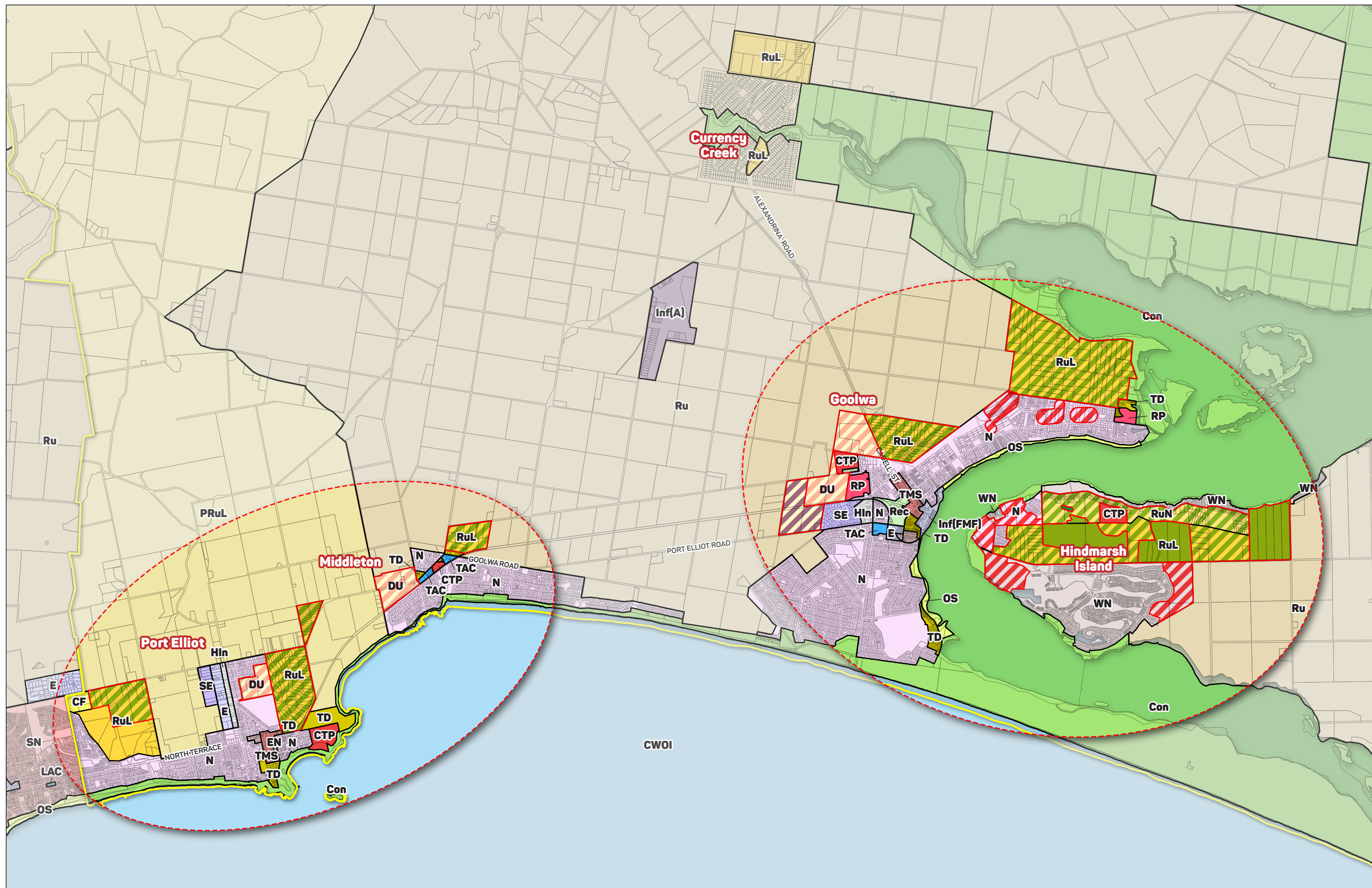


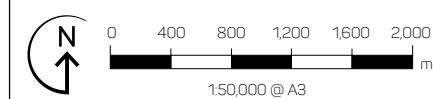


GOOLWA - INFILL & INTENSIFICATION OPTION

Goolwa Master Plan

- INFILL OF EXISTING URBAN LAND
- INTENSIFICATION OF EXISTING RURAL LIVING LAND
- OPEN SPACE / CONSERVATION / NON-URBAN LAND

- URBAN LAND
- EMPLOYMENT 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 C

- Option C - Infill and Intensification of Existing Townships
 - » Lower yield and lower accommodation of population growth
 - » All Deferred Urban land zoned for development
 - » All Rural Living and Rural Neighbourhood Zones to increase dwelling yields
 - » Encouragement of development of underdeveloped portions of Neighbourhood and Waterfront Neighbourhood zones
 - » Encourage smaller lots, multi-dwelling developments, apartments and / or intensification of rural living zones
- Existing Deferred Urban Zones
 - » Minor / moderate growth opportunities in Goolwa, Port Elliot and Middleton Deferred Urban Zones, which could be immediately rezoned

OPTION C

Infill and Intensification of Existing Areas

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
- Impact on Ramsar wetland (Hindmarsh Island in particular)