

GOOLWA GROWTH OPPORTUNITIES

HAVE YOUR SAY ON WHERE GOOLWA GROWS IN THE FUTURE

South Australia's population is growing.

Substantial population growth is anticipated over the next 20 years and beyond, and some of that growth will need to be accommodated in the Fleurieu. Federal and State governments have committed \$685 million to improving road connections between the Fleurieu and Adelaide. Now it is time to consider how this can be leveraged and where future growth should occur in the region.

Goolwa has been identified as a future growth area by both the Alexandrina Council and the State government for a number of years. Most recently, the State government's Greater Adelaide Regional Plan (GARP) Discussion Paper (currently out for consultation) identifies Goolwa as a key growth location for both future housing and employment lands.

This survey seeks to understand what you like and value about Goolwa currently, the characteristics you would like to see retained, and where you think future growth should occur.

For more information on this project, please contact Holmes Dyer:

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About You

The next few questions will allow us to compile demographic data about who has responded to the survey.

1

What is your age bracket *

- ☐ <18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75-85
- ☐ 85+

2

What is your gender? *

- ☐ Female
- ☐ Male
- ☐ Non-binary
- ☐ Prefer not to say
- ☐ Other

3

Which of the following describes your connection to Goolwa. (Select all that apply) *

- ☐ Resident
- ☐ Operator/business owner
- ☐ Work/employed in Goolwa
- ☐ Member of community group or organisation
- ☐ Student
- ☐ Visitor
- ☐ Landowner (non-resident)
- ☐ Other

4

Are you currently living in Goolwa? *

- ☐ Yes
- ☐ No

5

How long have you lived in Goolwa? *

- ☐ Less than 1 year
- ☐ Between 1 and 5 years
- ☐ Between 5-10 years
- ☐ Between 10-20 years
- ☐ 20+ years
- ☐ My whole life

Your Thoughts

6

What do you like the most about Goolwa? *

7

What would you change or improve? *

8

If you had to describe Goolwa using one word, what word would you use? *

How important do you consider each of the following to be for the future growth of Goolwa. *

	Extremely important	Somewhat important	Neutral	Not very important	Not important at all
Land for housing	☐	☐	☐	☐	☐
Land for business	☐	☐	☐	☐	☐
Land for farming	☐	☐	☐	☐	☐
Land for industry	☐	☐	☐	☐	☐
Parks and reserves	☐	☐	☐	☐	☐
Community facilities	☐	☐	☐	☐	☐
Tourism activities/ facilities	☐	☐	☐	☐	☐
Shops	☐	☐	☐	☐	☐
Childcare	☐	☐	☐	☐	☐
Health and aged care services	☐	☐	☐	☐	☐
Coastal protection	☐	☐	☐	☐	☐
Preservation of natural heritage and environment	☐	☐	☐	☐	☐
Sport/rec facilities	☐	☐	☐	☐	☐

Do you have any concerns about Goolwa being identified as a growth area? Please elaborate below.
*

11

What characteristics /attributes of Goolwa would you like to see protected / retained in the future? *

12

If you would like to expand on any of the answers you have given above or have any other ideas or feedback that you wish to share, please include them below.

GOOLWA GROWTH OPTIONS

The following section includes a number of images that show where Goolwa could grow in the future. *These demonstrate just some of the possibilities for growth and have not been endorsed by Council.*
We would like to gage your thoughts on each.
Potential growth areas are shown in pink stripes (residential) and purple stripes (employment).

Full-size copies of the plans will be made available at Council offices and My Say Alexandrina.

Option A - Goolwa NorthOpportunities

- 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
- Underpins 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



- ☐ Support
- ☐ Support with reservations
- ☐ Do not support
- ☐ Unsure

Option B - Separate Township Growth

Opportunities

- Growth will be spread across each township
- Retention of township separation and identity
- Growth of Port Elliot and Middleton will support expanded retail and commercial facilities
- Delivers equivalent growth to Goolwa North (Option A)

Constraints

- Will require the removal of the EFPA from selected location in Port Elliot and Middleton
- Loss of rural land
- Some land may subject to inundation (Hindmarsh Island in particular)
- Impact on cultural heritage (Hindmarsh Island in particular)
- Requires intensification of selected Rural Living and Rural Neighbourhood Zones on Hindmarsh Island



- ☐ Support
- ☐ Support with reservations
- ☐ Do not support
- ☐ Unsure

Option C - Infill and Intensification of existing Townships

Opportunities

- Will utilise land that is already zoned for residential/rural living use
- Retains current urban footprint of all towns
- No impact on land within the EFPA
- Will require re-zoning of Deferred Urban land

Constraints

- Reduced growth capacity – will not meet State’s targets
- Will require some intensification of development densities in Rural Living and Rural Neighbourhood Zones (but will remain lower density than residential areas in townships)
- Land is in separate ownership – cannot compel a landowner to develop their land
- Augmentation of infrastructure costs will be piecemeal and therefore may be inefficient and higher cost



- ☐ Support
- ☐ Support with reservations
- ☐ Do not support
- ☐ Unsure

Option D - Coastal Growth

Opportunities

- Places greater emphasis on growth in townships other than Goolwa
- Increased yield could be achieved through partial development of Goolwa North
- Strong market appeal of near coastal development
- Preservation of key vegetation and riparian lands
- Growth in Port Elliot and Middleton will support expanded retail and commercial facilities

Constraints

- Will require the removal of the EFPA from areas of Port Elliot and Middleton
- Almost continuous urban development along the near coastal areas
- Reduced growth capacity – will not meet State's targets
- Loss of independent identity of townships
- Infrastructure capacity and cost requires investigation



- ☐ Support
- ☐ Support with reservations
- ☐ Do not support
- ☐ Unsure

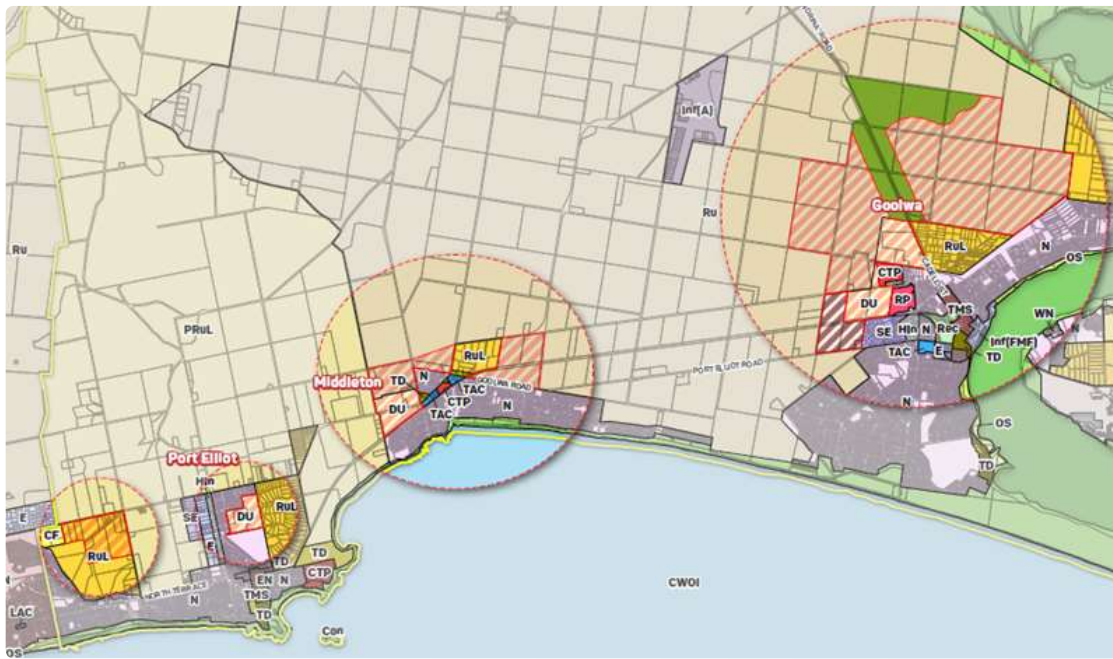
Option E - Gateway Preservation

Opportunities

- Accommodates the majority of growth in Goolwa North
- Maintains open entry to Goolwa along Alexandrina Road
- Minor growth in Port Elliot and Middleton will underpin local retail and commercial enterprises
- Goolwa North land does not impact the EFPA and is within the current urban growth boundary
- Delivers land to meet growth forecasts
- Provides for expansion of employment area
- Delivers equivalent growth to 'Goolwa North' (Option A)

Constraints

- Loss of rural land
- Will require the removal of the EFPA from selected locations in Port Elliot and Middleton



- ☐ Supportive
- ☐ Supportive with reservations
- ☐ Not supportive
- ☐ Unsure

THANK YOU for your response.

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