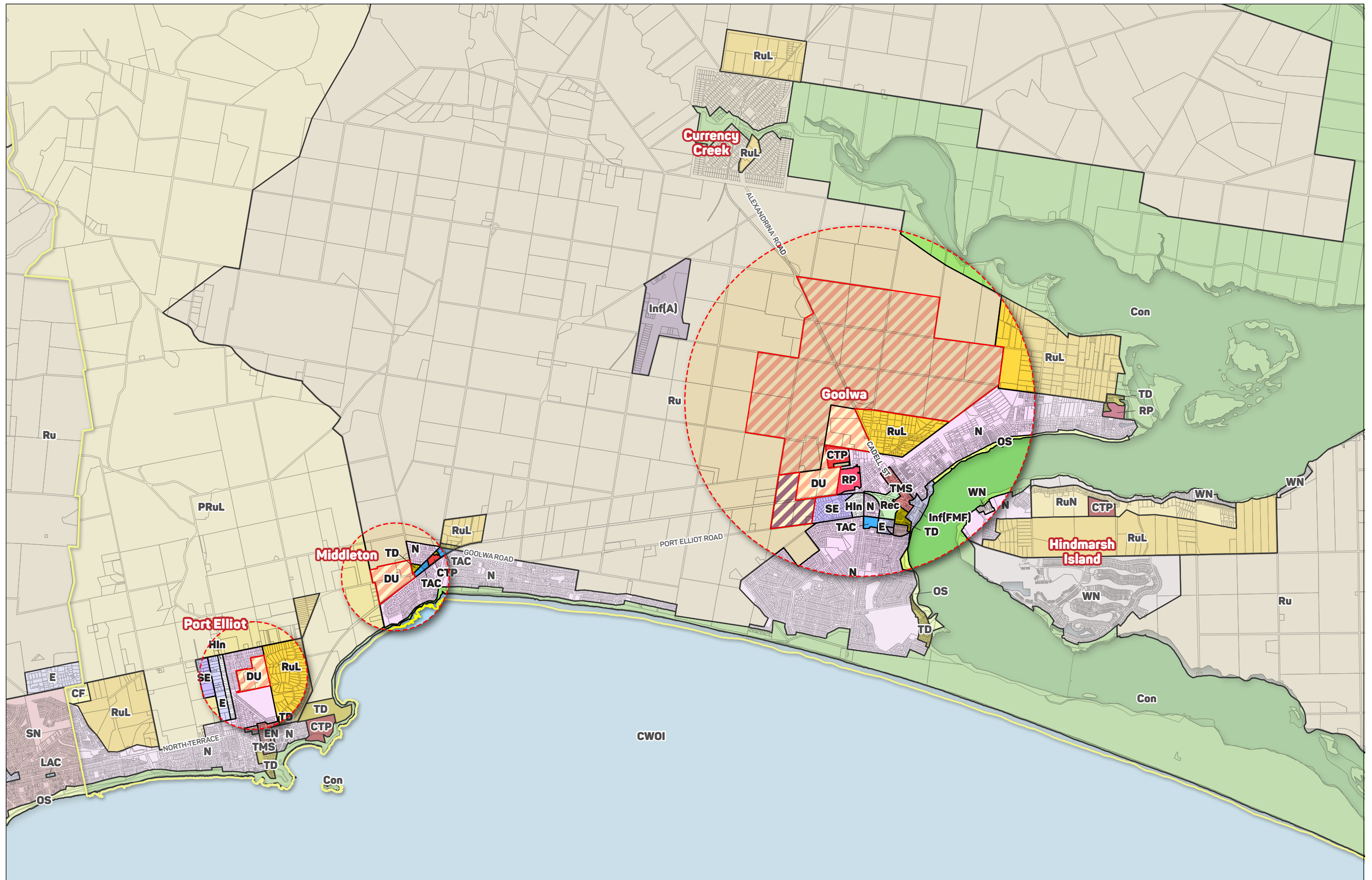
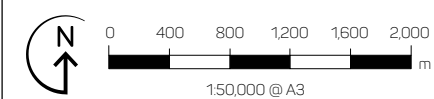




GOOLWA - NORTH GROWTH OPTION *Goolwa Master Plan*

- URBAN LAND
- EMPLOYMENT LAND
- COUNCIL BOUNDARY



HOLMES DYER

CONTEXT

- Rapid population growth occurring now (ABS Census)
- Very substantial population growth projected over next 20 years (and beyond) (forecast.id)
- State / Regional expectation to accommodate growth
- Limited opportunities for growth along South Coast
 - » Environment and Food Production Area
 - » RAMSAR Wetlands
 - » Topography / landform characteristics
 - » Infrastructure capacity / cost
 - » Political context
- Code Amendments commenced for selected areas
- Development Concepts (Options A-E)
 - » 5 options provided
 - » Indicative only
 - » Refinements can be made
- None of the options are endorsed by Council

OPTION A

- Option A - Goolwa North
 - » Maximum yield and accommodation of population growth
 - » Concentrate growth in one area plus minor Deferred Urban rezoning
 - » Current State focus for growth
 - » Subject of current Private Proponent led Code Amendments
 - » GARP Discussion Paper identifies enlarged area for investigation of growth
- Existing Deferred Urban Zones
 - » Minor / moderate growth opportunities in Goolwa, Port Elliot and Middleton Deferred Urban Zones, which could be immediately rezoned

OPTION A

Goolwa North

Opportunities

- Can accommodate all forecast growth
- Land is within the urban growth boundary
- No impact on land within the EFPA
- Logical extension of the existing urban area
- Able to be serviced
- Underpin growth of retail, commercial, community and education facilities and services
- Provides for expansion of employment area

Constraints

- Loss of rural land
- Concentration of development in Goolwa
- May change 'township' feel of Goolwa
- Loss of open entry to Goolwa along Alexandrina Road