



# **COORONG DISTRICT COUNCIL**



## **POPULATION & ECONOMIC PROFILE**

**2008**



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## Council's Vision, Mission and Values

### Vision Statement

*Council's vision for the district.*

The Coorong District Council area will be recognised for its cohesive community, prosperous economy and unique and highly valued environment.

### Mission Statement

*Council's business purpose and role in contributing to the Vision.*

The Coorong District Council is committed to:

- Responsibly managing the natural and built environment with the aim of attaining **sustainability**.
- Facilitating economic **prosperity**, sustainable growth and employment throughout the district.
- Enhancing the quality of life for the community by encouraging health, **well being** and safety;
- Providing **leadership** for the community and ensuring efficient and effective management of the community's resources.

### Council's Core Values

*The principles, attributes and qualities the Council will display and practice in the way we go about our business.*

The Council will be:

- Accountable and transparent
- Engaging (participatory, consultative and informative)
- Creative and innovative
- Responsible and responsive
- Equitable
- Proactive and progressive
- Committed to Sustainability

## Coorong District Council

The Coorong District Council area is home to spectacular beaches, picturesque river-side and lake locations and isolated bushland, making it an unspoilt and uniquely different place to live or visit.

With a total area of 8836 square kilometres, the Coorong District Council is home to approximately 6000 people. More than 1880 km of roads exist in the district, of which 1563 km are unsealed. Rate revenue for the 2008-09 Financial Year will be \$4,280,000.

A diverse range of primary production industries operate within the District, including cropping, livestock (sheep, cattle, pigs, poultry), dairying, commercial fishing, aquaculture, horticulture and mining. Much of the District is serviced by major freight routes, including the Dukes, Mallee and Princes Highways as well as the Adelaide to Melbourne rail line.

The location of the council on the main Adelaide-Melbourne rail and road routes creates opportunities for logistics management and storage and interchange facilities for bulk goods. The proximity to Adelaide, located at the end of the South Eastern Freeway and with good access to gas supplies, may present opportunities to create an industrial precinct aimed at industries that are restricted in urban environments or that meet the region's current aims to promote and facilitate alternative energy such as wind, solar and bio fuels.

The Coorong District Council area presents many distinctive and diverse economic opportunities. The Coorong National Park along the ocean boundary is an undeveloped natural wonderland offering significant opportunities for tourism development. The Coorong National Park features four-wheel driving country, fishing, indigenous tourism and recreational activities.

Underground water supplies have presented opportunities for re-location of intensive dairy production to Tintinara. The rapidly developing township of Tailem Bend, strategically placed at the hub of major road and rail networks, presents exciting opportunities for large scale industrial growth including transport logistics and renewable energy facilities.

The major towns of Meningie, Tintinara, Coonalpyn and Tailem Bend have unique differences but common to all are the aims of diversification and expansion. The major towns in the region have well established comfortable housing as well as land set aside for new housing developments. The Coorong has good quality education for both primary and secondary students.

In partnership with the other Regional Councils in the Murraylands and the Murraylands Regional Development Board, the Coorong District Council has supported the strategies for investment attraction through the Regional Investment Opportunities Prospectus Project. Furthermore, expanding opportunities for young people has a high priority across the region. Resilience and determination are key qualities demonstrated by the rural communities throughout the Murraylands.

## Potential Investment Opportunities

### Transport logistics

- Central location for transport logistics hub in Tailem Bend
- Industry corridor for both road and rail between Tailem Bend and Murray Bridge

### Housing

- Subdivision of residential blocks to house the Murray Bridge and local workforce
- Lakeside subdivision to accommodate holiday travelers from Adelaide and members of the Tailem Bend workforce
- Retirement housing in Meningie and Tailem Bend
- Marina developments for holiday and permanent residents

### Alternative Energy

- Bio fuels, solar power, wind power, gas powered peaking station
- Bedford Project—water desalination plant and associated industries

### Intensive Animal Production

- Further development of the intensive animal industry particularly pigs and dairy

### Tourism

- Rural trails, farm stays and day trippers
- Indigenous history along the River Murray and Coorong and development of regional based Indigenous trails.
- Coorong—an undeveloped iconic site
- Bed & Breakfast stays
- Caravan Park and campervan facilities to attract more “Grey Nomads” and family travelers
- International standard restaurant and conference facility
- High quality Country Club at Meningie and the lower Lakes
- National & Conservation Park for 4WD market
- Ecotourism & recreational fishing

### Food processing

- Value-add in agriculture, horticulture and fishing industries

## Coorong District Council’s Key Objectives for Economic Development

- Promote Industrial, Commercial, Rural & Residential development
- Facilitate provision of infrastructure & public services
- Explore sustainable development opportunities around environmental issues
- Foster development of tourism infrastructure
- Lobby/facilitate research into alternative forms of primary industry to achieve greater diversity and opportunities

# Population & Demographics

## Population & Age Profile

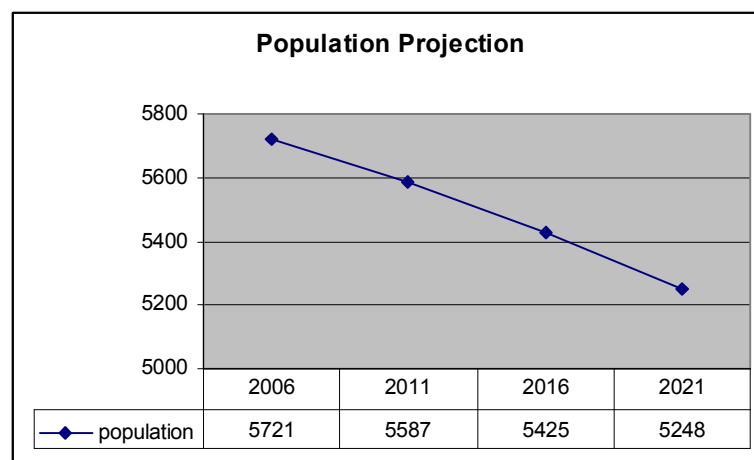
Age Group	1996		2001		2006	
	Number	%	Number	%	Number	%
0-4 years	472	7.9	403	7.1	365	6.5
5-14 years	1,032	17.3	885	15.6	853	15.2
15-19 years	312	5.2	359	6.3	310	5.5
20-24 years	323	5.4	239	4.2	259	4.6
25-34 years	824	13.8	638	11.3	585	10.4
35-44 years	881	14.8	892	15.8	795	14.2
45-54 years	829	13.9	789	13.9	816	14.5
55-64 years	595	10.0	690	12.2	813	14.5
65-74 years	456	7.7	439	7.8	458	8.2
75-84 years	167	2.8	252	4.5	288	5.1
85 years & over	62	1.0	74	1.3	73	1.3
TOTAL	5963		5660		5615	
Median Age	35		38		40	

Source: ABS, Community Profile Series, 2006 Census

The population of the Coorong District Council community reduced by 6% (348 persons) between 1996 and 2006. This trend of declining population is also evident in the population projection below. The Coorong District Council is aiming to address this population decline with the aim of facilitating population growth.

A significant change in the age profile of the population is the ageing population. This is evident in the median age of the Coorong District Council population increasing from 35 in 1996 to 40 in 2006. The median age in 2006 for South Australia was 39 and Australia was 37.

## Population Projections



Source: Planning SA

The population projections undertaken by Planning SA indicate a steady reduction in population. The projected population decline from the 2006 census population to 2021 is approximately 8%.

### Township Populations

	2001	2006	2001-2006	2006
Town	Population	Population	% Change	Median Age
Tailem Bend	1391	1457	5%	43
Meningie	902	940	4%	43
Tintinara	271	257	- 5%	45
Coonalpyn	209	231	11%	40

Source: ABS, Community Profile Series, 2006 Census

The only township that experienced population loss during the period 2001 to 2006 was Tintinara. This table coupled with the overall population table indicates the majority of population decline is occurring in the rural regions of the district.

### Indigenous Population

The Coorong District Council has a significant Indigenous population making up approximately 6% of the population in 2006. Raukkan, an Indigenous community, is located on the Narrung Peninsula within the Council district. The Coorong District Council area is part of the traditional lands of the Ngarrindjeri.

Indigenous Persons	1996		2001		2006	
	Number	%	Number	%	Number	%
TOTAL	289	4.9	284	5.0	315	5.6

Source: ABS, Community Profile Series, 2006 Census

### Birthplace, Language and Citizenship

Birthplace	1996		2001		2006	
	Number	%	Number	%	Number	%
Australia	5433	91.3	5081	89.8	4851	86.4
Elsewhere	368		339		390	
<b>Language spoken at home</b>						
English Only	5721	96.0	5305	94.0	5212	93.1
Other	132		147		145	
<b>Australia Citizen</b>						
	5671	95.3	5357	94.6	5147	91.7

Source: ABS, Community Profile Series, 2006 Census

The above table indicates the population of the Coorong District Council is not culturally diverse with the majority of residents English speaking and born in Australia. Of those residents born elsewhere 194 were born in the United Kingdom.

The major language spoken at home other than English was Australian Indigenous Languages.

## Other Statistics

### Internet Use

In 2006 51% of dwellings were connected to the internet compared with the state average of 56% of dwellings. Of those connected to the internet 73% were dial up connections and 19% were on broadband.

### Selected Averages

During the period 1996 to 2006 the median individual income increased by 62%, family income increased by 68% and household income increased by 40%. However there was also a corresponding increase of rent and housing loan repayments of 50%. Incomes, repayments and rent is significantly less in Coorong compared to South Australia overall.

	Coorong			South Australia
	1996	2001	2006	2006
Median individual income (\$/weekly)	229	300	372	433
Median family income (\$/weekly)	505	691	848	1,103
Median household income (\$/weekly)	461	566	645	887
Median housing loan repayment (\$/monthly)	433	477	650	1,018
Median rent (\$/weekly)	50	65	75	150
Average number of persons per bedroom	1.1	1.1	1.1	1.1
Average household size	2.7	2.5	2.4	2.4

Source: ABS, Community Profile Series, 2006 Census

### Dwellings, Tenure & Households

In the 2006 Census:

- There were 2,293 occupied private dwellings counted in the Coorong District Council area. 92.3% were separate houses, 2.5% were semi-detached, row or terrace houses, townhouses etc, 1.4% were flats, units or apartments and 3.8% were other dwellings.
- 40.7% of occupied private dwellings were fully owned, 26.0% were being purchased and 25.3% were rented. In South Australia, 33.7% of occupied private dwellings were fully owned, 33.5% were being purchased and 25.6% were rented.
- 67.2% of occupied private dwellings were family households, 26.1% were lone person households and 1.8% was group households.
- Of the occupied private dwellings being rented, 17.9% were rented from a real estate agent, 11.9% were rented from a State or Territory housing authority and 58.9% were rented from other landlord type. In South Australia, of the occupied private dwellings being rented, 32.1% were rented from a real estate agent, 25.9% were rented from a State or Territory housing authority and 38.9% were rented from other landlord type.

## Education, Field of Study & Qualifications

### Enrolments

	<b>2006</b>
Pre-school	80
Infants/Primary School	
Government	560
Catholic	9
Other Non Government	42
<i>Total</i>	<i>611</i>
Secondary	
Government	261
Catholic	0
Other Non Government	63
<i>Total</i>	<i>324</i>
Technical or Further Educational Institution	
Full-time student:	
Aged 15-24 years	6
Aged 25 years and over	12
Part-time student:	
Aged 15-24 years	30
Aged 25 years and over	39
Full/Part-time student status not stated	0
<i>Total</i>	<i>87</i>
University or Other Tertiary Institution	
Full-time student:	
Aged 15-24 years	4
Aged 25 years and over	3
Part-time student:	
Aged 15-24 years	0
Aged 25 years and over	15
Full/Part-time student status not stated	4
<i>Total</i>	<i>26</i>
Other type of Educational Institution	
Full-time student	0
Part-time student	21
Full/Part-time student status not stated	0
<i>Total</i>	<i>21</i>
Type of educational institution not stated	373
Overseas visitors	21
<b>Total</b>	<b>1,543</b>

Source: ABS, Community Profile Series, 2006 Census

### Field of Study

The main areas of the field of study for people in the Coorong District Council were; Engineering and Related Technologies (272 persons), Health (182), Agriculture,

Environmental and Related Studies (167), Management and Commerce (160) and Education (128).

<b>Field of Study</b>	<b>2006</b>
Natural and physical sciences	18
Information technology	14
Engineering and related technologies	272
Architecture and building	58
Agriculture, environmental and related studies	167
Health	182
Education	129
Management and commerce	160
Society and culture	104
Creative arts	17
Food, hospitality and personal services	81
Mixed field programmes	3
Field of study inadequately described	5
Field of study not stated	436
<b>Total</b>	<b>1,646</b>

Source: ABS, Community Profile Series, 2006 Census

## Qualifications

<b>Level of Education</b>	<b>2006</b>
Postgraduate Degree	17
Graduate Diploma and Graduate Certificate	19
Bachelor Degree	184
Advanced Diploma and Diploma	
Certificate:	203
Certificate nfd	65
Certificate III & IV	545
Certificate I & II	69
<i>Total</i>	<i>679</i>
Level of education inadequately described	61
Level of education not stated	484
<b>Total</b>	<b>1,647</b>

Source: ABS, Community Profile Series, 2006 Census

The majority of qualifications obtained by persons in the Coorong District Council area are at the Certificate III or IV level.

## Labour Force

### Labour Force

	1996	2001	2006
Persons aged 15 years and over	4,444	4,362	4,374
Labour force status:			
Employed, worked full-time	1,768	1,692	1,627
Employed, worked part-time	640	708	781
Employed, away from work	136	158	138
Unemployed, looking for work	229	159	126
<i>Total labour force</i>	<i>2,773</i>	<i>2,717</i>	<i>2,672</i>
Not in the labour force	1,622	1,506	1,440
% Unemployment	8.3	5.9	4.7
% Labour force participation	62.4	62.3	61.1
% Employment to population	57.3	58.6	58.2
Non-school qualifications:			
Postgraduate Degree	6	5	16
Graduate Diploma and Graduate Certificate	24	38	17
Bachelor Degree	126	160	184
Advanced Diploma and Diploma	205	162	204
Certificate Level	420	520	680

Source: ABS, Community Profile Series, 2006 Census

The number of persons making up the labour force in the Coorong District Council has been relatively steady.

The unemployment rate has decreased significantly from 8.3% in 1996 to 4.7% in 2006. The South Australian unemployment rate also decreased during this time from 10.4% in 1996 to 5.3% in 2006. The unemployment rate in Coorong is less than that experienced in the state.

The Coorong District Council labour force has become increasingly qualified overall during the period 1996 to 2006 with an approximate 50% increase in Bachelor Degrees and Certificates.

## Employment and Occupation

### Sector of Employment

1015 persons, or 40% of those employed in the Coorong District Council are in the Agriculture Industry. The next highest industries of employment are Retail (225 persons) and Health care and Social assistance (213 persons).

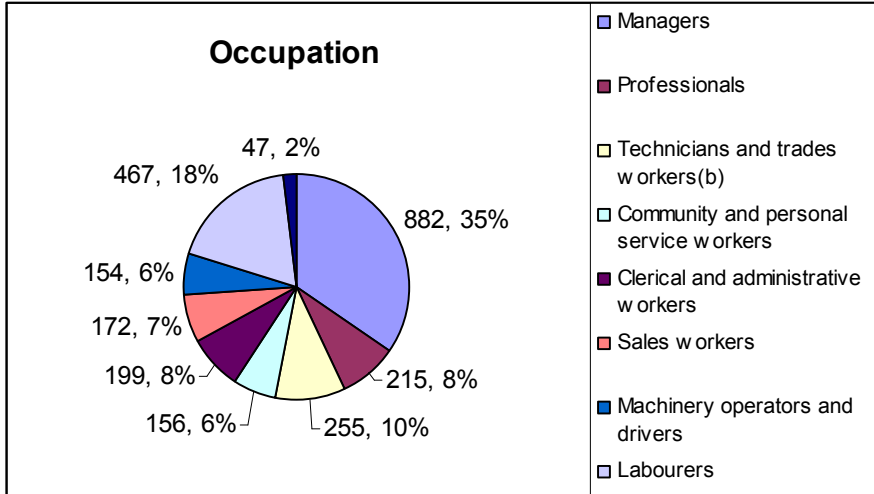
In South Australian only 5% of the labour force is employed in the Agriculture Industry.

Sector of Employment	2006
Agriculture, forestry & fishing	1,015
Mining	7
Manufacturing	140
Electricity, gas, water & waste services	11
Construction	109
Wholesale trade	71
Retail trade	225
Accommodation & food services	121
Transport, postal & warehousing	133
Information media & telecommunications	10
Financial & insurance services	26
Rental, hiring & real estate services	11
Professional, scientific & technical services	34
Administrative & support services	31
Public administration & safety	92
Education & training	139
Health care & social assistance	213
Arts & recreation services	12
Other services	80
Inadequately described/Not stated	66
<b>Total</b>	<b>2,546</b>

Source: ABS, Community Profile Series, 2006 Census

### Occupation

882 persons (35%) of the workforce are Managers. This would include Farm Managers and Owners. The next highest occupation is Labourers with 467 (18%), followed by Technical and Trades workers 255 (10%).



Source: ABS, Community Profile Series, 2006 Census

# Economic Activity

## Economic Activity to November 2008

The Agricultural sector is the major contributor of the Coorong District Council economy contributing to 48% of total economic output (\$211 million), 71% of Regional Exports (\$173 million) and over 40% of employment. Manufacturing contributes 8% of output (\$34 million), Retail 7% of output (\$29 million) and Transport and Storage 6% (\$27 million).

Summary	Output \$M	Employment Jobs	Wages and Salaries \$M	Local Sales \$M	Regional Exports \$M	Local Expend \$M	Regional Imports \$M	Value Added \$M
Agriculture Forestry Fishing	\$210.666 48.4%	914 42.8%	\$15.588 19.0%	\$25.080 29.9%	\$173.278 71.3%	\$23.414 27.9%	\$63.993 51.1%	\$123.260 54.5%
Mining	\$1.673 0.4%	4 0.2%	\$0.291 0.4%	\$0.175 0.2%	\$1.498 0.6%	\$0.312 0.4%	\$0.916 0.7%	\$0.445 0.2%
Manufacturing	\$34.017 7.8%	65 3.0%	\$4.531 5.5%	\$7.722 9.2%	\$21.203 8.7%	\$10.321 12.3%	\$16.575 13.2%	\$7.120 3.2%
Electricity, gas & water supply	\$4.561 1.0%	7 0.3%	\$0.690 0.8%	\$2.189 2.6%	\$0.704 0.3%	\$1.223 1.5%	\$0.831 0.7%	\$2.508 1.1%
Construction	\$16.934 3.9%	61 2.9%	\$2.790 3.4%	\$5.714 6.8%	\$1.689 0.7%	\$7.191 8.6%	\$4.188 3.3%	\$5.555 2.5%
Wholesale trade	\$19.790 4.5%	68 3.2%	\$4.971 6.1%	\$5.750 6.8%	\$7.284 3.0%	\$6.064 7.2%	\$5.950 4.8%	\$7.776 3.4%
Retail trade	\$28.651 6.6%	280 13.1%	\$9.188 11.2%	\$4.981 5.9%	\$4.449 1.8%	\$7.130 8.5%	\$7.633 6.1%	\$13.888 6.1%
Accommodation, cafes & restaurants	\$13.964 3.2%	107 5.0%	\$3.731 4.6%	\$1.169 1.4%	\$3.418 1.4%	\$2.958 3.5%	\$4.959 4.0%	\$6.047 2.7%
Transport & storage	\$27.412 6.3%	107 5.0%	\$6.018 7.3%	\$6.898 8.2%	\$15.276 6.3%	\$7.309 8.7%	\$8.315 6.6%	\$11.788 5.2%
Communication services	\$3.017 0.7%	8 0.4%	\$0.512 0.6%	\$1.870 2.2%	\$0.079 0.0%	\$0.938 1.1%	\$0.583 0.5%	\$1.495 0.7%
Finance & insurance	\$9.637 2.2%	26 1.2%	\$2.910 3.6%	\$5.497 6.5%	\$1.754 0.7%	\$2.643 3.1%	\$0.616 0.5%	\$6.378 2.8%
Property & business services	\$17.292 4.0%	53 2.5%	\$3.854 4.7%	\$13.966 16.6%	\$1.460 0.6%	\$6.754 8.0%	\$2.751 2.2%	\$7.787 3.4%
Government administration & defence	\$13.827 3.2%	74 3.5%	\$6.104 7.4%	\$1.308 1.6%	\$3.419 1.4%	\$3.476 4.1%	\$3.184 2.5%	\$7.167 3.2%
Education	\$14.243 3.3%	151 7.1%	\$9.525 11.6%	\$0.719 0.9%	\$2.605 1.1%	\$1.534 1.8%	\$1.917 1.5%	\$10.792 4.8%
Health & community services	\$13.930 3.2%	167 7.8%	\$8.743 10.7%	\$0.185 0.2%	\$3.636 1.5%	\$1.357 1.6%	\$1.490 1.2%	\$11.083 4.9%
Cultural & recreational services	\$2.772 0.6%	18 0.8%	\$0.953 1.2%	\$0.481 0.6%	\$0.977 0.4%	\$0.736 0.9%	\$0.974 0.8%	\$1.061 0.5%
Personal & other services	\$2.772 0.6%	27 1.3%	\$1.565 1.9%	\$0.243 0.3%	\$0.366 0.2%	\$0.585 0.7%	\$0.368 0.3%	\$1.818 0.8%
<b>Total</b>	<b>\$435.157</b>	<b>2,137</b>	<b>\$81.965</b>	<b>\$83.947</b>	<b>\$243.096</b>	<b>\$83.947</b>	<b>\$125.243</b>	<b>\$225.968</b>

Source: REMPLAN, 2008

## Breakdown of Agricultural Sector

The breakdown of the Agricultural sector indicates that Grains contribute \$75 million towards output and 174 jobs. Beef Cattle contributes \$37 million towards output but employs 240 persons and sheep contributes \$29.5 million and 222 jobs. Dairy Cattle is the other major section of the Agriculture sector contributing \$27 million and employing 143 persons.

Summary	Output \$M	Employment Jobs	Wages and Salaries \$M	Local Sales \$M	Regional Exports \$M	Local Expend \$M	Regional Imports \$M	Value Added \$M
Sheep	\$29.593	222	\$1.605	\$1.396	\$30.027	\$2.827	\$10.517	\$16.248
Grains	\$75.435	174	\$2.753	\$9.032	\$60.250	\$12.374	\$17.862	\$45.198
Beef cattle	\$37.460	240	\$3.078	\$0.805	\$33.769	\$2.581	\$8.336	\$26.543
Dairy cattle	\$27.243	143	\$2.028	\$1.826	\$23.841	\$1.473	\$11.883	\$13.887
Pigs	\$16.857	49	\$2.281	\$0.214	\$15.683	\$0.475	\$7.323	\$9.059
Poultry	\$1.335	4	\$0.215	\$0.210	\$0.961	\$0.224	\$0.381	\$0.730
Other agriculture	\$6.277	36	\$1.045	\$1.882	\$2.722	\$1.467	\$1.368	\$3.442
Services to agriculture; hunting & trapping	\$12.905	35	\$2.045	\$9.478	\$3.364	\$1.589	\$5.046	\$6.270
Commercial fishing	\$3.562	11	\$0.537	\$0.236	\$2.662	\$0.403	\$1.276	\$1.882
Total	\$210.666	914	\$15.588	\$25.080	\$173.278	\$23.414	\$63.993	\$123.260

Source: REMPLAN, 2008

## Gross Regional Product (GRP)

An area's Gross Regional Product (GRP) is one of several measures to determine the size of a region or area's economy. GRP is defined as the market value of all final goods and services produced within an area in a given period of time.

GRP Expenditure Method \$M	The Coorong (Nov 2007)	The Coorong (DC) (Nov 2008)
Household Consumption	\$138.855	\$159.192
Government Consumption	\$42.883	\$49.164
Private Gross Fixed Capital Expenditure	\$53.090	\$61.116
Public Gross Fixed Capital Expenditure	\$8.974	\$10.288
Gross Regional Expenses	\$243.802	\$279.760
plus Exports	\$222.166	\$245.657
minus Domestic Imports	-\$234.372	-\$266.418
minus Overseas Imports	-\$16.479	-\$14.172
Gross Regional Product	\$215.117	\$244.827
Population	5,670	5,670
Per Capita GRP (\$'000)	\$37.939	\$43.179

Source: REMPLAN, 2008

GRP Income Method \$M	The Coorong (Nov 2007)	The Coorong (DC) (Nov 2008)
Wages and Salaries	\$72.645	\$81.965
Gross Operating Surplus	\$117.366	\$134.418
Net Taxes - Products & Services	\$19.640	\$22.252
Net Taxes – Production	\$5.465	\$6.193
Gross Regional Product	\$215.117	\$244.827
Population	5,670	5,670
Per Capita GRP (\$'000)	\$37.939	\$43.179

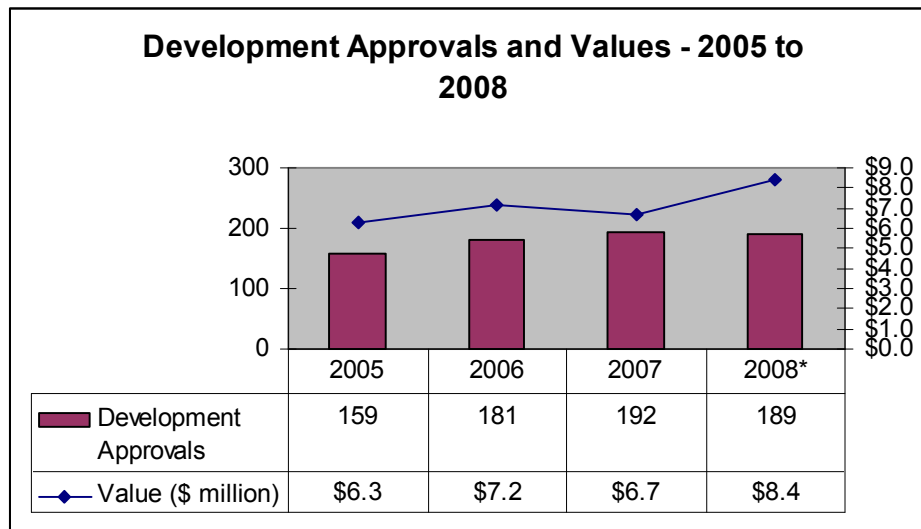
Source: REMPLAN, 2008

The GRP for the Coorong District Council in November 2008 was \$43,179 per capita. The Gross State Product (GSP) for South Australia is \$44,281 per capita (Source, SA Centre of Economic Studies).

The GRP for Coorong District Council increased by 14% from November 2007 to November 2008.

## Development Activity and Approvals

### Development Approvals by Year and Total Value



\* 2008 figures up to 30 November 2008

Source: Coorong District Council Development Statistics

Development activity and investment has been steady over the last four years. This has occurred during a period of drought and hardship for most of the rural sector during this time.

## Summary of Development Approvals 2007-08 Financial Year

DEVELOPMENT	Number	Value
New Dwellings	29	\$3,855,819.00
Dwelling Additions & Alterations over \$2,000	20	\$1,424,318.00
Domestic Outbuildings & Minor Additions/Alterations	74	\$499,827.20
Swimming Pools	2	\$38,000.00
Commercial Development, including Farm Implement sheds, Olive Orchards, Piggeries,	24	\$2,385,053.00
Commercial Additions/Alterations, incl Community Facilities Additions	27	\$929,393.00
Tourist Facilities (Additions/Alterations/Signage)	5	\$59,000.00
Emergency Dredging (Lake Albert, Lake Alexandrina & River Murray)	22	
Land Division	23	
<b>TOTAL:</b>	<b>226</b>	<b>\$9,191,410.20</b>

Source: Coorong District Council Development Statistics

The 29 dwelling applications in 2007/08 created 35 new dwellings of which; 11 were in Meningie (including 8 group dwellings), 9 were in Tailem Bend, 2 in Noonameena, 2 in Wellington East and 1 each in Tintinara, Salt Creek, Washpool Estate and Murrayview Estate. The remaining dwellings were in the rural areas of the Council.

The 23 land division applications created 32 additional residential allotments in Wellington East, 5 additional residential allotments in Tailem Bend and 4 additional residential allotments in Meningie.

A comparison of the 2007/08 development statistics and the 2006/07 development statistics identify that:

- Total development applications decreased from 231 to 226 however there was a 27% increase in development value (\$1,962,195 increase) from 2006/07 (\$7,229,215).
- There were 22 emergency dredging applications in 2007/08 and 28 in 2006/07. Since the inception of the emergency dredging applications due to the low water levels of the lakes there have been 48 emergency dredging applications.

### New Residential Development

Year	Dwelling Applications	Development Cost
2005/06	34	\$3.4 million
2006/07	28	\$3.9 million
2007/08	29	\$3.8 million

Source: Coorong District Council Development Statistics

The construction of new dwellings in the district has been steady. It is hoped with the proposed Coorong Cove development at Meningie and the potential future development of Wellington East this may substantially increase in the coming years.

## **Future Residential Development**

There are several development proposals in the Coorong District Council district which should increase residential development in the region significantly.

### *Meningie*

A Development Plan Amendment (DPA) has recently been consolidated into Councils Development Plan and a land division proposal approved for 300 additional residential allotments at Warrenge (located on the western fringe of Meningie). This development will be a canal type development with many allotments having canal frontages. Also included in this development will be a small commercial and community development area. There is also a large area of land rezoned for future residential development once the current proposal has been substantially completed.

### *Wellington East*

Currently there are 36 residential allotments on a third finger of the Wellington East Marina development under construction. Council has also submitted a DPA with the Minister to create approximately an additional 265 residential allotments (one third being waterfront allotments) in association with a wetlands area.

### *Tailem Bend*

A land division has been approved for 72 allotments, which could become over 100 allotments in the future, for the Settlers Ridge Development on the eastern side of Tailem Bend. A land division application has been submitted for 70 residential allotments on the western side of Tailem Bend between the highway and the Murray River.

## Moving Forward

The Coorong District Council in conjunction with the Murraylands Regional Development Board will continue to be proactive in encouraging and ensuring future economic development in the region which meets Councils Economic, Environmental and Social Goals. This is encapsulated in Councils Mission Statement on page 2 of this profile.

Goal 2.1 of Councils Strategic Management Plan 2008-2012 is “to attract new and support existing economic, industrial, commercial development opportunities to ensure the ongoing prosperity of the Coorong District Council district.”

Despite the prolonged drought conditions, severe water restrictions for Murray based irrigators and an unfavourable global economy a sharp decline in growth expectations could be expected. However according to Clifford (2008: 11-19) this is not the case in either the Murraylands district or the Coorong District Council. The outlook for the Coorong District Council area as predicted by its businesses is expecting growth over the next three years however at a reduced rate than previously expected in 2006. Overall, it is expected that 229 new positions will be created over the next 3 years, of which 106 will be full time and 123 part time. The increased employment is expected in the hospitality, finance and manufacturing industries. There is no growth expected in the agriculture and transport industries due to the drought and water issues causing stress to these industries (Clifford 2008: 11-19).

As is evidenced in this profile the Coorong District Council economy is heavily reliant on the agricultural sector. The Council will continue to support this sector but is also keen to explore ways that the district economy can be diversified and to encourage other development opportunities. This has become even more important given the current drought conditions being experienced across the district and the perilous state of the River Murray and Lower Lakes. By diversifying the economy the community will be able to access a diversity of means to create wealth and seek employment.

The Council is currently investigating the potential for an Industrial Park promoting green and alternative energy sources and other job creating industries.

The Council is also eager to ensure it attracts families to the region through employment opportunities and to promote the wonderful lifestyle that the Coorong District Council has to offer. Furthermore, Council is keen to ensure employment opportunities for its youth to ensure they stay in the region.

The tourism potential of the district will also be promoted to provide further opportunities for development and to promote the district as a great place to stay and visit.

## Contact Us

Further information regarding the Coorong District Council can be found on our website at [www.coorong.sa.gov.au](http://www.coorong.sa.gov.au).

Further information regarding development opportunities in the Coorong District Council and the Murraylands District can also be found at [www.investmurraylands.com.au](http://www.investmurraylands.com.au) or [www.murraylands.org.au](http://www.murraylands.org.au).

For assistance with economic development or development opportunities please contact:

### **Timothy Tol**

Manager Development & Environmental Services  
Coorong District Council  
Phone: 08 8572 3611  
Mobile: 0409 900 249

### **Derek Henderson**

Planning Officer  
Coorong District Council  
Phone: 08 8572 3611  
Mobile: 0428 321 187

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