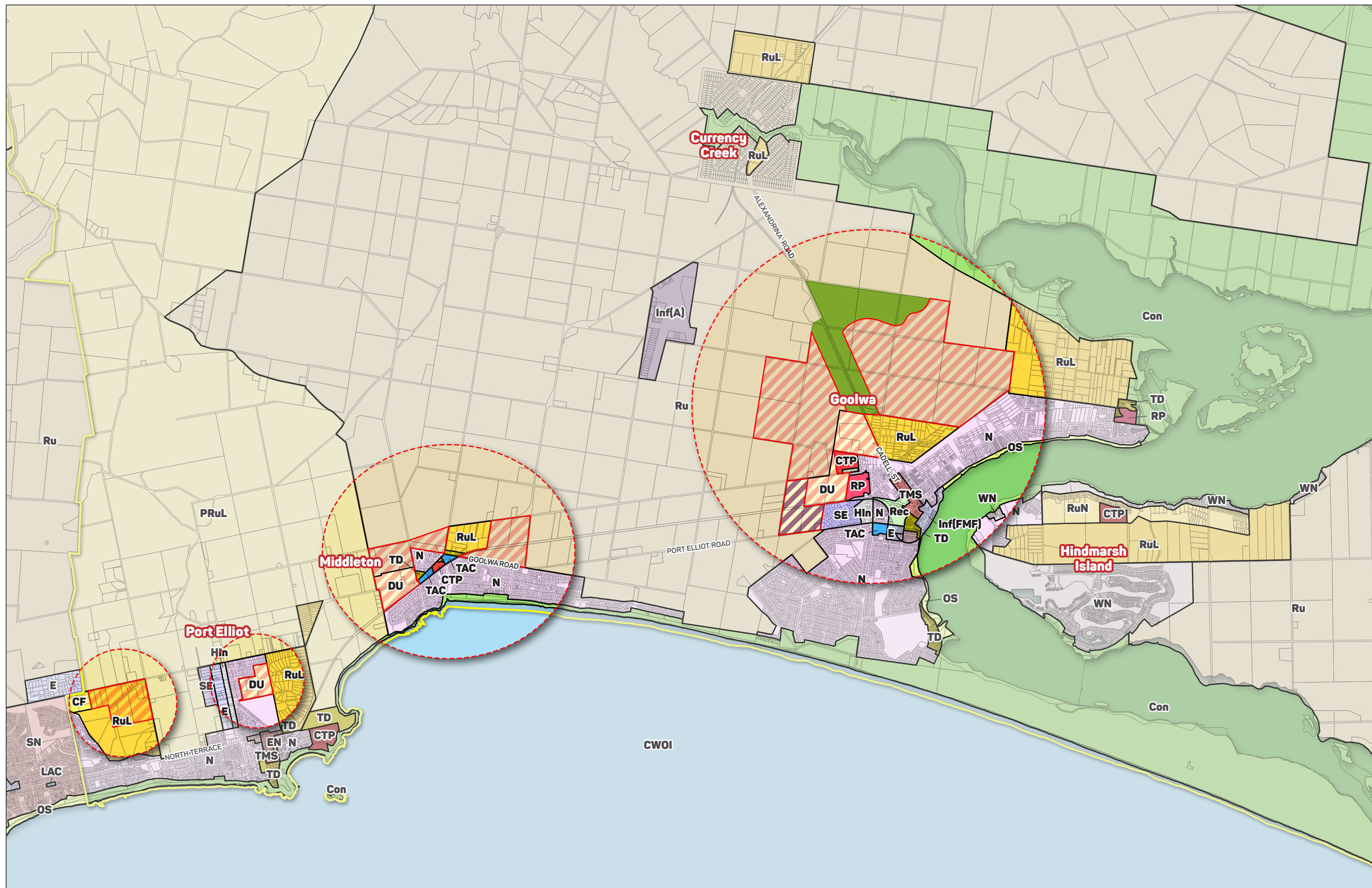
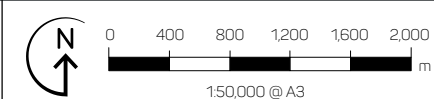




GOOLWA - GATEWAY PRESERVATION OPTION *Goolwa Master Plan*

- URBAN LAND
- EMPLOYMENT LAND
- COUNCIL BOUNDARY

OPEN SPACE /
 CONSERVATION /
 NON-URBAN LAND



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 E

- Option E - Gateway Preservation
 - » Maximum yield and accommodation of population growth
 - » Remove development potential along Alexandrina Road gateway to Goolwa North
 - » Expansion of Port Elliot and moderate expansion of Middleton to 'balance' loss of Goolwa North gateway land
- Existing Deferred Urban Zones
 - » Minor / moderate growth opportunities in Goolwa, Port Elliot and Middleton Deferred Urban Zones, which could be immediately rezoned

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