UGMS OBJECTIVES

1. A strong economy and supportive business environment
2. The sustainable provision of physical infrastructure and community services.
3. Environment and lifestyle protected against the pressures of projected population growth.

2. CONTEXT

Chapter Outline

This chapter provides a snapshot of Victor Harbor in 2013. It identifies the study area for the UGMS, discusses Victor Harbor’s geographic relationship with metropolitan Adelaide and describes the population, employment, housing, economic, community, physical infrastructure and environmental features of Victor Harbor.

Summary of Key Points

After reading this chapter, you should understand the following:

1. The position of Victor Harbor on the coast of South Australia’s Fleurieu Peninsula and its role as a major centre for the Southern Fleurieu region.
2. The urban and Local Government Area population of Victor Harbor relative to other town centres and Local Government Areas within the Region.
3. The population, employment, housing, economic, physical infrastructure and community profile of Victor Harbor in 2012.
4. The unique and valued environment, lifestyle and community features of Victor Harbor.
2.1 THE STUDY AREA

The study area has been identified by the City of Victor Harbor to include the existing urban and rural living areas of Victor Harbor and its immediate environs. The area defines the physical boundary within which the most detailed urban growth investigations for the UGMS are focussed. It is also from this local perspective that outside influences on the sustainable growth of the town (ie within the Regional, State, National and Global context) are considered.

Map 1 The UGMS study area covers approximately 3,000 hectares of land.
2.2 RELATIONSHIP TO ADELAIDE

Victor Harbor is a coastal town on the Fleurieu Peninsula, located approximately 80 km south of the Adelaide CBD, and 30 km from the southern boundary of metropolitan Adelaide.

Sustained high population growth is placing pressure on Victor Harbor’s natural and built environment, its physical and community infrastructure, and its lifestyle and community identity.

Transport networks between Victor Harbor and metropolitan Adelaide are being upgraded with the doubling of the Southern Expressway and the construction of the McLaren Vale overpass. Additional road safety measures including overtaking lanes have been incorporated to address the historically heavy road toll.

The primary access to Victor Harbor is by car and it will be important to continue to maintain and further develop safe and convenient access, not just to metropolitan Adelaide but also within the region given that most people live and work in the Southern Fleurieu.

Public transport services between Adelaide, Victor Harbor and Goolwa operate three buses a day each way Monday to Friday, two buses on Saturday and one on Sunday.

Map 2 Location Plan
2.3 REGIONAL POSITIONING

The largest Town in the Southern Fleurieu Peninsula

Victor Harbor has the largest township population in the Southern Fleurieu Peninsula Region, with the town having a larger population than Goolwa, Middleton and Port Elliot combined. Although within commuting distance of metropolitan Adelaide, Victor Harbor is not a commuter town. It serves as the Major District Centre for the Southern Fleurieu, a function that is formally recognised by the 30 Year Plan for Greater Adelaide.

Map 3 Township Population Patterns, 2011
Table 1 Projected Regional Settlement Patterns to 2021

<table>
<thead>
<tr>
<th>Region</th>
<th>2011 Population (% of Region)</th>
<th>2026 Population (% of Region)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victor Harbor Township(^{62})</td>
<td>12,922 (31.6%)</td>
<td>19,343 (33.8%)</td>
</tr>
<tr>
<td>Goolwa-Middleton-Port Elliot</td>
<td>10,145 (24.8%)</td>
<td></td>
</tr>
<tr>
<td>Strathalbyn</td>
<td>5,809 (14.2%)</td>
<td></td>
</tr>
<tr>
<td>Mount Compass</td>
<td>1,669 (4.1%)</td>
<td></td>
</tr>
<tr>
<td>Yankalilla-Normanville-Carrickalinga</td>
<td>2,662 (6.5%)</td>
<td></td>
</tr>
<tr>
<td><strong>Victor Harbor Council area</strong></td>
<td>13,370 (32.7%)</td>
<td>19,343 (33.8%)</td>
</tr>
<tr>
<td>Alexandrina Council area</td>
<td>23,168 (56.6%)</td>
<td>31,119 (54.4%)</td>
</tr>
<tr>
<td>Yankalilla Council area</td>
<td>4377 (10.7%)</td>
<td>6,763 (11.8%)</td>
</tr>
<tr>
<td><strong>Total Regional Population</strong></td>
<td>40,915 (100%)</td>
<td>57225 (100%)</td>
</tr>
</tbody>
</table>


Victor Harbor provides a range of services, functions and facilities in the following sectors: retail, administration, government, tourism, culture and entertainment, community, business, education and recreation.

### 2.4 POPULATION AND HOUSING\(^{63}\)

#### 2.4.1 Steady Growth

At the 2011 Census, the resident population of the Victor Harbor township was 12,922 people. The population of the City of Victor Harbor was 13,370, indicating that the Victor Harbor urban area accounts for 97.2\% of the Council area’s total population.

Council building approvals between 1995-6 and 2011-12 were 225 per annum. Over the 17 years, this has varied from 322 in 2005-06 to 154 in 2011-12 (see Figure 3 below for more detail). Occupancy rates in 2011 were 2.1 persons per dwelling, compared with the Greater Adelaide average of 2.4. Vacancy rates were 29.8\%. Based on these rates, Victor Harbor is expected to grow to 15,907 persons by 2020 and 19,224 by the year 2030.\(^{64}\)

More detail on population and dwelling projections and different growth scenarios in contained within Section 4 Growth Scenarios.

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\(^{62}\) Defined as the Victor Harbor Statistical Area Level 2, a geographical boundary defined by the Australian Bureau of Statistics that closely mirrors the UGMS study area boundary.

\(^{63}\) All housing and population statistics expressed under this heading are for the Victor Harbor Township (defined by the ABS as Statistical Area Level 2) the boundary of which closely mirrors the UGMS boundary, with data taken from ABS Census of Population and Housing, 2011 (unless stated otherwise).

\(^{64}\) Projections based upon 225 dwellings per annum x 2.1 person/dwelling x .702 (occupancy rates) = 331.7 persons/annum. Projections based upon 2011 Census population for the Victor Harbor township of 12,922. Additional population projections and growth scenarios are provided in Chapter 4.
2.4.2 An Ageing Population

Victor Harbor has the oldest population of any township in South Australia, ahead of Port Elliot-Goolwa, and Moonta. Nationally, it has the fifth oldest population, behind three townships in New South Wales, and Bribie Island in Queensland\(^6\). At the 2011 Census, the median age was 56, and there were 4,433 people over the age of 65, accounting for 34.3% of the city’s population. In comparison, across Greater Adelaide\(^6\), the median age was 38 and 15.3% of the population were aged over 65. This indicates that Victor Harbor already has twice the proportion of older people in its population than Greater Adelaide.

The ageing nature of Victor Harbor’s population has been well documented for some time. This characteristic is continuing, however, with the median age increasing from 49 to 56 between the 2001 and 2011 censuses. Similarly, the proportion of the population aged over 65 increased from 29.9% of the total population at the 2001 census to 34.3% in 2011.

Figures 4 and 5 demonstrate the ageing nature of the Council area’s population and the way in which the proportion of older people in the population has increased in recent times:

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\(^{65}\) Australian Bureau of Statistics Catalogue Number 3235.0 - Population by Age and Sex, Regions of Australia, 2011

\(^{66}\) Defined as per the ABS definition of the 'Greater Capital City Statistical Area'.

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In addition to the observed increase in the population of older people, population projections expect Victor Harbor’s population to continue to grow older. The Department of Planning, Transport and Infrastructure population projections anticipate that the Victor Harbor Council area will be home to 6,870 people over the age of 65 by 2026, accounting for 35.5% of the total population. If realised, an additional 162 people over the age of 65 will be added to the population each year over the next 15 years.
2.4.3 A Large Absent and Part-Time Population

Victor Harbor has a large ‘absent’ and ‘part-time’ population, with 40% of its residential ratepayers (4,223 persons) residing outside the Council area. Some 25% of these (1,090 persons) own vacant land, with the remainder either renting their properties to others or using them as ‘holiday homes’ for weekend getaways or summer holiday ‘shacks’.

Over the summer holiday season the Victor Harbor population almost trebles within the space of a few days. In contrast, during the winter months, up to 900 households head north each year seeking warmer weather.67

2.4.4 A High Proportion of Two Person Families

Victor Harbor’s families contain a very high proportion of couples without children – 62.4% compared with the Greater Adelaide average of 38.7% at the 2011 Census. Families comprising couples with children account for 24.4% and single parent families 7.0%.

Between 2001 and 2011, couple families without children grew by 25.7%, whereas couple families with children grew by 5.7%. There was a significant (22.8%) increase in single parent families over the same time.

The predominance of two-person households is also reflected in the average household size, which was 2.1 persons/household at the 2011 Census, compared with the Greater Adelaide average of 2.4.

Figure 6 below summarises changes in household types in the Council area over the five years between 2001 and 2011, demonstrating the significant increase in couples without children, and lone person households. The following chart, Figure 6, shows the high proportions of two-person households and below-average proportions of 3 and 4 person households in Victor Harbor.

Figure 6 Changes in Household types in the City of Victor Harbor between 2001 and 2011.

2.4.5 A High Proportion of ‘Traditional’ Detached Housing

Detached dwellings are the most common dwelling type in Victor Harbor, comprising 87.3% of the total housing stock, compared with the Greater Adelaide average of 76.6%. Between 2001 and 2011, the proportion of detached dwellings in Victor Harbor increased, while the trend across Greater Adelaide was a decline, indicating that a high degree of homogeneity in the housing stock remains.

2.4.6 A High Proportion of Homeowners and Declining Housing Affordability

Victor Harbor has a much higher proportion of dwellings that are fully owned (44.8% in 2011) than the Greater Adelaide average (30.7%), suggesting a relatively higher proportion of long-term residents than the State average. The remaining dwellings are being purchased (22.9%), rented privately or through an agent (17.9%) or used for public housing (1.1%). These characteristics are illustrated in Figure 7 below.

Public housing comprises only 1.1% of housing stock in Victor Harbor, compared with the Greater Adelaide average of 6.0%.

Over the ten years between 2001 and 2011, the proportion of households who either owned their home outright or were purchasing their home declined, while the proportion of renters increased, as demonstrated in Figure 8. This indicates that while home ownership predominates, there may have been a decline in housing affordability.

In 2006, 10.8% of households with a mortgage experienced mortgage stress, while 31.8% of rental households experienced rental stress. These rates were higher than the rates across South Australia (7.1% and 25.1% respectively), indicating that housing affordability is key challenge in Victor Harbor.

Figure 7 Housing Tenure data for the City of Victor Harbor and South Australia in 2011.

Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Enumerated data) Compiled and presented by id, the population experts.

Source: 2011 Social Health Atlas of Local Governments
2.5 ECONOMY

2.5.1 A Strong Retail Sector

The retail sector plays a significant employment role in the Victor Harbor economy. In 2011, it was the second largest industry of employment (behind health care and social assistance), employing 14.6% of the working population.

In 2006, there were five Centre Zones in Victor Harbor (refer Map 4), with a collective retail floor space of 35,000m². Approximately 24,000m² (or 63%) of this floor space was within the District Town Centre.

2.5.2 A Service-Based Economy

The fastest growing industry sector in Victor Harbor is property and business.

The slowest growing industry sector is agriculture, forestry and fishing.

2.5.3 Tourism Supports the Retail Sector

Victor Harbor is, historically, a favoured holiday place for South Australians.

Tourism directly or indirectly benefits most businesses in Victor Harbor and expenditure from non-residents and visitors is estimated to account for 49% of all retail expenditure.¹⁰

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¹⁰ All statistics expressed under this heading are for the Victor Harbor Township (defined by the ABS as Statistical Area Level 2) the boundary of which closely mirrors the UGMS boundary, with data taken from ABS Census of Population and Housing, 2011 (unless stated otherwise).

Tutte A, South Coast Retail Centres Study, 2000
Tourism is also a significant employment generator, especially of younger people. Tourism Australia estimates that 50% of all jobs associated with retail and hospitality are created as a direct result of tourism\textsuperscript{23}.

2.5.4 Small-scale Light Industry and Service Industries

Although Victor Harbor acts as the designated Major District Centre, Goolwa is identified by the 30 Year Plan for Greater Adelaide as the industrial hub of the south coast with a large area on the outskirts of Goolwa identified as "new employment lands to serve Fleurieu region". The majority of industrial activities in Victor Harbor are of a smaller scale and are service industry related. This trend is expected to continue.

2.5.5 Declining Workforce Participation

Victor Harbor has the highest proportion of inflow of regional workers of any employment centre in the Southern Fleurieu Region (31% compared with 14% for the Region). Almost 70% of the available jobs at Victor Harbor are filled by Victor Harbor residents, with the vast majority of other positions filled by residents of the south coast from the Alexandrina Local Government Area.

In raw numeric terms, the employment opportunities at Victor Harbor equate almost to the number of persons seeking employment, comparing favourably with employment opportunities generally within the Southern Fleurieu Region.

Recent changes in the structure of the workforce include more part-time employment and a trend to people combining retirement with some paid employment.

The health and community services sector also provides a high proportion of part-time jobs. This type of labour market suits older people and families wishing to combine other aspects of life including child care and volunteering.

Continued growth in full-time employment is needed to attract and retain young people and younger families.

Table 2 Regional Employment Opportunities 2006

<table>
<thead>
<tr>
<th>Region</th>
<th>Jobs</th>
<th>Workers</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victor Harbor</td>
<td>3,399</td>
<td>3,497</td>
<td>97%</td>
</tr>
<tr>
<td>Southern Fleurieu Region</td>
<td>9,543</td>
<td>12,063</td>
<td>79%</td>
</tr>
</tbody>
</table>

Source: ABS Census of Population and Housing 2006

Whilst the total labour force grew by 30% between 1996-2006, there was an increasing proportion of the population not in the workforce, those numbers having grown by 61%.

2.5.6 Strong Part-Time Jobs Growth

Part-time employment in 2011 represented 41.5% of all workforce positions in Victor Harbor, compared with the State average of 31.6%. Between 2001 and 2011, part time positions increased from 37% to 42% of all jobs in Victor Harbor, indicating that this employment arrangement has become more prevalent in recent times.

Growth in full-time employment between 2001 and 2011 increased by 11.2%; growth in part-time employment increased by 36.8% in the same period.
Major jobs growth between 2001 and 2011 involved seasonal, semi-skilled, and part-time employment places in the construction, accommodation, hospitality, property and business, and health and community services sectors.

Jobs generated at Victor Harbor are spread reasonably evenly across a range of occupation types, including technicians and trade workers (15.5%), professionals (15%), community and personal service workers (14.1%), sales workers (13.3%) and labourers (12.2%).

2.5.7 Short Journey to Work

93% of all Victor Harbor residents who work are employed in the Fleurieu region.

Only 5% of Victor Harbor residents are employed in southern metropolitan Adelaide, with a similar proportion commuting from southern metropolitan Adelaide to Victor Harbor for work.
2.6 PHYSICAL INFRASTRUCTURE

2.6.1 Transport

*Roads*

Victor Harbor has a road network of approximately 380 kms (246 kms being sealed, and 134kms unsealed).

In 2004 the Ring Road was completed (refer Map 5), connecting the Adelaide to Victor Harbor Road in the east with the Inman Valley Road to the west of the town. The road provides a critical...
regional road link for heavy commercial vehicles seeking access to both sides of the Fleurieu Peninsula. It also relieves traffic congestion within the town, particularly during peak summer months.

A potential future by-pass route, linking the Victor Harbor Ring Road via Waterport Road, to Goolwa (refer Map 5) has been indicatively identified by the 30 Year Plan for Greater Adelaide.

**Traffic Management**

Anticipated growth in Victor Harbor will place increasing pressure on Victor Harbor’s transport infrastructure. The Victor Harbor Traffic Management Strategy (QED, 2005) provides key traffic management directions to address demands from future growth.

The suite of City of Victor Harbor Asset Management Plans (2012) identify the condition of pavements, kerbing, car parks, bridges, sealed surfaces, footpaths and rural culverts in Victor Harbor and provides a program for the ongoing maintenance of this infrastructure.

**Rail**

A single rail line connects Victor Harbor, via Goolwa to Mount Barker. The line is currently used by the SteamRanger Heritage Railway for tourism purposes (refer Map 5).

**Airport**

There is a regional airport, used primarily by light aircraft for recreational flights, near Goolwa. There is scope for greater use of this facility for tourism, commuting, and recreational services (refer Map 6).

**Public Transport**

A single bus service operates between Adelaide, Victor Harbor and Goolwa.

The Department for Education and Children’s Services provides transport to government schools for students living more than 5 kilometres from their designated school.

Council contributes towards a school/community bus service for students living within 5 kilometres of their school.

There are also two local taxi/hire car services and a number of commercial bus/coach operators in the region.

The Southern Communities Transport Scheme (SCOTS) is a community passenger network providing services for people who are transport disadvantaged, including a door to door community bus services for shopping and other needs and Medi-Ride for attendance at medical appointments (local and in Adelaide). In 2010 a dial-a-ride service commenced for Victor Harbor and Port Elliot. This is a pre-booked flexible route service operating 8.45am to 3.15pm Monday to Fridays (excluding public holidays). The Southern Fleurieu Cancer Support Group is a community-based service providing transport for cancer patients.

**2.6.2 Water**

SA Water is responsible for the water supply to Victor Harbor. Water is drawn from the Myponga Reservoir located approximately 23kms to the north-west of Victor Harbor (refer Map 6). The Reservoir has a capacity of approximately 26,800 megalitres, provides 5% of Adelaide’s water supply, and is the main source of filtered water for southern metropolitan Adelaide and the south coast area. SA Water is undertaking a planning study to assess the head works supply to the Fleurieu Peninsula and ensure that projected potable water demands for Victor Harbor can be met into the future.

**2.6.3 Stormwater**
Stormwater infrastructure is either at, or exceeding, capacity in most of Victor Harbor’s urban areas.

Anticipated development to 2030 will place additional strain on existing stormwater infrastructure.

### 2.6.4 Wastewater

Victor Harbor is serviced by a sewer network which is owned and operated by SA Water. Wastewater treatment is undertaken at the Victor Harbor Wastewater Treatment Plant (WWTP) located to the north-west of the town between Cartwright Road and Greenhill Road, commissioned in late 2005 (refer Map 5). The WWTP has been designed as a staged plant so that its capacity can be upgraded in line with demand. Based on population projections, a capacity upgrade will be required by in the near future and a further upgrade by 2023.

During the winter months when the demand is low for recycled water, the WWTP discharges into the Inman River when the river is flowing, under an agreement between SA Water and the Environment Protection Authority. The Hindmarsh Valley Reservoir is used for summer storage of treated wastewater, when flows in the Inman River are low. SA Water now has many rural customers with an allocation of recycled water. The City of Victor Harbor is also a customer, irrigating ovals, parks and reserves using the newly installed recycled water pipeline commissioned in 2011.

### 2.6.5 Refuse Waste

Victor Harbor’s refuse is collected by the Fleurieu Regional Waste Authority (FRWA) and disposed of at the Southern Waste Disposal Depot at Pedler Creek, servicing approximately 6,000 tenements per week.

A green organics and recycling service for urban households was introduced in 2006 and a monthly co-mingling recycling service was introduced in 2007 and both these services are also collected by the FRWA.

Council’s landfill site closed in October 2012 and the City of Victor Harbor now has an agreement in place with the Alexandrina Council to utilise the existing transfer station near Goolwa.

### 2.6.6 Electricity

The provision of electricity to Victor Harbor is generally adequate, although blackouts and load shedding do occur periodically. High electricity prices impact on Victor Harbor’s businesses as they do across the nation. Council’s solar panel purchase program 2009-2011 has assisted 4,000 households to become net generators of renewable energy.

### 2.6.7 Gas

Origin Energy supplies no mains gas to Victor Harbor.

### 2.6.8 Telecommunications

The major communications network includes land-line telephone services, GSM mobile telephone network, ADSL and wireless internet (refer Map 5).
2.7 COMMUNITY

2.7.1 Cultural Heritage

The original Aboriginal inhabitants of Victor Harbor are the Ngarrindjeri. The creation of land forms in the area are illustrated by the Ngurunderi dreaming story. Ngurunderi is the all powerful ancestor of the local Aboriginal communities. His dreaming story traces his journey down the River Murray into the Coorong and back around the coast to Kangaroo Island. It was around Encounter Bay where he rested on his journey and created fishing grounds and islands, such as Granite Island, Pullen Island and Wright Island, with a swing of his club.

Encounter Bay, near Victor Harbor, was also the unexpected meeting place for British explorer Matthew Flinders and French navigator Nicolas Baudin in 1802.

2.7.2 Contemporary Community Culture

Strong European Heritage

In 2011, the most common ancestries of the Victor Harbor population were: English (49%) compared with 38% for the State and Australian (37%) compared with 35% for the State. Scottish, German and Irish were less common.

The Indigenous population accounted for 1.1% of the population (compared with the State average of 1.9%).

A large number of State and Local Heritage Places are currently protected.

A Highly Valued Sense of Community

A “sense of community” and “relaxed country lifestyle” are highly valued by residents of all ages, non-resident ratepayers, and those planning to live permanently in Victor Harbor, and is one of the primary attractions for living in Victor Harbor.

Strong Community Participation

There is a strong culture of volunteering and active community participation in Victor Harbor.

In 2011, 26.8% of the population aged over 15 reported to volunteering for an organisation or a group, much higher than the State-wide average of 19.8%. Survey data from 2006 found that 94.9% of respondents in Victor Harbor can turn to family, friends and neighbours when they need it (compared with 93.4% for the State), while 51.0% are a member of an organised sport or church or community group (compared with 39.1% for the State).

A well developed Arts Culture

Victor Harbor contains a wealth of activity, talent, resources and networks covering all aspects of the arts. There is a large network of community based arts organisations and a smaller, yet significant, base of arts and cultural businesses and sole trader artists in Victor Harbor.

The Arts provide an important recreational choice for Victor Harbor residents and visitors and an income source for a number of residents of all ages.

Council supports its strong arts community and cultural assets through infrastructure, community grants and in-kind support of programs and events.

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71 ABS, Census of Population and Housing, 2011
72 Southern Fleurieu Family Strategy Report, 2004
73 ABS, Census of Population and Housing, 2011
74 Social Health Atlas of Local Governments, 2011
75 Southern Fleurieu Arts and Cultural Development Strategy, 1999
2.7.3 Health

Health Services under Pressure

Victor Harbor's health services are primarily provided by:

- the South Coast District Hospital
  - Incorporating a 38 bed public hospital and an 18 bed private hospital;

- the Southern Fleurieu Health Service
  - providing a range of non-hospital, community based services, including direct home care and programs aimed at illness prevention;

- two medical practices
  - employing 26 full-time equivalent General Practitioners with two Registrars and a GP that does one day a month.

- visiting medical specialists and a number of allied health services such as dentists, psychiatric services and physiotherapists.

2.7.4 Security

A Safe Place to Live

Police services are provided by the South Coast Local Service Area (covering most of the Fleurieu Peninsula and Kangaroo Island). A police station and court facilities are provided on George Main Road, Victor Harbor, with the principal police station at Mount Barker.

There is a 24/7 patrol car operation based at Victor Harbor and a centrally located Crime Service and Operations Support Service to provide specialist assistance when required.

2.7.5 Emergency Services

The Metropolitan Fire Service (MFS) is stationed at Ozone Street, providing emergency response to the Victor Harbor Township. The station operates two appliances, with staff accessed for emergencies on a call out/pager basis.

The Country Fire Service (CFS) is stationed at Greenhills Road, providing emergency response to the rural areas outside of the Victor Harbor Township. The station operates three appliances.

The South Australian Ambulance Service is located on Torrens Street.

2.7.6 Council Owned/Operated Community Facilities

Council owned/operated community facilities include:

- the Civic Centre, incorporating public library and Council Offices

- the Victor Harbor Town Hall
  - used by local schools and community groups.

- Carrickalinga House Seniors Centre
  - managed by the Carrackalinga Board of Management, is used for recreation, education and social activities for seniors in Victor Harbor. More than 700 people use this building each week;

- Old School Building Community Centre
- leased by Council from the owners of the Victor Harbor Central Shopping Centre. Up to 30 community groups use the building on a regular basis.

- Cemetery
  - in 2012 was nearing full capacity for interments, although there remains significant capacity for cremations. It is anticipated that capacity for burials will be exhausted by 2017.

- The Former Library
  - located in Coral Street

- Victor Harbor Recreation Centre
  - a joint use facility with the Victor Harbor High School

2.7.2 Children’s Services

Child Care Facilities Growing

Child care services are provided by:

- the Victor Harbor Child Care and Education Centre
  - a community based centre which, in 2012, was licensed for 60 places, with most of these places being utilised.

- The Victor Harbor World of Learning Centre:
  - a private centre, licensed for 89 places in 2012, with most of these places being utilised.

- Encounter Lutheran Early Learning Centre
  - Provides long day care for 3-5 year olds (8 hours per day) and is licensed for 19 places and has reached capacity.

Out of School Hours Care is provided by the Victor Harbor R-7 School and Encounter Lutheran Primary School.

Family Day Care is available in approved homes, and there are a number of community playgroups.

2.7.3 Aged Care

Residential age care facilities (nursing homes) include:

- Kirribilli Residential Care Facility;
- Ross Robertson Memorial Care Centre;
- Southern Cross Aged Care – McCracken Views.

These facilities provide both high and low level residential care.

Community Aged Care Packages (CACP) provide a planned and managed package of community care for people who have complex care needs and would like to remain living in their own home. The Extended Aged Care at Home (EACH) program supports people with higher level care needs to remain within their own home.

If someone needs assistance because of behavioural problems associated with dementia, including periods of change in behaviours such as agitation, or other disturbances, the Extended Aged Care at Home – Dementia (EACH D) program can provide high level care through an individually tailored package.

Elderly Citizen Homes have 9 EACH D (Dementia) packages and 4 ordinary EACH in this region. Southern Cross Care has 15 EACH packages and CDC (Consumer Directed Care) high level packages. Under the Living Longer Living Better Aged Care Reforms due to be implemented in 2014, EACH D will no longer be provided and become ordinary EACH.
2.7.4 Disability Access and Information

Council has developed, and continues to implement, its Action Plan to meet the requirements of the Disability Discrimination Act 1992, although the Action Plan needs to be reviewed and updated.

2.7.5 Sport and Recreation

Victor Harbor’s sport and recreation facilities include: local beaches, Victor Harbor Recreation Centre, two football and cricket ovals (plus a school facility used for cricket); netball and tennis courts; three hockey fields, two golf courses; mini golf courses; bowling greens; indoor and beach volleyball; croquet; a trotting park, an equestrian ground; two private swimming pools (within the Victor Harbor Primary School and McCracken Country Club); 19 playgrounds; a skate park, walking and cycling tracks; table tennis, various small halls and martial arts facilities (within the Recreation Centre). Greenhills Adventure Park is also an important privately owned recreation facility.

2.7.6 Boating Facilities

There are four authorised locations for launching boats in the Victor Harbor area:

- The Bluff Boat Ramp, upgraded in 2008;
- The Causeway Boat Ramp, car and boat trailer parking area, upgraded in 2011
- Kent Reserve;
- Victor Harbor Yacht Club (rescue vessels).

There are also berthing and swing mooring facilities on Granite Island, used primarily by a small number of commercial fishermen.

2.7.7 Education

Primary

The Victor Harbor R-7 School had 585 students in 2012, with additional capacity to expand to 700 students if necessary.

Encounter Lutheran School caters for reception to Year 7, with an expansion into middle schooling in 2012, starting with Year 8. The school has 308 enrolments for 2013 with capacity to grow to 600 students by 2016.

Investigator College had 430 students enrolled at its Victor Harbor campus in 2012, with capacity for 500 students.

Secondary

The Victor Harbor High School had 725 students in 2012, with capacity for 800 students. The school serves the south coast via a feeder bus network.

A secondary school was completed on the Investigator College site in 2008.

Tertiary

Victor Harbor houses a branch of the Onkaparinga Institute of TAFE, serving the southern Fleurieu Region. The TAFE campus offers a limited range of courses in areas such as health and community services; accounting, finance and business administration; hospitality; building, design and drafting.
Residents of the Fleurieu region, particularly young residents, need to travel extensively, or relocate closer to Adelaide to access course choices that are not offered by the Victor Harbor TAFE, or to attend university.

In 2006, Flinders University expanded its Parallel Rural Community Curriculum (PRRC) to establish a Rural Clinical School in the Hills Mallee Fleurieu (HMF) Region, based in Victor Harbor. The School offers the opportunity for selected medical students to undertake their entire Year 3 clinical curriculum in the Victor Harbor community, principally attached to a General Practice, but also making extensive use of other rural health care facilities, including hospitals, community outreach agencies, Aboriginal Medical Services, and health centres.76

76 http://furcs.flinders.edu.au
2.8 ENVIRONMENT
2.8.1 Ecological Values

Rich in Biodiversity

Victor Harbor is rich in biodiversity (refer Map 8), with two rivers, as well as estuaries and wetlands, significant remnant vegetation, coastal beaches, cliffs and islands. These natural features are highly valued by residents and visitors.

The UGMS study area, and adjoining area, supports natural habitats and species that are either of national significance or otherwise protected under the Environment Protection and Biodiversity Conservation Act, 1999, including:

- Fleurieu swamps
- Listed Marine Species – including Leafy Sea Dragon and Fur Seal;
- Whales and other Cetaceans – including Spotted Bottlenose Dolphin;
- Threatened Species, including the Hooded Plover and Mt Compass Oak;
- Migratory Species.

Places on the Register of the National Estate include:

- Hindmarsh River and Inman River Estuaries – including swamp paperbarks and a bird refuge corridor;
- West Island and Seal Rock – of geological significance and include breeding sites for Fairy Tern and Fur Seal;
- Granite Island and Wright Island – of geological significance and include breeding sites for Little Penguin and Fairy Tern;
- The Bluff – of geological and scenic significance (also on the State Geological Heritage Register for geological and Aboriginal significance);
- Stone Hill.

Rare and endangered species within and adjoining the UGMS study area include:

**Fauna**
- Hooded Plover
- Southern Emu Wren
- Black Chinned Honeyeater – listed as rare;
- Southern Brown Bandicoot;
- Swamp Rats;
- Pygmy Possum
- Southern Pygmy Perch.

**Flora**
- Coast Saw Sedge or Cutting Grass (*Gahnia trifida)*;
- Butterfly Spyridium (*Spyridium coactifolium*);
- Three Nerve Bush Pea (*Pultenea trinervis*);
- Austral Indigo (*Indigofera australis*);
- Sandhill Bitter Pea (*Daviesia arenaria*);
- Hindmarsh Valley Greenhood (*Pterostylis bryphylla*) and other Orchid Species.

**Marine**
The Encounter Marine Park once established will provide protection for significant marine environments off our coastline. There are numerous reefs and shallow rocky outcrops that provide important habitats for a range of marine fauna, particularly in the area north of the causeway and south-west of Police Point. The marine environment is significant to a range of species and provides a safe harbor for whales, particularly the Southern Right Whale, during May to November.

**Remnant Vegetation – An important Biological Resource**

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The Southern Fleurieu Peninsula has been extensively cleared of its original vegetation for agriculture purposes, retaining less than 10% of its original vegetation cover.

Roadside vegetation is the only remaining remnant native vegetation in many areas. These remnants are highly valued as a biological resource and can also serve as important wildlife corridors and habitats.

Several patches of remnant vegetation do, however, remain in the region including:

- Spring Mount Conservation Park
- Mount Billy Conservation Park;
- Newland Head Conservation Park;
- Hindmarsh Falls Reserve and other Council Natural Reserves
- Private Properties under State Heritage Agreements
- Roadside vegetation, which remains an important source of rare species and remnant vegetation; and
- Council Reserves and Land under Heritage Agreements including some areas that are on the Register of the National Estate.

### 2.8.2 Landscape Values

*An Attractive Landscape Setting*\(^78\)

Victor Harbor’s landscape setting, nestled between the hills and the coast and bisected by the Hindmarsh and Inman Rivers, plays an important part in defining the character and identity of the town, providing a lifestyle which is highly valued by residents and a significant attraction for visitors.

The key scenic components of Victor Harbor include the surrounding hills faces, treescapes, rivers and coastal views. These locally significant landscape features and views are identified and protected as part of the UGMS.

### 2.8.3 Coastal Erosion

Since 2000, there has been a trend along sections of the Victor Harbor coastline where sand dunes are being eroded as a result of increasing storm surge frequency, and the sand dunes are not being replenished over the summer months.

A Foreshore Protection Study was commissioned and completed in 2006, and the recommendations included a variety of ‘soft’ engineering options. The recommendations that were supported by the Coastal Protection Board have been implemented, but with minimal success.

Council now has funding to undertake a Coastal Management Strategy, which will aim to understand the coastal processes and their impacts in order to provide recommendations on engineering works to halt the coastal erosion.

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\(^78\) Dr Andrew Lothian (2006) *Victor Harbor Landscape Amenity Report* for the City of Victor Harbor
2.8.4 Catchments and Water Resources

Significant River Environments

Victor Harbor is traversed by two significant watercourses, the Hindmarsh and Inman Rivers (refer Map 9). The estuaries of these rivers are important because they contain significant remnant vegetation including the Swamp Paper Bark (*Melaleuca halmaturorum*) and habitat.

Environmental flows have decreased over recent years as a result of the increased construction of dams and irrigation upstream. Years of reduced rainfall have also had an impact on the flows and health of the rivers.

Water Quality in need of Protection

Water quality in the Hindmarsh and Inman River catchments is affected by agricultural activities upstream, urban development and reduced environmental flows.

A smaller catchment running from Urimbirra Wildlife Park, adjacent Waterport Road, through to Watson Gap is also affected by agricultural activities and adjacent development. This watercourse contains important wetlands and rare species including *Gahnia filum* requiring protection from current and future urban development.

Groundwater

Victor Harbor lies on an alluvial plain formed by the Inman and Hindmarsh Rivers. The hill slopes behind the town form part of the extensive belt of Kanmantoo quartzite and phyllite, which stretches northwards through to Kanmantoo. Three hydro-geological units are recognisable in the area:

- Shallow aquifer – quaternary sediments along the valley’s rivers;
- Permian aquifer – water bearing sand layers;
- Cambrian aquifer – fractured rock (Kanmantoo Group) with medium scale faulting, lineation and folding suitable for small scale Aquifer Storage and Recovery (ASR).
Map 9 Hindmarsh and Inman River Catchments

Data/Source: City of Victor Harbor, 2013
2.8.5 Parks, Reserves and Open Space

*Encounter Marine Park – Protecting Our Precious Marine Environment*[^79]

The Encounter Marine Park is one of 19 marine parks proposed to protect examples of South Australia’s marine biodiversity. The area covers approximately 2,400m² of coast and ocean between the Fleurieu Peninsula and Kangaroo Island.

The proposed Marine Park includes a variety of marine and coastal habitats typical of the Coorong and Gulf St Vincent bioregions: rocky shores, kelp forests and other reef habitats; sandy beaches, tidal creeks, extensive seagrass meadows and intertidal flats, some of which are important nursery habitats for a range of marine fauna.

The Marine Park is also home to a number of rare and endemic species, including: Southern Right Whales (amongst others); the world’s largest breeding colony of Australian sea lion (Pages Island); fish species such as the Blue Groper and Leafy Sea Dragon; as well as approximately 100 species of marine and coastal water birds, some of which are listed on international bird treaties and/or are considered rare or vulnerable in South Australia.

*Parks and Reserve Areas Increasing*

In 2012 Victor Harbor had 130 designated managed reserves including 81 parks and 49 natural reserves, 2 major sporting complexes and over 300 garden beds (refer Map 10).

This number is increasing as more reserves are set aside as open space as part of residential subdivisions for drainage easements and open space for the benefit of residents.

*Street Trees – An important Community Asset*

Victor Harbor’s street trees are an important community asset. Trees such as the Norfolk Island Pines, Flowering Gums and other trees planted between the 1950s and 1970s form part of an easily recognisable character for the Victor Harbor town centre.

Street trees also form important wildlife/biodiversity corridors throughout the urban area.
