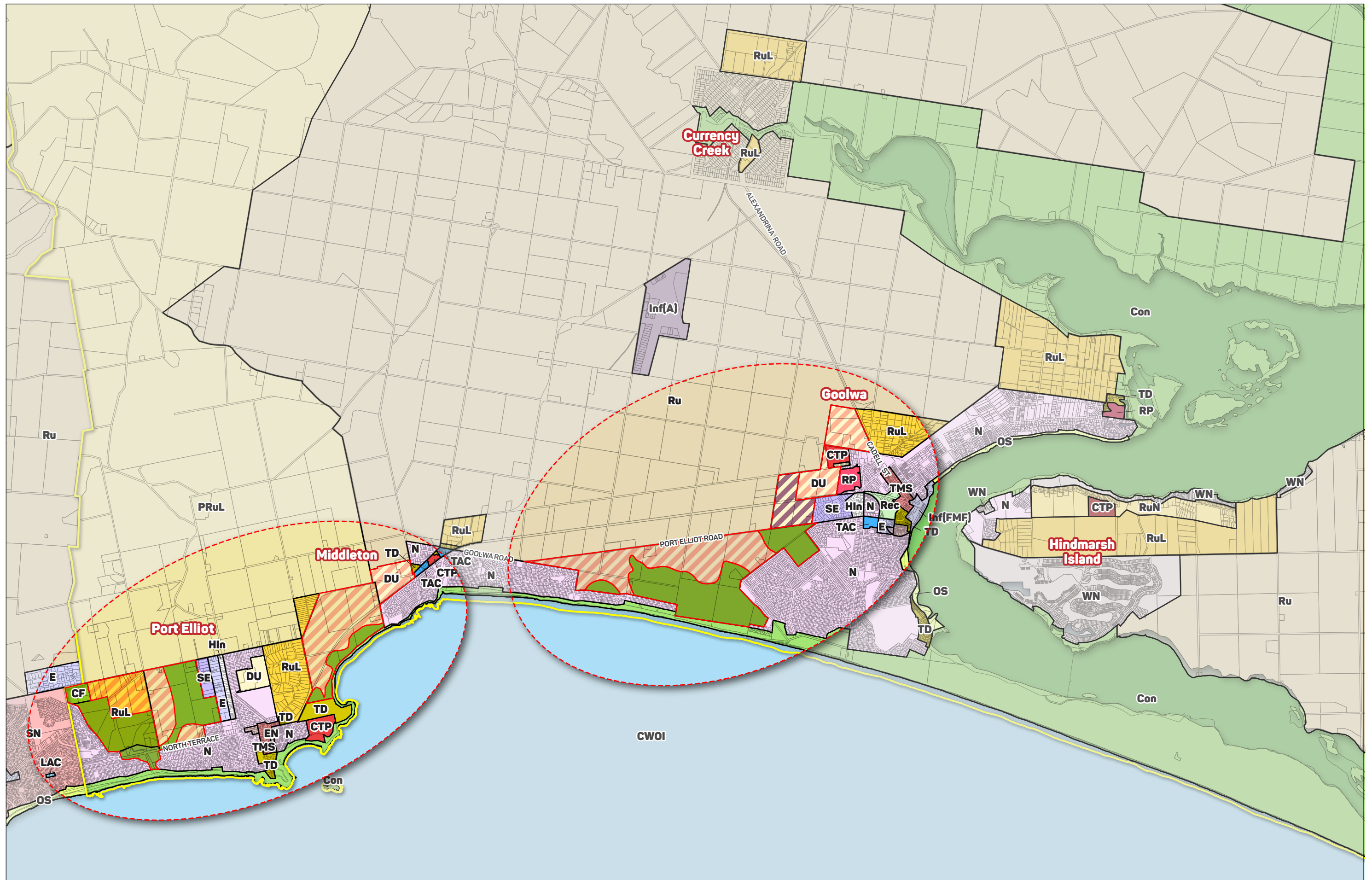
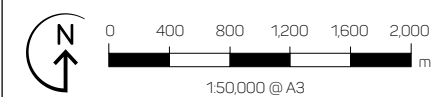




## GOOLWA - COASTAL GROWTH OPTION

Goolwa Master Plan

- URBAN LAND
- EMPLOYMENT LAND
- 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 D

- Option D - Coastal Growth
  - » Moderate yield and lesser accommodation of population growth
  - » Emphasis on Port Elliot and Middleton coastal development
  - » Increased yield could be delivered via partial Goolwa North growth
- Spread Growth Across Townships
  - » Spread along coastal frontage in market preferred locations
- Existing Deferred Urban Zones
  - » Minor / moderate growth opportunities in Goolwa, Port Elliot and Middleton Deferred Urban Zones, which could be immediately rezoned

# 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