

- Specific design guidelines for streets, gardens, stormwater management and open space, trees and plant species focusing on water sensitive and biodiversity sensitive urban design
 - Integrated planning of open space and stormwater management with City of Onkaparinga, incorporating water and biodiversity sensitive urban design
 - Provide a high quality interface with Main South Road and the McLaren Vale Character Preservation District, the Aldinga Township, Aldinga Sports Park and local schools
 - Building Envelope Plan includes requirements for dwellings adjacent to open spaces to achieve passive surveillance
 - Building Envelope Plan includes mandatory deep soil zones in front and rear yards
 - Demonstrate that street tree planting and mandatory private allotment tree planting will achieve tree canopy coverage of 20% across the development within 20 years
 - Development of a biodiversity plan for public and private landscapes, covering tree and plant species for year round pollination, habitat profiles and corridors
 - Coordinate infrastructure/utility planning and installation to maximise space available in verges for street tree planting and stormwater infiltration (WSUD)
 - Include a complementary landscape package for detached dwellings including a semi-mature tree for private open space, front yard landscaping and fencing.
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SUSTAINABLE ENERGY GENERATION AND RESOURCE USE

- Deliver a net-zero energy, 100% electric development through inclusion of solar and battery system, electric heat pump hot water system, and induction cooktop for each dwelling
- Together with City of Onkaparinga, undertake a catchment-level assessment for stormwater resources, including any costs for expansion of water storage/ aquifer recharge infrastructure
- Through partnership with the local energy distribution network provider, establish localised electrical networks for solar PV energy use and battery storage to reduce peak electricity demand and maintain grid stability. Ensure that physical infrastructure (eg. transformer sites across the development) has capacity for battery facilities
- Utilisation of recycled water resources and establishment of agreement regarding volumes/capacity
- Implement a circular economy approach focused on recyclable materials and minimisation of construction waste
- Waste and recycling strategy in place to encourage recycling/ reuse and minimise household waste to landfill.

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“Everyone talks about the need for affordable housing but we’re not setting our communities up to succeed when we limit ourselves to the narrow ‘affordable housing’ mantra. We need to flip the focus from ‘short term affordable housing’ to ‘long term affordable living’, using intelligent design to build a community that’s both affordable and aspirational.”

JOCK HARVEY

PROPRIETOR AND MANAGING DIRECTOR, CHALK HILL VITICULTURE

SUSTAINABLE TRANSPORT AND MOVEMENT

- Provide a shared-path network integrated with the open space network, linking the development to the existing Aldinga Township, Aldinga District Centre and local schools
- Locate higher densities of development close to public transport and open spaces to promote active transport and public health
- Enter into an infrastructure agreement with City of Onkaparinga for staging and delivery of internal roads, paths and open spaces
- Incorporate electric vehicle charging facilities into each home
- Include fast vehicle charging stations throughout the development at a masterplan level
- Ensure that electrical infrastructure is future-proofed to cater for future electric vehicle charging capacity for each dwelling.

This opportunity will not come again.

LET'S MAKE THIS HAPPEN TOGETHER

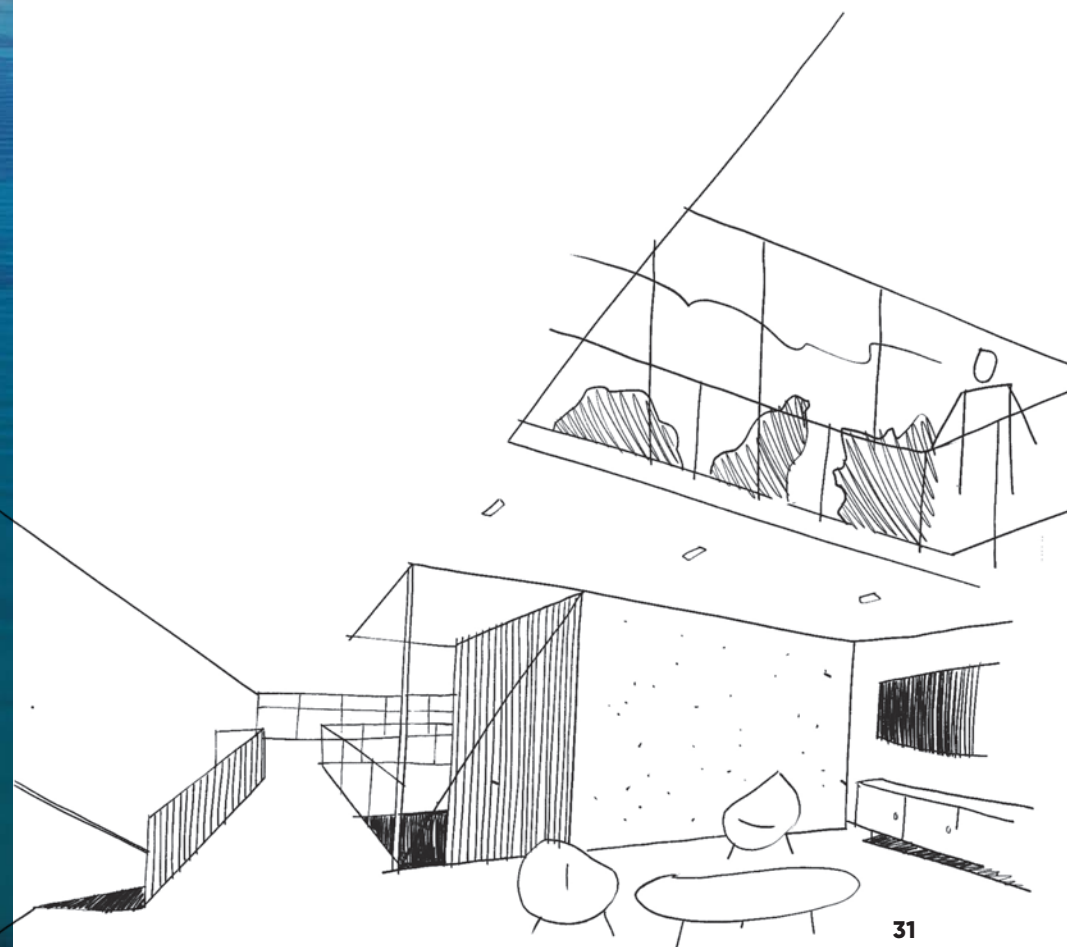
The time is right to align environmental, social and economic interests to set a new benchmark for sustainable and climate resilient suburban development at Aldinga.

Collaboration between state government, council, community, business and developers can make this a reality and help lift development standards across the state.

We can achieve more by working together.

Let's talk.





“It’s a myth that sustainable housing can’t also be affordable. By prioritising good design principles we can create homes that are a pleasure to live in all year round with minimum heating and cooling. That’s good on so many levels. Good for the people living there because it benefits their health and happiness, and their wallets. Good for the neighbourhood because it feels great to live in a street with lots of trees and houses that have character. Good for the planet because it saves our precious resources.”

BRETT AYLEN
BRETT AYLEN ARCHITECTURE,
CO-FOUNDER OF THE ADELAIDE
SUSTAINABLE BUILDING NETWORK

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CITY OF ONKAPARINGA

