

## **APPENDIX 12. SOCIAL INFRASTRUCTURE ANALYSIS**

# Goolwa North Social Infrastructure Needs Analysis

Future Urban

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.



**'Gura Bulga'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country.  
Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

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# 1.0 Introduction

## 1.1 Purpose of this report

This report provides an analysis of social infrastructure requirements to inform an amendment to the Planning and Design Code for a 241 hectare area of the Goolwa North Growth Area.

Comprising roughly half of the total growth area, the code amendment for the site would seek to rezone the land from the current Rural Zone to either a Master Planned Township Zone or the Neighbourhood Zone. The rezoning of the site will allow for the land to accommodate low density residential, along with associated non-residential uses, including retail and community facilities.

This report assesses the need for social infrastructure that would be required to meet the needs of the future population. It responds to the following objectives outlined in the Goolwa North Code Amendment Proposal to Initiate:

Reference	Description
P86	Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including...hard and soft infrastructure to identify existing capacity and the potential need to augment services: <ul style="list-style-type: none"><li>• public open space</li><li>• sports facilities</li><li>• community facilities, such as childcare centres, schools, community hubs and libraries</li></ul>
P88	Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.  Use of the Emerging Township Activity Centre Subzone. A concept plan is proposed (subject to investigations) to ensure infrastructure and future activity centre/s are identified.
P99	Ensure quality open space is within walking distance of all neighbourhoods to: <ul style="list-style-type: none"><li>• link, integrate and protect biodiversity assets and natural habitats</li><li>• provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres</li><li>• be multi-functional, multi- use (including the shared use of strategically located school facilities) and able to accommodate changing use over time</li><li>• incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity</li><li>• contain appropriate and low- maintenance species and locate trees to maximise shade • encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment</li><li>• foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.</li></ul>
P104	Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.



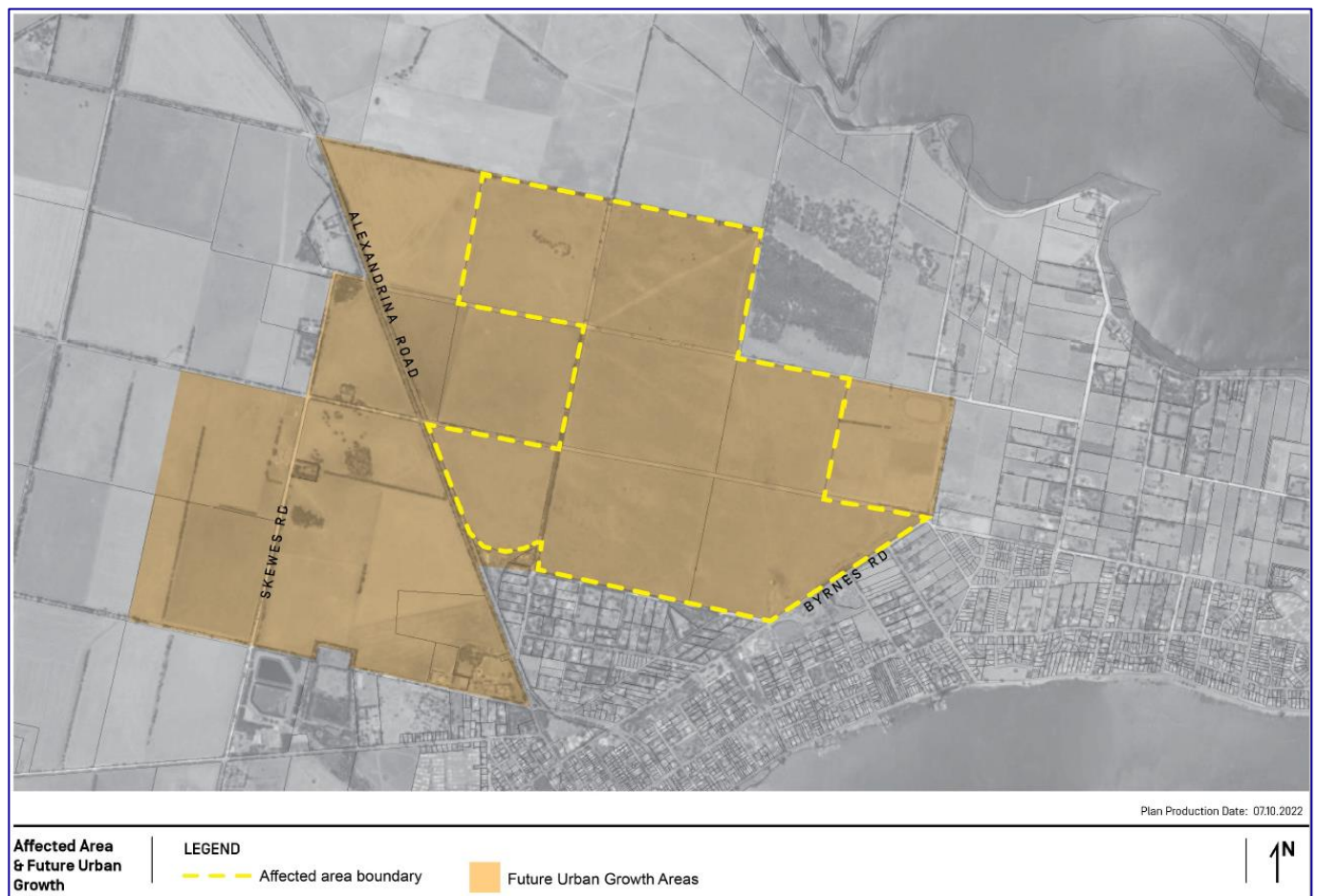
## 1.2 Site context

The Goolwa North growth area is located approximately 80 kilometres south of the Adelaide CBD, within the Alexandrina Council. It has been recognised as a growth area by Council strategic documents since 2009 and is recognised under the State Government's plan for Greater Adelaide, being the *30-Year Plan for Greater Adelaide*.

The growth area is located to the north of Goolwa and covers approximately 565 hectares of land as shown in **Figure 1**. Established residential suburbs of Goolwa and Goolwa North are located immediately to the south and east. The larger township of Victor Harbor is located approximately 20km to the west.

The Code Amendment Affected Area represents approximately 42% of the Goolwa future urban growth area. It is envisaged that the Affected Area will be developed in stages, with stage one anticipated to deliver 1,000 dwellings, stage two 700 dwellings and stage three 800 dwellings. The remaining land within the Goolwa future urban growth area is likely to yield approximately 3,500-4,000 dwellings. Only the Affected Area land referred to above is within the scope of the proposed Code Amendment.

**Figure 1** Goolwa North Growth Area and Affected Area Boundary



Source: Future Urban

## 1.3 Planning background

An Enquiry by Design workshop in 2016 resulted in the development of a masterplan for the area, which was intended to provide the framework for the future urban growth in Goolwa North.

The Goolwa North Enquiry by Design Workshop – Outcomes Report documents the findings and recommendations from this workshop. The workshop was facilitated by design professionals and included input from key stakeholders including landowners, community representatives, Council officers and infrastructure providers.

Under the Masterplan, the Growth Area was forecast to support approximately 10,000 people. It identified the general location of facilities and services for the growth area including education, health, retail, employment and recreation.



Post undertaking further investigations and analysis, a Development Plan Amendment (DPA) was prepared by Alexandrina Council in 2020. The DPA sought to rezone the identified growth area in order to enable the expansion of Goolwa township, and identified the requirement for the following zones:

- **Suburban Neighbourhood Zone** for the land located south of Stuart Road and east of Skewes Road, primarily supporting residential development with opportunity for new local activity centres to service the new residential area.
- **Deferred Urban Zone** for land to the north of Stuart Road and west of Skewes Road, identifying the future intention to rezone this land for urban development at some point in the future.

Under the DPA, a concept plan was introduced which identified two 'activity centres' in place of the previously identified 'village hubs', with these centres to provide a focus for non-residential development.

Public consultation was undertaken for the DPA with submissions accepted regarding the Growth Area, however the DPA was not furthered. The latest masterplan for the growth area, including suggested zoning, is shown in Figure 2

**Figure 2** Goolwa North Growth Area Masterplan



Source: Alexandrina Council

## 1.4 Scope

The scope of this Social Infrastructure Needs Analysis includes:

- Libraries
- Multipurpose community facilities
- Creative spaces – both for community participation (ie makerspaces) and performance/exhibition spaces
- Open spaces including passive and active (ie formalised sporting facilities and spaces)
- Indoor courts and aquatic facilities
- Long day care facilities
- Primary schools (public)
- Secondary schools (public)

- Health facilities including GP/medical centres
- Retail.

Since retail is not considered traditional social infrastructure, planning for retail is commonly done through an economic assessment. A Retail Capacity Assessment has been prepared by Ethos Urban for the Goolwa North Growth Area. This Social Infrastructure Assessment will add to the recommendations made in the retail assessment with directions to help maximise community benefits.

## 2.0 Methodology

This Social Infrastructure Needs Analysis synthesises the findings of the following sections to identify social infrastructure needs in the study areas:

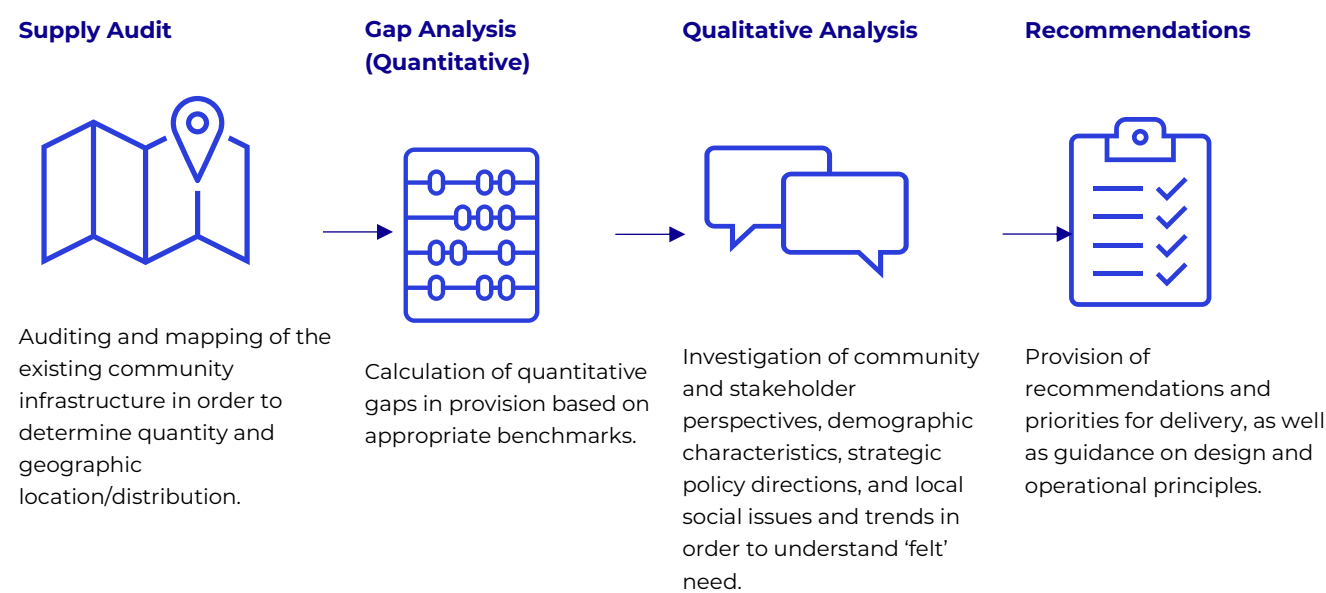
- Analysis of the local social context of the site, including the demographic profile and character of the area
- Analysis of existing supply of social infrastructure within the study areas
- Analysis of strategic drivers for social infrastructure, including any planned provision in the study areas
- Analysis of current demand and demand generated by forecast population growth and change, both within the precinct and within the surrounding locality.

The approach taken to this study is based on established practice in social infrastructure planning, which involves two core stages of analysis:

- Quantitative analysis of current and planned supply of a selected community infrastructure typology against established benchmarks for provision (number/ size) considered adequate to meet the needs of a particular population size/ geographic catchment.
- Qualitative analysis of the geographic distribution of supply from a population equity and accessibility/ walkability perspective; Investigation of community and stakeholder perspectives, demographic characteristics, strategic policy directions, and local social issues and trends.

The analysis is also informed by detailed demographic data on population size, characteristics and forecast growth and change. Information on population age groups is essential for planning early years and education facilities and services, for example. While information on the cultural make-up of the community and household types (e.g., couples, or families with children) can help inform decisions on the operation and programming of infrastructure, as well as types of infrastructure.

Table 1. Summary of methodology



### 2.1 What is social infrastructure?

Social infrastructure (or community infrastructure) includes open space, recreation and community facilities which provide places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for service providers to connect with the community through the delivery of services and amenities.

Infrastructure Australia defines this as follows:

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“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”

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Social infrastructure is a combination of hard and soft infrastructure. Hard social infrastructure includes the facilities, buildings and spaces, and soft infrastructure includes the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

## 2.2 Hierarchies

In social infrastructure planning, provision can be considered at three levels: regional, district, and local. The hierarchy levels are based on the population served.

This study has adopted the following hierarchy levels:

- Regional facilities - Regional facilities usually serve populations of 100,000 people and over. Some regional facilities may serve 2 or more local government areas. Regional facilities can include:
  - Major cultural or civic facilities such as civic centres, performing arts centres, major libraries, exhibition space
  - Higher order entertainment or leisure facilities
  - Tertiary education such as TAFE or university
  - Health services
  - Major recreational and sporting facilities including regional parks or major stadia.
- District level facilities - District level services are more specialised and operate on a smaller district catchment usually from about 20,000 to 30,000 people, and possibly up to 50,000. District level facilities are most often located in activity centres, ideally linked to public transport and in locations where people have a cause to gather and visit. District level facilities include:
  - Multipurpose community centres
  - High schools
  - Civic and cultural facilities, including a district or branch library and community arts spaces
  - Larger sporting facilities that support a range of recreational activities
  - A range of medical and community health services
- Local level facilities – Local level services and facilities are more locally focussed and are usually planned to serve a population from about 5,000 and up to 20,000 people. These facilities provide a basis for community involvement and the development of social networks. Local facilities typically include:
  - General Practitioners
  - Primary schools
  - Childcare
  - Outdoor courts
  - Indoor courts
  - Sports fields
  - Outdoor fitness stations.

## 2.3 Study area definitions

For this assessment, three study areas have been selected:

- Goolwa North Growth Area: representing local infrastructure needs for the future community in this growth area. This infrastructure will generally need to be delivered within the growth area to cater for local access. The Growth Area has been further divided for the sake of this assessment into:
  - Site Area – the area subject to this proposal
  - Balance of growth area – the remaining growth area not covered by the subject site.

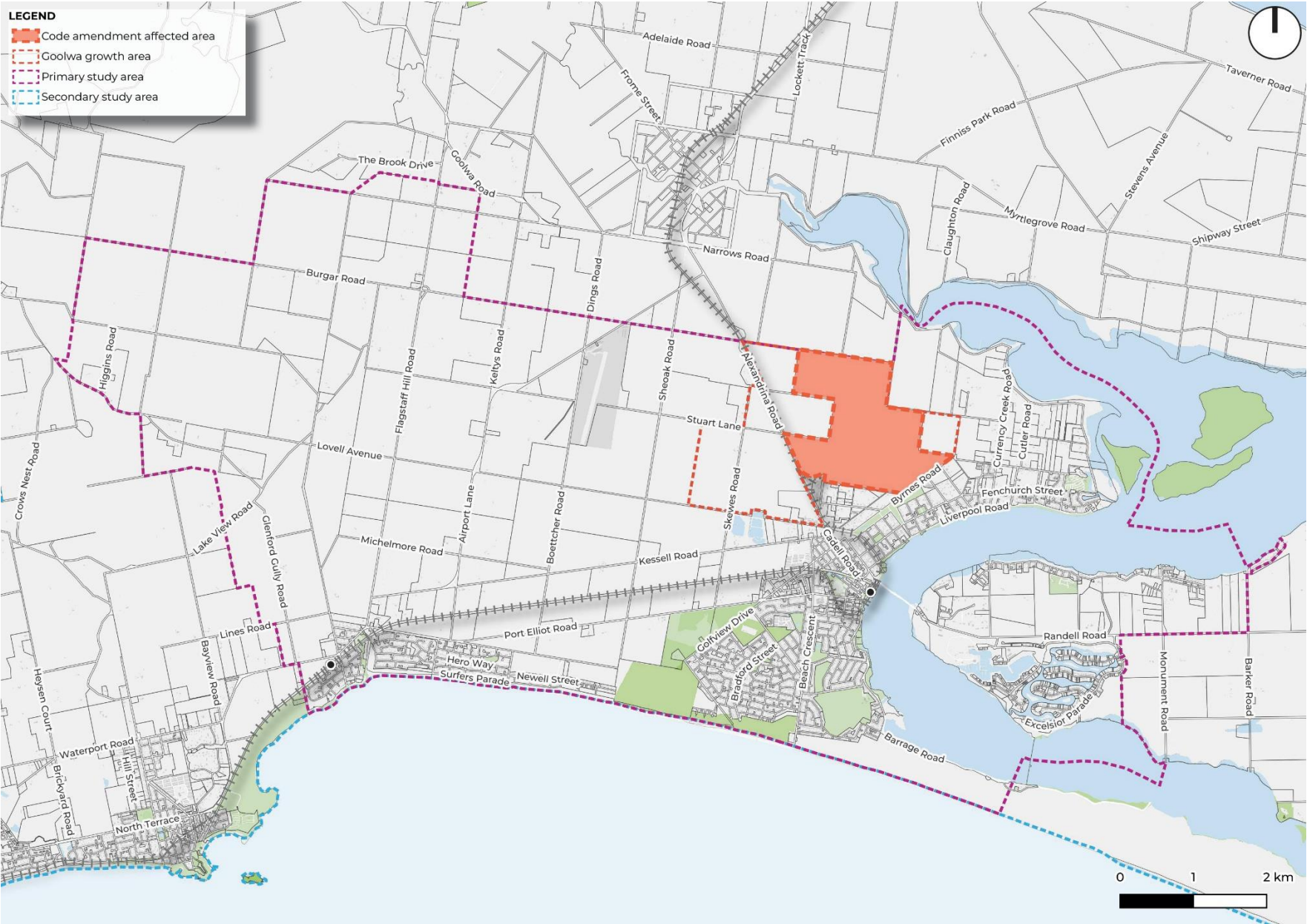
- Goolwa, Middleton, and Hindmarsh Island ('Primary Study Area'): representing local and district infrastructure needs centred on the Goolwa town centre. This infrastructure will generally cater for the wider Goolwa community, including surrounding suburbs, acting as a local social infrastructure hub.
- Alexandrina LGA ('Secondary Study Area'): representing district and regional scale infrastructure needs. This infrastructure will generally cater for the needs of the whole of the Alexandrina LGA. While it is not anticipated that this site will deliver on any identified district and regional needs catering for the LGA, the impact of increasing populations on this site and population growth on the provision of higher-order infrastructure will be an important consideration for future strategic planning.

These study areas have been delineated in order to assess the infrastructure demand generated by different populations, acknowledging that different infrastructure types are intended to serve different geographic catchments, such as local, district or regional. By separating these different populations, we can gain a more in-depth understanding of the unique characteristics of each catchment, and accurately determine the level of need generated.

The study areas are shown over the page in **Figures 3 and 4**.

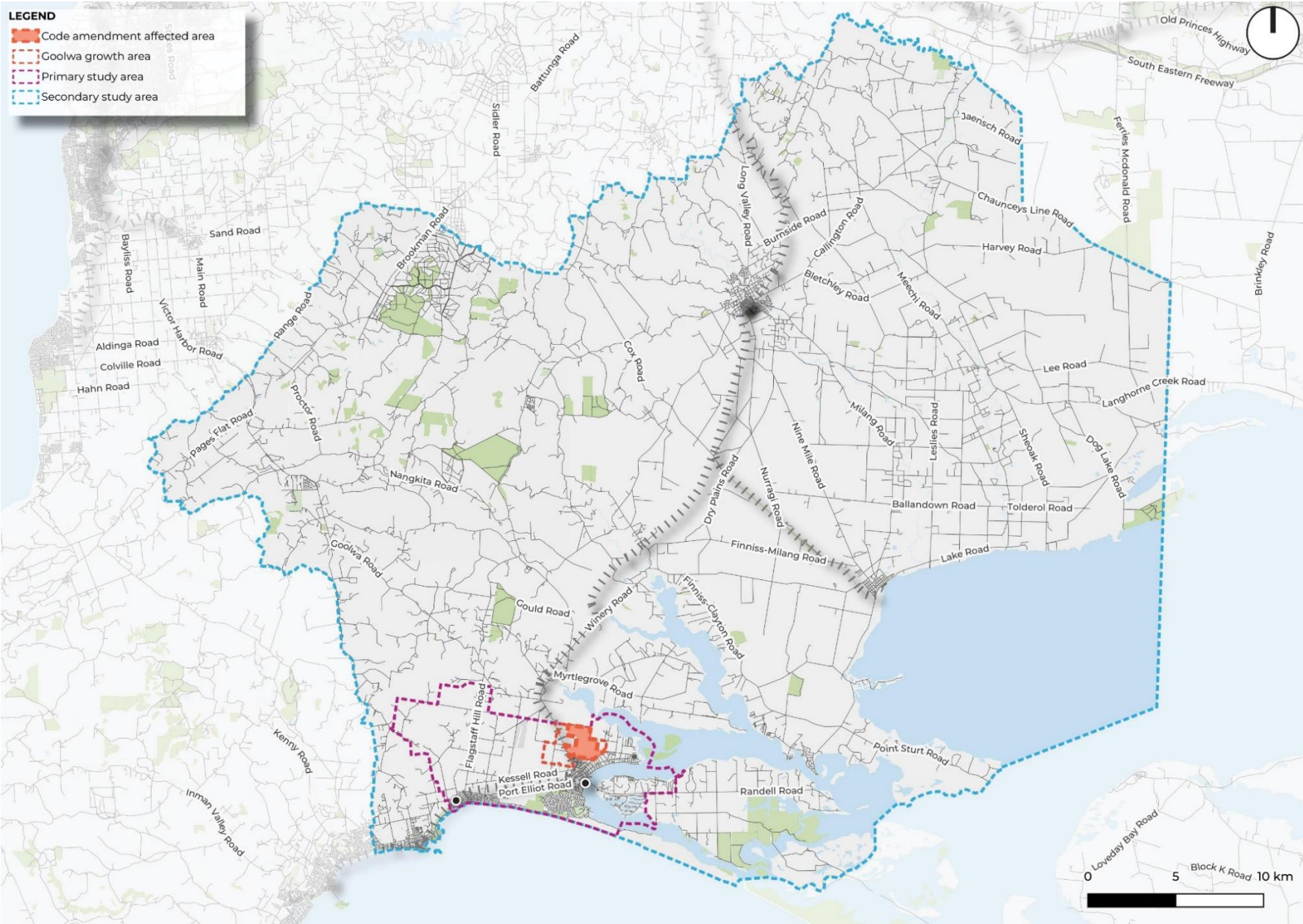


Figure 3 Primary Study Area (PSA)



Source: Ethos Urban

Figure 4 Secondary Study Area (SSA)



Source: Ethos Urban



## 3.0 Strategic policy context

A review of local, regional, and state-level strategic policy regarding community infrastructure has been prepared in order to understand key objectives for planning and provision. The following documents have been reviewed:

- Alexandrina Connecting Communities – Community Strategic Plan 2014-23
- Alexandrina Council Development Plan 2021
- Alexandrina Council Community Wellbeing Action Plan 2022–26
- A2040 Live. Green. Connected. Our plan to thrive 2020-2024
- Disability Access and inclusion plan 2021-2024
- Alexandrina Council Community Land Management Plan 2023-27 [Draft]
- Creating Greener places for healthy and sustainable communities, ideas for quality green public spaces in South Australia, Government of South Australia, 2019
- Revitalising Retail, policies in the planning and design code, August 2022, State Planning Commission
- The following table summarises policy themes and relevant objectives and directions for community infrastructure provision.

**Table 2**      *Strategic policy summary*

Policy theme	Key implications for community infrastructure need analysis	Source
Providing quality green open space	<ul style="list-style-type: none"> <li>• Delivering high quality green space that is accessible to the community. This involves delivering well designed open space, particularly in growing/densifying neighbourhoods.</li> <li>• Promoting community health and wellbeing by providing green spaces that support a range of outdoor activities for all ages and abilities.</li> <li>• Encouraging active transport use through green spaces by creating open space networks, increasing opportunities for social encounters in everyday contexts.</li> <li>• Ensure appropriately managed open space that facilitates optimal shared use by the community.</li> <li>• Provide well maintained sport and recreation facilities that are inclusive of different ages and needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Creating Greener places for healthy and sustainable communities, ideas for quality green public spaces in South Australia</li> <li>• A2040 Live. Green. Connected. Our plan to thrive 2020-2024</li> <li>• Alexandrina Council Community Land Management Plan 2023-27 [Draft]</li> <li>• Alexandrina Council Community Wellbeing Action Plan 2022–26</li> </ul>
Accessible high-quality facilities that foster community connection	<ul style="list-style-type: none"> <li>• Provide high quality community facilities where they can be conveniently accessed by the populations they serve.</li> <li>• Ensure community facilities are accessible to people of all ages and abilities. This reflects the growing demographic diversity of the Alexandria community.</li> <li>• Provide community facilities and public spaces that support people to meet and connect.</li> <li>• Provide access to programs, activities, and events that support active, healthy lifestyles and build social connections.</li> <li>• Provide diverse opportunities to engage with the arts through performing arts, dance, music and creative arts.</li> <li>• Design and plan for high quality, integrated and healthy spaces and places</li> </ul>	<ul style="list-style-type: none"> <li>• A2040 Live. Green. Connected. Our plan to thrive 2020-2024</li> <li>• Disability Access and inclusion plan 2021-2024</li> <li>• Alexandria Council Development Plan 2021</li> <li>• Alexandrina Council Community Wellbeing Action Plan 2022–26</li> <li>• Alexandrina Connecting Communities –</li> </ul>

Policy theme	Key implications for community infrastructure need analysis	Source
	<ul style="list-style-type: none"> <li>Enhance the amenity and quality of recreation and open space areas;</li> </ul>	Community Strategic Plan 2014-23
Growing community infrastructure demand	<ul style="list-style-type: none"> <li>Provide community facilities in advance or alongside population growth/urban development.</li> <li>Deliver appropriate community infrastructure to support and attract diversity of residents to live in Alexandrina.</li> </ul>	<ul style="list-style-type: none"> <li>A2040 Live. Green. Connected. Our plan to thrive 2020-2024</li> </ul>
Cultural expression and participation	<ul style="list-style-type: none"> <li>Provide diverse opportunities to engage with arts and cultural experiences that are inclusive.</li> <li>Collaborate with local artists of diverse backgrounds to showcase their work.</li> </ul>	<ul style="list-style-type: none"> <li>Alexandrina Council Community Wellbeing Action Plan 2022-26</li> </ul>
Contribute to sense of place and community identity	<ul style="list-style-type: none"> <li>Foster and build strong township identities</li> <li>Encourage diverse, appealing and dynamic use of community (and open) spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Alexandrina Connecting Communities – Community Strategic Plan 2014-23</li> </ul>
Revitalising retail	<ul style="list-style-type: none"> <li>Encourage shops in ‘activity centre’ and ‘main street’ zones, but allow small shops in other areas to facilitate convenient access to retail services while preserving the vibrancy of existing centres.</li> <li>Promote ‘main street’ areas with a focus on good design, interesting shopfronts, sheltered pedestrian footpaths and areas for visitors to meet, relax and entertain.</li> </ul>	<ul style="list-style-type: none"> <li>Revitalising Retail, policies in the planning and design code, August 2022, State Planning Commission</li> </ul>

## 4.0 Existing community characteristics

### 4.1 Demographic profile

The demographic profile overview of the identified study areas is based on *2021 ABS Census of Population and Housing* data. Key findings related to relevant social indicators are highlighted below with detailed demographic tables available in **Appendix A**.



#### Age structure

##### **An older population**

The median age of the PSA and SSA population is significantly older than the Regional South Australia median age (60 years, 53 years and 47 years respectively). People aged between 70-84 comprise the largest age cohorts in both the PSA (28.3%) and SSA (20.7%).



#### Education

##### **Levels of educational attainment in the PSA and SSA largely reflect the Regional South Australian demographic characteristics.**

The proportion of people who have completed year 12 in the PSA (42.7%) mirrors Regional South Australia (42.3%), with the SSA having a slightly higher rate of completion (47.6%).



#### Median Income

##### **Lower median household income**

Median household income is 19.9% lower in the PSA (\$49,820) and 6.1% lower in the SSA (\$59,860) per annum than across Regional South Australian (\$62,220).



#### First Nations people and cultural diversity

##### **Predominantly English speaking community and lower levels of Aboriginal and Torres Strait Islander people**

People born overseas comprise a larger cohort in the PSA (19.8%) and SSA (16.1%) than in the Regional South Australia average (11.2%). However, the top three countries of birth outside Australia in the PSA are all English speaking countries (England, Scotland and New Zealand).

The proportion of Aboriginal and Torres Strait Islander people is lower in the PSA (1.8%) and SSA (1.7%) than across Regional South Australian (5.1%).



#### Household composition

##### **High proportions of couples with no children**

Couples with no children comprise a larger proportion of households in the PSA (41.3%) SSA (38.5%) compared to Regional South Australia baseline (32.6%). Couples with children comprise a lower proportion of households in the PSA (14.0%), compared to the SSA (22.2%) and Regional South Australia (23.2%). Correspondingly, the prevalence of lone person households is higher in the PSA (34.5%), compared to the SSA (28.7%) and Regional South Australia Baseline (31.45%)



#### Dwelling structure

##### **Low levels of housing density**

Separate houses are the most prominent housing typology across the PSA (90.5%), SSA (93.6%). Semi-detached dwellings make up a slightly higher proportion of dwellings in the PSA (6.6%) compared to the SSA (4.4%).

The average dwelling size in PSA is 2.0. This is lower than the SSA (2.2) and Regional South Australia baseline (2.3)



#### Tenure Type

##### **High levels of home ownership**

A higher proportion of dwellings are owned outright in the PSA (50.8%) and SSA (44.9%) compared to Regional South Australia baseline (40.4%).

## 4.2 Community health profile



### Long Term Health Conditions

#### Higher prevalence of long term health conditions

Long-term health conditions are more prevalent amongst the PSA population (63.8%), and SSA (56.4%) compared to Regional South Australia baseline (52.2%). The most common health condition is arthritis across the PSA and SSA. Diabetes and heart disease are also prominent health conditions in these areas.



### Disability

#### Greater need for assistance

A higher proportion of the PSA and SSA population require assistance (10.1% and 8.4% respectively) compared to the South Australia baseline (7.6%).



### Rental Assistance & Social Housing

#### Low levels of social housing

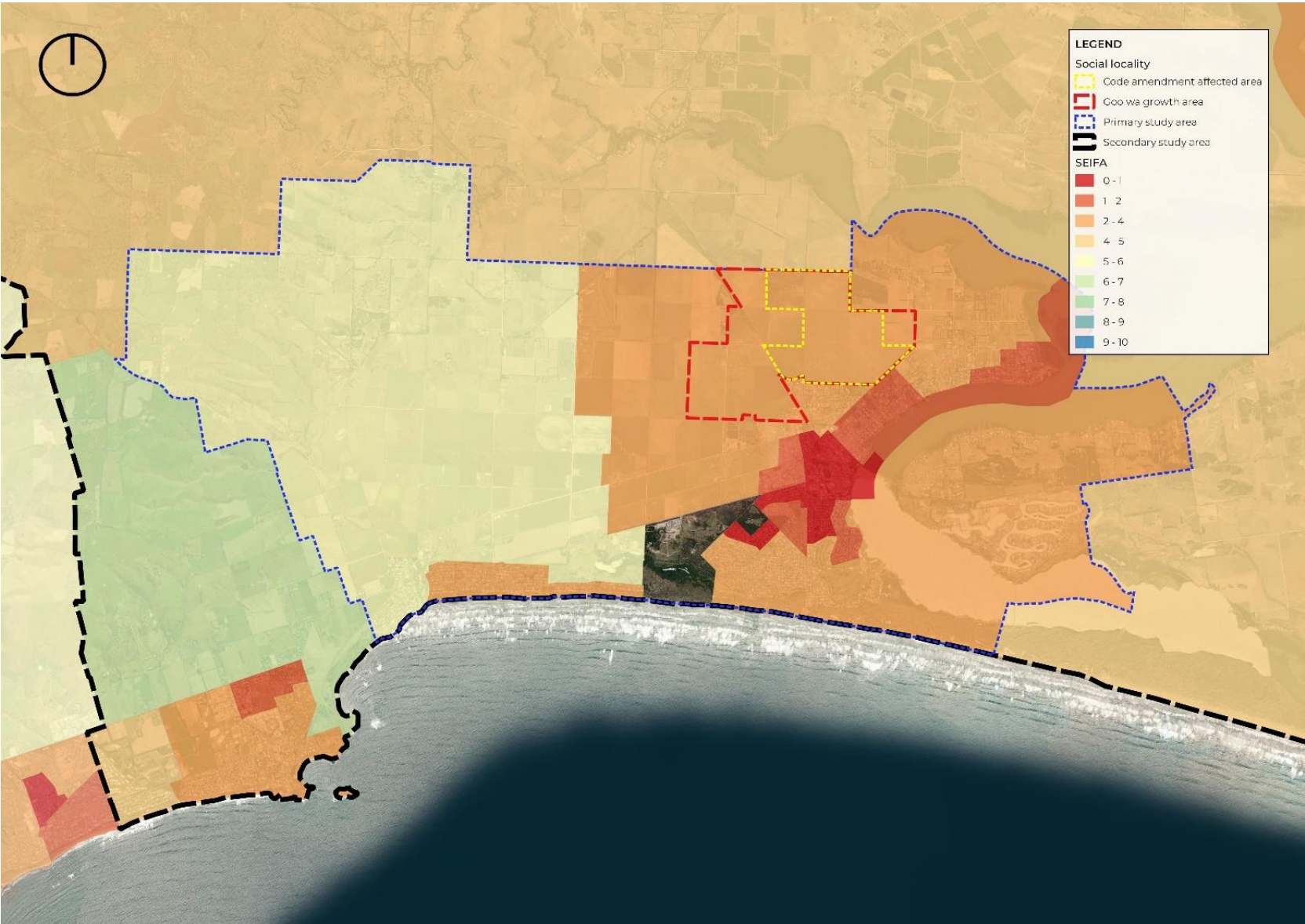
Social housing comprises a significantly smaller proportion of occupied dwellings in the PSA (0.9%) and SSA (0.9%), compared to the South Australia baseline (4.5%).

## 4.3 Socioeconomic profile

Socio-Economic Indexes for Areas (SEIFA) is a tool developed by the ABS that indicates relative socio-economic advantage and disadvantage. Areas are assigned a number between 0 and 10, with 10 representing the most advantaged areas and 0 the least advantaged areas. The indexes are based on information from the five-yearly Census.

As shown in **Figure 5** below, Goolwa is characterised by a profile of socio-economic disadvantage. This is reflected by the household and individual income statistics identified above. This socioeconomic profile reflects various factors, including the high proportion of retired or semi-retired people who own their homes outright and have lower-incomes due to their non-participation in the labour market. The socioeconomic characteristics of the PSA – particularly in Goolwa – indicates a need for access to social infrastructure to support the existing community.

Figure 5 Socioeconomic profile map



Source: SEIFA and Ethos Urban

## 5.0 Community and stakeholder perspectives

This section provides a summary of community and stakeholder engagement outcomes relevant to the proposed development.

### 5.1 Previous Goolwa North specific engagement

#### 5.1.1 Goolwa North Enquiry by Design Workshop Outcomes Report, Taylor Burrell Barnett 2016

Strategic planning engagement undertaken by Taylor Burrell Barnett for Alexandrina Council tested a series of growth scenarios and masterplans with a diverse range of stakeholders. Stakeholder groups included Alexandrina Council staff, urban planners and designers, urban economists, state agencies, Goolwa community organisations, landowners, and developers. This engagement centred on four workshops wherein key aspects of the masterplan were established to guide the future development of the Goolwa North Growth Area.

The Goolwa North scenario testing sought feedback a series of design principles, including the following key areas:

- Facilitating urban expansion of Goolwa
- Providing interface between the existing town and new growth area
- Urban structure with walkable neighbourhoods clustered around town centres
- Accessibility for all
- Active street frontage
- Interconnected network of streets
- Ensuring infrastructure accommodates long-term demand generated by expansion
- Avoiding impacting key environmental areas.

Suggested project refinements included:

- The provision of walking and cycling links within and beyond the growth area, specifically utilising the rail corridor.
- Deliver diverse transportation options that accommodate the regional transportation requirements of Goolwa
- Water based parkland, pools and wetlands that reflect the geography of the region, enhancing the environmental amenity of area.
- Provide greater housing diversity including residential density to increase the viability of greater amenity to existing local residents.
- Demand generated social infrastructure (hospitals, education)
- The development of green corridor that preserve remnant vegetation and provides additional planting to reinforce biodiversity links across the Growth Area
- Prioritise a village hub including medical, childcare, and multi-use community space delivered alongside medium density residential dwellings,
- The development of an education precinct that can expand to meet demand of future residents and the population grows over time.

#### 5.1.2 Goolwa North Growth Area DPA – Public submissions

Public submissions on the Goolwa North Area have been collected by Council. This section examines a random sample of 50 (out of 286) submissions to take a snapshot of community sentiment towards the planned expansion of Goolwa, specifically identifying issues relevant to community infrastructure planning.

Specific comments regarding community infrastructure were not frequent amongst the sampled submission. However, the submissions that did identify community infrastructure emphasised:

- Education and the importance of a public high school



- Accessible community facilities for all Goolwa community members
- An improved public space offering.

## 5.2 Wider community engagement

### 5.2.1 Alexandrina 2040 shaping our future – Phase 2 and 3 vision

Wider community engagement for the Alexandrina 2040 plan identified key infrastructure priorities for the broader Alexandrina community.

Key overarching findings included:

- Top three community priorities identified were: climate change action, well managed growth, and economic development.
- Most 'loved' features of Alexandrina included sense of community, the natural environment and community facilities.

Outcomes relating to community infrastructure planning included:

- The community feedback noted that community facilities were the most important area for council to focus on over the next 10-20 years.
- Priorities included improving facilities generally, improving green spaces, and delivering more sporting facilities.
- Student responses listed sports as the most important resource council should allocate resources towards.
- The community would like to see more local events to help foster community connections.
- There was an emphasis on improving secondary and tertiary education across the LGA.
- Improving education by creating a central knowledge sharing hub where skills and life experience can be exchanged (intergenerational social infrastructure)
- There was a desire to see more destination parks and more community gardens where community members can socialise.

## 5.3 Engagement with Alexandrina Council

The project team conducted engagement with representatives from Alexandrina Council in 2023 to understand:

- Any planned social infrastructure in the local area
- The role of the subject site in providing social infrastructure within a broader network
- Council's approach to planning for social infrastructure.

Council did not see an increase in Goolwa's population as requiring significant additional regional level social infrastructure. However, they noted that there is potential for enhancement and expansion of the existing services and facilities to meet additional demand from growth in Goolwa.

Council's social planning team identified the following social infrastructure requirements for the Goolwa North growth area:

- two additional primary school sites with preschool/early learning on the same site
- additional district level sporting facilities (playing fields, courts and clubrooms)
- additional indoor recreation hall space as current facility already at capacity
- enhancements to existing youth recreation facility and one additional facility in urban growth area
- expansion and redevelopment of the library
- community activity spaces and maker space – provided through clubrooms, library and community centre.
- district level community centre in Goolwa, potentially in a hub model with library.



## 6.0 Existing social infrastructure

### 6.1 Supply audit

Existing social infrastructure within the designated Study Areas has been identified to determine the current level of provision. This has included local level facilities available within the PSA as well as district and regional level facilities available within the SSA (Alexandrina LGA).

Maps showing existing community infrastructure is shown in **Figure 6**

#### 6.1.1 Libraries, community and cultural facilities

The suburb of Goolwa currently has a number of community facilities, predominantly clustered within the town centre. These include:

##### *Local*

- Centenary Hall is an adaptable, contemporary performing arts venue providing space for events including theatre or musical performance, exhibitions, film screenings, seminars, meetings and conferences. It is owned and managed by Alexandrina Council. It is available for hire by commercial promoters or community groups.
- Goolwa library is a 700sqm facility that serves the local community. It is located in a heritage-style building and with modern facilities. The facility is located within the town centre and is used for community events and school holiday programs.

##### *District*

- Alexandrina Connect Inc. Goolwa Community Centre is a non-profit run facility which provides space for arts programs. The facility is located in Goolwa town centre

##### *Regional*

- South Coast Regional Arts Centre is gallery and museum that supports emerging and professional artists from across the Southern Fleurieu region. The facility includes artist studios and activity spaces. The facility is located at the southeast end of Goolwa town centre.

#### 6.1.2 Education facilities

##### *Local*

- Goolwa Primary School has approximately 300 students enrolled across 12 classes. It is located close to the town centre.

##### *District*

- Goolwa High School opened in 2022, providing students high school education within the Goolwa township. It is located at the Southern edge of the Goolwa Growth Area. The school currently has 117 students enrolled across years 7 and 8. The school is anticipated to grow in population as year levels advance. Amenities have been recently constructed, including indoor sports facilities.

#### 6.1.3 Childcare

##### *Local*

- Goolwa Children's Centre has 87 places and is located in close proximity to Goolwa town centre. The centre promotes integrated early childhood programs and family services and offers a range of services including local day care, preschool. School transition, health and wellbeing programs, family support programs and services and community development activities and events.

#### 6.1.4 Sports and recreational facilities

##### *District*

- Goolwa Skate Park & BMX Track was upgraded in 2018, including asphalt and dirt BMX tracks and a substantial skate area. The Skate Park and BMX track is located at the Southern edge of the Goolwa Growth Area.

- James Baker Sports Stadium provides sports users with a sprung court for basketball, netball, badminton, and volleyball with spectator seating in the main area. The stadium is co-located with Goolwa High School at the southwest side of the Goolwa growth area, approximately 1.5km from the town centre.
- Goolwa Port Elliot Football Club includes a club room overlooking the AFL oval. This clubroom and football grounds were delivered as the first stage of the Goolwa Oval Recreational Precinct. It is located approximately 1km southwest of Goolwa town centre.

#### *Regional*

- Fleurieu Aquatic Centre is located approximately 14km from the Goolwa North Growth Area. The facility was opened in 2017, and contains an 8 lane 25m pool, multi-use pool, rehabilitation pool, outdoor splash park, fitness facility, play club, café and outdoor barbecue.

### 6.1.5 Health

#### *Local*

- Cadell Street Medical Centre has 7 general practitioners (GPs) and 5 nurses. The facility is located within the central area of the Goolwa township.
- Dr Philip Davison (GP) provides health care in the Goolwa area. This facility is located in Goolwa town centre

#### *Regional*

- Strathalbyn Health Service Accident and Emergency is located approximately 30km north of Goolwa within Alexandrian LGA. the district health service serves the region, including Goolwa and other towns in the Fleurieu Coast region.

### 6.1.6 Retail

Currently, major retail is concentrated within Goolwa shopping centre. This contains the town's two supermarkets – Foodland and Woolworths (see **Figure 7**). Goolwa shopping centre is south of Goolwa town centre.

Goolwa has a diverse range of cafes and restaurants, primarily clustered along Cadell St in the town centre, or in location with high levels of visual amenity, such along the river inlet or beachfront (see **Figure 7**).

## 6.2 Planned social infrastructure

The Goolwa Oval Recreational Precinct is a planned district level sporting and community precinct in Goolwa, located approximately 2km from the code amendment site. Stage One has been completed and Stage Two is underway, with completion expected early 2024. The upgrade and expansion includes:

- Construction of three new tennis and netball courts, lighting infrastructure with new spectator shelters and storage shed
- Resurfacing of three existing courts
- Construction of four cricket practice nets and storage shed
- Enhancements to the existing oval including lighting to semi-professional Australian Standards, multi-function oval scoreboard, sports netting, and goal posts
- Provision of open green space, shelters, park furniture and playground
- 2 fitness stations
- Accessible public toilets.

Figure 6 Existing social infrastructure supply



Source: Ethos Urban



Figure 7 Existing retail, café, and restaurant supply



Source: Ethos Urban

## 7.0 Future population

### 7.1 Dwelling yield and population forecasts

An assessment of residential supply and demand has been undertaken by Future Urban to determine the likely residential yield of the code amendment area and the wider Goolwa North Growth Area. This assessment developed two growth scenarios, with these being:

- **Scenario A** which assumes a split of allotment sizes in accordance with market preferences in the region.
- **Scenario B** which assumes a slightly higher yield.

The assessment determined that Scenario B will be used for infrastructure planning purposes, with this scenario forming the basis for social infrastructure forecasting in this Report.

Scenario B outlines a total yield for the code amendment area of 2,990 lots, with the remaining growth area to yield an estimated 4,425 lots. These lots are assumed to vary in size from 300sqm to 800sqm, with a total yield of 7,415 lots forecast for the Goolwa North Growth Area under scenario B.

The assessment estimates that development of the code amendment area could take anywhere between 14 and 25 years to complete.

Currently, Alexandrina Council has an average household size of 2.3 people per household. The assessment notes that the Goolwa North Growth Area may accommodate a greater share of family households than the aging population of the existing Goolwa area, and as such an average household size of 2.5 has been adopted for the growth area.

Assuming an average household size of 2.5, the code amendment area is forecast to yield a total population of 7,480 people upon completion, while the remaining growth area will yield a population of approximately 11,060 people.

In total, the Goolwa North Growth Area is forecast to yield a population of 18,540 people from the 7,415 lots, as shown in **Table 3**

**Table 3** Goolwa North Growth Area lot and population forecast

Area	Lots	Population
Affected Area	2,990	7,480
Remaining Growth Area	4,425	11,060
<b>Total</b>	<b>7,415</b>	<b>18,540</b>

Source: Future Urban; Ethos Urban

Population projections have been determined based on the population growth rates provided by ABS census and Forecast id data. The table below shows population growth between 2023-2041. These projections assume that Goolwa Growth Area will reach capacity by 2041, which is within the 14-25 year timeframe provided by the Future Urban Assessment.

**Table 4** Population growth projections

	2023	2026	2031	2036	2041	2023 to 2041
<b>Population (no.)</b>						
Goolwa	7,360	7,458	7,605	7,725	7,858	+498
Goolwa Growth Area	94	2,333	7,712	13,071	18,720	+18,626
Balance Study Area	3,264	3,613	4,178	4,563	4,911	+1,647
<b>Primary Study Area</b>	<b>10,718</b>	<b>13,404</b>	<b>19,495</b>	<b>25,359</b>	<b>31,489</b>	<b>+20,771</b>
<b>Annual Growth (no.)</b>						
Goolwa		+30	+50	+40	+40	+30
Goolwa Growth Area		+750	+1,790	+1,790	+1,880	+1,030

	2023	2026	2031	2036	2041	2023 to 2041
Balance of Study Area		+120	+190	+130	+120	+90
Study Area		<b>+900</b>	<b>+2,030</b>	<b>+1,950</b>	<b>+2,040</b>	+1,150

Source: ABS Census 2021, Forecast id, Future Urban

## 7.2 Future population characteristics

Currently the Goolwa population is characterised by a predominantly older population with a high proportion of people aged over 60 (as noted in section 4).

It is anticipated that future residential development in the area will likely increase demographic diversity. It is anticipated that cohorts aged between 0-4, 5-11, and 12-17 year will have the highest annual growth rates between 2023 and 2041, at 8.1, 8.8, and 7.7 percent respectively within the PSA.

Moreover, the proportion of working aged people is projected to increase significantly, with cohorts aged between 25-34 and 35-49 projected to experience annual growth rates of 7.9 and 8.3 percent between 2023-2041 respectively.

Given these projections, it is likely the future demographic profile of the area will transition into a locality with a mix of age cohorts, with a greater proportion of younger families with children.

Further population projection data is available in **Appendix B**

**Table 5** Annual growth rates by age cohorts in the PSA

Annual Growth (%)	2023	2026	2031	2036	2041	2023 to 2041
<b>Study Area (PSA)</b>						
0 to 4 years		+16.2%	+10.1%	+5.9%	+3.7%	+8.1%
5 to 11 years		+14.7%	+12.4%	+6.5%	+4.3%	+8.8%
12 to 17 years		+8.0%	+10.1%	+7.4%	+5.4%	+7.7%
18 to 24 years		+7.9%	+6.5%	+6.5%	+6.1%	+6.6%
25 to 34 years		+14.3%	+10.2%	+5.9%	+3.8%	+7.9%
35 to 49 years		+12.9%	+11.0%	+6.7%	+4.7%	+8.3%
50 to 59 years		+7.9%	+7.7%	+6.2%	+5.1%	+6.6%
60 to 69 years		+4.9%	+5.8%	+4.7%	+4.2%	+4.9%
70 to 84 years		+4.0%	+3.9%	+3.1%	+3.6%	+3.6%
85 and over years		+0.0%	+11.1%	+2.9%	+5.0%	+5.2%
Total Persons		+7.7%	+7.8%	+5.4%	+4.4%	+6.2%

Source: ABS Census 2021, Forecast id, Future Urban

**Disclaimer:** This report recognises that the delivery of dwellings to capacity may not occur until after 2041. This may impact population growth rate between 2023 to 2041. Social infrastructure recommendation will be delivered based on the assumption that the Goolwa Growth Area will reach its capacity of 18,540 within the timeframe specified by the Future Urban Assessment.

## 8.0 Social infrastructure trends

### 8.1 20-minute neighbourhoods

The 20-minute neighbourhood is all about 'living locally – giving people the ability to meet most of their daily needs within a 20-minute return walk from home, with access to safe cycling and local transport options. These connected and walkable places are where people can live, work and play; buy their bread and milk, work from home or local business, access services and meet their neighbours at the central gathering places.’<sup>1</sup>

In the 20-minute neighbourhood, people have ready access to a range of facilities, services, employment and recreation opportunities. By increasing local development density (e.g. dwelling or jobs per hectare), increasing diversity through mixed-use development and housing types and improving access to active and public transport, the principle of a 20-minute neighbourhood can enhance liveability of local areas, promote health and wellbeing of residents and strengthen the sense of community and connection to place.<sup>2</sup>

There are particular challenges in creating 20-minute neighbourhoods in growth areas, due to lower population densities and a lack of established infrastructure. Careful planning and the facilitation of mixed housing densities in growth areas can support the development of 20-minute neighbourhoods. The creation of town centres with concentrations of social infrastructure within an 800m-1km walking distance will be key to ensuring the creation of 20-minute neighbourhoods in Goolwa.



### 8.2 From standalone facilities to multipurpose hubs

Stand-alone facilities for the exclusive use of specific community or socio-demographic groups are not financially viable, nor do they deliver net social benefits. A shift towards more integrated, co-located or clustered service delivery models are needed. Single service delivery models are inefficient and consume significant amounts of land. As well as providing best value for money, shared community facilities provide positive social outcomes by providing opportunities for collaborative approaches to service delivery and “one stop shop” for service users.

Co-location usually involves bringing community services together in a single location. It is a response to the fragmentation and lack of integration of related services. It is intended to enhance both coordination among services and convenience for clients who can access multiple services from a single point. Co-location can also relate to the relationship between community facilities and other compatible uses such as open space.

<sup>1</sup> 20-minute neighbourhoods (State Government of Victoria, 2017), <https://www.planning.vic.gov.au/policy-and-strategy/planning-for-melbourne/plan-melbourne/20-minute-neighbourhoods#:~:text=To%20improve%20liveability%2C%20we%20need,cycling%20and%20local%20transport%20options.>

<sup>2</sup> Plan Melbourne 2017-2050 (State Government of Victoria, 2017)



Leading practice favours the clustering of community facilities in centres to enhance accessibility and connectivity with related uses. Well used community facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as shopping centres and schools.

### **8.3 Planning for social infrastructure in greenfield areas**

New release areas are confronted with significant rates of population growth, placing increased demands on existing social infrastructure and generating demand for new infrastructure. Social infrastructure is integral to local sustainable development and its timely delivery is critical to facilitate successful growth of newly developed or redeveloped urban areas.

However, for greenfield growth areas in Australia, planning, scheduling and delivery of social infrastructure is a persisting policy challenge, undermining the potential of growth areas.<sup>3</sup> Delivering social infrastructure in a timely manner can, when successful, facilitate community cohesion from the outset of the new community, and help to integrate new and existing communities.

To support the development of greenfield areas and its communities, strategic coordination is essential to timely delivery of local social infrastructure and to address potential issues such as fragmentation of delivery agencies or overcommercialisation of delivery.

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<sup>3</sup> Delivering social and community infrastructure in Australia's growing cities (AHURI, 2021)

## 9.0 Standards and benchmarks

This section outlines the benchmarks selected for assessment of community infrastructure need.

These benchmarks have been developed through a review of relevant resources which provide specific guidance on community infrastructure planning for growth areas within the Australian context. These included:

- Australian Social and Recreation Research in Planning for Community Infrastructure in Growth Areas (2008)
- Parks and Leisure Australia (2012), Benchmarks for Community Infrastructure: A PLA WA Working Document
- Victorian Government Growth Areas Authority (2008), Planning for Community Infrastructure in Growth Areas
- Queensland Government, Office of Urban Management (2007), SEQ Regional Plan 2005-2026, Implementation Guideline no. 5 – Social Infrastructure Planning
- City of Playford Social Plan for Services and Infrastructure, Elton Consulting 2013
- Comparative study of a number of social infrastructure projects conducted by the project team.

The following benchmarks provide guidance around quantitative requirements for social infrastructure provision in a greenfield context, ranging from regional level facilities that serve 100,000+ people to local level facilities serving smaller populations of between 5,000 and 20,000 people.

Given the population forecasts for the study area, this assessment has focused on requirements for district and local level facilities. We understand from discussions with Council that the regional city of Victor Harbor acts as a regional centre for surrounding smaller population areas. It currently offers a range of regional level infrastructure, including hospitals and a TAFE. Planning for regional facilities is usually done at a higher strategic level, factoring in growth across broader areas and is often undertaken by State Government bodies such as SA Health and the Department of Education.

The table below excludes benchmarks for open space as leading practice has moved away from a numerical approach to determining open space provision, towards a more performance based approach that considers accessibility, connectivity and minimum size requirements. Section 9.1 below provides an approach to planning for open space.

**Table 6**      *Infrastructure benchmarks*

Infrastructure	Benchmarks
<b>Regional level facilities</b>	
<b>Civic centre</b>	Approximately 1 for every 100,000-150,000 people (2,000-4,000 sqm)
<b>Regional Performing Arts Centre</b>	Approximately 1 for every 300,000+ people (2,500sqm)
<b>Tertiary education</b>	Standards not available
<b>Hospitals</b>	Planning for public hospitals happens at a State Government level. In 2020–21 there were on average 2.5 beds per 1,000 people nationally.
<b>District level facilities</b>	
<b>Libraries</b>	39 sqm per 1,000 people for populations of 20,000-35,000 people 35 sqm per 1,000 people for populations of 35,001-65,000 people
<b>Multipurpose community space</b>	80 sqm for every 1,000 people (Approximately 1,500–4,000 sqm)
<b>Cultural facilities</b>	<u>Community arts space</u> Approximately 1 for every 40,000-50,000 people (1,000 – 1,500sqm could be part of multipurpose community centre)
	<u>Performing arts / exhibition space</u> Approximately 1 for every 40,000-50,000 people (800-1,000 sqm)

<b>Youth facility</b>	Approximately 1 space for every 30,000 - 60,000 people (400-500 sqm)
<b>Secondary school (public)</b>	Approximately 1 for every 20,000 people
<b>Local level facilities</b>	
<b>General Practitioner</b>	Approximately 1 for every 1,000 people
<b>Primary school (public)</b>	Approximately 1 for every 10,000 people
<b>Childcare</b>	Approximately 1 long day care place for every 3 children aged 0-4
<b>Multipurpose outdoor courts</b>	Approximately 1 for every 8,000 - 10,000 people
<b>Indoor courts</b>	Approximately 1 for every 8,000 -10,000 people
<b>Sports field</b>	Approximately 1 for every 15,000 people
<b>Outdoor fitness stations</b>	Approximately 1 for every 15,000 people

#### **Note about benchmarks:**

It is noted that provision of social infrastructure according to population ratios is not an exact science and are indicative figures rather than absolutes. Numerical standards provide a reference point and guide what level of provision is appropriate for different facility types. However, contemporary practice in social infrastructure planning suggests that these ratios should be viewed in the context of the strategic direction of the region. A numerical value does not speak to the quality of the provision, nor to the nuances of needs of a community that should also be taken into account; such as socio-economic status, health status, household structure, accessibility and funding opportunities and constraints. Other factors for consideration include community preferences, technology developments, government funding availability and alternative funding models or partnerships.

## **9.1 Approach to open space planning**

Urban environments that include open space improve the quality of life and wellbeing for workers and residents interacting with these spaces. Both state and local governments have recognised the importance of green open spaces for social sustainability and wellbeing, especially as density and populations grow.

The benefits of greening are recognised by the World Health Organisation, which links green urban areas with better health and wellbeing outcomes, through helping combat air pollution, noise, chronic stress, and insufficient physical activity.<sup>4</sup> The South Australian Government's *Creating Greener Places for Healthy and Sustainable Communities* paper aims to enhance greenspaces alongside and advance the creation of new open space by simulating public discourse.

Open space is a broad term used typically to describe space reserved for public use in urban contexts. Open space is also commonly referred to as public space. Open space typologies often make use of vegetation (trees/gardens/natural turf) and are frequently described as green open space or green public space. Open space is identified within two main categories:

- Active open space, used for sports exercise or other active play
- Passive open space, used for sitting or relaxing.

An important distinction is noted between open space and civic domain. While open space pertains to such spaces as parks, plazas, promenades, and other passive and active recreation facilities; civic domain relates to more transient movement zones, such as shared streets, publicly accessible through-site links, pedestrian and cycle corridors and some linear plazas.

Alexandrina Council defines open space in the *Community Land Management Plan 2023-27* [draft] as Council land that is undeveloped and is accessible to the public. Land classified as open space has varying maintenance levels as outlined in Annexure B of the *Management Plan*.

<sup>4</sup> World Health Organization, Urban green spaces and health; a review of evidence (2016) Page 40

The following benchmarks provide guidance for open space provision according to Council controls:

- District level parks should be at least 3 hectares in size and provided within 2 kilometres of all households that they serve.
- Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size and provided within 500 metres of households that they serve.
- Local parks should be a minimum of 0.2 hectares in size and generally within 300 metres of households, schools and shops.

No more than 20 per cent of land allocated as public open space should:

- Have a slope in excess of 1-in-4.
- comprise creeks or other drainage areas.

***Disclaimer:** Open space benchmarks were sourced from the Alexandrina Council Development Plan 2021, which has been superseded by the South Australia Planning and Design Code. However, clear open space benchmarks have not been identified in the Design Code. Therefore, the 2021 Alexandrina Council benchmarks have been used to inform the open space assessment.*

## 9.2 Approach to retail planning in a social infrastructure context

Co-locating social infrastructure with retail space creates activity centres that serve a range of community needs within a single locality. This approach provides convenience for users as a range of services are provided close to each other as well as helping to create vibrant town centre activity.

While not specifically considered social infrastructure, retail spaces can function as a 'third place'. Third places' is a term coined by sociologist Ray Oldenburg and refers to places where people spend time between home ('first' place) and work ('second' place).<sup>5</sup> They are locations where people exchange ideas, enjoy themselves, and build relationships. 'Third places' can include places such as churches, parks, recreation centres, hairdressers, gyms, cafes and restaurants, where people regularly gather and spend time. They are particularly important to help build community cohesion in new and developing communities.

Since it is not considered traditional social infrastructure, planning for retail is commonly done through an economic assessment. A Retail Capacity Assessment has been prepared by Ethos Urban for the Goolwa North growth area. This Social Infrastructure Assessment will add to the recommendations made in the retail assessment with directions to help maximise community benefits.

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<sup>5</sup> Oldenburg, Ray. "The café as a third place." In *Café society*, pp. 7-21. New York: Palgrave Macmillan US, 2013.

## 10.0 Needs analysis

This section provides an analysis of social infrastructure needs based on an understanding of the existing provision, likely future population characteristics, best practice approaches and application of relevant standards and benchmarks.

### 10.1 Libraries, community and cultural facilities

The suburb of Goolwa currently has a number of community and cultural facilities including Centenary Hall, the South Coast Regional Arts Centre, Goolwa community centre and Goolwa Library.

Based on the benchmarks outlined in the previous section, a future primary study area population of 31,489 people (at full capacity) would generate demand for approximately 1,230sqm of library space and approximately 2,500sqm of multipurpose community centre space<sup>6</sup>.

The amount of space required generated by the growth area alone would be:

- 720sqm<sup>7</sup> of library space (290sqm<sup>8</sup> for code amendment area only)
- 1,483sqm of multipurpose community centre space (600sqm, for the code amendment area only)

As noted in Section 8.2, leading practice favours the clustering and co-location of community facilities. This approach enhances coordination among services and provides convenience for users who can access multiple services from a single point. It is also an effective approach to infrastructure delivery as there is often space efficiencies that can be found through shared amenities and facilities.

There is potential to develop a district level community centre and library hub model within the Goolwa town centre, potentially expanding on the existing library facility which currently provides 700sqm of library floorspace. This facility would function as a district level facility that would serve the future Goolwa and Goolwa North communities.

Goolwa already has a high provision of cultural facilities including the South Coast Regional Arts Centre, which supports emerging and professional artists from across the Southern Fleurieu region. While this facility caters to emerging and professional artists, a future community centre and library hub could include activity space such as a makerspace that provides a creative facility for general community participation.

Consultation with Council also identified an opportunity to develop a shared use arrangement for the community use of performance spaces within the new Goolwa High school.

### 10.2 Schools

There is one local primary school in Goolwa that has approximately 300 students enrolled across 12 classes. Goolwa High School also recently opened in 2022 and is located at the Southern edge of the Goolwa Growth Area. The school currently has 117 students enrolled across years 7 and 8.

Based on the benchmarks outlined in Section 9, the future study area population of 31,489 people (at full capacity) would likely generate demand for:

- Approximately 3 primary schools in total
- Approximately 1.5 secondary schools in total.

It is likely that the new high school will have capacity in the short to medium term to cater to population growth in the area. A review of its capacity and potential for expansion should be undertaken as growth in the area progresses.

Based on the benchmarks for primary schools (1:10,000 people) the population associated with the growth area alone<sup>9</sup> is likely to generate demand for the additional two primary schools. While these benchmarks are for public primary schools, a combination of public and private schools are likely to be required to help meet the educational needs of the area.

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<sup>6</sup> Based on a benchmark of 39 sqm of library space per 1,000 people and 80 sqm for every 1,000 people of community facility space

<sup>7</sup> Based on a population of 18,540

<sup>8</sup> Based on a population of 7,480

<sup>9</sup> Based on a population of 18,540

## 10.3 Childcare

There is one childcare facility in Goolwa offering 87 long day care places. The centre offers a range of services including local day care, preschool. School transition, health and wellbeing programs, family support programs and services and community development activities and events.

According to the population forecasts (Appendix A), at full capacity the study area would include 1,500 children aged 0-4. Applying the benchmark of one long day care place for every three children 0-4 would see demand for around 500 places at full development capacity.

Contemporary childcare facilities generally offer around 80-100 long day care places. This demand would indicate another 4-5 childcare facilities would be required to meet future population demand at full capacity.

The table below shows childcare place demand as the population progresses to full development.

**Table 7** Childcare requirements

Population (no.)	2023	2026	2031	2036	2041
<b>Goolwa Growth Area</b>					
0 to 4 years	10	190	540	840	1,090
Childcare places required	3	63	180	280	363
<b>Balance of Study Area</b>					
0 to 4 years	130	150	170	180	190
Childcare places required	43	50	56	60	63
<b>Study Area</b>					
0 to 4 years	370	580	940	1,250	1,500
Childcare places required	123	193	313	416	500

## 10.4 Youth facility

The Alexandrina Council area does not have any specialised youth facilities. Youth facilities generally offer flexible space to support recreation and employment training programs as well as support services for young people and drop in facilities.

Based on the benchmarks, a dedicated space for young people may be viable once the study area meets full development capacity. However, there has been a trend away from delivering demographic specific community facilities (such as senior citizens centres and youth centres) towards more intergenerational facility models. To encourage maximum utilisation and support intergenerational networks, it is recommended that any youth specific space be collocated with other social infrastructure.

There is an opportunity to provide dedicated youth space as part of the district multipurpose community centre in the Goolwa Town Centre. Locating it in the town centre close to public transport options and other services will help enhance accessibility for users. Providing this space as part of a broader district hub will also offer efficiencies with regard to shared spaces and general facility management.

## 10.5 Health

Goolwa town centre has a medical centre that currently provides access to seven GPs and five nurses. Strathalbyn Health Service Accident and Emergency is located approximately 30km north of Goolwa and there are also hospitals located in Victor Harbor approximately 20km to the west.

Based on the benchmark of approximately one GP for every 1,000 people, a future study area population of 31,489 people (at full capacity) would generate demand for around 31 GPs in total.

According to the Australian Bureau of Statistics, the average clinic size in 2019 was 5.7 GPs<sup>10</sup>. Based on this figure, it is likely the study area will require around 5 – 6 medical centres (once development reaches full capacity).

<sup>10</sup> Most recent data found on average clinic size for Australia

It is likely that the public hospitals in Victor Harbor and Strathalbyn will be expanded to meet demand from the growth in this area as well as broader population growth across the region. Strategic planning undertaken at a State Government level will monitor population growth and hospital capacity and make plans for expansion accordingly.

## 10.6 Retail

The Goolwa North Retail Capacity Assessment prepared by Ethos Urban identified demand for approximately 11,280sqm of retail floorspace in the Goolwa North Growth Area at full development capacity.

The recommended outcome for retail in the Goolwa North Growth Area would be for two neighbourhood level retail centres of 4,000sqm to 6,000sqm. These retail centres would support 600sqm to 900sqm of commercial floorspace, along with other services such as childcare facilities, medical centres and allied health facilities.

To maximise convenience for users and enhance the vibrancy of local area, it is recommended that retail in the growth area implement the following:

- Encourage a diverse range of small businesses that provide the community with access to everyday shopping needs
- Design neighbourhood centres in a way that contributes to sense of place and promotes community interaction
- Where possible locate retail such as cafes near public open spaces
- Prioritise walkability to facilitate lively street activity.

## 10.7 Indoor recreation and aquatic facilities

Goolwa currently has one indoor sports stadium (James Baker Sports Stadium) with one sprung court for basketball, netball, badminton, and volleyball, approximately 1.2km from the code amendment area.

The Fleurieu Aquatic Centre is a new regional aquatic facility in Chiton, which opened in 2017, and contains an 8 lane 25m pool, multi-use pool, rehabilitation pool, outdoor splash park and other facilities. It is located 14km from the Goolwa North Growth Area. This facility was delivered with the future population growth factored in and is not likely to require expansion in the short to medium term.

Based on the benchmarks for indoor courts noted in the previous section, it is likely the entire study area would generate demand for approximately 3 – 4 indoor courts in total (at full capacity). The growth area alone would generate demand for around 2 indoor courts.

We understand from Council that the current indoor recreation space is at capacity. The provision of at least an additional 2-3 indoor courts would be required to help meet the needs of the future community. It is recommended that these courts be delivered as part of a larger district level facility catering to a broad range of indoor recreation activities. This will help meet a need for district level indoor sporting space in the area.

## 10.8 Open space and recreation

### Outdoor sporting recreation

Goolwa currently has a skate park and BMX track located on the southern edge of the Growth Area, and the Goolwa Oval Recreational Precinct is expected to be complete early 2024 which will provide district level facilities that will serve the broader Goolwa area. The precinct is located approximately 2km from the code amendment site and was planned and designed with the future population growth of the area taken into consideration. The precinct will include:

- An upgraded oval to semi-professional standards including lighting
- 6 outdoor courts
- A playground
- 2 fitness stations
- New cricket nets
- Space for passive recreation
- Refurbished club rooms and other storage facilities.



Based on the benchmarks for sporting fields and outdoor courts, there is likely to be a total demand for around 2 sporting fields and 3-4 outdoor courts when development reaches full capacity. The Goolwa Oval Recreational Precinct will meet the majority of this demand. However, there will still likely be demand for an additional playing field and potentially informal half court style facilities to meet the local needs of the Growth Area population. Another field and half or full court facilities could be delivered as part of the Growth Area. These facilities could provide more informal recreation spaces to support the district, semi-professional facilities provided at the Goolwa Oval Recreational Precinct. They will also help to meet the local sporting needs of the Growth Area, reducing reliance on transport to access sporting facilities.

While the delivery of two fitness stations through the Recreational Precinct technically meet the requirements from a benchmark perspective, it is recommended that additional fitness stations are provided within the Growth Area to help meet demand at a local level. These facilities are used most effectively when located within walking distance from where people live.

Details of the configuration and user demand should be informed by further community and stakeholder engagement.

## Public open space

The existing Goolwa Growth Area Masterplan includes provision of a district level park<sup>11</sup>, located in the southwest of the Growth Area and a network of neighbourhood<sup>12</sup> scale open spaces which form a series of 'green corridors' throughout the Growth Area. There are also five local open spaces<sup>13</sup> identified on the draft masterplan.

Mapping analysis based on Council's open space benchmarks outlined in the draft *Community Land Management Plan 2023-27* has been conducted to identify gaps and opportunities in the existing masterplan. Key findings from this analysis include:

- The north and northeast areas of Goolwa Growth Area are beyond a 2km radius of the district park identified in the masterplan (see **Figure 8**). This includes sections of the code amendment area.
- The northwest area of the Growth Area lacks access to neighbourhood level open space within 500m of all households<sup>14</sup> (see **Figure 9**). This includes some sections of the code amendment area.
- The northwest area of the Growth Area also lacks access to local level open space within 300m of households<sup>15</sup> (see **Figure 10**).

As sizes of proposed open spaces have not been provided in the draft masterplan it is difficult to comment on their suitability and functionality. However, the current plan appears to have a heavy reliance on linear corridors to deliver open space across the Growth Area. It will be important in the next masterplan iteration to ensure that open space is delivered equitably across the Growth Area, meeting those identified accessibility catchments of 2km, 500m and 300m. It will also be important to ensure that a diversity of spaces are provided to enable a range of outdoor passive and recreational activities.

It is recommended that future masterplanning specifically look to provide high quality open space to serve the north and northwest of the Growth Area.

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<sup>11</sup> District level open space is considered to be least 3ha in size within 2km of households. Sizes of proposed open spaces in the masterplan have not been provided, limiting detailed analysis on functionality.

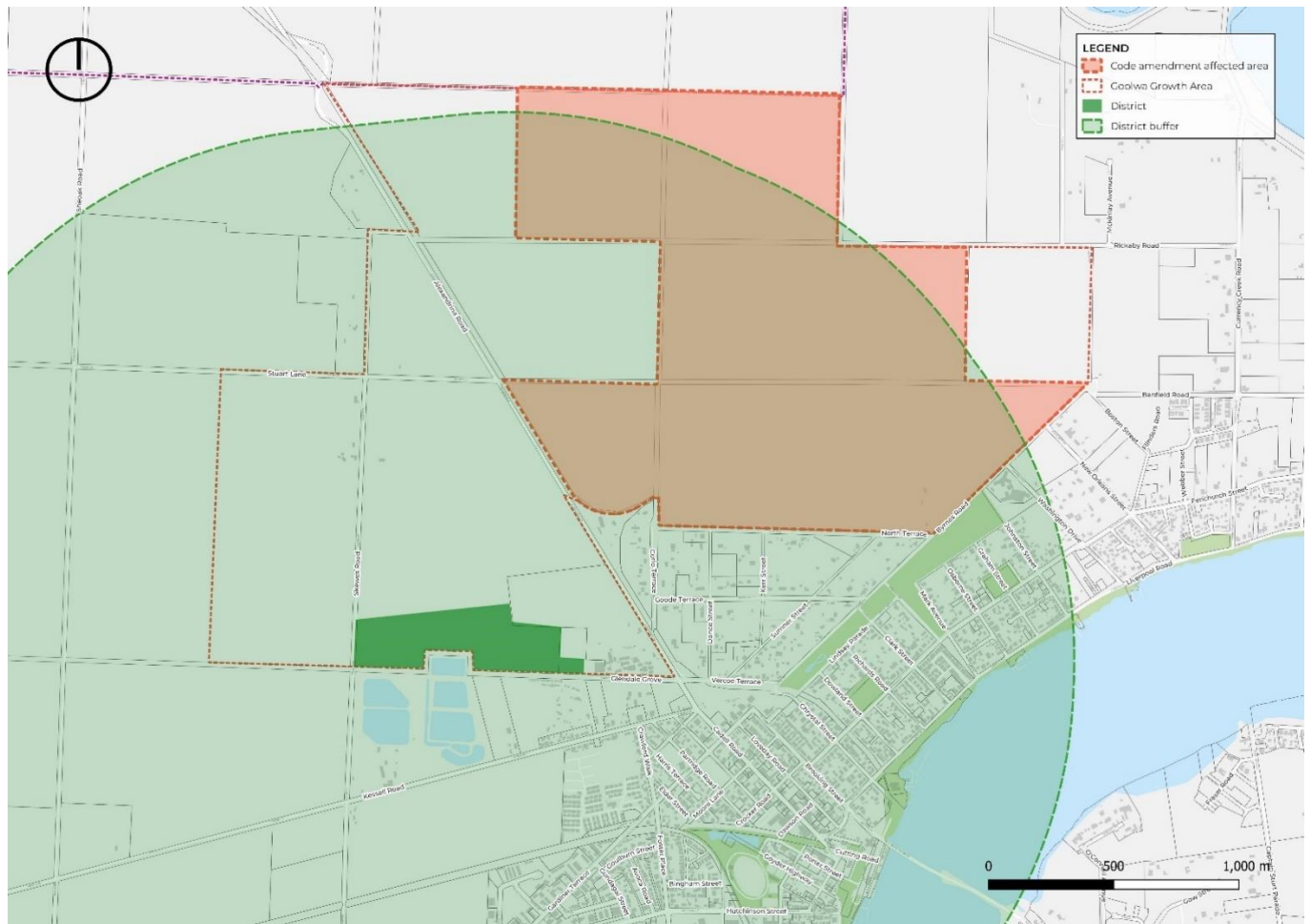
<sup>12</sup> Neighbourhood level open space is between 0.5ha - 1ha in size within 500m of households. Sizes of proposed open spaces in the masterplan have not been provided, limiting detailed analysis on functionality.

<sup>13</sup> Local level open spaces are at least 0.2ha in size and located within 300 meters of households. Sizes of proposed open spaces in the masterplan have not been provided, limiting detailed analysis on functionality.

<sup>14</sup> District open space also provides equivalent amenity as neighbourhood open space and has therefore been included in the assessment of supply and accounted for in the delivery of recommendations.

<sup>15</sup> District and neighbourhood open space also provides equivalent amenity to local open space and has therefore been included in the assessment of supply and accounted for in the delivery of recommendations.

**Figure 8** Current district open space provision



Source: Alexandrina Council and Ethos Urban

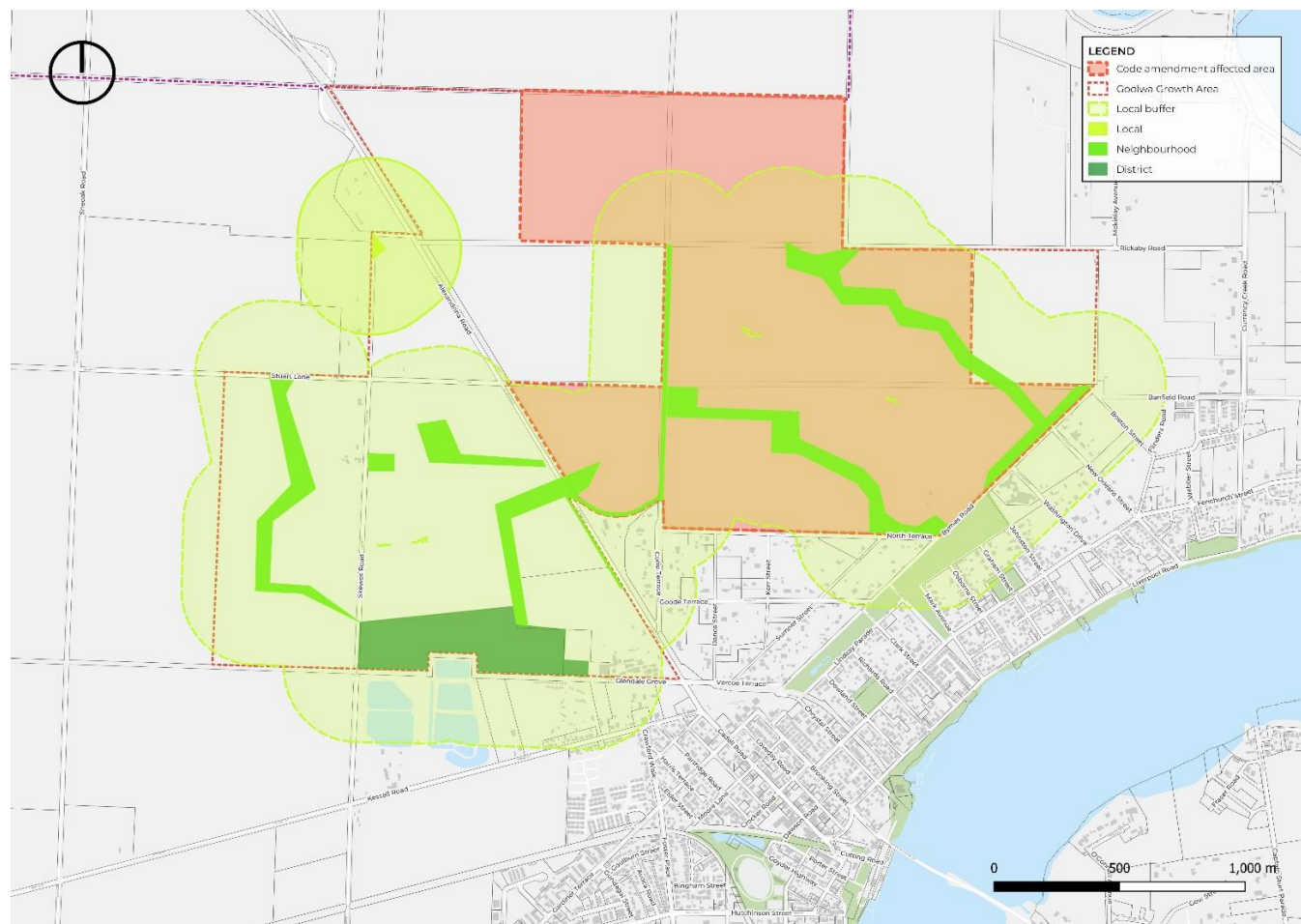
**LEGEND**

- Code amendment affected area
- Coolwa Growth Area
- Neighbourhood buffer
- Neighbourhood
- District

0 500 1,000 m

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**Figure 10** Current local open space provision



Source: Alexandrina Council and Ethos Urban

## 11.0 Recommendations

The following table provides a summary of recommendations for social infrastructure across the study area.

Typology	Recommendation
<b>Libraries, community and cultural facilities.</b>	<p>There is potential to develop a district level community centre and library hub model within the Goolwa town centre, potentially expanding on the existing library facility which currently provides 700sqm of library floorspace.</p> <p>Based on the benchmarks, the future study area population at full capacity would generate demand for a total of approximately 1,230sqm of library space and approximately 2,500sqm of multipurpose community centre space.</p> <p>The hub could also include activity space such as a makerspace that provides a creative facility for general community participation.</p> <p>It is recommended that appropriate contributions be made to the delivery of this facility to reflect the demand generated by the population associated with the code amendment area.</p> <p>Consultation with Council also identified an opportunity to develop a shared use arrangement for the community use of performance spaces within the new Goolwa High school.</p>
<b>Schools</b>	<p>The future study area population at full capacity would likely generate demand for approximately 3 primary schools and approximately 1.5 secondary schools in total.</p> <p>It is likely that the new high school will have capacity in the short to medium term to cater to population growth in the area. A review of its capacity and potential for expansion should be undertaken as growth in the area progresses.</p> <p>Based on the benchmarks for primary schools (1:10,000 people) the population associated with the growth area alone is likely to generate demand for the additional two primary schools.</p>
<b>Childcare</b>	<p>Applying the benchmark of one long day care place for every three children 0-4 would see demand for approximately 500 places at full development capacity.</p> <p>Contemporary childcare facilities generally offer around 80-100 places. This demand would indicate another 4-5 childcare facilities would be required to meet future population demand at full capacity.</p>
<b>Youth facilities</b>	<p>Based on the benchmarks, a dedicated space for young people may be viable once the study area meets full development capacity. However, there has been a trend away from delivering demographic specific community facilities (such as senior citizens centres and youth centres) towards more intergenerational facility models. To encourage maximum utilisation and support intergenerational networks.</p> <p>There is an opportunity to provide dedicated youth space as part of the district multipurpose community centre in the Goolwa Town Centre.</p>
<b>Health</b>	<p>Based on the benchmark of approximately one GP for every 1,000 people, a future study area population at full capacity would generate demand for around 31 GPs in total.</p> <p>Based on an average clinic size of 5.7 GPs, it is likely around 5 – 6 medical centres would be required for the entire study area once development reaches full capacity.</p> <p>It is likely that the public hospitals in Victor Harbor and Strathalbyn will be expanded to meet demand from the growth in this area as well as broader population growth across</p>



Typology	Recommendation
	the region. Strategic planning undertaken at a State Government level will monitor population growth and hospital capacity and make plans for expansion accordingly.
<b>Retail</b>	<p>Two neighbourhood level retail centres of 4,000sqm to 6,000sqm are recommended for the Growth Area. These would support 600sqm to 900sqm of commercial floorspace, along with other services such as childcare facilities, medical centres and allied health facilities.</p> <p>It is recommended that retail in the Growth Area I Encourage a diverse range of small businesses that provide the community with access to everyday shopping needs, design neighbourhood centres in a way that contributes to sense of place and promotes community interaction, where possible locate retail such as cafes near public open spaces and prioritise walkability to facilitate lively street activity.</p>
<b>Indoor recreation and aquatic facilities</b>	<p>The provision of an additional 2-3 indoor courts would be required to help meet the needs of the future community. It is recommended that these courts be delivered as part of a larger district level facility catering to a broad range of indoor recreation activities. This will help meet a need for district level indoor sporting space in the area.</p> <p>The Fleurieu Aquatic Centre was delivered with the future population growth factored in and is not likely to require expansion in the short to medium term.</p>
<b>Open space and recreation</b>	<p>It is recommended another sporting field and half or full outdoor court facilities be delivered as part of the Growth Area. These facilities could provide more informal recreation spaces to support the district, semi-professional facilities provided at the Goolwa Oval Recreational Precinct. They will also help to meet the local sporting needs of the Growth Area, reducing reliance on transport to access sporting facilities. Details of the configuration and user demand should be informed by further community and stakeholder engagement.</p> <p>It is also recommended that additional fitness stations are provided within the Growth Area to help meet demand at a local level.</p> <p>The current masterplan appears to have a heavy reliance on linear open space corridors. It will be important in the next masterplan iteration to ensure that diversity of open spaces are provided to enable a range of outdoor passive and recreational activities.</p> <p>From the mapping analysis, a gap in open space provision in the north and northwest of the Growth Area has been identified. Further masterplanning should ensure open space is delivered equitably across the Growth Area, meeting those identified accessibility catchments of 2km, 500m and 300m, specifically looking to provide high quality open space to serve the north and northwest of the Growth Area.</p>

## Appendix A Demographic characteristics

Category	PSA	SSA (LGA)	Regional SA
<b><u>Income</u></b>			
Median individual income (annual)	\$28,190	\$31,480	\$33,540
<i>Variation from Regional SA median</i>	-16.0%	-6.1%	n.a.
Median household income (annual)	\$49,820	\$59,890	\$62,220
<i>Variation from Regional SA median</i>	-19.9%	-3.7%	n.a.
<b>Individual income</b>			
No income	6.3%	7.3%	7.0%
Low	53.6%	46.2%	43.4%
Medium	35.2%	39.9%	42.6%
High	4.9%	6.7%	7.0%
<b>Household income</b>			
No income	1.4%	1.3%	1.6%
Low	25.5%	20.9%	22.3%
Medium	56.8%	52.7%	48.7%
High	16.3%	25.1%	27.4%
<b><u>Age Structure</u></b>			
0 years	0.4%	0.7%	0.9%
1-2 years	1.3%	1.6%	1.9%
3-4 years	1.0%	1.6%	2.0%
5-6 years	1.1%	1.8%	2.2%
7-11 years	3.8%	4.9%	5.9%
12-17 years	4.9%	6.5%	7.0%
18-24 years	3.8%	5.4%	6.4%
25-34 years	5.2%	7.2%	10.5%
35-49 years	12.2%	14.9%	16.4%
50-59 years	12.2%	13.5%	14.2%
60-69 years	21.4%	18.0%	15.2%
70-84 years	28.3%	20.7%	14.7%
85 years and over	4.6%	3.3%	2.7%
Males	48.1%	48.9%	50.3%
Females	51.9%	51.1%	49.7%
Median Age (years)	60.5	52.6	46.6
<b><u>Country of Birth</u></b>			
Australia	80.2%	83.9%	88.8%
<i>Aboriginal and Torres Strait Islanders</i>	1.8%	1.7%	5.1%
Other Major English Speaking Countries	15.5%	12.5%	6.6%
Other Overseas Born	4.3%	3.6%	4.7%
<i>% speak English only at home</i>	97.4%	97.6%	94.0%
<b><u>Household Composition</u></b>			
<i>Couple family with no children</i>	41.3%	38.5%	32.6%
<i>Couple family with children</i>	14.0%	22.2%	23.2%
Couple family - Total	55.3%	60.7%	55.8%
One parent family	7.8%	8.3%	9.8%
Other families	0.5%	0.5%	0.7%
Family Households - Total	63.6%	69.5%	66.3%
Lone person household	34.5%	28.7%	31.4%

Group Household	2.0%	1.7%	2.3%
<b><u>Dwelling Structure (Occupied Private Dwellings)</u></b>			
Separate house	90.5%	93.6%	88.7%
Semi-detached, row or terrace house, townhouse etc.	6.6%	4.4%	8.4%
Flat, unit or apartment	1.6%	1.0%	2.1%
Other dwelling	1.2%	0.9%	0.8%
Occupancy rate	62.8%	72.9%	77.9%
Average household size	2.0	2.2	2.3
<b><u>Tenure Type (Occupied Private Dwellings)</u></b>			
Owned outright	50.8%	44.9%	40.4%
Owned with a mortgage	23.5%	33.3%	31.4%
<u>Rented</u>	<u>21.4%</u>	<u>18.0%</u>	<u>24.8%</u>
State or territory housing authority	0.9%	0.9%	4.5%
Housing co-operative/community/church group	1.1%	1.1%	0.9%
Other	19.4%	16.0%	19.4%
Other tenure type	4.4%	3.8%	3.4%
<b><u>Attending Education (% of those attending)</u></b>			
Pre-school	4.7%	6.4%	7.2%
<u>Infants/Primary Total</u>	<u>39.8%</u>	<u>39.3%</u>	<u>44.5%</u>
Government	73.1%	72.8%	72.9%
Catholic	0.6%	4.0%	13.8%
Other	26.3%	23.2%	13.3%
<u>Secondary Total</u>	<u>30.4%</u>	<u>31.2%</u>	<u>28.7%</u>
Government	58.1%	66.2%	73.6%
Catholic	2.3%	4.2%	11.6%
Other	39.6%	29.6%	14.8%
Technical or Further Educational Institution	10.9%	9.6%	8.9%
University or other Tertiary Institution	11.3%	11.0%	8.4%
Other type of educational institution	2.8%	2.5%	2.3%
% of total population attending education	#DIV/0!	#DIV/0!	18.3%
<b><u>Highest Level of Education Completed (% of population aged 15 years and over)</u></b>			
Year 12 or equivalent	42.7%	47.6%	42.3%
Year 9-11 or equivalent	53.2%	48.5%	51.0%
Year 8 or below	4.0%	3.7%	6.3%
Did not go to school	0.1%	0.2%	0.4%
<b><u>Employment Status</u></b>			
Unemployed/ looking for work	6.2%	4.5%	5.0%
Labour force participation rate	38.2%	48.7%	53.9%
<b><u>Need for Assistance</u></b>			
With Need for Assistance	10.1%	8.4%	7.6%
No Need for Assistance	89.9%	91.6%	92.4%
<b><u>Top 10 Countries of Birth</u></b>			
	<b><u>PSA</u></b>	<b><u>SSA (LGA)</u></b>	<b><u>Regional SA</u></b>
1	Australia (80.2%)	Australia (83.9%)	Australia (88.8%)
2	England (12.2%)	England (9.7%)	England (4.6%)
3	Scotland (1.2%)	New Zealand (0.9%)	New Zealand (0.8%)
4	New Zealand (1.0%)	Scotland (0.9%)	Philippines (0.7%)
5	Germany (1.0%)	Germany (0.7%)	Scotland (0.5%)
6	Netherlands (0.8%)	Netherlands (0.6%)	India (0.5%)
7	United States of America (0.4%)	South Africa (0.3%)	Germany (0.4%)

8	Italy (0.3%)	Philippines (0.3%)	Netherlands (0.3%)
9	Ireland (0.2%)	Ireland (0.2%)	South Africa (0.3%)
10	Philippines (0.2%)	United States of America (0.2%)	Italy (0.2%)
<b>Top 10 Languages Spoken at home (other than English)</b>			
	<b>PSA</b>	<b>SSA (LGA)</b>	<b>Regional SA</b>
1	German (0.4%)	German (0.4%)	Australian Indigenous (0.9%)
2	Greek (0.2%)	French (0.1%)	Punjabi (0.3%)
3	Italian (0.2%)	Afrikaans (0.1%)	Greek (0.3%)
4	Japanese (0.1%)	Greek (0.1%)	Italian (0.3%)
5	Australian Indigenous (0.1%)	Polish (0.1%)	Mandarin (0.3%)
6	Polish (0.1%)	Italian (0.1%)	Tagalog (0.2%)
7	Afrikaans (0.1%)	Filipino (0.1%)	German (0.2%)
8	Russian (0.1%)	Mandarin (0.1%)	Filipino (0.2%)
9	Spanish (0.1%)	Thai (0.1%)	Afrikaans (0.2%)
10	Thai (0.1%)	Tagalog (0.1%)	Southeast Asian Austronesian - other (0.1%)
<b>Religion</b>			
Buddhism	0.8%	0.6%	0.6%
Christianity	44.0%	41.9%	44.9%
Hinduism	0.2%	0.1%	0.3%
Islam	0.0%	0.1%	0.4%
Judaism	0.0%	0.0%	0.0%
Other Religions	0.3%	0.4%	0.7%
No religious association	54.8%	57.0%	53.1%
<b>Long-term Health Conditions</b>			
Arthritis	14.3%	12.0%	10.7%
Asthma	7.3%	7.7%	8.4%
Cancer	4.6%	3.7%	2.9%
Dementia	1.2%	0.8%	0.7%
Diabetes	6.6%	5.2%	5.7%
Heart disease	7.3%	5.8%	4.6%
Kidney disease	0.6%	0.6%	0.6%
Lung condition	3.0%	2.1%	2.0%
Mental health condition	9.3%	9.3%	8.7%
Stroke	1.4%	1.0%	0.7%
Other	8.1%	8.1%	7.2%
None	36.2%	43.6%	47.8%
<b>Provided Unpaid Childcare</b>			
Females	22%	28%	30%
Males	17%	22%	22%

## Appendix B Population forecast by age

Population (no.)	2023	2026	2031	2036	2041	2023 to 2041
<b>Goolwa</b>						
0 to 4 years	230	240	230	230	230	+0
5 to 11 years	320	310	330	340	340	+20
12 to 17 years	290	290	270	280	290	+0
18 to 24 years	290	300	270	260	260	-30
25 to 34 years	420	410	410	410	410	-10
35 to 49 years	820	830	820	820	830	+10
50 to 59 years	840	840	830	820	820	-20
60 to 69 years	1,520	1,510	1,520	1,530	1,540	+20
70 to 84 years	2,270	2,410	2,570	2,650	2,710	+440
85 and over years	360	330	350	390	420	+60
Total Persons	7,360	7,460	7,610	7,730	7,860	+500
<b>Goolwa Growth Area</b>						
0 to 4 years	10	190	540	840	1,090	+1,080
5 to 11 years	10	290	900	1,450	1,920	+1,910
12 to 17 years	10	150	570	1,010	1,450	+1,440
18 to 24 years	10	90	310	610	970	+960
25 to 34 years	10	320	880	1,370	1,770	+1,760
35 to 49 years	20	580	1,840	3,040	4,120	+4,100
50 to 59 years	10	310	1,010	1,820	2,700	+2,690
60 to 69 years	10	300	1,030	1,830	2,710	+2,700
70 to 84 years	0	80	410	860	1,580	+1,580
85 and over years	0	20	230	250	410	+410
Total Persons	90	2,330	7,710	13,070	18,720	+18,630
<b>Balance of Study Area</b>						
0 to 4 years	130	150	170	180	190	+60
5 to 11 years	240	260	310	330	350	+110
12 to 17 years	250	250	260	280	300	+50
18 to 24 years	170	190	240	240	260	+90
25 to 34 years	200	210	240	270	280	+80
35 to 49 years	480	490	540	570	600	+120
50 to 59 years	460	510	580	620	660	+200
60 to 69 years	670	730	810	880	940	+270
70 to 84 years	630	780	960	1,090	1,200	+570
85 and over years	30	40	80	120	130	+100
Total Persons	3,260	3,610	4,180	4,560	4,910	+1,650
<b>Study Area</b>						
0 to 4 years	370	580	940	1,250	1,500	+1,130
5 to 11 years	570	860	1,540	2,110	2,610	+2,040
12 to 17 years	540	680	1,100	1,570	2,040	+1,500
18 to 24 years	470	590	810	1,110	1,490	+1,020
25 to 34 years	630	940	1,530	2,040	2,460	+1,830
35 to 49 years	1,320	1,900	3,200	4,420	5,550	+4,230
50 to 59 years	1,320	1,660	2,410	3,260	4,180	+2,860
60 to 69 years	2,200	2,540	3,370	4,240	5,200	+3,000
70 to 84 years	2,910	3,270	3,950	4,600	5,500	+2,590
85 and over years	390	390	660	760	970	+580
Total Persons	10,720	13,400	19,500	25,360	31,490	+20,770

## Appendix C    Retail supply audit

Typology	Supply	Hierarchy
<b>Café and restaurant</b>		
Birdie Bistro Goolwa		Local
Bombora on the river		Local
Caffe' De Carlo		Local
Convenient Chef		Local
Hector's on the Wharf		Local
Islander's Tavern		Local
Kuti Shack		Local
Motherduck		Local
Pelican bistro Goolwa		Local
Saltwater Café		Local
THAi DAYS Restaurant		Local
The Garden of Nang		Local
<b>Supermarket</b>		
IGA Middleton		Local
Foodland		Local
Woolworths Goolwa		Local
Chemist		Local
Goolwa Pharmacy		Local
Priceline Pharmacy Goolwa		Local
<b>Shopping centre</b>		
Goolwa Village Shopping Centre		District