



DISTRICT COUNCIL OF STREAKY BAY TOWNSHIP MASTER PLANS

CONSULTATION SUMMARY REPORT

DRAFT

4 DECEMBER 2023



CONTENTS

Consultation Approach	4
Introduction	4
Consultation process.....	4
Consultation objectives	4
Consultation tools and techniques	5
Consultation Summary	9
Phase One	9
Phase Two	9
Phase Three	10
Streaky Bay	11
Phase One - Summary	11
Phase Two – Summary	14
Phase Three – Summary	18
Wirrulla	27
Phase One - Summary	27
Phase Two – Summary	28
Phase Three – Summary	28
Poochera	31
Phase One - Summary	31
Phase Two – Summary	32
Phase Three – Summary	34
Haslam	37
Phase One - Summary	37
Phase Two – Summary	38
Phase Three – Summary	41
Sceale Bay	47
Phase One - Summary	47
Phase Two – Summary	49
Phase Three – Summary	60
Perlubie	70
Phase One - Summary	70
Phase Two – Summary	71
Phase Three – Summary	73
Stakeholder Feedback.....	75
Appendix A – Streaky Bay community Consultation	77

Phase One - Community drop-in session verbatim responses	77
Phase Two - Community presentation notes.....	87
Appendix B – Wirrulla community Consultation.....	95
Phase One - Community drop-in session verbatim responses	95
Phase Two - Community presentation notes.....	101
Appendix C – Poochera community Consultation	105
Phase One - Community drop-in session verbatim responses	105
Phase Two - Community presentation notes.....	110
Appendix D – Haslam community Consultation	115
Phase One - Community drop-in session verbatim responses	115
Phase Two - Community presentation notes.....	120
Appendix E – Sceale Bay community Consultation	125
Phase One - Community drop-in session verbatim responses	125
Phase Two - Community presentation notes.....	133
Appendix F – Perlubie community Consultation.....	139
Phase One - Community drop-in session verbatim responses	139
Phase Two - Community presentation notes.....	147
Appendix G – Community Strengthening Planning Committee	152
Phase Two - Stakeholder presentation notes.....	152
Appendix H – Stakeholder Sessions	154
Appendix I – Phase Two Community Online Survey	160
Appendix J – Phase Three Online Survey	203
Streaky Bay	204
Poochera	208
Sceale Bay	211
Perlubie.....	216
Appendix K – Phase Three Individual Submissions.....	217
Appendix L – Elected Member Feedback.....	249

CONSULTATION APPROACH

INTRODUCTION

A critical component of any project is to build a collaborative relationship with community members, stakeholders and Council. This consultation process allows everyone to work together to develop the Streaky Bay Management Plan and foster a sense of ownership and joint commitment to the success of the project.

A range of consultation activities is an excellent method for achieving this and enables two-way communication and learning between the project team, Council, the community and stakeholders. This partnership approach will ensure that the management plan reflects the aspirations of the community, and is translated into responsive strategic planning approaches, aligned projects and community endorsed outcomes.

One of the keys to the successful implementation of any project is the ongoing enthusiasm and commitment from community members and key stakeholders. With Council, it will be these people (champions) who will make the plan a reality and facilitate the development of more vibrant and attractive spaces.

CONSULTATION PROCESS

The development of the Streaky Bay Management Plan includes three phases of consultation.

- Phase 1: Community consultation through direct engagement and online survey
- Phase 2: Community presentation
- Phase 3: Public exhibition and online survey

This consultation summary report includes the responses for Phase 1 and Phase 2 of the consultation.

CONSULTATION OBJECTIVES

The consultation objectives for this project include the following:

- Allow for the community of each township to provide feedback on their town and input into the development of the management plan
- Identify key issues and opportunities for consideration as part of the planning process
- Develop the ongoing relationship between the Council and the community
- Raise awareness of the project
- Develop community aligned outcomes and actions for the Streaky Bay Townships Management Plan

CONSULTATION TOOLS AND TECHNIQUES

The consultation for the Streaky Bay Management Plan aimed to provide various consultation opportunities for people to be involved in the process and have their say about the project.

This included the following activities:

PHASE 1: INTERACTIVE COMMUNITY DROP-IN SESSION

Community drop-in sessions were open to all community members and held in a central location for local residents to attend. These sessions are facilitated through interactive mapping processes that enable the community to map qualities, values; issues and opportunities associated with their town and surrounding environment.

This involves people placing sticky dots on aerial maps to demonstrate the places and aspects they associate with the area and detailed note-taking relating to the mapping process. The engagement of the community and stakeholders through the workshop process allows for an open dialogue enabling the community to develop opportunities, resolve issues and provide feedback.

In addition to the mapping exercises, the community provided feedback and written responses to the following question:

- Describe your vision for (town name)?
- What is special about (town name)?
- Things you like about (town name)?
- Things you would change about (town name)?
- Other comments

The programme of drop-in sessions and details of the consultation activities are included below:

Date	Consultation activity	Participants	Number of attendees (*)
Monday 19 September 2022	Community drop-in session	Sceale Bay	40
Monday 19 September 2022	Community drop-in session	Streaky Bay	20
Tuesday 20 September 2022	Community drop-in session	Poochera	5
Tuesday 20 September 2022	Community drop-in session	Wirrulla	8
Wednesday 21 September 2022	Community drop-in session	Perlubie	24
Wednesday 21 September 2022	Community drop-in session	Haslam	8

Total

105

() Attendees recorded from sign-in sheet.*

PHASE 1: ONLINE SURVEY

To support the interactive community drop-in session, an online survey allows community members who did not attend in person, or who have additional comments, to provide further feedback.

To ensure a degree of consistency, the same questions that were used as part of the drop-in sessions were used for the online survey.

PHASE 2: COMMUNITY PRESENTATION / STAKEHOLDER WORKSHOP

The second phase of the consultation process involved presenting the Draft Township Management Plans to the community to gather feedback and to test the directions and actions included in the plans. The Draft Township Management Plans were also presented to a range of stakeholders to gather feedback and test the technical and specific expertise of the various stakeholders. The Draft Township Management Plans that were presented were developed to include consideration of the information gathered in Phase 1 of the consultation.

COMMUNITY PRESENTATION

The community sessions included a presentation to held in each township to talk through the Draft Township Management Plans, posters summarising the draft plans that community members could view at their own pace, and direct conversation with representatives from both the District Council of Streaky Bay and the consultant team. Notes from these conversations were recorded and forms the basis of this consultation feedback. These sessions were then supplemented with an online consultation page where community members could access the information presented and provide feedback.

The programme of the community presentation sessions and details of the consultation activities are included below:

Date	Consultation activity	Participants	Number of attendees (*)
Monday 6 March 2023 4:00pm	Community presentation	Sceale Bay	36
Monday 6 March 2023 6:30pm	Community presentation	Streaky Bay	16
Tuesday 7 March 2023 10:30am	Online presentation	Community Strengthening Meeting	8
Tuesday 7 March 2023 2:30pm	Community presentation	Poochera	9
Tuesday 7 March 2023 5:30pm	Community presentation	Wirrulla	8
Wednesday 8 March 2023 10:30am	Community presentation	Perlubie	18
Wednesday 8 March 2023 12:30pm	Community presentation	Haslam	10

Total

105

() Attendees recorded from sign-in sheet.*

STAKEHOLDER WORKSHOP

The stakeholder sessions were held in Adelaide City and included a presentation and discussion with focus groups. The stakeholders included representatives from South Australian State Government departments, Governor Generals Office, Planning, service providers including SA Water and SA Power Networks as well as coastal and environmental groups.

Date	Consultation activity	Participants
Tuesday 9 May 2023 Morning	Stakeholder Session	Representatives from SA Planning Commission, Future Urban, Attorney General's Department, Renewal SA – Regional Housing
Tuesday 9 May 2023 Afternoon	Stakeholder Session	Representatives from SA Water, SA Power Networks, SA Tourism Commission, SA Coastal Alliance, Coast Protection Board, LGA SA, Wellbeing SA, Department of Education, Department of Environment and Water, Department of Infrastructure and Transport – Way2Go

PHASE 3 PUBLIC EXHIBITION AND ONLINE SURVEY

VIDEO PRESENTATIONS

The final phase of the community engagement used a series of video presentation to describe and summaries the master plans for each town. Each video provides an over view of the town context, future strategic planning and a presentation of a concept plan for a specific project within the town. The community were encouraged to provide feedback based on the presentation. The Draft District Council of Streaky Bay Township Master Plans Report was available for community members to review alongside the video presentations.

The videos were made available on the council's website from the 16 October 2023 to 10 November 2023. The videos can be found on You Tube at:

<https://www.youtube.com/@TheDistrictCouncilofStreakyBay/videos>

The number of views of each video is included below:

Video Presentations	Number of views
Streaky Bay	270
Wirrulla	82
Poochera	101
Haslam	33
Sceale Bay	165
Perlubie	68

719

ONLINE SURVEY / INDIVIDUAL SUBMISSIONS

To support the video presentations, an online survey was available to allow community members to provide feedback. Individuals also had the opportunity to provide a separate submission if they preferred. The stakeholders who were involved in phase two of the consultation were contacted individually and invited to review the draft report and provide comment.

The survey was designed to capture general support for the vision for each town, information on community priorities and included two open ended questions which allowed them to highlight if they thought something should change in the master plan or if they thought that something had been missed.

ELECTED MEMBER ENGAGEMENT

A workshop was held with elected members at each phase of consultation. This included a presentation by the consultant team to elected members in a workshop setting, with opportunity for them to ask questions and raise any comments. Further comment could be provided by the elected members to council staff for consideration.

CONSULTATION SUMMARY

PHASE ONE

The consultation process gathered a broad range of data from the participants. This data has been reviewed and analysed to provide clear direction for the development of the Streaky Bay Township Management Plans. Further information on each session including details of the activities undertaken and the comments provided are included in the Appendices of this report.

The consultation responses for each township will be summarised in the following sections.

The consultation was analysed under the following topics to inform the development of the town Master Plans. The topics reflect key actions that will impact the environmental, social and economic context of the towns within the district of Streaky Bay.

Topic headings;

- Access (walking and cycling)
- Canopy cover and corridors
- Caravan / Camping
- Climate change
- Coastal Management
- Connectivity between existing precincts
- Cultural recognition
- Future precinct identification and planning
- Governance
- Land use (development capacity)
- Landscape character and amenity
- Movement (transport)
- Open space (council and crown land)
- Service capacity (CWMS, stormwater)
- Sustainability
- Tourism

PHASE TWO

The community presentation sessions provided an opportunity for the community to review and provide feedback on the Draft Streaky Bay Township Management Plans. This allows for the direction and actions in the Draft Township Management Plans to be tested against local knowledge and experience and provide opportunity for these to be developed further. The notes taken for each session are included in the Appendices of this report.

The consultation responses for each township, and the Community Strengthening Committee, will be summarised in the following sections. This will identify specific actions and directions shown in the Draft Township Management Plans which need to be reviewed.

PHASE THREE

The video presentations and online survey provided an opportunity for community members to review and provide feedback on the Draft District of Streaky Bay Township Master Plans. This platform and consultation approach allowed community members the flexibility to access all information for the consultation at a time which suited them. It was a successful approach to the consultation, particularly in regional towns, and should be considered by council as a approach for future consultations.

A summary of the consultation comments and the response which will be included in the final draft of the township master plans is included in the following sections. The complete consultation responses and submissions have been included in the appendices of this report.

STREAKY BAY

PHASE ONE - SUMMARY

VISION

The following words and comments related to the vision for Streaky Bay:

“Good services, we like the people, how safe the town feels”

“This is a tourist town that is quiet and peaceful”

Note: there was limited focus and response about a vision for Streaky Bay,

TOPIC SUMMARY

The following are the key topics identified through the consultation:

Coastal management / Conservation:

- Issues with samphire wetland and water levels,
- Sand management required to maintain beach useability,
- Samphire swamp, some view the area as ‘just the old rubbish dump, should be wetland / recreational lake for paddle boards and canoe’.
- Potential to redevelop the samphire habitat as a revegetation project and recreation lake with natural flows,
- Samphire is an important habitat,

Land use

- Issues identified with developing industrial land: infrastructure requirements, stormwater and flooding, cost impact of Native Vegetation clearance, shallow bedrock, site levels.
- Suggested redevelopments: relocation of Powerhouse Museum as part of a proposed Civic Precinct development, adaptive reuse of council building including commercial kitchen, relocate healthcare facilities onsite as part of Civil precinct, refurbish foreshore property (Dragon Boat Club) as commercial or hospitality – potential brewery, distillery or café.
- Review aquaculture land use.
- Opportunity to review zoning of Strategic Employment Land (industrial land use).
- Potential development of corner of Flinders Highway and Alfred Terrace as tourist accommodation.
- Potential subdivision on south side of Wallschutzky Road.
- Encourage commercial infill development to corner of Bay Road and Wells Street.

Movement

- Develop shared use and cycle path connections to encourage walking and cycling.
- Large vehicle and truck parking required.
- Re-configure parking and pickup/drop off at the school.
- Develop day parking and kerbing – Eyre Avenue.
- Blind corner along Mudge Terrace due to security fencing.

- Consider haul route.
- Review parking restrictions and signage – Wells Street.
- Reduce speed limit to 40 kph – Alfred Terrace along beach.
- Reconfigure dump point to improve vehicular access at Lions Park.

Access

- Improve cycle and footpath important connection, Develop a shared use path – Montgomerie Terrace to existing walking track through to samphire area.
- Boardwalk from the town centre to Slidy's Road boat ramp in front of houses (high-cost infrastructure requires further investigations).
- Develop pathway connections for runners and walkers (town loop) – Jubilee Road.
- Extend the bike track to Mangrove Island refer original plan "Peter Irvine Hanning".
- Improve pathway connection to the golf course open space.
- Develop cycleway/footpath connections to the school, capitalising on the open space provided by the golf course.
- Consider additional pathway connections from the south to the school precinct and Doctor's Beach.

Open Space

- Dragon Boat Relocation – location shown is too exposed and tidal movement (too shallow) – potentially conflicted opinion on this issue.
- Improve open space provision along Wharff Street with recreation areas, seating and BBQs.
- Improve Town entrance and development of Lion's Club Park.
- Increase activation of open space along Bay Road with flow track (bikes), climbing logs and nature play.
- Develop Doctor's beach play space or relocate to Eyre Avenue lawned area – toilet upgrade required. Develop a kiosk to support the activation of the playspace.
- Increase shelter along Eyre Avenue and protect views from the adjoining properties.
- Develop playspace and upgrade open space adjacent hospital to support hospital and local community.
- Potential to improve Bay Road amenity and open space provision (small water bodies, pumped water features and increased landscape amenity).

Caravan / Camping

- RV park only for use when other parks are near full - more policing of self-contained vehicles.
- Potential for free camping at the boat ramp.
- Donation for caravan parking along the coast. Limited number permit system, must be fully self-contained vans.

In addition to the mapping and questions, the community were asked to provide feedback on the potential urban design character of the town. Given the significance of the town as a regional destination the design of the public realm needs to be reflective of the community's values and aspirations.

PREFERRED LOOK AND FEEL

- Public art: sculptural and murals.
- Lighting: heritage reproduction and feature.
- Pedestrian areas and footpaths: brick paving and bitumen with feature paving.
- Street tree planting: flowering and deciduous and evergreen trees.
- Public realm: outdoor dining areas, parklet, seating nodes and rest stops.
- Street furniture: Integrated design approach.

MASTER PLAN CONSIDERATIONS

- Develop shared use and cycle path connections to encourage walking and cycling.
- Develop agreed directions for the samphire area (considering ecological value versus recreational values and potential impacts of acid sulphate soils and exposure of dumped material).
- Planning for future land use demands – industrial land and civic purpose.
- Upgrade of existing open spaces and playgrounds that reflect the regional significance of the town.
- Explore open space potential of Bay Road open space.

PHASE TWO – SUMMARY

Land use

- Development unbalanced – more on western side of town than eastern. Discussion focused on the views and shelter from the sun. This need to be balanced by principles of orderly development, infrastructure provision, accessibility and affordability.
- Increased focus on development on the West. However, development needs to be spread around the entire town and existing infrastructure connections and supplies.
- Need for affordable housing, may need smaller allotments.
- Importance of moving grain storage out of the town to facilitate the silos as a redevelopment site and make way for the potential expansion of the hospital.
- Town needs more shop frontages and commercial development.
- Potential for FIFO if airport is more developed.
- Consider school expansion and separation of school and year levels to enable expansion within the existing footprint and response to climate change and sea level rise.
- Consider requirements for CFS ambulance relocation and creation of a central emergency response hub (potential last refuge in terms of bushfire or other natural disasters).
- Review waste transfer location and development of industrial land and extent. Potential to expand as part of the master plan adjacent to the Streaky Bay concrete batching plant.
- Review extent of open space and opportunities for floodways across the industrial land. Focus on the development of stormwater capture and recharge as well as open-space provision for adjacent residential development.

Open Space / Conservation

- Why is industrial land going to be open space / do not support the Jubilee Road open space.
- Recreational use of wetlands.
- Raised concerns about the dragon boat club.
- Sea level rise and climate change need to be considered as key impacts of the masterplan plans.
- Improvements required to tree planting now part of an urgent response given the potential longevity and senescence of trees.
- Review the extent of open space possible adjustment and increasing of industrial land. However, need to focus on overland flow pass and potential water capture (possible aquifer recharge).
- Increase landscape capacity along the Scales Bay Road, creating a shared-use path that supports residential development and increases landscape treatments to the western side of the road corridor.
- Increase open space opportunities along the foreshore and pub. Consider possible road closures to maximise public space.

Service Capacity

- Potential need to move the water effluent space (further investigations required).
- SA Water supply issues - need better water catchment and storage.
- Cemetery needs more capacity longer term.

- Emergency services storage limitation – possible move to a new location (maybe to the industrial zone).
- Will the current school cope with the growth of town and sea level rise?
- Investigate water requirements and water demand, including replacement of existing tanks to increase water security for the town.
- Streaky Bay Council explore potential of regional desalination water supplies as part of a strategic regional plan approach.
- Stormwater capture and storage from residential areas and developing open space with a water sensitive urban design aspect.
- Still include jetty as a working jetty. Needs to discuss care and control with DIT.

Access / Movement

- Look at additional footpath connections from Love Shack Route to increase access to the foreshore path.
- Transit loop status.
- No access from the RV park by foot at present.
- Questioning around car access for the new childcare centre.
- Council car park – shops on ground floor and parking on top level.

FURTHER MASTER PLAN CONSIDERATIONS

- Review orderly and appropriate residential development for future growth of the town and industrial land.
- Consider access, landscape character and infrastructure provision.
- Develop strategic planning options for the relocation of grain storage outside of the town centre and adjacent residential areas to the East.
- Consider Sea Level Rise (SLR) impacts on existing land uses and strategic planning responses.
- Review open space and industrial land in relation to the existing samphire and wetland area.
- Develop response to future CWMS relocation due to expansion or SLR.
- Include stormwater management/reuse (note: review upon completion of stormwater management plan).
- Consider water supply (security).
- Increase open space and landscape opportunities.
- Increase footpath connections.
- Review open space design for the foreshore and increase public space, particularly to the front of the existing pub.
- Review opportunity for Emergency Services Complex to be relocated.
- School expansion opportunities.

The following items were identified for further work in the master plan and concept plan for Streaky Bay

Comment origin	Comment	Response in Masterplan
Online Survey	Residential development - urban/rural sprawl needs to be supported by adequate facilities/infrastructure implemented i.e. roads and water and power	Further detailed studies will be required to support the strategic direction of the masterplan.
Online Survey	Natural landscape - more native planted spaces, increase biodiversity using native species/ rain garden	Agreed and noted.
Online Survey	Main street access - needs to accommodate large vans and trucks unloading during peak times	The masterplan and concept aim to balance the competing demands of visitors, residents, pedestrians and vehicle parking. This balance with require additional traffic studies when the masterplan move to detailed designs.
Online Survey	Parking - inadequate during peak season	Noted.
Online Survey	Hospital site redevelopment - should be aged care/elderly hub	Noted. Potential for site to be a health precinct, which enable either development to occur.
Online Survey	Further, green space development in the new developments on the western side of the peninsula	Noted.
Online Survey	Extensive footpaths in the loveshack route development, connecting to the housing area with town via sheaoks -boat ramp bike trap	This has been added to the masterplan.
Online Survey	Would be good to see more planning and provision to extend current trails. Boat ramp and little islands.	Noted.
Online Survey	Review speed limit in the loveshack route development. currently no signage to indicate speed limit. Unsafe for shared use, such as walking bike riding.	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	Increase tree planting bio diversity using native plants of the area around the town.	This direction is supported in the masterplan.
Online Survey	Samphire swamp leave it alone do not modify it	This direction is supported in the masterplan.
Online Survey	Leave foreshore lawns do not clutter up with terracing and bigger pathways	Noted.
Online Survey	Do not change zoning (country living) along Wallschutzky Rd and southern end of town	The masterplan provides a framework for development. Land use changes are be required.

Online Survey	Do not reduce parking at SB Jetty location	No changes to the parking are anticipated as part of the masterplan.
Online Survey	Do not allow 2 story buildings adjacent to golf course	The 2 storey development adjacent to the golf course represents appropriate urban planning with denser built form near to open space.
Online Survey	Develop residential land uses to support future growth. As stated earlier this will simply attract more investors to purchase more Holiday Houses and not result in residential capacity	Noted.
Online Survey	Samphire Swamp. Over 20 years ago the Council was handed a free design from an Environmental Landscaper whose plan showed a bike/walking track on one side leading to a Bird Watching Station in the middle and then a bike/walking track leading out to the opposite side. There have been numerous studies showing the importance of these areas to fish breeding. The idea of creating a lake for boating here is a certain way of killing the remaining part of any fishing industry here. It is important that we are a town that has several industries here not just Tourism.	This direction is supported in the masterplan.
Online Survey	Explore relocation the Silos. Are you kidding? As with the above response this is a certain way to kill off the remaining agricultural industry surrounding our town. Such a move would increase costs to the farmers by having to cart grain further. And who knows what the future holds - it may not be wheat that the silos store, there could easily be demand for a new grain that grows well in our district but we will be unable to take advantage of that if there are no storage points. And the idea of Council funding the building of new silos is ridiculous when there are perfectly good ones already in situ and just imagine the costs	Further investigation and detailed studies will be required to support the strategic direction of the masterplan. The storage would be a bunker.
Online Survey	Redevelop hospital site as aged care or residential. So where's the hospital going? We need more aged care facilities so why not move the Doctors Surgery and all the other allied medical services to another part of streaky Bay - far cheaper to move an office building than a hospital. There is no reason that the doctors surgery (and allied Staff) need to be right next to the hospital (a new building could be built up on Jesse Flat Rd). This would free up a lot of land for another Elmhaven or elder care units (think of not only the space of the building, but also the carpark area and playground and some of the lawn space next to the hospital. This is a substainal area of land - DO NOT release it to the public and watch the	The bulk handling site (silos) is proposed as a potential redevelopment site. This reflected in the masterplan.

	investors move in again and provide yet more holiday houses. Please.	
Online Survey	The idea of moving Doctors Beach Playground to Eyre Avenue is a waste of money. Why? Are you just trying to create more space for Tourists to park and use Doctors Beach? What about the locals? This is a fabulous area for kids to unwind after a school day, where mums can catch up and share parenting ideas and issues. The playground is in the right place as you can take children for both a play and a swim in the one location. Please don't clog up the open space on Eyre Ave, it is one of the last remaining places that we have "Open" open space and an uninterrupted view of the water	The relocation of the playspace at Doctors beach is a long term actions that responds to sea level rise. Council will need to relocate assets from vulnerable locations. When the playground equipment requires renew, the location of the playspace will be reviewed.
Online Survey	Moving things to the east	This direction is supported in the masterplan.
Online Survey	RV park	Noted.
Online Survey	Tree planting will block views.	Noted.
Online Survey	"Urban" infill is extremely detrimental to quality of life and health.	Noted.
Online Survey	Do your research on what people who have lived here for more than 5 minutes actually want - you know - the silent majority.	Noted.
Online Survey	Tourism is a passing fad. Once you've fucked up and cluttered up the town, people will go elsewhere to a "real" country town.	Noted.
Online Survey	Stop primping, paving, "planning" and pasteurising everything.	Noted.

PHASE THREE – SUMMARY

Comment Topic	Item	Summarised Comment	Master Plan response
Streaky Bay – Concept plan	10	The draft concept plan does not reflect the character of Streaky Bay. Instead of terraced lawns please leave this as open space where kids can run and play. Some more shade trees is all that is needed along the foreshore. Never allow commercial businesses to be permanently established in the Cutting of lawns opposite the hotel.	Will be considered when more detailed design is undertaken for area.

Streaky Bay - Concept plan	13	Concern over closing a section of Alfred Terrace that it will increase the current traffic issues with caravans. How will this impact on the wider traffic flow of the business district.	Include note on this action "...with consideration of wider traffic management for Streaky Bay". It is recommended that a detailed traffic study is undertaken to assess the impacts of the Alfred Street modification on traffic. This assessment will be balanced against pedestrian movements and activation of the mainstreet.
Streaky Bay - Master plan	13	Was there any consideration given to diverting the entry highway through the Pioneer Park to Wells Street so vans then have a direct route past the car park and onto the caravan park? Particularly if the front street past the Hotel pub is blocked off.	Council to undertake transport assessment to consider: <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles) - Recommendations for infrastructure development
Streaky Bay – Master plan - Movement		Concern over the sort and type of traffic that will still try and make its way through the main business district. We need to get rid of as much 'caravan' traffic as possible through parking and traffic thoroughfares.	Council to undertake transport assessment to consider: <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles) - Recommendations for infrastructure development - Encourage caravans to access the large vehicle car park on Wells Street.
Streaky Bay – Master plan – Land Use, Tourism and Infrastructure	7	Higher density residential development around the golf course and the push for infill development in the town is not consistent to why people live in a regional town and is a shift to previous direction towards spreading the new housing around the bay.	Noted. The higher density housing refers to two-storey. Currently, the PDI only allows single-storey dwellings, which impacts housing diversity and affordability.
Streaky Bay – Master plan – Strategic Actions	34	Do not support moving the silos; who will pay for this, will ratepayers end up footing the bill. Is this in the best interest of the farmers.	The master plan considers how Streaky Bay may change in the future. In the future the silos may remain, be relocated or be removed. This is unknown at this stage. The master plan considers all three potential outcomes and identifies a potential opportunity for additional community and health facilities at this site if the silos were removed or relocated.

Streaky Bay – Master plan	21	Strategic action 21: review suitability of these entrance areas if restricting long vehicle access within the township (whole of traffic flow approach)	Council to undertake transport assessment to consider: <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles) - Recommendations for infrastructure development
Streaky Bay – Concept Plan	13	Closing Road in Front of Hotel Consider that people like to drive along the foreshore and observe the coast as they drive Potentially consider a one-way chicane style instead with ability to close for events	Council to undertake transport assessment to consider: <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles) - Recommendations for infrastructure development - Encourage caravans to access the large vehicle car park on Wells Street. - Increase value capture in the town
Streaky Bay – Master plan – Land Use, Tourism and Infrastructure		Industrial Land – consider an additional industrial zone (Corner of Woodlawn Road and AB Smith Road) for aquaculture and other industry (limitations to expanding existing aquaculture zone)	Noted. The master plan identifies the need for a review of the current Aquaculture zone and the identification of potential suitable relocations sites would be included in this review.
Streaky Bay – Master plan		Powerhouse Museum Area – should this area be developed what consideration is there for parking as currently limited parking	Will be considered when more detailed design undertaken for area.
Streaky Bay – Concept Plan	10,4	(10) Move the CBD toilets to the Western Side of the lawn and event space in front of the pub carpark. This would visually open up bay road and create a spectacular view of the Jetty from the main street of Bay Road. Keep the space where the current toilet is open for temporary market stalls, food vans etc. and offset the kiosk area to the East at (4).	Will be considered when more detailed design undertaken for area. The concept plan recommends a reduction in the size of the toilets to increase views of the jetty.
Streaky Bay – Land Use, Tourism and Infrastructure		Zoning - Change of land use to the East of town (Little Islands Area) to mirror the opposite side, change to Rural Neighborhood zoning. The road and power infrastructure is already existing towards Little	The intent of the strategic plan was to consolidate residential development around the town centre, however this could be considered when residential infill has been achieved.

		Islands direction and with views of the bay it would be appealing for people to move and purchase land/house increasing population and rate payers.	
Streaky Bay – Land Use, Tourism and Infrastructure		School/Community Facility Zone behind the current sporting complex in Streaky Bay.	Noted. To be considered as part of and future Code Amendment process.
Streaky Bay – Land Use, Tourism and Infrastructure		Where do you think the 500 new people are coming from? The recent influx is COVID driven and will revert.	Noted.
Streaky Bay – Strategic Actions	25,26	No 2 storey crap around the golf course and definitely NO HUB!	Noted.
Streaky Bay - Context		The plan says current population is 1436 with 522 forecast increase over next 4 decades- that doesn't equal the 3550 potential capacity.	The master plan recognises that there is significant residential capacity within existing zoning (potential capacity) and the need for orderly development that avoid fragmented and isolated areas of housing. The population forecast is based on census data and population projections.
Streaky Bay – Strategic Actions	19	There is more to the foreshore to develop than just the jetty area.	Noted. The master plan encourages the development of the Eyre Avenue Master Plan and ongoing development of the foreshore.
Streaky Bay – Concept Plan		Only mentions a 'small kiosk' as an increase to food options. (Always too windy, too hot, too cold to dine outside) What about using the Seaview / ocean front foreshore for a restaurant. So we can showcase our local produce. What about a location for a 5 star chain or boutique hotel on the foreshore. Otherwise Footpaths and walkways to nowhere. Why put public toilets in the best spot in town! Increased parking in the retail precinct including the use of shopping trolleys.	Will be considered when more detailed design undertaken for area.
Streaky Bay – Concept Plan	13	Leave the road outside the pub	Council to undertake transport assessment to consider: <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles)

			<ul style="list-style-type: none"> - Recommendations for infrastructure development
Streaky Bay – Strategic Actions		How is this going to be paid for? We can't handle another rate rise	Council to include information on implementation of plan.
Streaky Bay – Concept Plan	13	I don't understand how a bottleneck will be avoided by removing vehicle access in front of the pub. Wells street, Montgomerie tce and Alec Baldock drive are the only access to western side of town. Maybe a zebra crossing at the western side of the pub just before carpark, a single lane driveway or curved road with increase open space near it would be better. More parking in and around town centre	<p>Council to undertake transport assessment to consider:</p> <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles) - Recommendations for infrastructure development
Streaky Bay – Concept Plan	7	Could there be more parking opposite the jetty platform in the foreshore concept plan.	Will be considered when more detailed design undertaken for area.
Streaky Bay – Strategic Actions		The analysis shows increasing numbers of aged people – the master plan is focussing on playgrounds and does not address aging in place or elderly people	Noted. The master plan has a strong focus on movement, amenity and open space which all provide community benefit and opportunities for active aging. There is also a focus to maintain and plan for health services.
Streaky Bay – Master Plan	7	Strongly opposed to the community hub	Noted. Further feasibility assessment and community consultation would be undertaken for the community hub prior to this project progressing further.
Streaky Bay – Concept Plan	13	Strongly opposed to the closure of Alfred Terrace and foreshore lawn development	<p>Council to undertake transport assessment to consider:</p> <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles) - Recommendations for infrastructure development
Streaky Bay – Master Plan	6	Strongly opposed to densification of dwellings along golf course	Noted.
Streaky Bay – Master Plan	3	Strongly opposed to the expansion of the CBD precinct	The master plan proposes a slight expansion of the CBD precinct but mostly focuses on encouraging infill development within the existing CBD.

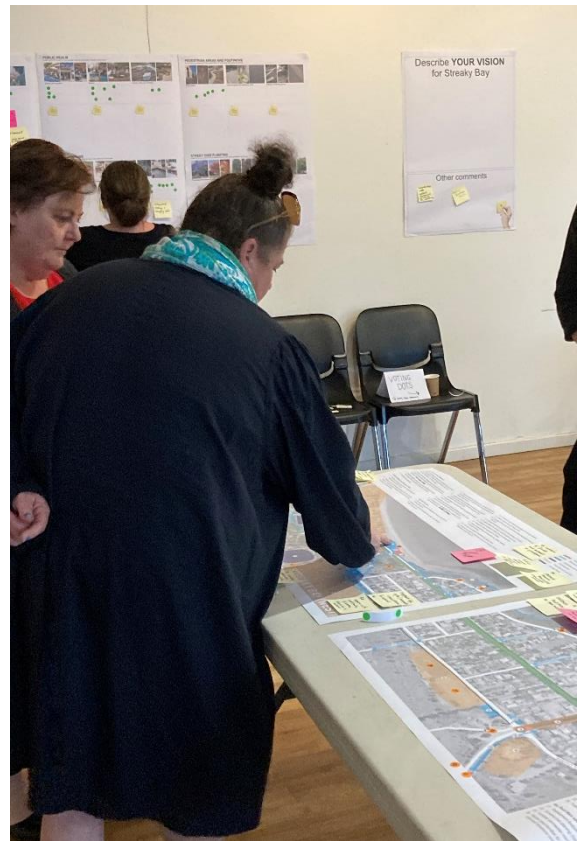
Streaky Bay – Master Plan	12 & 13	The existing medical facility should be refurbished and modernised not relocated	This approach would be considered at the stage of redevelopment for the SA Health facility. This cannot be determined at this stage as it is dependant on a number of factors. Accommodations have been made in the master plan for additional facilities if this is required in future.
Streaky Bay – Master Plan		The visitor centre rooms should be fitted out to accommodate visiting specialists	Noted. This has not been considered as part of the master plan process.
Streaky Bay – Master Plan		The forty-year time period for the plan is too long	Noted. Strategic planning is future focused and aims to identify future requirements for community, the implementation and timing for actions identified in the master plan is dependant on a number of factors which are not known currently.

Comment Topic	Summarised Comment	Master Plan response
Streaky Bay	Report mentions a limitation in the available spare capacity on the Streaky Bay feeders and flags the need for more feeders in the area to supply the proposed developments. This statement may be misleading as there is available capacity on the existing 11kV feeders for general growth with ~2MW available capacity on SB01 to support the township and ~3.5MW available on SB02 to support the Flinders region/outskirts. With the exception of unprecedented growth from industrial developments, it is unlikely additional 11kV feeders will be required.	Update master plan to reflect SAPN feedback.
Streaky Bay (and District)	SA Water currently provides water to most of the surrounding areas of Steaky Bay and is currently prioritising available capacity to meet the needs of existing customers and commitments. The proposed rezoning of land within these areas requires a significant approach and distribution network augmentation. We are pleased to see that the Master Plans highlight the importance of future planning and monitoring water supply demands as this will be critical when considering the need for new infrastructure investments. SA Water undertakes water security and infrastructure planning that considers	Highlights the importance of continued monitoring and forward planning to identify future infrastructure capacity requirements.

Comment Topic	Summarised Comment	Master Plan response
	the longer-term strategic direction for a water supply system and seeks to develop a framework to ensure resources and infrastructure are managed efficiently and has the capacity to meet future customer requirements. SA Water will incorporate the future re-zoning and land development information contained in the Streaky Bay Master Plans into our planning process in anticipation of receiving augmentation requests from Council. This information will feed into business case development for the new infrastructure. These business cases are then considered for inclusion in future business plans	

Comment Topic	Summarised Comment	Master Plan response
Streaky Bay	School Relocation – would this move onto Golf Course – Prefer it remains as recreation.	Review future locations in relation long term recreational land use and future demands based on climate resilience.
Streaky Bay	School Relocation – what about Native Title on the Golf Course this would prohibit this? – Prefer it remains as recreation.	Native title will need to be considered if the relocation is required. Part of long term planning approach.
Streaky Bay	School Relocation – consider Southern Side of Oval Precinct instead	Noted.
Streaky Bay	Link western ring rd: Woodlawn Road - Mudge Road- Anderson Road – Anastasia Avenue	Add western ring road to the long term strategic plan.
Streaky Bay	Speed Ave: Emergency Precinct potential location (Highway end)	Difficult to establish road junction on to highway. Need to discuss with DIT. Recommend Emergency Services Precinct is retained as per the master plan.
Streaky Bay	AB Smith Rd – Pipeline Rd: Could reduce blocks down to 5-10 acre	Noted.
Streaky Bay	Dodgson Drive – Potential Location for Standpipe	This level of detail is not included in the master plan.

Comment Topic	Summarised Comment	Master Plan response
Streaky Bay	Pg 41 – Item 7 – This isn't Woodlawn Road (more Anastasia Avenue).	Change title.



WIRRULLA

PHASE ONE - SUMMARY

VISION

The following words and comments related to the vision for Wirrulla:

“Community spirit, Gateway to Wirrulla, our volunteering spirit, great community feel, close to ranges and beaches, small town”

“Great for families, the people who just get things done, it is laid back, but maybe too laid back”

“To create a town that is welcoming for visitors and its residents. To improve facilities in the heart of the town that cater for all age groups. To revitalise the town with a history trail to retain visitors”

TOPIC SUMMARY

The following are the key topics identified through the consultation:

Future planning

- Encourage population growth – lack of housing and workers

Open space:

- Better facilities for kids – pump track, basketball area, all inclusive playground
- Swimming pool
- Shade and fencing around new playground

Movement

- Street lighting in town
- Town entrance – seal entrance road, maintain sightlines and increase maintenance
- Large vehicles – sealed bypass (reduce dust issues), consider power lines and road width, overnight truck parking
- Path connection to the oval (sealed surface and solar lighting)

Governance

- Increase sustainability
- Increase town maintenance – particularly rubbish collection, recycling, street sweeper, mowing, trim and maintaining trees

MASTER PLAN CONSIDERATIONS

- Reinforce tourism opportunities
- Encourage growth
- Improve open space facilities
- Increase pedestrian access and street lighting
- Heavy haul route to reduce impacts on the town

PHASE TWO – SUMMARY

Governance

- Triangle and the issues around the native title holding up development.
- Ownership of land for open space and proposed pump track
- Will council allow extra hours for grounds staff to maintain the new urban design gardens?

Movement

- Speed reduction to Hay Terrace to police station – 40km.
- Speed humps.
- Sealing of roads that the grain trucks use.

Access

- Need wheelchair access to the new toilet upgrade.
- Remove vehicle parking (large vehicles) within the town triangle area.
-

Services

- People like the idea of RV dump point at the Hall.
- Focus on removing overnight parking within the triangle area and pushing to the outside of the town.

Land use

- Need for more land for housing.

FURTHER MASTER PLAN CONSIDERATIONS

- General support for the master plan recognising that large vehicles need to travel through the town in order to achieve a turnaround for the silos.
- Identification of dump point facility location.

PHASE THREE – SUMMARY

Comment Topic	Summarised Comment	Master Plan response
Wirrulla	Roads – was concerns raised in the community consultation sessions regarding the fact that the bitumen is in the middle of the roads, then dirt shoulders and then kerbing, would be good to see kerbing bought in to bitumen or vice versa	Add wording to reflect this.

Comment Topic	Summarised Comment	Master Plan response
Wirrulla	Dump Point – need to define a location for this	Dump point recommended for the caravan park (item #11 on page 65).
Wirrulla	Roads – By Pass area some is privately owned and recently fenced, will need to follow up on ownership.	Noted.
Wirrulla	In reference to above, there is one property that appears to be privately owned within the Recreation Zone, it is noted that the Caravan Park area and Rec Space is in the Township Zone and not a dedicated recreation zone?	Noted. Council to review with PlanSA (PLUS).

Comment Topic	Summarised Comment	Master Plan response
Wirrulla and Poochera	Wirrulla and Poochera are supplied via 11kV feeders (SB03 and W08) with available capacity for additional development.	Update master plan to reflect SAPN feedback.

POOCHERA

PHASE ONE - SUMMARY

VISION

The following words and comments related to the vision for Poochera:

“Nice and quiet, heritage friendly, nice friendly people”

TOPIC SUMMARY

The following are the key topics identified through the consultation:

Movement

- Improve traffic control intersection Kent Street and Barnes Street
- Reduce speed limit to 40kph
- Develop kerbing or spoon drains to divert stormwater and reduce the impacts of flooding – Barnes Street
- Manage wattles on Penna Street and North Terrace corner to improve visibility
- Undertake road repairs on Main Street
- Improve movement of commercial and large vehicles
- Improve road alignment to accommodate B doubles and triples – East Terrace
- Potential road widening to Barnes Street and Oval Road - dual lane access required during harvest
- Review truck turn path from silos and undertake road upgrades, sealing and signage to reduce impacts
- Significant impacts from dirt drag-out and dust in the town.
- Potential for water carting to suppress dust of un-bitumised silo area
- Potential new entrance to caravan park to reinforce Barnes Street
- Footpath link to the oval

Open Space

- Redevelop the old tennis courts to create an active recreation space (playspace, pump track or mini golf)
- Potential for motorsports facility to diversify the use of old bowls site (reprogramming of unused space)
- Develop a walking path (short town loop)
- Potential to develop Frisbee Golf on the golf course
- A place that supports young people with play and sporting space

Tourism

- Improve camping and caravan park opportunities
- Capitalise on town's unique heritage and natural history (prehistoric ant)
- Opportunities for museum relocation and development

MASTER PLAN CONSIDERATIONS

- Development of open space to increase community value
- Improve existing open space and public realm to reflect the heritage character of the town
- Manage large vehicle movements
- Improve stormwater management
- Improve tourism opportunities and museum relocation
- Explore public art opportunities

PHASE TWO – SUMMARY

Movement

Large vehicles travelling through and around the township are a key concern for the community and was a focus for many comments in this consultation process:

- Concerns around trucks driving through golf course. Widen road near golf course for parking.
- Questions around why the bulk handling trucks can't just enter through one end and exit on the other
- Further consultation with Viterra needs to be undertaken to discuss the impact they have on the township – traffic management, dust and mud, wear and tear on roads
- Concerned about bulk handling – lack of turn around areas and parking options. Limits the number of trucks accessing the silos
- No extra entrance for the caravan park wanted – second entry currently blocked as it helps create a safer environment for the local pedestrians and allows more parking.
- More parking on Penna Street for caravans to park – over 30 vans park daily in the town. No trucks to park on Penna Street.
- Speed limit concerns

Services / Management

- Removal of scrub on main road to improve amenity to town entrance
- Would like a black water dump point
- Wear and tear to the main roads due to heavy truck usage
- Minnipa entrance needs sealing and signage.
- Illegal camping near the golf course museum – check signage.
- Concern at the possible relocation of the museum.

Open Space

- Potential build-outs and tree planting to improve landscape amenity within the road reserve and address stormwater impacts.

Access / Movement

- Resealing of East Terrace.
- Strong focus on increasing footpath connections around the town.

- Look at configurations of Viterra site and potential entry-exit points within the bulk handling area and development of new holding capacity to alleviate impacts on Main Road and local road network review land holdings and road reserve configurations.

FURTHER MASTER PLAN CONSIDERATIONS

- Develop improved access to silos and review impacts on the town centre.
- Review and increase parking along Penna Street.
- Review the relocation and development of the museum (preference to stay at current location).
- Identification of dump point location.
- Further define practical and affordable play space behind museum.

The following items were identified for further work in the master plan and concept plan for Poochera

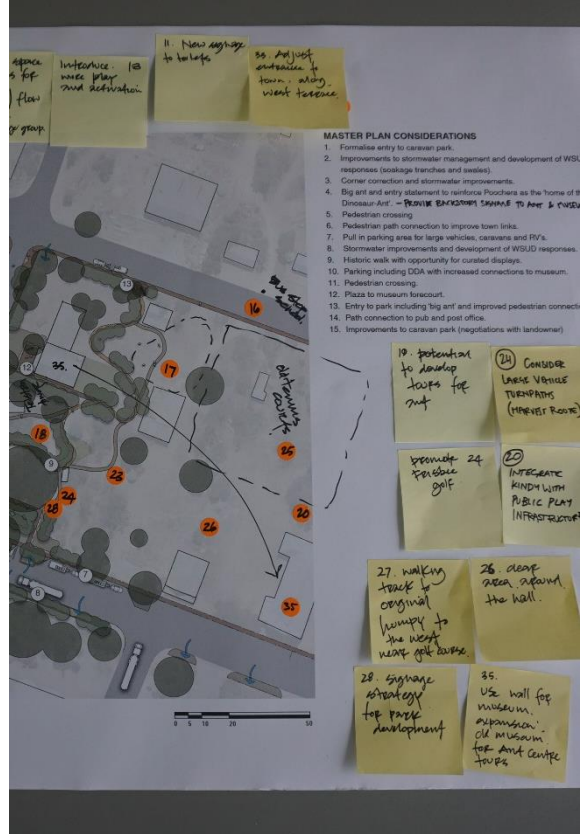
Comment origin	Comment	Response in Masterplan
Online Survey	Every aspect is good except for the use of the caravan park entrance on Barnes street. This entry has been closed for a number of years due to being too narrow and the practice of caravans and other vehicles using it as a drive through and not stopping at the footpath.	Following further consultation the Barnes Street entrance has been removed from the concept plan.
Online Survey	Storm water and tree trimming at intersections	Review as part of detailed planning.
Online Survey	Working with Viterra re dust suppression and traffic control	Detailed discussions have begun and will continue between Viterra and the council.
Online Survey	Signage around town re facilities	Review as part of detailed planning.
Online Survey	Signage around town re camping and parking	Review as part of detailed planning.
Online Survey	Develop more parking for trucks and caravans on Main Street to cope with heavier summer traffic	Review as part of detailed planning.
Online Survey	Truck access to the silos.	Review as part of detailed planning.
Online Survey	Truck parking on the town side of the rail line.	Review as part of detailed planning.
Online Survey	Bitumen the road at the CFS shed.	Additional notation included in the masterplan.
Online Survey	More signage to discourage camping in areas other than the caravan park	Review as part of detailed planning.

PHASE THREE – SUMMARY

Comment Topic	Item	Summarised Comment	Master Plan response
Poochera – Concept Plan	10	More designated caravan parking on Penna Street - the photo looks like only parking on one half on the museum side?	There are parking bays included along one side of Penna Street. Parking along the other side is not recommended due to increased road width and development of pedestrian crossing.
Poochera – Strategic Actions	15	Look at dust suppression and traffic management for heavy vehicles around the silos at certain times of the year.	Include wording “dust suppression and traffic management” in item (15) in Poochera master plan.
Poochera – Strategic Actions	22	Nothing mentioned about upgrades and maintenance of existing Poochera Sports complex or linking a bike path to the oval.	Include action “Upgrade and maintain Poochera Sports Complex as required” Bike path connection to oval is included as action item (22) of master plan.
Poochera – Strategic Actions	4	Including a playground as part of the old court redevelopment.	Is included as action item (4) of master plan and as part of the concept plan.
Poochera – Concept Plan	15	Green space lawn area.	Is included in action item (15) of concept plan.
Poochera – Concept Plan		Dog park for travellers.	Not recommended.
Poochera – Concept Plan	17	Improved / updated public toilet facilities along with RV dump point (which is mentioned).	Included in action item (16) of master plan.
Poochera – Concept Plan	15	Updating existing bbq and seating area with shade or shelter.	Include reference to BBQ in concept plan.
Poochera – Concept Plan	12	Include a small kiosk near museum for future community events and festivals.	Include wording “...including consideration of small kiosk” in action item (12) of concept plan.
Poochera		Extreme weather event mitigation	Noted.
Poochera		Front street needs to be all bitumen & trees cut back.	Noted.
Poochera – Strategic Actions	8	Decent entrance signs.	Include additional wording to action item (8) in master plan to include upgrade to township entry including signage.
Poochera – Strategic Actions	16	Nothing really to change but more clarification on plans on the caravan park which is privately owned	Include wording “...in collaboration with caravan park owners.” To action item (16) in master plan.
Poochera – Strategic Actions		Maybe the vacant derelict buildings and what would be done with them	Noted. The master plan considers land use changes not issues with individual private development.

Comment Topic	Item	Summarised Comment	Master Plan response
Poochera – Concept Plan		Not so much change, but in regard to landscaping, it should be very simple (ie not like Wudinnas main thoroughfare) and low maintenance & definitely irrigated.	Noted.
Poochera – Strategic Actions	8	Signage, once completed, on the highway and in town that promotes the facilities Poochera	Include additional wording to action item (8) in master plan to include upgrade to township entry including signage.

Comment Topic	Summarised Comment	Master Plan response
Wirrulla and Poochera	Wirrulla and Poochera are supplied via 11kV feeders (SB03 and W08) with available capacity for additional development.	Update master plan to reflect SAPN feedback.



HASLAM

PHASE ONE - SUMMARY

VISION

The following words and comments related to the vision for Haslam:

"A small town, with 25 permanent residents"

"Projects need to be followed through"

"Quiet, town's good as it is"

TOPIC SUMMARY

The following are the key topics identified through the consultation:

Land use

- Enforcement to limit impacts of storage in town
- Truck storage lease land/industry land
- Potential for the council to take ownership of the jetty to enable future activation and development
- Truck lay-down area, corner Thompson Street and West Terrace, impacts neighbouring property
- Potential to develop truck lay down
- Potential to develop local store - general supplies and community benefit

Governance (maintenance)

- Limit the time visitors stay in park to only 7 days, not 3 – 4 months
- Improve footpaths to town. Kerb & gutter
- Tidy up the town. Improve rubbish collection next to the post office
- Watering trees, maintenance and establishment of street trees
- Weed impact in winter preventative to boat ramp use

MASTER PLAN CONSIDERATIONS

- Review land use and planning designations within the town
- Improve community facilities, footpaths and amenity
- Improve open space provision
- Improve camping facilities
- Manage camping
- Increase tourism potential of the town

PHASE TWO – SUMMARY

The second round of consultation with the community was impacted by bad weather. Although several brave community members did endure the wind and rain, the consultation had to be stopped.

A separate consultation session was undertaken on the 24 May 2023, to ensure that the community's feedback had been recorded. The following reflect comments provided by the community from both sessions.

Caravan / Camping

- Consider impact of trees in camp ground on solar panels. Balance demand for shade with solar access.
- Potential to accommodate large sites for buses.
- Need to formalise camping opportunities while not impact the character and potential of the site.
- Move information board to front of park.
- Consider knock-on effect of camping restriction at Perlubie and need to accommodate overspill. Impacts of on line booking, poor internet connection, duration of stay.

Governance (maintenance)

- Council should advocate and make provision for more telecommunications – poor telecommunications in this area.
- Increase levels of maintenance.
- Concerns that offal from fish is being placed in bins and stinking.
- Illegal dumping occurring in Conservation Zone to east of township to be investigated and Oyster Basket issues.

Access / Movement

- Leave the road in front of shelter (do not close off the loop road).
- Maintain boat access from the boat ramp.
- Keep boat parking at bottom of Jetty.

Open Space

- Playground – will the existing one be added to/upgraded.
- Retention of native vegetation surrounding the town.
- Enhance the natural character of the localities, save watering and maintenance requirements, suppress dust and sand drift and provide an overall cooling effect in the town.
- Landscaping with plantings of (preferably) locally indigenous species of native vegetation

General Feedback

- Fish cleaning station'
- Jetty retention
- Additional signage on the main road to improve awareness of the Town entrance.

FURTHER MASTER PLAN CONSIDERATIONS

- Review campground concept design to reflect community feedback.
- Protect the conservation areas.
- Review vehicular access and open space provision to the foreshore.
- Review camping recommendations as part of Camping and Caravan Report.

The following items were identified for further work in the master plan and concept plan for Haslam

Comment origin	Comment	Response in Masterplan
Online Survey	Improve rubbish area by public toilets	Note to be added to the masterplan.
Online Survey	Add more bins including recycling bins	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	Shift water dump point	Dump point moved as part of caravan park upgrade.
Online survey & Community session	Caravan Park water point to be on a paid meter – currently being used to clean caravans	Review as part of detailed planning.
Online Survey	Tidy up jetty area	Noted.
Online survey & Community session	Don't close the loop road in front of the jetty area	Modification of vehicle movements will improve pedestrian access. Maintain intent of masterplan. Review as part of detailed design process.
Community Session	Currently conflict between the location of the dump-point and oyster boats accessing the boat ramp	Dump point moved as part of caravan park upgrade.
Community Session	The turning circle shown for caravans is too small for the big rigs.	Caravan access to be reviewed as part of concept. Note added to concept plan to limit caravan access.
Community Session	Would like a jetty shelter like in Streaky Bay	Note added to masterplan as park of general jetty upgrade.
Community Session	Would like a jetty pool for safe swimming away from sharks	Note added to masterplan, "investigate potential to develop safe swimming area".
Community Session	Would like more kid friendly play space with shade	The approach is shown in the concept plan.
Community Session	Beach access to be more accessible for people with mobility issues	To be reviewed as part of any boat ramp upgrade.
Community Session	Would like an area for a fish cleaning station	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Consider area for green waste disposal	Outside scope of the project. Council to review as part of ongoing service provisions.

Community Session	Management of illegal dumping required	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Landholder doesn't agree with spatial plan showing expansion of residential area – would prefer town to grow to the west	The masterplan shows an appropriate and orderly development of future land uses.
Community Session	Keep boat parking at bottom of jetty	Modification of vehicle movements will improve pedestrian access. Maintain the intent of masterplan. Review as part of a detailed design process.
Community Session	Keep shelter in current location	The shelter will be upgraded as part of the open space concept plan.
Community Session	Trees within campground will restrict camper vans solar panels – perimeter planting only	Review as part of detailed planning.
Community Session	Keep toilets in current location but make accessible	Review as part of detailed planning.
Community Session	Keep campground as open plan	The caravan park concept will provide greater amenity and improved capacity during peak seasons.
Community Session	Campground has to allow for full size buses / large sites	The concept plan
Community Session	Campground – move information board to front of park	Review as part of detailed planning.
Community Session	Telecommunications terrible and should be upgraded	Review as part of detailed planning.
Community Session	No walking trail along the foreshore	The approach is shown in the concept plan.
Community Session	Strongly agree with walking track from jetty to tennis courts	Noted.
Community Session	There needs to be a time limit for camp ground	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Does there need to be a time limit for the campground?	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Current connectivity is poor – wifi node needed	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Would like to see the maintenance level increased	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	No driveways in kerbing (Main Street, Cross Street, Don Skinner)	The masterplan recommends improvements to road infrastructure to improve the public realm quality in the town.

Community Session	Driveways to be rubbled from road to property boundary	The masterplan recommends improvements to road infrastructure to improve the public realm quality in the town.
Community Session	Illegal dumping occurring in Conservations zone east of town	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Mundy Road to be graded	Outside scope of the project. Council to review as part of ongoing service provisions.

PHASE THREE – SUMMARY

Comment Topic	Item	Summarised Comment	Master Plan response
Haslam – Concept plan	16	The reduction in size of the foreshore area in Haslam will not accommodate the larger tourist vehicles such as buses with trailers which will result in congestion or people not visiting Haslam.	The concept plan aims to improve pedestrian access and provide designated parking with additional signage. Walking is encouraged. The detailed design stage would consider balancing open space and traffic.
Haslam – Concept plan	3	A permanent kiosk at the Haslam campground would not be viable.	Community interest has been expressed in the kiosk. The detailed design and viability of the kiosk would be considered as part of the detailed design stage.
Haslam – Concept plan	3	Moving the dump point so it does not conflict with boat ramp users is a good idea	Noted.
Haslam – Concept plan	3	A paying water facility for campground users would be good idea and will help to reduce the tension between visitors and residents	Note to be added to the concept plan.
Haslam – Concept plan	2	A book online system for the campground would be a good idea	Consider as part of the council's Camping and Caravan Strategy.
Haslam – Concept plan	3	The Master Plan proposes to relocate the Dump Point to a site across from a resident who has previously had conflict with visitors over use of water. While there is merit in the idea we fear the angst that will cause with him watching every RV coming into the Dump Point and getting Non Potable Water hose is fraught.	Review location. Potential to relocate as part of industrial land development. This will be considered when a more detailed design is undertaken for the area.

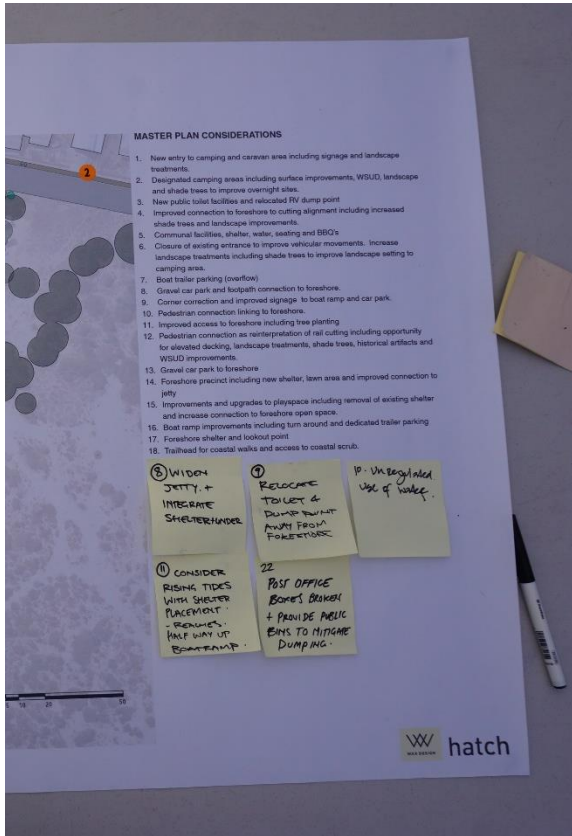
Comment Topic	Item	Summarised Comment	Master Plan response
Haslam – Concept plan	3	Instead of relocating the dump point, which is expensive, consider straightening out the road before the dump point to give a straighter path for boat ramp users and more manoeuvrability to avoid the dump point users.	Widening the road will impact on the coastal dunes. Removing the conflict and relocating the dump point is recommended. This will be reviewed as part of the detailed design stage.
Haslam – Concept plan	16	Straightening the road to the boat ramp would improve visibility for caravans so they know there is a turn around opportunity ahead, currently they cannot see what is in front of them, they get concerned they won't be able to turn around which results in congestion around the intersection before the boat ramp.	The concept plan discourages caravan access to the boat ramp. The signage and the road design will encourage parking and walking in the town. Consider promoting Caravan Parking in Item 7 as well or don't allow boat parking in 16 and this area is for recreational use only.
Haslam – Concept plan	2	The Haslam campground is quite exposed, there are high winds and uneven ground. The proposed eastern camping bays would be the most exposed to strong winds.	The concept plan proposed extensive shelter planting and new shelters.
Haslam – Concept plan	2	Short term restrictions on camping stays will have a negative impact on visitors to Haslam. The weather in Haslam can be highly inclement for days leaving campers with nothing to do but shelter in their caravans. If a limit is placed on camping all year round there is real risk of losing regular travellers who are happy to sit out the weather or brave some of the milder conditions	The master plan for Haslam does not recommend stay restrictions. Further detail to be provided in the Camping and Caravan Strategy and following community consultation.
Haslam – Concept plan	2	Potential solution is to have a Camp Host who would oversee the grounds in a reciprocal arrangement with the council. Their role is to direct travellers to a suitable camping location, collect fees, maintain the amenities, and monitor the overall presentation of the grounds. The accept a nominal fee to cover the costs of travel to collect supplies to restock amenities and to liaise with Shire staff in return for a rent-free site. I have noticed this is a popular arrangement at many National Parks and beach campgrounds in Western Australia. This reduces the labour	Consider as part of camping and caravan Strategy.

Comment Topic	Item	Summarised Comment	Master Plan response
		and oncosts associated with a council employee to travel to the site	
Haslam – Concept plan	3	The proposed relocation of the dump point is opposite a residential area and imposes upon nearby residents as there is likely to be an increase in dust and noise and the unavoidable odours associated with sewage disposal. As the plan proposes to close the current entry to the campgrounds, I recommend this is a more suitable location to the position the dump point and new amenities block. This area is suitable for large vehicles to temporarily pause to dispose of waste and naturally points them to the foreshore where they are drawn to take advantage of the highlighted beautified area and facilities. The amenities block would also be more centrally located between the foreshore and the campground.	Will be considered when more detailed design undertaken for area.
Haslam – Concept plan		There is evidence around the country of small communities becoming thriving tourist destinations, and with careful planning, risk assessment and an investment in solution focused strategies, Haslam has the potential to be one of this. The Strategic Plan is well thought out and with some further investigation into some of the details outlined above, I believe that the location will be utilised by short and long-term travellers all year round.	Noted
Haslam – Master plan	2	Limiting the time which people can stay at the Haslam campground will have a negative impact on tourism for Haslam. Particularly for interstate travellers who travel multiple days to get to Haslam.	Consider as part of camping and caravan Strategy. Limiting short-term stays is not anticipated as part of the master plan for Haslam.
Haslam – Master plan	2	Limiting the camp ground to 1 week stay will negatively impact on the visitor number for Haslam. Strong winds and poor weather impacts on how often boats can be launched, 1 week stays would not allow people to wait out the	Consider as part of camping and caravan plan. Limiting short-term stays is not anticipated as part of the master plan for Haslam.

Comment Topic	Item	Summarised Comment	Master Plan response
		weather and would deter visitors from Haslam.	
Haslam – Master plan	25	The jetty is the heart of Haslam the upgrades identified in the plan should be prioritised and would be detrimental to the longer-term growth strategy if not undertaken.	Noted.
Haslam – Master plan	2	There has been a reduction of visitor numbers to Haslam over the years due to decline in oyster farming, limited amenities, poor and volatile TV and phone reception, and no water specifically to the campground. The area is dusty during high winds. Limiting stays to seven days would also limit the volume of travellers, especially during the off-peak season. A suitable compromise would be to offer camping up to 7 days during the peak travel seasons such as October to March and offer extended stays during the rest of the year, perhaps at a weekly rate. In the off-peak season, allowing longer term camping maximises occupancy and guarantees income while injecting cash into the local economy.	Consider as part of camping and caravan Strategy. Review location. Potential to relocate as part of industrial land development. This will be considered when a more detailed design is undertaken for the area. (See previous commentary)
Haslam – Master plan	2	An online booking system would allow travellers to secure their length of stay in any season.	Consider as part of camping and caravan Strategy.

Comment Topic	Summarised Comment	Master Plan response
Haslam	Haslam is supplied via 19kV SWER feeders with very limited available capacity for growth in this area. Haslam with the proposed EV charging station, improved public lighting, rezoning to support additional residential growth and development of industrial land and an aquaculture zone currently does not have available capacity to support this growth without network augmentation which may require the adoption of local Stand-Alone Power Systems (SAPS) or microgrids.	Future capacity needs to be reviewed and discussed with SAPN. Recommend that the council needs to discuss future planning requirements with SAPN.

Comment Topic	Summarised Comment	Master Plan response
Haslam	Toilets – should plan and include to have public toilets separate from the Caravan Park toilets	Need to review capacity to have two toilets. Recommend showing one toilet.
Haslam	Boat Parking – is there enough?	Will be considered when more detailed design undertaken for area. Further consultations with stakeholders will be required.
Haslam	Jetty – realistically is there capacity to fund the jetty into the future	Council to review.
Haslam	Camping to be supported with facilities and play space to be supported with separate facilities	Noted.



SCEALE BAY

PHASE ONE - SUMMARY

VISION

The following words and comments related to the vision for Sceale Bay:

“Sceale Bay should stay as it is, just peace and quiet”

“A piece of paradise, Sceale Bay is perfect as is, small community, beautiful beach, peaceful and quiet, close community, amazing beach, surrounded by conservation areas and precious wildlife space”

“It is a beautiful place to live, preserved bush, coastal views, dry fragile coastal environment protected, limited residential development to existing town boundary”

TOPIC SUMMARY

The following are the key topics identified through the consultation:

Service Capacity:

- Future development needs to consider infrastructure such as roads and stormwater.
- Existing systems at capacity – electricity provision and capacity was specifically mentioned by multiple participants.
- Stormwater flow paths and floodways need to be reviewed and protected.
- Review future capacity based on small population growth.
- Infrastructure upgrades to be in keeping with the character and scale of the town.

Coastal Management:

- Protected coast line highly valued.
- Restricted camping on the beach supported / no camping on beach.
- Management of jet skis requested.

Conservation:

- Conservation of natural environment was highly valued.
- Rubbish and pest species management was indicated as required.
- Encroachment and degradation of conservation areas by development, visitors, and adjacent rural land (e.g. weeds, litter and pesticides).

Land use:

- Conflict between additional development and conservation or environment, coastal management and service capacity.
- Challenge the view that growth is inevitable. Further residential growth in Sceale Bay goes against the wishes of the community, the State Government on environmental grounds.
- Improving open space provision and quality

Movement:

- Increase footpath connections to the beaches (landscape and heritage walks).
- Traffic calming required / management of vehicle speed / slow vehicle environment - many near misses with pedestrians especially in front of toilet, around beach, and main street.
- Road /parking/boat ramp surface needs to be maintained.
- Easement required to enable access to Hart's Bay (pressure to extinguish).
- Manage parking and reduce informal access and associated environmental impacts.

Open Space

- Improvement of open space to meet community and visitor needs.
- Develop play opportunities that reflect the character of the town (consider nature play, not plastic play equipment).

Cultural Recognition

- Interpret Wirangu 'connection to country' (https://en.wikipedia.org/wiki/Wirangu_people)

Governance

- Increase funding and service provisions for the town.
- Need to develop the town economically, socially and environmentally.
- Review native title claims.

MASTER PLAN CONSIDERATIONS

- Balancing future community requirements with a strong desire to protection the natural environment.
- Stormwater mitigation and capacity.
- Protection of the coastal environment and management of impacts from recreational activities.
- Protection of the natural environment.
- Managing future growth (managing expectations and differing opinions).
- Improving and maintaining access within the town (managing peak loads and community needs).
- Appropriate development of open space.
- Options-based approach to master planning to reflect and accommodate the differing opinions within the town.
- Improving pedestrian connections.

PHASE TWO – SUMMARY

Land Use / Residential Development

Three different scenarios were developed for Sceale Bay as part of the Master Plan for the Township Management Plan. This focused on different levels of residential development for the town.

This was a key focus in the community presentation and included the following comments:

- Impact of increased development and town population on the landscape character and wildlife. Consider the potential human impacts on local species and whether Sceale Bay has a maximum environmental holding capacity above which the impacts of the town are detrimental to the fauna and flora of the area.
- Strong objection by certain community members to any development.
- Fire danger and fire buffer required around town. Potential increased firefighting opportunities within rural living zone.
- No growth in town will drive up property prices.
- Infrastructure upgrade (sealed roads, power) needs to be included in development.
- Conflicting comments on the need for and opposition to residential development.
- Consider the development of infrastructure and the ability to influence private development and deliver appropriate infrastructure (Reference made to the road access to the 10 allotments).
- Can the masterplan achieve a balance approach – strongly opposing views on the future direction of the town.
- Concern over infrastructure requirements and lack of maintenance within the town (clear frustration that nothing has been done over the last 10 years).

Open Space

- Access to beach not to be restricted.
- The model of the playground should be fitting to the environment with no impact on the residents/houses closest to it.
- Conflicting comments regarding the creation of open space and play opportunities for the community.
- Consider modifying open space to reflect future open space requirements and use of private land.
- Provide finer grain detail of footpath connections within the town.
- Reinforce the importance of the footpath to the coastline. Community have tried to develop this for five years without (30 years) without much success,

Community Strengthening Planning Committee comments

- Sceale Bay boat ramp needs to allow large scale fishing boat access and space for rigging – abalone divers etc.

Other Feedback

As part of the consultation process, the council received several community responses that fell outside the engagement sessions and were not recorded as part of the community surveys that were

undertaken by the council. The feedback provides a valuable insight into the opinion of particular community members concerning specific issues associated with the Township Management Plans for Sceale Bay.

The following represents comments received from several land owners in the town and the responses provided by the Council and members of the consultant planning team:

- Numerous emails were received from a land owner outlining their concerns that their allotment has been identified as being possible open space in one of the master plans put forward as part of the second round of consultation. In response the following explanation was provided.

The master plan aims to explore potential land uses across the township that meet the future demands and needs of the community. The master plan considers future land uses over a 40 year period which is potentially far longer than the normal individual tenure for land ownership. The master plan provides a strategic land use framework in which to test future decisions and facilitate discussion. This is particularly relevant for the provision of open space. Council has a key role to play in the delivery of open space that supports community wellbeing. This approach is typical for a strategic planning process. No specific land parcels have been targeted for a change of use and the master plan considers possible new land uses based on existing context, future demand and potential benefit to the community. Importantly, the planning outcomes and adoption of the master plan will not trigger a change in land use.

- Numerous emails were received from one resident about: (a) concerns regarding the consultation process, (b) how the Master Plan will influence future planning process, and; (c) concerns about potential growth in their township.

Council has undertaken an extensive consultation process that is outlined in this summary report along with the community feedback that was received. The development of the strategic master plan for Sceale Bay needs to maintain a balanced approach as well as setting a strategic vision for the future. Concerning potential growth in the townships, the Council has a clear responsibility in strategic planning for their local communities' future growth, development and management. This viewpoint was reinforced by the State Planning Minister in a recent letter to Council. Within the District Council of Streaky Bay and more broadly across the Eyre Peninsula there is a lack of affordable housing options, rental vacancy rate is at 0.45% and lower than the national average of 1% (which is being described as a being at crisis levels). Local businesses and other support and health services are struggling to attract staff. The option of no development is not a viable or realistic option for Council in the management of its local communities, especially for a growing community such as Sceale Bay. The scenarios presented for the management of Sceale Bay's future population growth and development over a long-term period aims to balance opportunities for appropriate future population growth while maintaining the existing character of Sceale Bay.

FURTHER MASTER PLAN CONSIDERATIONS

- Develop masterplan for the town that balances limited growth, managed tourism, landscape and open space enhancements and the protection of ecologically sensitive areas.
- Develop specific infrastructure recommendations.
- Modify open space provision that respond to future planning needs and the limitation of existing land ownership.
- Recognise the potential limitations in delivering open space through the existing planning processes (12.5% open space),
- Develop additional footpath connections within the town that promote walking and cycling.
- Review parking and access on the foreshore and enable adequate boat access (rigging).
- Clarify integration of play opportunities on the foreshore that complement the natural environment (not play equipment).

The following items were identified for further work in the master plan and concept plan for Scaele Bay

Comment origin	Comment	Response in master plan
Online Survey	The Masterplan in at least two Scenarios seems to be built around the concept of residential expansion as inevitable. It doesn't address any mitigation strategies to protect Endangered and Critically Endangered species close to the Settlement. These include Migratory and Non Migratory Shorebirds on the Beaches of Scaele and Searcy Bay, as well as Osprey and White Bellied Sea Eagles on the cliffs of Searcy Bay and Australian Sea Lions on Nicholas Island Conservation Park. Expansion of human populations are the sole cause of the decline of all these species. The Masterplan must broaden its scope by recognising its role in protecting all these species. To argue that this is not a role of a Masterplan is to fail to recognise the unique ecosystem that the Scaele Bay Settlement is surrounded by.	The comment is noted. However, the detailed assessment of ecological value is outside the scope of the masterplan. Further investigation and detailed studies will be required as specific directions and actions are developed.
Online Survey	Revegetation and removal of pest weeds in the public reserves needs to be addressed as a priority. The current foreshore area and curbing of the township is littered with gazanias and box thorn. These pest weeds are an eye sore and negatively impact the growth of surrounding native plants. With Council being aware of the invasive weed issue and not addressing it, leaves me with little faith that Council has the capacity to upkeep and service the proposed 'Nature play and open spaces'.	Noted. However, this is outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	Consider the impact to the local environment to withstand increased population, when proposing increased land available for residential development. Increasing the land available will put significant stress on the	The comment is noted. However, the detailed assessment of ecological value is outside the scope of the masterplan.

	environment and species that are endemic and endangered in the area. These species and landscape are what makes Sceales Bay so special to experience when visiting for a day trip or staying for a holiday. The surrounding environment, flora and fauna is the value and will be put at high risk if more land is to be made available for development. These species including White Bellied Sea Eagles, Australian Sea Lion, West Coast Mint Bush, Hooded plover and other migratory birds.	Further investigation and detailed studies will be required as specific directions and actions are developed.
Online Survey	Consider the effect increased housing and land divisions will have on the charisma and aesthetics of a small seaside holiday town.	The masterplan shows an appropriate and orderly development of future land uses that meet the potential demand for growth. The intent of the masterplan is to encourage considered development. To maintain the qualities described.
Online Survey	There is no need for a nature play and or any playground in sceale bay. The beach and surrounding environment is the playground. There are many families who have young children and spend holidays and live there, utilising the environment as a 'nature playground'. Families who day trip all use the beach as a nature playground. Having a playground on the foreshore will be an eyesore, is not needed nor wanted and is out of touch.	The concept recommends nature play using natural elements that are integrated into the open space. This reflects the view of many community members and addresses the potential conflicts associated with children playing in high conservation areas.
Online Survey	Improve signage and regulatory capabilities in stopping people camping on the beach. Sceale Bay does not need to be the next perlubie. It would be good to see Council plan to develop a bush camp to facilitate the increase in visitors and campers. Currently there is no provision in the plan for this.	Noted. To be considered as part of the camping and caravan review.
Online Survey	Awareness of human presence in a wildlife zone	Noted.
Online Survey	Implications of expansion of local township footprint	Noted.
Online Survey	Management of 4WDs on beaches and onto fragile habitat	Noted. To be considered as part of the camping and caravan review.
Online Survey	Removal of intrusive shade structure concept on fore shore	The concept plan balances human comfort with the development of structures. It is considered that the concept plan achieved this balance. Review as part of detailed planning.

Online Survey	Restoration of native vegetation surrounding Sceale Bay	Noted.
Online Survey	The direction of this plan is more suited to an inner city urban coastal township. The weight of design and concept development fails to adequately address the reality of the fragile natural heritage values that exist adjacent to the township. What appears to be the #1 priority in all but option 2 is to cater for an outdated expansionist urban model. This location is home to significant endangered species that form the backbone of the "wildness" of this space. These are the drawcard of the west coast and DCSB. It is so disappointing to see another perfunctory attempt to "improve" this space while fundamentally trying to open it up for wholesale development with kitsch coastal appeals to tourists. This is a wild place doing less is more, some basic factors around land and access management is all that is required. Do this and the goose will continue to lay the golden tourist eggs for generations.	Noted.
Online Survey	Develop open space to reflect the local heritage significance of the Old Jetty Environment ST	This is the intent of the masterplan. Review as part of detailed planning.
Online Survey	Develop coastal footpath connections	This direction is supported in the masterplans.
Online Survey	Develop new open space	This direction is supported in the masterplans.
Online Survey	Investigate options for land west of the township (potential to rezone to Rural Neighbourhood Zone)	This is reflected in the current masterplan options.
Online Survey	Investigate options for land south of South Terrace (potential to rezone to Rural Living)	This is reflected in the current masterplan options.
Online Survey	Overall, it seems like a lot of thought and money has gone into a complex plan. Some ideas need to be simplified and considered in as long term and sustainable ideas. Developing neighboring pockets of land is not the way forward for this little town. Keep it exclusive and small, and a day trip destination for tourists. This will reduce the overall footprint of the township and keep it tidy and maintainable. Additionally, the money spent on a play space could be better put toward re-vegetation. The beach and surrounding natural landscapes are what families come to visit, not a plastic filled, accident prone site that council then need to maintain and upkeep.	Noted.
Online Survey	incorporating the priorities of the adjoining conservation estate into all future planning	Noted.

Online Survey	ensuring access points to the beach are limited to one	Review as part of detailed planning.
Online Survey	prioritising revegetation of the entire foreshore area	Noted.
Online Survey	future maintenance plans for the public spaces	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	rehabilitating existing infrastructure	Noted. This direction is supported in the masterplan.
Online Survey	It needs to be reviewed and considered within the context of preservation and rehabilitation of the conservation estate that surrounds the township. Urban development principles are NOT the context in which planning should be undertaken for Sceale Bay township. Township and conservation objectives can coexist sympathetically with each other and Council should be able to support the State's efforts in rehabilitating farming land now held by Parks.	Noted.
Online Survey	Improve access and parking capacity along the foreshore	This is reflected in the current concept plan options.
Online Survey	Increase landscape amenity and maintenance of the foreshore.	This is reflected in the current concept plan options.
Online Survey	Rationalise vehicular access to the boat ramp and reduce conflicts.	This is reflected in the current concept plan options.
Online Survey	Develop open space to reflect the local heritage significance of the Old Jetty	This is reflected in the current concept plan options.
Online Survey	S1, S2, S3: proposing pedestrian links (S1&S3) and/or improved road access (S2) through privately owned residential land contradicts rights of Torrens Title and shows a surprising lack of understanding of existing Sceale Bay allotments.	The masterplan shows an appropriate and orderly development of future land uses that meet the potential demand of the community and for growth. The intent of the masterplan is to encourage considered infrastructure improvements that maintain the qualities of the town.
Online Survey	S1, S3, item 15: designating a private residential allotment adjacent to rural land for future open space lacks clear rationale. The town has not indicated it wants, nor needs, open space next to the paddocks. As the targeted growth corridor adjoins this residential allotment, it would make more sense, in keeping with planning conventions, for the developer to allocate open space from any newly created land division.	The provision of 12.5% open space is only triggered for developments over 20 allotments. The land holding and type of development in Sceale Bay will not deliver new open space, and proactive open space planning is required. This is reflected in the masterplan.
Online Survey	S1, item 16: investigating options for development across floodway to west of town is environmentally irresponsible, especially after	Noted. Review as part of detailed planning.

	we have witnessed the hardships recent floods imposed on people in throughout Australia.	
Online Survey	S1, S2, S3: creating unsealed access road on the southern and western boundary of town, abutting the adjoining fence line of a residential allotment (identified as 15 or 17 depending on scenario). These roads, as currently marked on the Masterplan scenarios (and already carved into the paddock), will generate immediate dust pollution for the resident, and also for neighbours, reducing their liveability. The introduction of these dirt roads is contrary to Council's Strategic Management Plan 2020-2040 that aims to increase liveability, including through fit for purpose infrastructure. Public access dirt road in a town with sealed roads is not fit for purpose infrastructure.	It is not assumed that the roads would be unsealed.
Online Survey	S1 and S3: only exploring potential growth to the south and west of town. There is no scenario exploring the potential to grow east of the town, along the public road coming into town. This is a major failing of the Masterplan.	Noted.
Online Survey	The second round of Masterplan for Sceale Bay was not built on ideas developed in the first round. The disconnect created concerns that Council is using 'consultation' as an excuse to push a growth agenda.	Noted.
Online Survey	Development of more land	Noted.
Online Survey	Revegetating open space	This intent is reflected in the current masterplan options.
Online Survey	Land usage and zoning	Noted.
Online Survey	Old jetty heritage significance. Repairs to the block work	Noted.
Online Survey	Beach access	Noted.
Online Survey	Public space	Noted.
Online Survey	Blocks on western side of town rezoning	Noted.
Online Survey	17... possible extension of town	Noted.
Online Survey	Scenario 1 is not supported by the community	Noted.
Online Survey	Scenario 1, no. 15 is private land not suitable for public space	The provision of 12.5% open space is only triggered for developments over 20 allotments. The land holding and type of development in Sceale Bay will not deliver new open space, and proactive open space planning is required. This is reflected in the masterplan.

Online Survey	need clarification on future and present residential zones, no one in Sceale Bay supports more housing	Additional information is provided within the masterplan.
Online Survey	it does not reflect the strong opposition from residents for any more expansion of housing or the strong support for changing the land use behind the town to conservation or carbon planting. this came out strongly at the town meeting but the option of more residential land expansion behind the town is still in the plan.	Noted.
Online Survey	Footpaths/kerbing	Noted.
Online Survey	Vehicle access to the beach, please do not restrict it	The concept plan has not recommend restricting beach access.
Online Survey	Future developments	Noted.
Online Survey	Limiting speed within the town	Noted.
Online Survey	Revegetation of the gardens around the town	Noted.
Online Survey	The grape bush needs to be cleaned up around the town, the rabbits are a real problem. The kerbing needs to be completed in all streets and some footpaths also. The kids are on the road all the time and with tourist traffic increasing and not abiding by the speed limit, someone is going to get seriously hurt. Please do not restrict vehicle access to the beach, it is one of the best things about Sceale Bay, there just needs to be signage to help restrict the speed limit on the beach. A playground area would also be nice for the visitors and the town people alike	The masterplan aims to address these concerns. Further investigation and detailed studies will be required as specific directions and actions are developed.
Online Survey	Landscaping height which obscure views from residents	Noted.
Online Survey	Carparking also obscures views opposite dwellings	Noted.
Online Survey	Why are we the residents waiting so long for any action or maintenance to be taken within the Sceale Bay township. We already pay exorbitant council rates and have very little done within the township in regard to maintenance or improvements.	The masterplan and concept plan aim to set a framework for future actions by the council.
Online Survey	No walking track around the township. Keep the tracks on the beach	It is important to improve access in the town.
Online Survey	The boat ramp area is very congested	Noted.
Online Survey	Access to hart bay should be well defined	Noted.
Online Survey	No further expansion within the existing township	
Online Survey	As far as I can see your master plan consists of three conceptual plans. If I have to select a favorable plan I select plan two which keeps	Noted.

	the township within the current boundaries and limits further expansion	
Online Survey	Roads	Noted.
Online Survey	Paths gardens	Noted.
Online Survey	Hell bent on development. Not interested in environment	Noted.
Online Survey	Stop any residential development	The masterplan shows an appropriate and orderly development of future land uses that meet the potential demand of the community and for growth. The intent of the masterplan is to encourage considered infrastructure improvements that maintain the qualities of the town.
Online Survey	Keep Heart Cove Road open	This is reflected in the current masterplan options.
Online Survey	No extra car parks on foreshore reserve	To be reviewed as part of the final concept plan. However, the concept plan intentionally limits ad-hoc parking and increases the protection of the foreshore environment from informal vehicular access.
Online Survey	Ban 4WD beach access threatens endangered species	Noted. To be considered as part of the camping and caravan review.
Online Survey	No playground on foreshore reserve	The concept recommends nature play using natural elements that are integrated into the open space. This reflects the view of many community members and addresses the potential conflicts associated with children playing in high conservation areas.
Online Survey	Yes. The area is surrounded by conservation parks. No residential development.	Noted.
Online Survey	Vegetative landscaping	Noted.
Online Survey	Interpretative Signage recognising Sceale Bay History both Indigenous and European	Noted.
Online Survey	Interpretive Signage recognising Sceale Bay's environmental features	Noted.

Online Survey	Provided info in the master plan section re play space, weed management, reveg ect.	Outside scope of the project. Council to review as part of ongoing service provisions. Further investigation and detailed studies will be required as specific directions and actions are developed.
Online Survey	The concept plan needs to further consider the capacity of the Council and surrounding infrastructure to service the proposed open recreation spaces. An example of this is the proposed lawn space. There is no access to water, no planning for water catchment and the necessity for a lawn area has not been considered as there is an entire beach available as a flat open space.	To be reviewed as part of the final concept plan.
Online Survey	Boat ramp precinct, exclusion of our current functional rigging & queue zone	To be reviewed as part of the final concept plan.
Online Survey	Off street parking not required	To be reviewed as part of the final concept plan. However, the concept plan intentionally limits ad-hoc parking and increases the protection of the foreshore environment from informal vehicular access.
Online Survey	Nature play not required	The concept recommends nature play using natural elements that are integrated into the open space. This reflects the view of many community members and address the potential conflicts associated with children playing in high conservation areas.
Online Survey	It's suited to urban development not in sympathy with the adjoining conservation estate. The current boat launch and retrieval and parking works excellently the flow and movement of amateurs and pros from the ramp is Calm and safe. The current rigging and queuing process is safe and visible. The turn around sectioned proposed is confined and confusing and will result in major conflict.	To be reviewed as part of the final concept plan.
Online Survey	Develop new open space	This is reflected in the current masterplan options.
Online Survey	Develop open space to reflect the local heritage significance of the Old Jetty Environment ST	This is reflected in the current masterplan options.
Online Survey	Develop coastal footpath connections	This is reflected in the current masterplan options.

Online Survey	Reject any proposal for further land development in the area for residential or commercial development.	Noted.
Online Survey	Rehabilitating existing parking arrangements and adding no further parking to the foreshore or shelter shed areas	To be reviewed as part of the final concept plan. However, the concept plan intentionally limits ad-hoc parking and increases the protection of the foreshore environment from informal vehicular access.
Online Survey	Greater consideration to native vegetation planting along the foreshore	Noted.
Online Survey	Removing offstreet parking component on the foreshore	To be reviewed as part of the final concept plan.
Online Survey	The foreshore path needs better consideration as it is in an area prone to erosion by high tides and winter storms	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	The signage for the area should be encouraged to be a community project and should include a consolidation of all the current signage	Noted.
Online Survey	No need for construction of nature playground along foreshore reserve, as children have plenty of open space to explore and play in, including the beach – comment based on conversations with, and observed play preferences of, my granddaughters who live in Sceale Bay. Also, the designated playground area is adjacent to the road. Not a safe location, given expected growth in traffic and boat trailers.	The concept recommends nature play using natural elements that are integrated into the open space. This reflects the view of many community members and addresses the potential conflicts associated with children playing in high conservation areas.
Online Survey	While picnic lawn looks nice on paper, it is an impossible practicality given the lack of water, searing sun, and coastal winds. How will Council grow, let alone maintain, a lawn in Sceale Bay when many residents have failed to do so in their own yard? As it is, Council is struggling to maintain the foreshore scrub, allowing invasive species to take over.	The masterplan and concept plan aim to set a framework for future actions by the council. These items are considered as part of the masterplan and concept plan, but will require additional detailed planning and design.
Online Survey	Clarification on residential expansion	The masterplan and concept plan aim to set a framework for future actions by the council.
Online Survey	Driving on the beach and how this will be managed as it will only increase in use	
Online Survey	It should reflect the preferences and aspirations of the residents as they are the ones who live there!	The masterplan plan aims to reflect the preferences and aspirations of the residents. Often the comments have opposing and contradictory

		and further discussion and investigations will be required.
Online Survey	Drainage	Noted.
Online Survey	Parking, on a perfect day there can be up to 50 + cars and boat trailers in and around the carpark	Noted.
Online Survey	Kick around/play area, BBQ area	Noted.
Online Survey	We love the whole concept plan and the idea of just improving what we have and adding a few new things. The whole town needs a general tidy up and we would like to make it safer for everyone	Noted.
Online Survey	Low level landscaping on council reserve	Noted.
Online Survey	Stairs leading from boat ramp carpark to bottom of ramp	Concept plan has been modified to include this opportunity.
Online Survey	Stormwater drainage	Noted.
Online Survey	You are asking me to comment on a conceptual plan. But there are three individual plans. I do not accept plans one and three but partially agree to plan two because it limits expansion of the township. Finally I would like to add this is a very complicated survey monkey that is asking to comment on Scenarios that have not been explained	Noted.
Online Survey	Property owners settled in Sceale Bay for peace and quiet Council wants to turn it into "Torquee" in their own words	Noted.
Online Survey	Revegetation of foreshore open space	Noted.
Online Survey	Cessation of further development	Noted.
Online Survey	Minimise the footprint let nature do its job	Noted.
Online Survey	No focus on endangered species. Obsession with the next Torquay from CEO is a sad joke	Noted.

PHASE THREE – SUMMARY

Comment Topic	Item	Summarised Comment	Master Plan response
Sceale Bay – Concept plan	2,4,5	The concept plan will not be suitable for existing use of the boat ramp by users. Concerns include: Lack of manoeuvrability for vehicle and boat trailers, no space for launch preparation, rigging, and post retrieval preparation without being in the	Will be considered when more detailed design undertaken for area.

		way of other users. Parking does not look suitable.	
Sceale Bay – Concept plan	6	There doesn't appear to be parking for caravans and the parking is located away from the shelter. Most people don't use this car park but drive onto the beach.	The concept plan is designed to encourage a different use of the foreshore and reduce impacts. Access to the beach will be retained with additional parking to allow access to the shelter and foreshore. Will be considered when more detailed design undertaken for area.
Sceale Bay – Concept plan	2,3,4	Existing space is currently working well for boat users, the design should formalise what is already there not change it.	This principle has been applied to the concept plan. Further consideration will be given to this issue during the detailed design stages
Sceale Bay – Concept plan	8	A lot of kids play in this area, there would be conflict with cars reversing out of 90 degree parks here (number 8 on the plan). The parallel parking would be a safer idea.	These parks are specifically designed to be accessible. The benefit to people living with a disability needs to be considered against pedestrian conflicts. It is recommended that the accessible parks remain.
Sceale Bay – Concept plan		Don't want more trees and bushes blocking my view of the beach	Noted. However, the master plan has a focus on sustainability, resilience and mitigating climate change. Tree planting will be part of this approach and will be considered as part of the concept plan.
Sceale Bay – Concept plan	3,4,5	There are five abalone licences in Streaky Bay currently. The majority launching and retrieving at Sceale Bay. These are larger vehicles, about 16.5m long, there is currently limited space for these vehicles to turn around, park, rig up, complete documentation and pack up at the end of the day. The proposed concept plan will result in this space being unusable for commercial abalone boats.	Will be considered when more detailed design undertaken for area.

Sceale Bay – Concept plan		Welcome the approach to the new draft concept plan which appears to have taken into account the fragile nature of the surrounding coastline, marine waters and the township’s proximity to conservation and marine parks providing habitat to endangered species.	Noted.
Sceale Bay – Concept plan	5,6	Car parking on the upper foreshore area wastes the opportunity for green, coastal landscape space and should be used to continue the proposed landscaping along the foreshore.	Will be considered when more detailed design undertaken for area.
Sceale Bay – Concept plan	9,12	Damage or removal of existing sand dunes or native vegetation adjacent to the existing toilet and shelter shed area must be avoided. The Coastal Protection & Native Vegetation boards should be presented with accurate plans reflecting this	More detailed consultation with relevant stakeholders will be included when more detailed design undertaken for area. The concept plan does not recommend removal or damage to the dunes.
Sceale Bay – Concept plan	2,4,6	Sceale Bay Boat Ramp Parking Area <ul style="list-style-type: none"> o Item 4 – turning circle is not suitable for an Ab Boat (which many launch from here) o Item 2 – Boat Parking area – Ab Boat would not be able to park in here due to length of vehicle and trailer o Item 6 – don’t believe this level of carparking is required as most visitors are accessing the beach (driving on) or else parking down near the shelter to access the beach 	Will be considered when more detailed design undertaken for area.
Sceale Bay – Master plan	12	It was encouraging to see the latest version shift focus from aggressive residential development to regenerating that land, as well as conserving the natural environment and halting further degradation in conservation areas.	Noted.
Sceale Bay – Master plan	13	The master plan shows pedestrian links and improved vehicle access through privately owned residential land, this should be removed.	Remove pedestrian and vehicle movement in this location.
Sceale Bay – Master plan	13	A proposed expansion of the road network goes right through private residential property. This need to be removed.	Remove pedestrian and vehicle movement in this location.

Sceale Bay – Master plan	12	"Consider development capacity in relation to water supplies and septic capacity" was identified in the analysis, where is this included in the master plan?	Include note on master plan in relation to item (12) "Investigate potential residential land use..."
Sceale Bay – Introduction		Information is missing from the introduction - The Biodiversity also includes important threatened species: Australian Sea Lion, Hooded Plover, Fairy Terns as well as other Shorebirds such as Pied and Sooty Oyster Catchers, Sanderling and Red cap plovers.	Include additional wording in the introduction to Sceale Bay.
Sceale Bay – Master plan		Any proposed foreshore development should be taken slowly and with a considered approach to the fragile and shifting dunes- as you know the existing foreshore is already very badly eroded and the stairs are undermined - this after only 5 or so years since the area was reinforced/rebuilt.	Will be considered when more detailed design undertaken for area.
Sceale Bay – Master plan	12	The council has identified a small area to the west of town to be considered for rezoning and development 'when required'. The recent subdivision of land at the SW corner of the township zone highlighted significant community concern and expectation in relation to consistency of infrastructure and service connections	Noted.
Sceale Bay – Master plan	12	The demographic analysis guiding the development strategy is that an aging population will require supportive infrastructure and the growing population of younger families will require access to employment, facilities and services. These demographic needs are met by Streaky Bay township - placing Sceale Bay township outside that zone requiring housing and land development to meet the needs of those demographics. Any future land rezoning or development requirements should be clearly defined and considered in this context.	Noted.

Sceale Bay – Master plan	12	The plan identifies the detrimental potential of land banking and promoting neighbourhood and regional expansion through speculative subdivision: this is a vital reinforcement of sustainable practices consistent with previous DCSB management plan recommendations and coastal development guidelines nationally.	Noted.
Sceale Bay – Master plan	8	Combining low key play activities within the landscaped area on the main foreshore creates an incompatible use due to kids trampling adjacent vegetation. Rather than establishing and maintaining lawns in this harsh environment the plan should extend the native landscaping, representative of endemic species: Eremophila glabra and Prostanthera calycina (for example) and grasses using local granite, suitable barriers and defined pathways	Will be considered when more detailed design undertaken for area.
Sceale Bay – Master plan	12	I will continue to advocate that the DCSB and the State government prioritise the planning and management of the Sceale Bay township so as to conserve and improve the unique and fragile natural features of the environment and its immediate surrounds. These natural heritage qualities are the fundamental resources that attract people to this region, whether visitors or residents. Sceale Bay is not nor ever will be a coastal boom town. Its place in this region's story is to continue to remain wild and protected.	Noted.
Sceale Bay – Master plan	12	I do not and will not endorse the future development of surrounding land for residential, commercial and industrial use. I will continue to advocate that the DCSB and the State government prioritise the planning and management of the Sceale Bay township so as to conserve and improve the unique and fragile natural features of the environment.	Noted.

Sceale Bay – Master plan	7	Refer to Master plan action item (7): Develop open space and play provision to reflect the local heritage significance of the Old Jetty. It would be expected that the planning of this space carefully considers the privacy, size and location of this play/open space. I advocate the natural re-generation of this space to include an extension of sustainable, low maintenance landscaping, representative of endemic species from the surrounding area.	Remove reference to a playground and icon in this reserve and focus on open space improvements.
Sceale Bay – Concept Plan	6	The plan must remove all vehicle access to the beach. There is no consideration for coastal bird life nesting and reproducing in this location including rare species that cannot survive constant disruption to their feeding, egg laying and general life as cars roar directly over the top of them.	Consider as part of the camping and caravan Strategy and coastal management plan. With consultation with relevant stakeholders
Sceale Bay – Concept Plan		The upgrades would bring more people to Sceale Bay and increase the environmental degradation of the unique value of Sceale Bay	Noted.
Sceale Bay – Concept Plan	12	I would like Camelot to stay and be heritage listed	Noted.
Sceale Bay – Concept Plan	1, 5, 14	Yes I would like to see the council land in front of our properties remove vegetation that is encroaching onto the road. It is blocking reversing vision and no where to get off the road to walk.	Landscape maintenance of streetscapes is not included in master plan.
Sceale Bay – Strategic Actions		More lighting at the beginning of town as there are no street lights.	Include action on street upgrades. Recommend that the inclusion of lighting in the town considers ‘light spill’, impacts on fauna, dark skies and CPTED (crime prevention through environmental design).
Sceale Bay – Strategic Actions	6	A speed restriction sign at the access to the beach.	Include additional wording in action item (6) “...reduce speed limit on beach and provide signs”.
Sceale Bay – Strategic Actions	10	Also, something better in place to slow traffic down the speed hump is not working.	Included in action item (10) in master plan.
Sceale Bay – Strategic Actions	7	Repairs and tidying up of historical jetty and stone wall	Include following wording in action item (7) in master plan “...include repairs and maintenance of historic jetty and stone wall.”

Sceale Bay – Concept Plan	5,6	The provision for car parking where now exists the rigging area is a waste of our main view. Like streaky bays view north being obscured by a toilet block. We don't need a car park in this space people can park down near the toilet and on the road near there, this prime space should be dedicated to a landscaped low bush land with a seat.	Will be considered when more detailed design undertaken for area.
Sceale Bay – Strategic Actions		I think (consultants) have done a great job in Sceales. If this plan is actually adopted and enacted by DCSB the process has worked.	Noted
Sceale Bay – Concept Plans	8	No car park next to toilet as dangerous if they reverse out	These parks are specifically designed to be accessible. The benefit to people living with a disability needs to be considered against pedestrian conflicts. It is recommended that the accessible parks remain.
Sceale Bay – Concept Plan	2,3,4	The foreshore area, parking and manoeuvrability for 4x4's and trailers looks to be drastically reduced by the plan. it'll be a disaster.	Will be considered when more detailed design undertaken for area. The intention is that the existing circulation spaces are retained and formalised.
Sceale Bay – Concept Plan	2,3,4	There is no rigging area or turning ability. There is no caravan parking. There are only 17 trailer parks. There is no area to prepare boat for towing after retrieving.	Will be considered when more detailed design undertaken for area. The concept plan does anticipate rigging areas and connected turn areas as part of a multi-use approach. Further design development will be required.
Sceale Bay – Strategic Actions	4,9	Not sure that footpaths throughout the town not just foreshore area was mentioned ideally I think it is important and safer for pedestrians ie walkers runners and children	Footpath connections identified for main vehicle thoroughfare not recommended for rest of town.
Sceale Bay – Concept Plan	6	Discourage not encourage car access to beach. Current plan allows for two access points and therefore encourages people to drive on beach. This will lead to increased traffic with no restrictions on number of cars on beach or where people can drive. This will lead to high environmental impact. If you are going to increase access and make it easier for more people to access the beach then there needs to be rules around when people can access and which areas. A discussion on beach	Will be considered when more detailed design undertaken for area And Consider as part of camping and caravan plan and coastal management plan.

		access needs to happen concurrently with this plan.	
Sceale Bay – Concept Plan	1,5	Removal of grape bushes to prevent rabbits breeding and snakes etc hiding in the undergrowth and easier to mow and cleanup around the town	Master plan does not consider the management of specific pest species.
Sceale Bay – Concept Plan		I would like to see some of these plans implemented in the very near future so that the Sceale Bay community can take advantage of these improvements rather than wait 40-50 years when most of us will be deceased.	Council to include information on the implementation of the plan.
Sceale Bay – Strategic Actions	10	Speed limitations into the township reduced from 40kph to 25kph and also the beach speed limit reduced to 25kph	State Government have mandated reduced speed limits on beaches Traffic Calming methods to be considered where appropriate
Sceale Bay – Concept Plan	4,9	Speed restrictions to reduce township risk for pedestrians as there are no footpaths	Master plan identifies footpath connections as part of the overall Concept Plan.
Sceale Bay – Strategic Actions		Storm water management to wetlands concept that could be used as fire water.	Has not been considered as part of master plan.
Sceale Bay – Concept Plan		Mobile phone and tourist WiFi	Noted. Include wording “Consider Sedi Wifi Node near Shelter/Toilet Area”
Sceale Bay – Strategic Actions		Concern there is no recognition or consultation with Aboriginal title holders	Noted.

Comment Topic	Summarised Comment	Master Plan response
Perlubie and Sceale Bay	Perlubie and Sceale Bay are all supplied via 19kV SWER feeders with very limited available capacity for growth in these areas.	Add comments about the capacity of the network impacted future development.

Comment Topic	Summarised Comment	Master Plan response
Sceale Bay	Boat Parking – is there going to be enough boat parking	Will be considered when more detailed design undertaken for area. Further consultations with stakeholders will be required.

Comment Topic	Summarised Comment	Master Plan response
Sceale Bay	Fish Cleaning Station – look at a fish cleaning station near #14	Add note to item #14 describing a fish cleaning station.
Sceale Bay	Day Parking – parking has been increased to facilitate this?	Yes. Less informal large vehicle parking with a greater focus on standard passenger vehicle parking.
Sceale Bay	Shelter Location – does this take into consideration future sea level rise and coastal storm surge, given history, should it be moved back closer to the road?	Relocating the shelter will impact views from residential properties. Recommend that the shelter is retained in its current location.
Sceale Bay	Telecommunications/Electrical Infrastructure – should we include a location for this to be located (e.g. a micro grid or new tower)	Noted. Consider adding a strategic action.



PERLUBIE

PHASE ONE - SUMMARY

VISION

The following words and comments related to the vision for Perlubie:

“All outcomes to be sustainable – think long term, care for the sand hills & dunes – protection”

“It’s accessible, it was peaceful, it was unspoilt, its my home & the future home of my children, just look along our beautiful beach, natural beauty, everything – remoteness, sitting under shelters watching sunset”

TOPIC SUMMARY

The following are the key topics identified through the consultation:

Caravan / Camping

- Limited camping / caravans on beach. A little bit of thought for those who live here through summer & winter & care for & clean our beautiful beach – multiple comments
- Camping controlled: managed, registration. Potential of ticket machine for beach access with number plate reader monitoring access
- The camping situation is number 1 priority
- Potential to develop pull-in for camping registration – information booth, permits and tyre inflation – Wharff Drive
- Potential caravan and camping site – Wharff Drive / Woolamai Way
- Prevent overnight camping in the car park at Perlubie Beach
- Shelters not for campers for beach day visitors only
- Management and policing of area required

Coastal Management

- Limit vehicle access to the whole beach to prevent destruction and abuse of coastal landscape
- Set low-speed limit on the beach (10KPH or 5KPH)
- Review location of toilet impacts ground water (Sea Level Rise)
- Sand dune protection
- Impacts of recreational activities on nesting birds (disturbance)
- Manage camping on the beach (restrict numbers)

Open Space

- Progressively improve open space provision within the town to meet the community’s expectations
- Develop informal path connections and increase opportunities for access by residents

Movement

- Increase definition of the intersection between the town entry and left turn to the beach

- Manage vehicle speed in town:
 - Speed humps on Perlubie Roads
 - Reduce speed limit in town to 40KPH or 30KPH
 - Potential for traffic calming measures around shelters to protect pedestrians
- Potential to develop temporary boat trailer parking
- Develop informal path connections and increase opportunities for access by residents

Governance

- Complete land swap to enable Council to care for and control the beach access

MASTER PLAN CONSIDERATIONS

- Managing camping on the beach and associated impacts
- Increasing legibility of town entrance
- Protecting the environment
- Improving open space provision for the local community

PHASE TWO – SUMMARY

Movement

Traffic movement for the town and beach were a key focus for the Perlubie community. Comments included:

- Speed limit – question why it is not 50km/hr proposed, don't want speed humps
- What is being considered to slow the traffic on Wharff Drive?
- Proposed entrance – concerns about resident's access to beach new design might be too narrow, is there a possibility to use a different road for beach access.
- Signage appears to be working to lessen the traffic in the local area.
- Large vehicle access into town centre - What happens if new transportable homes are being delivered and the roads have been narrowed, concerns around a safe area for tourists that miss the beach to turn around
- Need good engineering for water ponding within carpark near beach entrance.
- Consider pull over lane parking for tyre pump up etc near where the bins are currently located
- Possibility for turn around area where the water tanker currently fills water tank for toilet block
- Access to launch and retrieve boats.

Land use

- Asking about council boundaries near car park beach entrance
- Potential for tourist accommodation on private land
- Review planning sizes and development
- 30 campsites on the beach are operating well. Need to review the requirement for camping in the car park.
- Consider opportunities and locations for tourist facilities as part of the masterplan. Review the strategic long term planning.

FURTHER MASTER PLAN CONSIDERATIONS

- Review specific master planning requirements raise by the community;
 - Design of entrance junction
 - Design of footpath connections between beach and town
 - Free and informal camping opportunities
 - Review of land use recommendations to reflect future tourist, residential and open space requirements.
- Area/lane for caravans to pull off for tyre pressure check.
- Speed limit recommendations.
- Boat and Trailer Parking (reduce conflict on the Beach).
- Define future toilet location (existing or alternative location).

The following items were identified for further work in the master plan and concept plan for Perlubie

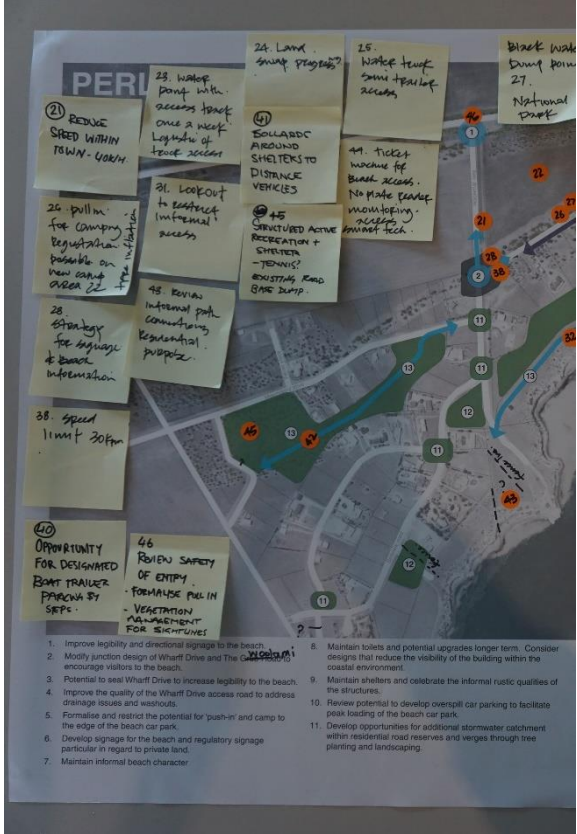
Comment origin	Comment	Response in master plan
Online Survey	Definitely no camping in the carpark or surrounding area as proposed	Discuss with PW Tend to agree based on success of beach camping.
Online Survey	The toilets will be far back for day visitors. Why not have the existing septic tank effluent pumped up to higher point near rubbish bins for disposal which will ensure no overflow leaching into water ways	Relocation will be closer to the car park. This is not seen as an issue. A detailed investigation of the toilet relocation will be required.
Online Survey	More thought into the garbage bin area	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	No walking trails from beach through township	The walking trails are designed for both residents and visitors.
Online Survey	Proposed footpath along front of houses will invade privacy & put the trusting residents in a vulnerable position re possible theft.	The walking trails are designed for both residents and visitors.
Online Survey	More thought into toilet	Relocation will be closer to the car park. This is not seen as an issue. A detailed investigation of the toilet relocation will be required.
Online Survey	Cleaning of fish on water's edge	Review as part of detailed planning.
Online Survey	Strictly no overnight camping by large vehicles in large vehicle park area	Discuss with PW Tend to agree based on success of beach camping.
Online Survey	No overnight camping in this area	Discuss with PW Tend to agree based on success of beach camping.
Online Survey	Tree planting, what trees and how big will these get	This will part of the detailed design. Typically, new trees are planted at a height of 1.5 to 3m.

Online Survey	Many visitors and most residents speed along the road from the highway so maybe looking at something to slow them down would have been a good idea.	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	My Property will be most affected by the changes to the corner of Wollamai and Wharff, the concept art has us having worries about our view and traffic management.	Review as part of detailed planning.
Online Survey	There is more than adequate camping in the Perlubie area. With a new large Wiki Camps soon to be developed adjacent to the beach. Bear in mind this is a beach NOT a caravan park	Discuss with PW Tend to agree based on success of beach camping.
Online Survey	No more tourism wanted at Perlubie as we are a small village with an overwhelming amount of campers. No holiday/visitor accommodation wanted. Keep it in Streaky Bay	Noted.

PHASE THREE – SUMMARY

Comment Topic	Summarised Comment	Master Plan response
Perlubie and Sceale Bay	Perlubie and Sceale Bay are all supplied via 19kV SWER feeders with very limited available capacity for growth in these areas.	Add comments about the capacity of the network impacted future development.

Comment Topic	Summarised Comment	Master Plan response
Perlubie	Lights along Perlubie foreshore walking track	Recommend that the inclusion of lighting in the town considers 'light spill', impacts on fauna, dark skies and CPTED (crime prevention through environmental design).



STAKEHOLDER FEEDBACK

The following were the key topics discussed through the two stakeholder sessions:

Population growth

- How realistic is a 3% population growth scenario for regional district and for smaller townships in regional areas as this seems very high (NOTE this was reviewed subsequent to this session)
- Develop a population scenario where Streaky Bay accommodates most of the population growth to focus infrastructure investment and services
- Provide commentary on the seasonal population fluctuations for the district and how this impact on the growth and management of the townships
- Population growth can also be an issue to navigate as there are tipping points which will trigger more significant infrastructure requirements

Development / Land use

- Consideration and management of building costs for new developments need to be resolved as this can impact on the growth of housing stock in regional areas. It costs a more to build than the actual value of the house e.g. roughly it would cost \$600,000 to build in Wirrulla, but the house would only be worth <\$150,000. This means that only people who are investing over a long time would be interested in building.
- Council has previously become the developer to promote growth in Streaky Bay
- The Planning Commission is undertaking a review of the Rural Living zone to understand if it meets the anticipated outcomes. URPS has also released a paper on this. The efficiency of the zone in regard to service and infrastructure provision has been questioned
- Relocation of the bulk handling zone result in capacity issues and the impact on the surrounding town. This would need to be discussed and progressed in collaboration with the operator.
- Urban sprawl will have impacts on the traffic around community facilities such as the school. As people live further out and have to drive into town

Infrastructure

- Cost implications for council (initial construction and ongoing) of constructing large amounts of road infrastructure
- Potential to pursue small scale local infrastructure solutions e.g. power generation and water supply – need to carefully consider the funding, implementation, management and potential environmental impacts of these decisions
- Investigate how water-sensitive urban design can take the pressure of stormwater infrastructure and can support tree planting – reference to the work that Water Sensitive SA is undertaking
- Opportunity – there are renewal energy projects occurring in the region which may be a future possibility to address capacity issues

- Infill development is easier from SAPN perspective as there is no significant infrastructure upgrade required
- Larger rural allotments can be cost-prohibitive to connect to the existing electrical infrastructure due to the distance.
- Work with developers of larger industrial areas to build the backbone of the infrastructure with individual allotments to cover the cost of transformers.

Climate Change / Environment / Coastal Management

- Take a regional approach to coastal management – ensure that there is a consistent approach to erosion and sea level rise
- Adaptative planning for assets and services which will be impacted by climate change e.g. trees and water use in reserves
- Understand and protect the conservation value of coastal area – conservation zone protects the coast and reduces the impact of erosion on townships
- Would look towards Living Shorelines interventions before large-scale infrastructure solutions
- Investigate future scenarios for retreat e.g. relocation of facilities such as school and water holding ponds which are in the low lying area

Tourism

- More information and understanding of the tourism population will be beneficial to planning
- Regional tourist accommodation tends to miss the opportunity for high-quality accommodation or glamping
- Trend towards experiences to attract tourism. A precinct approach which has many facilities including cafes, shops, tours and parks, will attract tourists
- Potential for Aquaculture operators and other industries to diversify their offering into farm experiences to attract the tourism trade e.g. eating lunch in oyster farm

APPENDIX A – STREAKY BAY COMMUNITY CONSULTATION

PHASE ONE - COMMUNITY DROP-IN SESSION VERBATIM RESPONSES

CONSULTATION ACTIVITY DETAILS

PHASE ONE

Date: Monday 19 September 2022

Time: 4:00pm – 7:30pm

Location: Streaky Bay Hall

Participants: Streaky Bay community

Below is a record of the verbatim responses that were gathered as part of this consultation activity.

QUESTION 1: DESCRIBE YOUR VISION FOR STREAKY BAY

No.	Verbatim comment	Theme
	n/a	-

QUESTION 2: WHAT IS SPECIAL ABOUT STREAKY BAY

No.	Verbatim comment	Theme
	Lack of people	Vision

QUESTION 3: THINGS YOU LIKE ABOUT STREAKY BAY

No.	Verbatim comment	Theme
	Playspaces. Beaches or Drs beach. Skate park. Sandy beaches. Environment.	Open Space
	Hall. Jetty area	-
	Good services	Vision
	We like the people	Vision
	How safe I feel	Vision

QUESTION 4: THINGS YOU WOULD CHANGE ABOUT STREAKY BAY

No.	Verbatim comment	Theme
	Samphire swamp just the old rubbish dump – not pristine. Should be wetland / recreational lake for paddle boards / canoe etc	Conservation, Open Space
	This is a tourist town. Tidy along the foreshore. Modern footpaths, seating, tables	Tourism
	Donation for caravan parking along the coast. Limited number permit system, must be fully self-contained vans	Caravan / Camping, Governance
	Re-configure parking at the school	Movement
	Tidy area in front of silos. Still needs truck parking	Movement
	Entrances need improving. Increase visual	Tourism
	Town garden unity	-
	Keep facilities and balance	-

QUESTION 5: OTHER COMMENTS

No.	Verbatim comment	Theme
	Relocate Powerhouse Museum	Land use
	Infrastructure costs restrict development 50% land cost 50% infrastructure	Service Capacity
	Review masterplan for samphire areas speak to Penny	Conservation

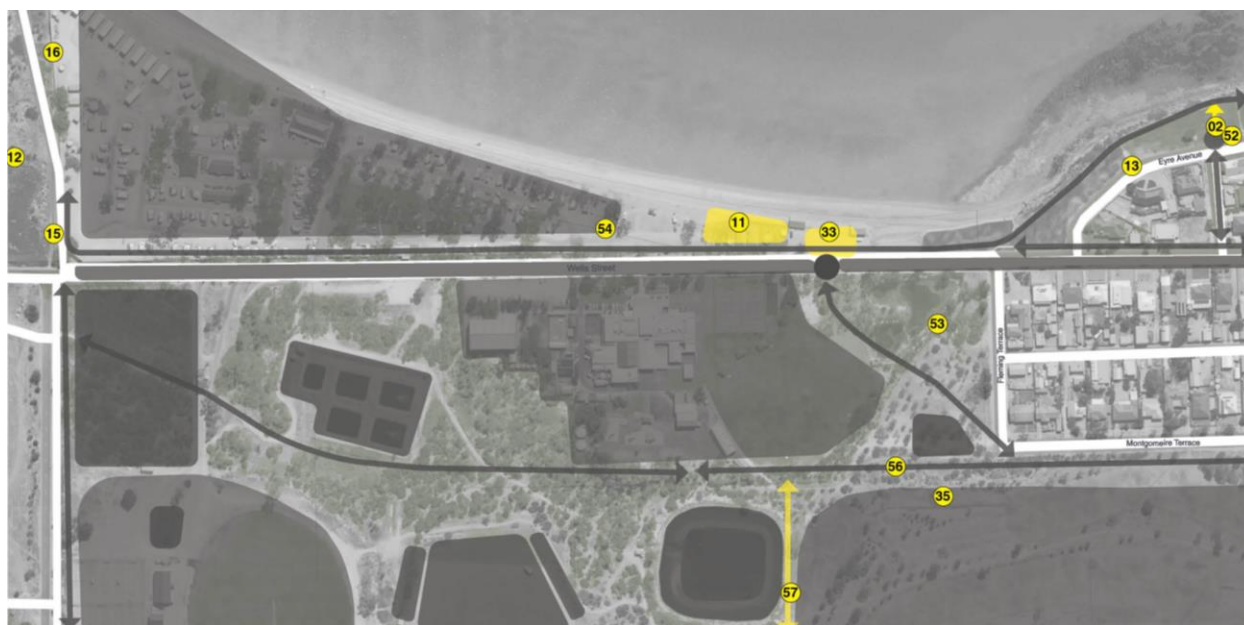
SPATIAL MAPPING EXERCISE – MASTER PLAN



Map Ref No.	Verbatim comment	Theme
1.	Connections on to highway. Review impacts potential and development land review by Tonkin (private)	Movement
2.	Review zoning (private)	Land use
3.	Potential development site as tourist accommodation - town entrance (private)	Land use
4.	Potential open space development of samphire habitat (low impact boating lake with boardwalks)	Open Space
5.	Realign Eyre Ave footpath adjacent to road carriageway and develop day parking and kerbing	Movement, Access
6.	Potential subdivision opportunities - 20 acre block	Land use
7.	Seal gazetted road to encourage residential development	Movement, Land use
8.	Pipe line water easement sections 51 and 52 - develop RN west of easement change DU to RUL	Service capacity
9.	Suitable industrial land - infrastructure and native vegetation clearance costs restrictive	Land use
10.	Industrial land, suitable for bulky goods – review infrastructure requirements	Land use, service capacity
12.	Consider tidal movement (too shallow) and exposed for relocation	Open Space
19.	Improve open provision along Wharff Street with recreation areas, seating and barbecues	Open Space

Map Ref No.	Verbatim comment	Theme
20.	Improve scrub and open space	Open Space
29.	Review the cost impact of Native Vegetation Clearance and shallow bedrock on the release of industrial land	Land use
23.	Encourage commercial infill development (x3 vacant blocks)	Land use
28.	Regrade land to increase the development of industrial land	Land use
30.	Opportunities to review zoning of Strategic employment land (industrial land)	Land use
31.	Low point. Stormwater management required – Block to be purchased to help with stormwater problems	Service capacity
38.	Blind corner due to security fencing	Movement
39.	Review aquaculture land use	Land use
40.	Develop appropriate town entrance	Tourism
41.	Explore adaptive reuse of council building - commercial kitchen in the hall	Land use
49.	Potential to improve Bay Road amenity and open space provision (small water bodies, pumped water features and increased landscape amenity)	Access, landscape amenity
51.	Improve town entrance – development of Lion’s Club Park	Tourism, Open Space
50.	Develop pathway connections for runners and walkers (town loop)	Access
58.	Increase activation of open space with flow track, climbing logs and nature play	Open Space
59.	Improve cycle and footpath important connection	Access
60.	Improve connection to cycle and walking path	Access
61.	Boardwalk from the town centre to Slidy’s Road boat ramp in front of houses (high-cost infrastructure)	Access, Open Space
	Masterplan to support / repair economic reputation	Future planning
	Zoning overlays important inclusion to masterplan	Land use
	Peter Jans letter to council appendices. Reduction of industrial space	Land use
	Acquire more central	-
	Consider haul route	Movement

SPATIAL MAPPING EXERCISE – MASTER PLAN – STREAKY BAY WEST



Map Ref No.	Verbatim comment	Theme
2.	Increase stormwater management along Eyre Avenue and across the foreshore reserve to capture rain events and reduce flooding	Service capacity
11.	Develop Doctor's beach play space or relocate to Eyre Avenue lawned area – toilet upgrade required	Open Space
12.	Redevelop the samphire habitat as a revegetation project and recreation lake with natural flows	Conservation, Coastal management
13.	Upgrade parking provisions along Eyre Avenue and rollover kerbs to reserve edge	Movement
15.	Extend the bike track to Mangrove Island refer original plan "Peter Irvine Hanning"	Access
16.	RV park only for use when other parks are near full - more policing of self-contained vehicles	Caravan / camping
16.	Potential for free camping at the boat ramp free	Caravan / Camping
33.	Upgrade Doctor's Beach area	Open Space
35.	Improve pathway connection to the golf course open space	Access
52.	Increase shelter – create low-level structures that avoid blocking views	Open Space
53.	Issues with wetlands and levels - discuss with the school	Service capacity, Coastal management
54.	Develop a kiosk to support the activation of the playspace	Open Space
56.	Develop cycleway/footpath connections to the school, capitalising on the open space provided by the golf course	Access
57.	Consider additional pathway connections from the south to the school precinct and Doctor's Beach	Access

SPATIAL MAPPING EXERCISE – MASTER PLAN – STREAKY BAY CENTRAL



Map Ref No.	Verbatim comment	Theme
11.	Gravity feed water supply - Robinson basin pump to Wallschutsky Road Dam for better quality water / irrig	Service capacity
14.	Unsealed footpath to Park Ave	Access
17.	Potential relocation of Powerhouse Museum as part of Civil Precinct development (Refer John Guildera proposal)	Land use
26.	Relocate healthcare facilities onsite as part of Civil Precinct	Land use
18.	Refurbish property as commercial or hospitality	Land use
27.	Review parking restrictions and signage – alter orientation to improve legibility of signage from roundabout	Movement
34.	Potential brewery, distillery or and café – consider as part of the adaptive reuse of the building	Land use
36.	Increase tree planting to Eyre Avenue	Landscape character and amenity
37.	Develop a shared use path	Access

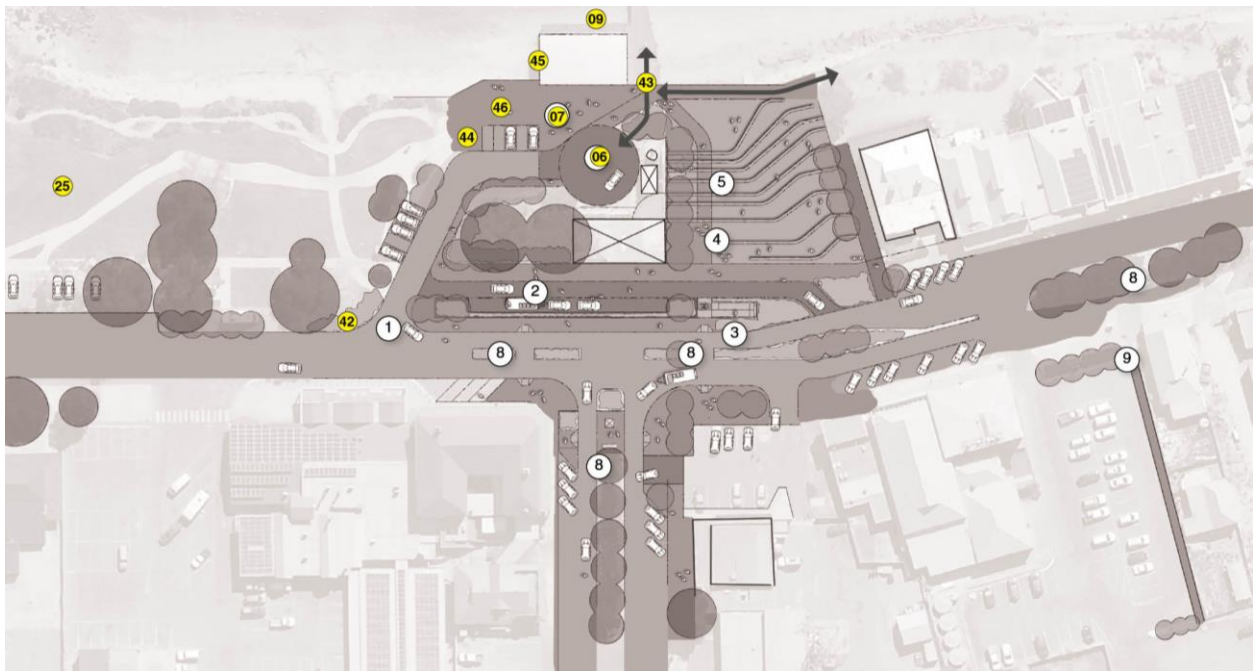
Map Ref No.	Verbatim comment	Theme
38.	Reduce the speed limit to 40KPH	Movement
51.	Increase shelter along Eyre Avenue and protect views from the adjoining properties	Open Space

SPATIAL MAPPING EXERCISE – MASTER PLAN – STREAKY BAY EAST



Map Ref No.	Verbatim comment	Theme
5.	Reconfigure the dump point to improve vehicular access	Movement
22.	Opportunity to use STEDS water to irrigate Lions Park (reuse of existing infrastructure)	Service capacity
24.	Develop playspace and upgrade open space to support hospital and local community	Open Space
48.	Reduce speed limit to 40km and review other entrances to create consistency	Movement

SPATIAL MAPPING EXERCISE – MASTER PLAN – STREAKY BAY CONCEPT PLAN



Map Ref No.	Verbatim comment	Theme
6-7	Need to allow access for jetty unloading and fuel - comment responds to numbering on concept plan	Movement
10.	Paved area needs to allow for cars Re: jetty, people, fishing	Movement
9.	Sand management required to retain beach usability	Coastal management
25.	BBQ area and tables	Open Space
42.	Signage to discourage caravans	Governance
43.	Truck access to jetty and pump area. Fire access?	Movement
44.	Review parking opportunities to foreshore working jetty - (two additional car parking spaces drawn on concept plan)	Movement
45.	Popular spot during summer, improve sand, add sand truck	Coastal management
46.	Beach party on foreshore the dumped on beach (can this be done again?)	Tourism

IMAGERY – LOOK AND FEEL FOR STREAKY BAY

PUBLIC ART

Small scale integrated art	Sculptural	Murals
1	8	4
Further Comments	Further Comments	Further Comments
	<ul style="list-style-type: none"> • Sea theme sculptures • Sculptures to play on (nature theme) 	<ul style="list-style-type: none"> • Would love to see silo art or illuminart • Silo art too high maintenance. Illuminart can be altered • Would love to see more murals in town i.e silo art • No silo art. Light up the silos • No silo art. Its been done to death • Illuminart. Chalk board to change

LIGHTING

Heritage reproduction	Contemporary	Feature
3	0	8
Further Comments	Further Comments	Further Comments
<ul style="list-style-type: none"> • Double side lights 		

PEDESTRIAN AREAS AND FOOTPATHS

Brick paving	Concrete paving and engineered stone	Bitumen with feature paving
8	0	3
Further Comments	Further Comments	Further Comments

STREET TREE PLANTING

Flowering and deciduous street trees	Native street trees	Evergreen trees
10	2	9
Further Comments	Further Comments	Further Comments

PUBLIC REALM

Outdoor dining areas	Parklet	Seating nodes and rest stops
8	9	3
Further Comments	Further Comments	Further Comments

STREET FURNITURE

Traditional	Contemporary	Integrated
0	1	15
Further Comments	Further Comments	Further Comments
		<ul style="list-style-type: none"> Integrated seating and charging spots

INDIVIDUAL SUBMISSION

A detailed submission was received by John Guidera regarding the Powerhouse Museum, a summary of this submission is included below:

- Powerhouse museum was started in 1925
- Purchased in late 1991 by the District Council of Streaky Bay for the keeping of restored engines by the Streaky Bay & Districts Restored Engine Group
- Current – the collection has outgrown the building and additional restoration is no longer feasible, concerns with Occupational Health and Safety
- Proposal for a purpose-built facility to house collection and increase capacity to open to public and show collection
- Quote for new steel building and location provided

PHASE TWO - COMMUNITY PRESENTATION NOTES

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Monday 6 March 2023

Time: 6:30pm – 8:30pm

Location: Streaky Bay Visitor Centre

Participants: Streaky Bay community

CONSULTATION POSTERS (NEXT PAGE)

Streaky Bay



Land Use / Planning Zones

	Township Activity Centre
	Community Facility
	Neighbourhood
	Rural Living
	Camping & Tourism Park
	Open Space
	Recreation
	Conservation
	Strategic Employment
	Employment
	Infrastructure
	Medium Density Development
	Future Development Area

Function

	Playspace Upgrade
	Bus Stop
	Heritage/Historic Site
	Stormwater Management
	Car parking
	Traffic Management
	Boat Ramp Upgrades
	Precinct Master Planning
	Open Space Upgrade
	Increase Biodiversity

Access / Movement

	Large Vehicle Access
	Improved Road Access
	Pedestrian Links
	Shared-Use Paths
	Key Intersection & Entry

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

Strategic Directions

Environmental

- Increase tree canopy cover across the town
- Improve the open space amenity with increased tree and shrub planting
- Improve open space provision along Wharf Street
- Improve town entrance landscapes
- Increase activation of open space along Bay Road
- Upgrade the skate park and create a designated youth/ play precinct
- Improve samphire wetland, water management and ecological value
- Respond to sea level rise and 2100 SLR projections
- Upgrade open spaces and playgrounds that reflect the regional significance of the town

Land use

- Develop new industrial land and consider infrastructure requirements
- Develop residential land uses to support future growth
- Explore the development of a civil precinct
- Review function aquaculture land use
- Explore relocation of the existing bulk handling facility to the showgrounds
- Investigate redevelopment of the bulk handling land
- Increase housing diversity and residential capacity

Movement

- Develop shared use and cycle path connections
- Continue to develop opportunities for large vehicle and truck parking
- Re-configure parking and pickup/drop areas to improve access and reduce conflicts
- Investigate the feasibility of a town haul route
- Review parking restrictions and signage
- Reduce speed limit to 40 kph on approaches in the town
- Develop pathway connections to support active recreation
- Increase access to the foreshore and beach

Infrastructure

- Review and implement the finding of the Stormwater Management Plan
- Upgrade irrigation systems to improve water conservation
- Review sand management requirements to maintain beach useability
- Reconfigure the dump point at Lions Park
- Increase wastewater capacity
- Investigate utility and service capacity requirements

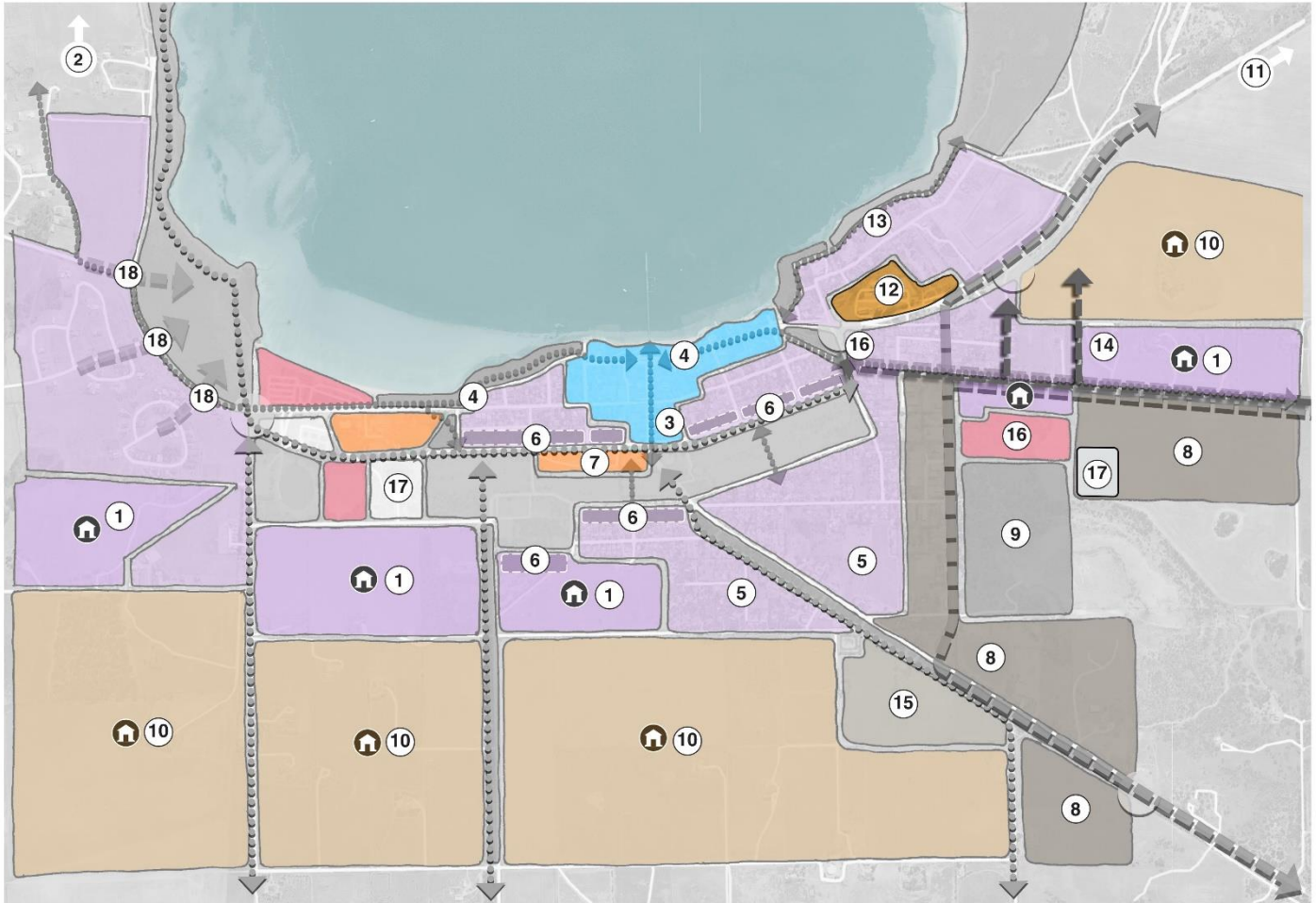
Tourism

- Increase large vehicle and RV parking within the town
- Review impacts of sea level rise on existing caravan park
- Explore alternative locations for camping and caravanning in the town
- Upgrade Lion's Park to improve access and function of dump-point

Management

- Increase open space maintenance

Streaky Bay Land Use, Tourism and Infrastructure



Land Use / Planning Zones

- Township Activity Centre
- Community Facility
- Neighbourhood
- Rural Living
- Camping & Tourism Park
- Open Space
- Recreation
- Conservation
- Strategic Employment
- Employment
- Infrastructure
- Medium Density Development
- Future Development Area

Function

- Playspace Upgrade
- Bus Stop
- Heritage/Historic Site
- Stormwater Management
- Car parking
- Traffic Management
- Boat Ramp Upgrades
- Precinct Master Planning
- Open Space Upgrade
- Increase Biodiversity

Access / Movement

- Large Vehicle Access
- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

No.	Strategic Direction Land use	Theme	Timeframe
1	Potential to rezone land as Neighbourhood to increase residential capacity	Land Use	CA, FP
2	Review aquaculture land use and function (consider the highest and best use of the land).	Land Use	CA
3	Encourage commercial infill within Town Activity Centre that supports community and tourism needs	Land Use	ST-MT-LT
4	Review adaptive reuse of council owned buildings	Land Use	ST-MT-LT
5	Encourage infill development that reinforces to the urban fabric of the town	Land Use	MT-LT
6	Encourage two-storey development adjacent to golf course capitalising on open space provision	Land Use	LT
7	Development of civic and community hub, including the relocation of the Powerhouse Museum and dedicated healthcare facilities	Land Use	MT
8	Encourage the development of suitable industrial land (Strategic Employment) along Jubilee Road, Bay Road and Jessie Flat Road	Land Use	CA, FP
9	Rezone industrial land as open space (flooding and Native Vegetation clearance) to support residential growth to the east	Land Use	CA, FP
10	Potential to rezone land to increase residential capacity and reflect the rural character of the southern edge of the town	Land Use	CA, FP
11	Investigate the potential to relocate bulk handling facility to Show Grounds	Land Use	CA, FP
12	Investigate the potential to redevelop bulk handling area to support medical or support services precinct	Land Use	CA, FP
13	Redevelop hospital site as age care or residential	Land Use	LT
14	Encourage residential development including road and open space improvements	Land Use	MT
15	Investigate the potential to rezone land for Strategic Employment (industrial land)	Land use	CA
16	Explore potential tourist accommodation to the east of the town	Tourism	MT
17	Investigate future expansion of CWMS	Infrastructure	FP, MT
18	Improve stormwater retention and limit impacts from adjoining areas	Infrastructure	ST

Streaky Bay Environment and Open Space



Land Use / Planning Zones

- Township Activity Centre
- Community Facility
- Neighbourhood
- Rural Living
- Camping & Tourism Park
- Open Space
- Recreation
- Conservation
- Strategic Employment
- Employment
- Infrastructure
- Medium Density Development
- Future Development Area

Function

- Playspace Upgrade
- Bus Stop
- Heritage/Historic Site
- Stormwater Management
- Car parking
- Traffic Management
- Boat Ramp Upgrades
- Precinct Master Planning
- Open Space Upgrade
- Increase Biodiversity

Access / Movement

- Large Vehicle Access
- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

No	Strategic Direction Environment	Theme	Timeframe
1	Increase stormwater infiltration capacity and quality and manage samphire habitat to improve ecological value, address sea level rise and avoid acid sulphate soil exposure	Environment	ST-MT
2	Upgrade and relocate Doctor's Beach playground to improves access and address SLR	Environment	ST-MT
3	Develop open space with seating and barbecues	Environment	ST
4	Develop street tree planting and increase landscape amenity along Wells Street to support pedestrian activation	Environment	ST
5	Develop street tree planting and increase landscape amenity of Blancheport Drive and Gibson Way	Environment	ST
6	Develop a youth/play precinct building on existing skate park	Environment	ST
7	Upgrade open space to provide ecological, recreation and amenity value	Environment	ST
8	Develop Eyre Avenue as a major foreshore precinct with improved access, rest stops, tree planting and landscaping	Environment	MT
9	Develop town entrance and review speed limits (40KPH)	Environment	ST
10	Increase the recreational value of open spaces	Environment	ST-MT-LT
11	Improve access and develop the recreation and amenity value of open space along Bay Road	Environment	ST
12	Upgrade Lion's Park to increase open space provision and create town entrance	Environment	ST
13	Review the suitability of Slidys Beach as a boat launch	Environment	MT
14	Protect drainage characteristics and vegetation associated with Slidys Road	Environment	MT
15	Upgrade open space to provide ecological, recreation and amenity value to support ongoing residential development	Environment	MT
16	Rezone industrial land as open space and respond to flooding issues and support residential growth to the east of the town	Environment	CA, FP
17	Develop open space corridor to support walking and cycling into the town	Environment	MT
18	Improve access into the Sports Precinct from the residential areas further to the west	Environment	ST-MT-LT
19	Develop foreshore (refer to concept plan)	Environment	MT

Streaky Bay Movement and Access



Land Use / Planning Zones

- Township Activity Centre
- Community Facility
- Neighbourhood
- Rural Living
- Camping & Tourism Park
- Open Space
- Recreation
- Conservation
- Strategic Employment
- Employment
- Infrastructure
- Medium Density Development
- Future Development Area

Function

- Playspace Upgrade
- Bus Stop
- Heritage/Historic Site
- Stormwater Management
- Car parking
- Traffic Management
- Boat Ramp Upgrades
- Precinct Master Planning
- Open Space Upgrade
- Increase Biodiversity

Access / Movement

- Large Vehicle Access
- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

No.	Strategic Direction Movement	Theme	Timeframe
1	Develop shared-use path to encourage walking and cycling	Movement	ST
2	Develop one-way access with angled parking and improvement to beach access	Movement	ST
3	Develop a pedestrian crossing to connect the school and Doctor's Beach	Movement	ST
4	Develop drop-off and parking areas to support access to the school	Movement	ST
5	Improve cycling and walking paths with a focus on improving safety, path widths, lighting and potential CCTV	Movement	ST-MT
6	Develop footpath along Love Shack Route and Back Beach Road	Movement	ST-MT
7	Improve access into the Sports Precinct from the adjoining residential areas	Movement	MT
8	Reconfigure existing car park to increase bus parking and improve pedestrian access to Alfred Street	Movement	ST
9	Development of east-west haul route to reduce larger vehicle movement through the town	Movement	LT
10	Develop town entrance and review speed limits (40KPH)	Movement	ST
11	Improve town entrance and sense of arrival to the town	Movement	MT
12	Improve shared use connections to support future residential growth to the south	Movement	MT
13	Continue to improve public realm and footpath connections along the mainstreet	Movement	ST-MT-LT
14	Increase access across the golf course to improve movement from the south	Movement	ST
15	Improve footpath access to support future residential growth	Movement	MT
16	Improve road and footpath access to support future residential growth	Movement	MT

Streaky Bay

Design Statement

The concept plan focuses on the development of the Foreshore and the Bay Road and Alfred Terrace intersection. The aim is to create a unique destination within the town. The concept plan considers both the creation of open space, increased pedestrian accessibility, management of vehicle movements, opportunities for shared use areas, and the modification of the existing toilets.

The sloping profile of the foreshore will be formalised with a series of stepped terraces that connect the main street to the beach. The scale of terraces provides unique open spaces for the foreshore with large areas for congregation. The stepped arrangement provides informal access as well as creating staging for events and other activities.

Various traffic calming measures have been considered. Kerb buildouts and the development of a central median reduce the impact of the road corridor and provide accessible crossing points for pedestrians.

The laneway access in front of the toilet is converted to a one-way loop with paving treatments that create a shared use environment. The design of the laneway enables large vehicle parking at the same time offering the potential for street markets, festival and other activities.

The vehicular access to the jetty is maintained recognising the working character of the area. A new footpath connection will be developed to the edge of the laneway. This footpath connects the main street activities of Alfred Street with the foreshore and the Erye Avenue linear park.

The existing toilet will be modified with the roof retained as a large shelter structure. Two accessible cubicles and a small kiosk will be developed. The design of the kiosk creates the potential for a small visitor information booth, retail outlet or cafe.

As part of the concept plan additional footpath connections will be provided across the Alfred Street median. In addition, a new footpath connection is provided from the large vehicle car park south of the council offices. This enhanced connectivity improves access from the car park to the main street and foreshore.

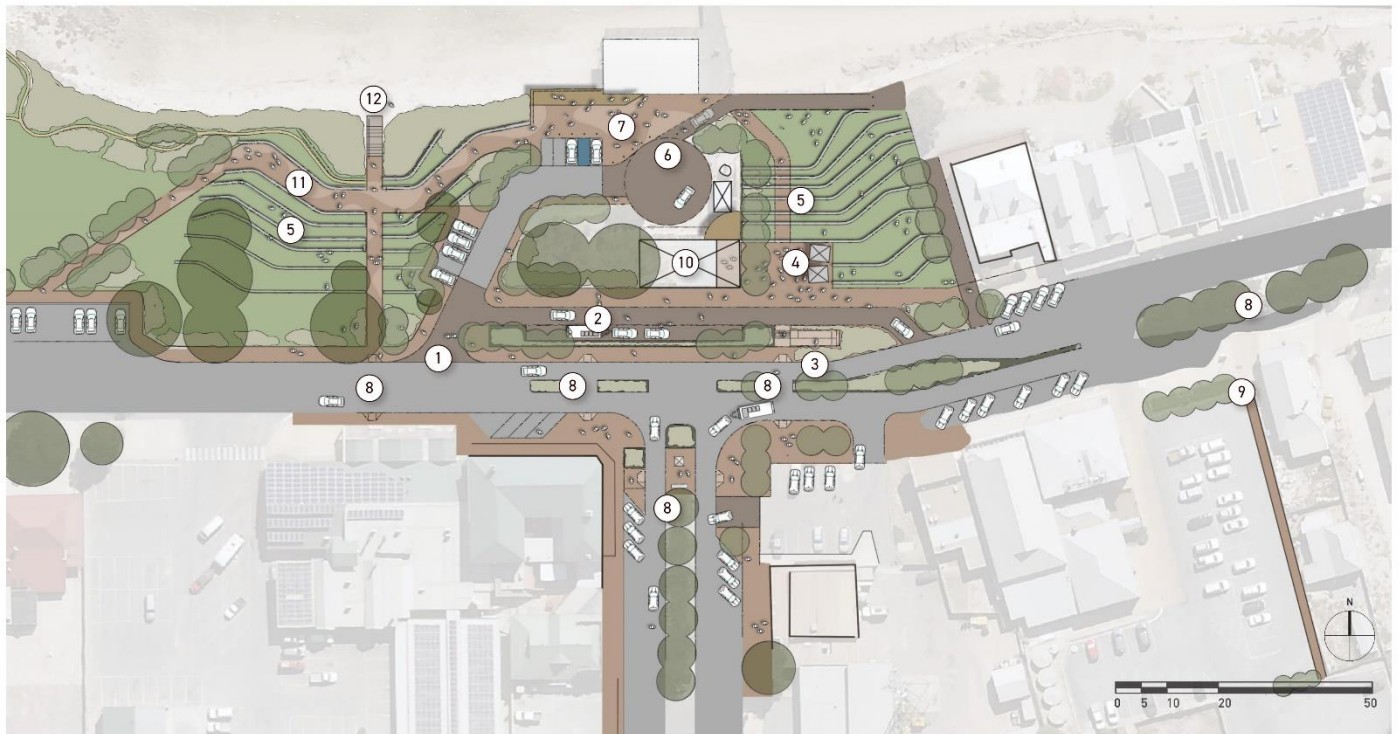
Supporting the open space, traffic management and footpath improvements, the concept plan proposes upgrade to the lighting and water sensitive urban design treatments to mitigate stormwater impacts.

In addition to the development of the foreshore, consideration has also been given to the development of a shared use path along the northern edge of the golf course.

Analysis and community feedback highlighted the importance of providing a connection from the residential areas of Streaky Bay to the open-space of the golf course, the new youth precinct, as well as, connecting the school, recreation precinct, Doctor's Beach, tourist facilities and the residential areas to the west.

The illustration demonstrates the potential of a 3 m wide separate shared use path

Concept Design



1. Realignment of entry road to discourage caravan parking.
2. Shared use including parking (one-way).
3. Pedestrian crossover, ramp and stairs.
4. Plaza to support community activation, events and markets.
5. Lawn amphitheatre, stepped access and concrete seating walls.
6. Turnaround area including controlled access for vehicles to foreshore.
7. Paved plaza to foreshore to increase connection to shelter and provide opportunities for foreshore activation and events.
8. Dedicated pedestrian crossing locations.
9. Stepped access from car park.
10. Modification of toilets (small kiosk and 2 accessible cubicles).
11. Improved footpath access to foreshore.
12. Upgraded beach access and sand carting to increase beach amenity.

Streaky Bay

Visualisation - Foreshore



Illustrative Photomontage



Before

Visualisation - Shared Use Path



Illustrative Photomontage



Before

CONSULTATION NOTES

Below is a record of the notes that were gathered as part of this consultation activity.

- Questioning the access path from Streaky Bay to Love Shack estate
- Importance to have safe access for children to walk to and from school.
- Would be great to be able to get access straight from Love Shack to the Shea Oaks
- Questioning where development is going ahead – more to the western side less to the eastern.
- Questioning why the industrial land may be turned into an open space (green zone)
- Issues around rising sea levels
- Town gravitating west
- Need for affordable housing.
- May need smaller allotments.
- SA water issues.
- Transit loop status
- Need better water catchment.
- Need to move the water effluent space.
- No access from the RV park by foot at present
- Importance around moving silos and making way for hospital expansion.
- Still need to focus developing the eastern side – Islands caravan park already shows the value and provides the link
- Can trees in the cemetery be knocked down to bury more bodies.
- Ways to cater for the expansion of the cemetery.
- Ideas around 2 storey housing along side of the golf course
- Town needs more shop front spaces.
- Town needs for trees/green.
- Asking about the airport plans
- Potential for FIFO if airport is more developed.
- Sceale bay is another key entry point.
- Questioning around car access for the new childcare centre
- Recreational use of the wetland's areas
- Council car park – shops on ground floor and parking on top level
- Kiosk to be moved closer to the playground and new toilets.
- Asking what will come of the current dental clinic.
- Raised concerns about the dragon boat club.
- Emergency services storage shortages – possible move to a new location (maybe to the industrial zone)
- Will the current school cope with the growth of town?
- Love shack Route streetlights
- Climate change denial
- Do not support Jubilee rd. open space.
- Catholic land – future school location

APPENDIX B – WIRRULLA COMMUNITY CONSULTATION

PHASE ONE - COMMUNITY DROP-IN SESSION VERBATIM RESPONSES

CONSULTATION ACTIVITY DETAILS

PHASE ONE

Date: Tuesday 20 September 2022

Time: 4:00pm – 7:00pm

Location:Wirrulla Sports Complex

Participants: Wirrulla community

Below is a record of the verbatim responses that were gathered as part of this consultation activity.

QUESTION 1: DESCRIBE YOUR VISION FOR WIRRULLA

No.	Verbatim comment	Theme
	Get shit done!	Vision
	To create a town that is welcoming for visitors and its residents. To improve facilities in the heart of the town that cater for all age groups. To revitalise the town with a history trail to retain visitors.	Vision

QUESTION 2: WHAT IS SPECIAL ABOUT WIRRULLA

No.	Verbatim comment	Theme
	Community spirit	Vision
	Gateway to Wirrulla.	Vision
	Inland jetty	
	Amenity – open spaces, trees	Open Space
	Local ag businesses	Land use
	Our volunteering spirit	Vision
	Great community feel	Vision
	Me	

QUESTION 3: THINGS YOU LIKE ABOUT WIRRULLA

No.	Verbatim comment	Theme
	Close to ranges and beaches	Vision
	Small town – great for families	Vision
	The people who just get things done	Vision
	It is laid back, but maybe too laid back	Vision

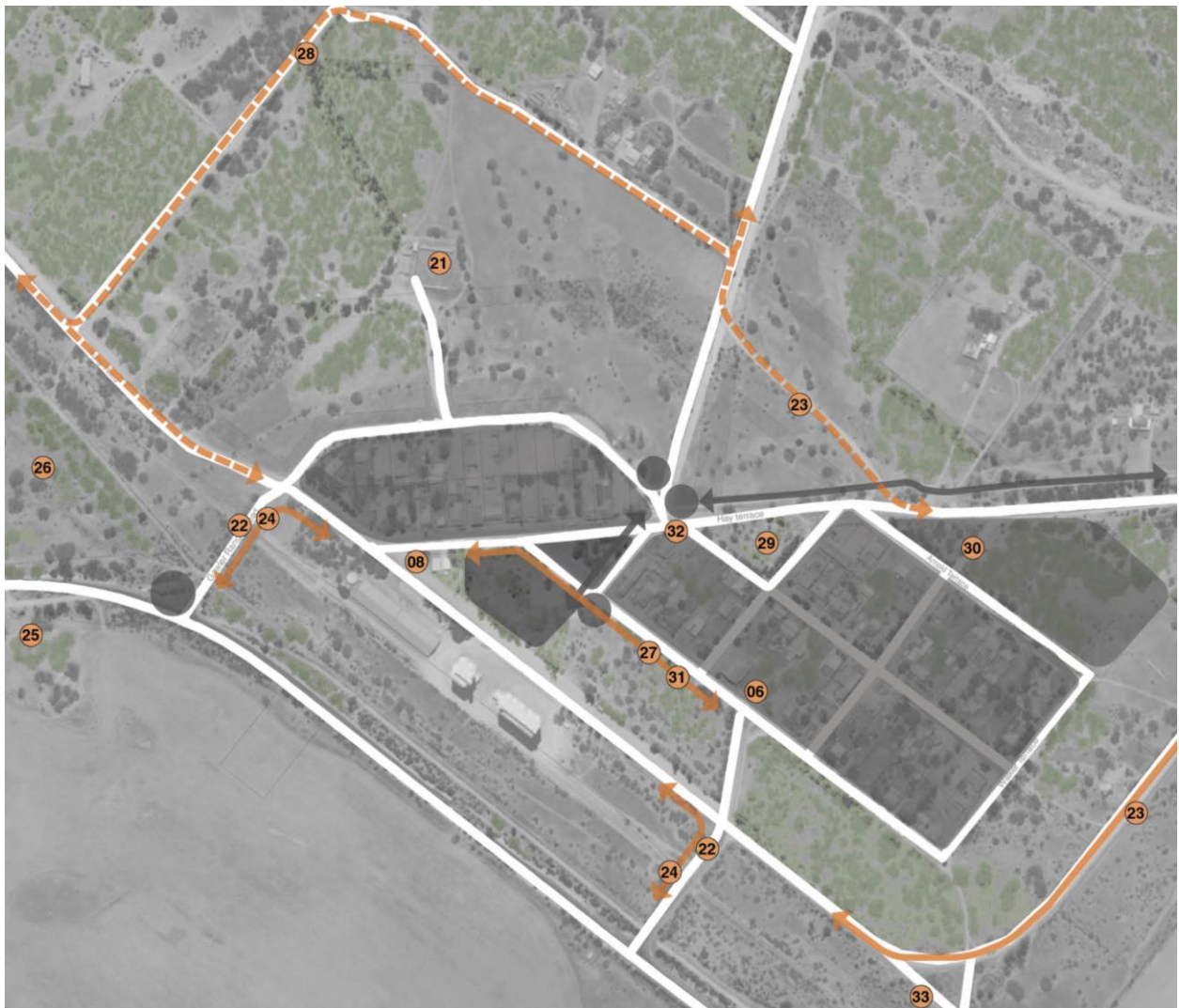
QUESTION 4: THINGS YOU WOULD CHANGE ABOUT WIRRULLA

No.	Verbatim comment	Theme
	Population – lack of housing, lack of workers	Future planning, Land use
	Better facilities for kids – pump track, bball area, all inclusive playground	Open Space
	Finding a way to motivate more people to join progress / groups / volunteer the time especially for busy bees	Community
	A swimming pool	Open Space

QUESTION 5: OTHER COMMENTS

No.	Verbatim comment	Theme
	Lighting on path to club as well as improving the path	Access
	Telstra service needs to work	Service capacity
	Progress have acquired a new shelter for use in town	Open Space
	Rubbish bins. No recycling, only cans and bottles	Sustainability
	Signage strategy – history and old district school trail	Tourism
	History: walk, bank building	Tourism
	Optimise maintenance regime by providing local tools and equipment	Governance, Maintenance
	Street lighting to the town	Movement
	Possible change to rubbish collection to fortnightly. Can recycling be added?	Sustainability
	Street sweeper, mowing and maintenance	Governance, Maintenance
	Shade and fencing around new playground area at club	Open Space

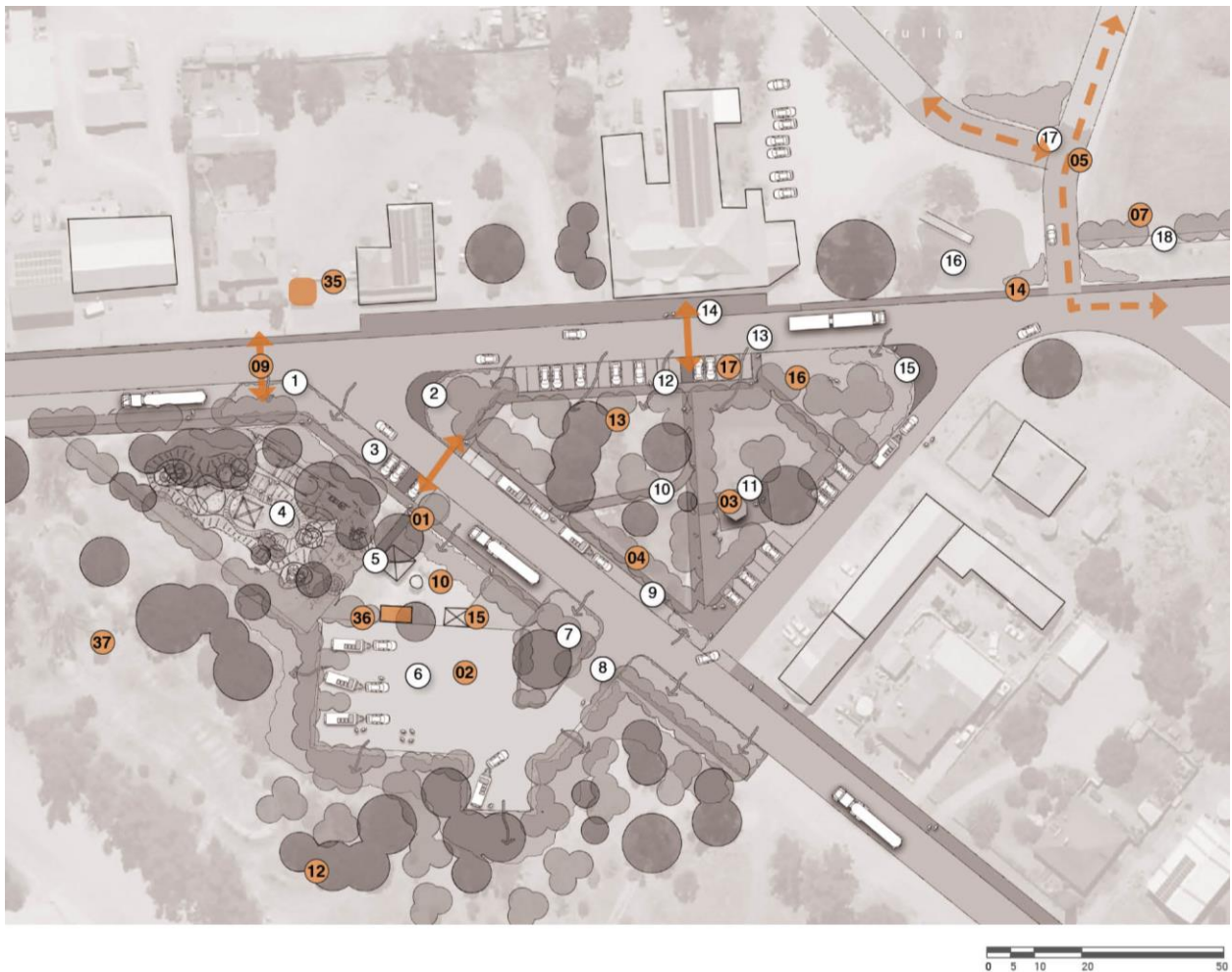
SPATIAL MAPPING EXERCISE – MASTER PLAN



Map Ref No.	Verbatim comment	Theme	Priority
6.	Develop a new black water dump to support overnight camping (avoid rock)	Service capacity	
8.	Develop a secondary entry statement to direct visitors into the township	Tourism	
21.	Upgrade bowls and golf club - fencing, shade and verandah	Open Space	
22.	Seal the entrance road into the town	Movement	
23.	Potential sealing of bypass – reduce dust issues in the town	Movement	
24.	Improve the town entrance, maintain sightlines and increase maintenance (mowing)	Movement tourism, maintenance	
25.	Improve landscape maintenance across the town (wattle bush and other trees)	Maintenance	

Map Ref No.	Verbatim comment	Theme	Priority
26.	Review tree selections (limestone soils and low-lying rock reduce the growth and longevity of street trees – impacts amenity)	Climate change, Landscape character and amenity	
27.	Trim and maintain the trees along main roads	Maintenance	
28.	Potential to develop heavy vehicle route. Consider powerlines and road width	Movement	
29.	Increase the amenity of existing open spaces in the town.	Landscape character and amenity	
30.	Seal road connection to improve vehicular access in the town	Movement	
31.	Develop overnight truck parking	Movement	
32.	Upgrade intersection and improve amenity and drainage	Movement	
33.	Seal the road to the cemetery and undertake wattle removal	Movement	

SPATIAL MAPPING EXERCISE – CONCEPT PLAN



Map Ref No.	Verbatim comment	Theme	Priority
1.	Relocation of bike shelter to bus shelter and drop off	Access	
2.	Reseal caravan park – concrete preferred to bitumen	Movement, Caravan / Camping	
3.	Increase shelter size	Open Space	
4.	Consider bus pick up from triangle, relocate bus shelter & improved signage	Movement	
5.	Consider truck turn paths, potential bypass	Movement	
5.	Maintain large vehicle access	Movement	
7.	Pedestrian lighting (solar?) to path to sports precinct	Access	
7.	Upgrade bike track & footpath connection seal & light	Access	
9.	Defined crossing point to playspace	Access	
10.	Toilets at end of life – rebuild	Open Space	

Map Ref No.	Verbatim comment	Theme	Priority
12.	Show expanded camping area	Caravan / Camping	
13.	Need to resolve native title	Governance	
14.	Kerb corner does not effect large vehicle turns	Movement	
15.	Water supply point for caravans	Service capacity	
16.	Lighting to the triangle to support afternoon supervision	Open Space	
16.	Increase open lawn adjacent PVB – event spill out? Ask council for plan	Open Space	
17.	Breaks in parking to maintain sightlines	Movement	
35.	Bike storage	Access	
36.	Toilet	Open Space	
37.	Bike track	Access	

PHASE TWO - COMMUNITY PRESENTATION NOTES

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Tuesday 7 March 2023

Time: 5:30pm – 7:30pm

Location: Wirrulla Sports Complex

Participants: Wirrulla community

CONSULTATION POSTERS (NEXT PAGE)

Wirrulla



Land Use / Planning Zones

- Community Facility
- Township
- Camping & Tourism Park
- Open Space
- Recreation
- Employment
- 🏠 Future Development Area

Function

- Playspace Upgrade
- Stormwater Management
- Car parking
- Traffic Management
- Open Space Upgrade

Access / Movement

- Large Vehicle Access
- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

No.	Strategic Direction	Theme	Timeframe
1	Explore truck bypass to reduce conflicts	Movement	ST
2	Develop shared use path with lighting to Oval	Movement	ST
3	Develop a crossing point to playspace	Movement	ST
4	Develop additional camping areas to support tourism (concrete paving)	Tourism	MT
5	Develop black water dump point	Infrastructure	MT
6	Increase open space amenity of the Triangle (refer to concept plan)	Environment	ST
7	Develop bike storage	Infrastructure	MT
8	Review entry signage to Wirrulla and reinforce the 'Town with a Secret' or 'Gateway to the Gawler Ranges'	Tourism	MT
9	Upgrade paving to improve pedestrian access.	Movement	MT
10	Improve vehicular access around the Jetty to create a more defined tourist attraction	Movement	MT
11	Investigate the potential to develop a trailhead to the Gawler Ranges	Tourism	LT
12	Upgrade playspace	Environment	MT
13	Improve toilets as part of the camp kitchen redevelopment	Infrastructure	MT
14	Increase drainage and stormwater management, particularly adjacent to the campsite.	Infrastructure	ST
15	Modify Hay Terrace intersection and develop build-outs to limit uncontrolled vehicle movements.	Movement	ST
16	Improve open space around the campground the increase tourism value	Environment	MT
17	Possible future residential land use.	Land Use	CA, FP

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

Wirrulla

Design Statement

The concept plan reinforces the Triangle as the heart of the township. New footpaths connect the mainstreet, campsite, and playspace, creating an accessible town centre.

The design of the Triangle includes additional parking, tree planting and landscaping as well as lawns for congregation. The shelter is relocated and upgraded to increase amenity.

Upgrades to the camping area increase the tourism potential of the site, including the development of additional sites, a black water dump, and a new toilet. Improvements to the playspace increase community benefit, and reinforces the potential of the town as an overnight destination for visitors travelling through the Eyre Peninsula.

The development of a new sealed shared-use path to the oval increases access to the recreational facilities of the town.

The concept plan creates an interconnected centre with increased levels of open space quality, improved public spaces, as well as new pathways and landscaped treatments that significantly improve the amenity of the township.

Kerb buildouts and new kerb ramps increase accessibility, and the relocation of the bus stop to the southern side of the Triangle provides a safe waiting area for children, which capitalises on the shade and shelter provided in the park.

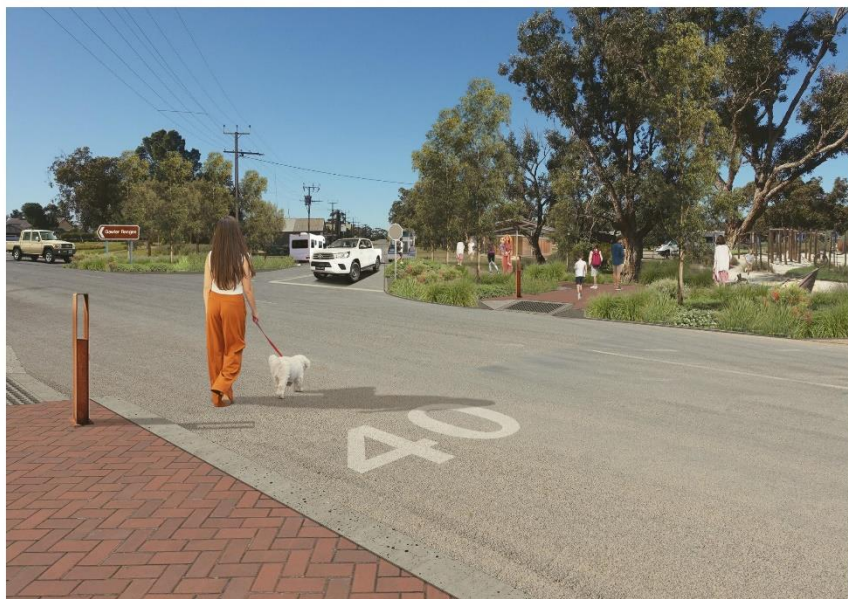
Water-sensitive urban design solutions, swales, and rain gardens mitigate storm events, reducing the duration and frequency of flooding in the town.

Concept Design



1. Improvements to stormwater management and development of rain gardens, soakage trenches and swales.
2. Corner correction to reduce overrun.
3. Formalise car parking including accessible car parking to support connection to playspace and toilet.
4. Improved playspace, shade trees and landscape improvements. Opportunity for inclusion of Water sensitive urban design elements into landscaping.
5. New toilet block, dual sided entry to service caravan park and playspace separately. Relocate bike rack shelter adjacent bus shelter
6. Continue to implement improvements to RV/ Camping park, building on previous master plan.
7. Stormwater management and development of rain gardens, soakage trenches and swales.
8. Formalise entry to RV park.
9. Pull in bays to support large vehicles, caravans and RVs
10. Improved footpath connections and landscape treatments
11. New shelter to concrete hardstanding (Relocate BBQ to redeveloped playspace). New lighting to open space.
12. Improved car parking including accessible parking.
13. Pedestrian crossing point.
14. Increase public realm including opportunity for improved ramp access to front of hotel and improved links to shop. Formalise crossing point to triangle.
15. Drainage upgrades and corner correction.
16. Improvements to inland jetty park to reinforce the town with a secret.
17. Road re-alignment and formalisation to intersection including give way signage.
18. Shared used path connecting town to sports precinct with solar lighting.
19. Formal walking trails to reinforce tourism focus of RV and camping area.
20. Improved access and connection to bike track.

Visualisation



Before

Illustrative Photomontage

CONSULTATION NOTES

Below is a record of the notes that were gathered as part of this consultation activity.

- Questions around bus stop location – it will require shelter.
- Triangle and the issues around the native title holding up development.
- Resident currently thinking of placement of bus shelter near playground.
- Residents feel they are at a stand still due to the native title.
- Speed reduction to Hay Tce to police station – 40km
- Speed humps
- Questions around storm water options and what would this look like
- Provide examples of water catchment ideas for the urban garden designs
- Sealing of roads that the grain trucks use
- Need wheelchair access to the new toilet upgrade.
- Asking about an RV dump point
- People like the idea of RV point at the Hall
- Inland jetty on private land how can this be upgraded moving forward.
- No tree planting on the golf course
- Whose land will the pump track be located on
- Like to be called the gate way to the Gawler Rangers
- Entrance statement – chase up if an insurance claim has been submitted.
- Will council allow extra hours for grounds staff to maintain the new urban design gardens?
- Some people like the old tennis courts in the campground – happy to see the space upgraded if the courts are replaced with concrete.
- Need for more land for housing.
- Happy to square the residential land off on the town boundary as shown on the proposal.
- Shortage of land currently – Council to investigate current availability.

Additional comments:

- Shelter for bus stop
- Native title resolution needed
- Check bus stop location
- Signage for bus stop
- Review bus stop location
- Speed restrictions 40 – 30 through town centre particularly
- Signage required
- Separate toilets
- Sump site location. Review hall locations. Waterpoint (paid)
- Tree management
- Upgrade concrete, provided gravel areas and bush camping

APPENDIX C – POOCHERA COMMUNITY CONSULTATION

PHASE ONE - COMMUNITY DROP-IN SESSION VERBATIM RESPONSES

CONSULTATION ACTIVITY DETAILS

PHASE ONE

Date: Tuesday 20 September 2022

Time: 12:00pm – 3:00pm

Location: Poochera Sports Complex

Participants: Poochera community

Below is a record of the verbatim responses that were gathered as part of this consultation activity.

QUESTION 1: DESCRIBE YOUR VISION FOR POOCHERA

No.	Verbatim comment	Theme
	A green and friendly space for travellers to stop and rest	Tourism
	Somewhere with facilities, a petrol station, café, shops	Land use
	A place that supports young people with play equipment, playground and BMX	Open Space

QUESTION 2: WHAT IS SPECIAL ABOUT POOCHERA

No.	Verbatim comment	Theme
	The town is focused on preserving the local history of the area	Cultural recognition
	Nice and quiet	Vision
	Heritage friendly	Vision
	Nice friendly people	Vision

QUESTION 3: THINGS YOU LIKE ABOUT POOCHERA

No.	Verbatim comment	Theme
	n/a	

QUESTION 4: THINGS YOU WOULD CHANGE ABOUT POOCHERA

No.	Verbatim comment	Theme
	More kids play areas in town	Open Space

QUESTION 5: OTHER COMMENTS

No.	Verbatim comment	Theme
	Significant impacts from dirt drag-out and dust in the town. Potential for water carting to suppress dust of bituminising silo area	Movement

SPATIAL MAPPING EXERCISE – MASTER PLAN



Map Ref No.	Verbatim comment	Theme
1.	Develop old tennis courts and active recreation space (playspace, pump track or mini golf)	Open Space
2.	Potential for motorsports facility to diversify the use of bowls site (reprogramming of unused space)	Open Space, Land use

Map Ref No.	Verbatim comment	Theme
3.	Develop a walking path (short town loop)	Access
4.	Improve traffic control at intersection	Movement
5.	Reduce speed limit to 40km	Movement
6.	Develop kerbing or spoon drains to divert stormwater and reduce the impacts of flooding	Movement, service capacity
7.	Manage wattles to increase the visibility of corner	Movement
8.	Undertake road repairs	Movement
10.	Improve road alignment to accommodate B doubles and triples	Movement
12.	Potential road widening to Barnes Street and Oval Road - dual lane access required during harvest	Movement
13.	Potential to develop Frisbee Golf on the golf course	Open Space
23.	Review truck turn path from silos and undertake road upgrades, sealing and signage to reduce impacts	Movement
25.	Improve camping and caravan park opportunities	Tourism, caravan / camping
31.	Improve drainage and reduce impacts of flooding	Service capacity

SPATIAL MAPPING EXERCISE – CONCEPT PLAN



Map Ref No.	Verbatim comment	Theme
4.	Big ant and entry statement to reinforce Poochera as the 'home of the Dinosaur-Ant'	Tourism
11.	New signage to toilets	Amenity
16.	Bus stop for kids. Shelter. Bike racks. Toilets	Access
17.	Open space for kids to play. Pump / flow track. 5-14 age group	Open Space
18.	Introduce more play and activation	Open Space
19.	Potential to develop tours for Ant	Tourism
20.	Integrate kindy with public play infrastructure	Open Space
21.	Silo art. Dino ant	Landscape character and amenity
22.	Provide bike parking at bus stop and bus shelters	Access
22.	Requires dedicated bike / walking path to separate pedestrians from truck route	Access
23.	Consider relocation of toilet. Invasive root damage to existing	Amenity

Map Ref No.	Verbatim comment	Theme
24.	Consider large vehicle turnpaths (harvest route)	Movement
24.	Possible road naming near old school	Movement
25.	Youth precinct. 3x3, BMX, scooters, skateable area	Open Space
26.	clear area around the hall	
27.	Walking track to original humpy To the west near golf course	Access
28.	Signage strategy for park development	
32.	Potential new entrance to caravan park to reinforce Barnes Street	Movement
33.	Adjust entrance to town along West Terrace	Movement
34.	Integrate gallery works with museum walk	Tourism
35.	Use hall for museum expansion. Old museum for art centre tours	Tourism

PHASE TWO - COMMUNITY PRESENTATION NOTES

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Tuesday 7 March 2023

Time: 2:30pm – 4:30pm

Location: Poochera Sports Complex

Participants: Poochera community

CONSULTATION POSTERS (NEXT PAGE)

Poochera



Land Use / Planning Zones

- Community Facility
- Township
- Camping & Tourism Park
- Open Space
- Recreation
- Strategic Employment
- Future Development Area

Function

- Playspace Upgrade
- Bus Stop
- Heritage/Historic Site
- Stormwater Management
- Car parking
- Traffic Management
- Open Space Upgrade

Access / Movement

- Large Vehicle Access
- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

No.	Strategic Direction	Theme	Timeframe
1	Investigate museum relocation to Institute Building	Tourism	LT
2	Explore public art opportunities on the silos	Tourism	ST
3	Develop old tennis courts as youth precinct (playspace, pump track or mini golf)	Environment	MT
4	Explore the potential for motorsports facility to diversify the use of bowls site	Environment	FP
5	Develop new walking paths (short town loop)	Movement	ST
6	Improve traffic control at intersection	Movement	ST
7	Reduce speed limit to 40km	Movement	ST
8	Improve road alignment to accommodate B doubles and B triples	Movement	MT
9	Investigate possible road widening of Barnes Street and Oval Road to accommodate seasonal vehicle movements	Movement	ST-MT
10	Explore potential to develop alternative activation of golf course (Frisbee Golf)	Open Space	ST
11	Review truck turn path from silos and undertake road upgrades, sealing and signage to reduce impacts	Movement	ST
12	Improve camping and caravan park opportunities	Tourism	ST-MT
13	Improve drainage and stormwater detention to Penna Street and Main Street	Infrastructure	ST
14	Expand the dinosaur ant story as part of the entry statement.	Tourism	MT
15	Redesign the park to increase open space amenity (refer to concept plan)	Environment	MT
16	Develop additional signage to promote the pub and post office.	Infrastructure	ST
17	Develop Penna Street as an extension of the museum and caravan park with new footpaths connection, landscape treatments, signage, lighting and public art.	Environment	MT
18	Investigate removal of parking refuge adjacent to Roadhouse (encouraging vehicles to stop in Poochera)	Infrastructure	MT
19	Improve footpath and cycleway link to oval.	Movement	ST
20	Possible future residential land use.	Land Use	CA,FP

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

Poochera

Design Statement

The concept plan focuses on the development of a new open space precinct. The concept plan capitalises on the existing Heritage Park and increases the recreational value of the park through the introduction of a youth precinct with a pump track, skateable area and basketball court.

The development of the Institute Hall for as an enlarged museum space is also considered as part of the concept plan. The relocation of the museum enables a designated dinosaur ant museum to be developed in the old museum building. This museum reinforces the town's unique icon. References to the dinosaur ant are reinforced in the town park as well as through signage, paving designs and murals throughout the town.

The development of a bus stop to Barnes Street reinforces town park as a destination. The co-location of the bus stop and open space encourages young people and other members of the community to use the space as a meeting place.

The existing heritage artifacts in the park are retained with additional signage and interpretation. Penna Street will be significantly upgraded. New kerbing and kerb buildouts will improve the public realm of the street.

Additional tree planting and landscape treatments increase the amenity of the public realm, creating a distinct destination within the town.

New footpath and car parking encourage visitors spend more time in the town. This in turn provides opportunities for overnight camping which supports the local private campsite.

Concept Design



1. Formalise entry to caravan park.
2. Improvements to stormwater management and development of Water sensitive urban design responses (soakage trenches and swales).
3. Corner correction and stormwater improvements.
4. Big ant and entry statement to reinforce Poochera as the 'home of the Dinosaur-Ant'.
5. Pedestrian crossing
6. Pedestrian path connection to improve town links.
7. Pull in parking area for large vehicles, caravans and RVs.
8. Stormwater improvements and development of Water sensitive urban design responses.
9. Historic walk with opportunity for curated displays.
10. Parking including accessible parks with increased connections to museum.
11. Pedestrian crossing
12. Plaza to museum forecourt.
13. Entry to park including 'big ant' and improved pedestrian connections.
14. Path connection to pub and post office.
15. Improvements to caravan park (negotiations with landowner)
16. Alternative caravan park entrance/ exit to increase activation of Barnes Road.
17. New Youth precinct including pump track, skateable area, 3x3 multi-use ball court, shelter, seating areas, landscape treatments, shade trees and open space.
18. 18. New school bus stop shelter with bike racks.

Visualisation



Illustrative Photomontage



Before

CONSULTATION NOTES

Below is a record of the notes that were gathered as part of this consultation activity.

- Concerns around trucks driving through golf course.
- Understanding issues about trucks
- Concerned about bulk handling – lack of turn around areas and parking options.
- Not keen on the possible expansion of the Museum
- Widen road near golf course for parking.
- Questions around why the bulk handling trucks can't just enter through one end and exit on the other
- Trucks Park illegally.
- Dust and mud from trucks is a huge problem for the main street.
- Viterra don't manage their site causing all the dust and dirt.
- Limit truck numbers accessing the silos.
- Removal of scrub on main road
- No extra entrance for the caravan park wanted – second entry currently blocked as it helps create a safer environment for the local pedestrians and allows more parking.
- More parking on Pena Street for caravans to park
- Council apparently has a sign located on Dusty's private land.
- Would like a black water dump point
- Over 30 vans park daily in the town.
- Issues around dump point being installed – very rocky.
- No trucks to park on Pena Street.
- Concerns around the free camping site
- Widen the main street – also near museum and have decent signage.
- Footpaths to increase pedestrian safety.
- Speed limit concerns
- Importance around the play area for children as numbers have increased.
- Some feel the moving of the museum to the hall would be a good idea
- Murals to town – Dusty keen to paint
- They feel no money is spent in Poochera.
- Issues around where rates money is spent.
- Need to address tourist and locals needs.
- Tourists only spent a short amount of time in the town.
- Full upgrade to the main street – main priority
- Need input from a Viterra rep.
- Wear and tear to the main roads due to heavy truck usage
- Minnipa entrance needs sealing and signage.
- Illegal camping near the golf course museum – check signage.
- Viterra need accountability for the impact they have on the township.
- Discussion over time frames to see actions.
- Who oversees bus shelters.

Additional comments:

- Relocation of road
- Improve signage
- Widen Penna St
- Black water dump point
- Speed limit restrictions
- Museum don't move – murals
- Cabinets in institute
- Manago trees
- Kids / footpath
- Dust / trucks
- Dump site
- Speak to Viterra
- Speak to DoE about bus shelter
- Blocks to develop playground

APPENDIX D – HASLAM COMMUNITY CONSULTATION

PHASE ONE - COMMUNITY DROP-IN SESSION VERBATIM RESPONSES

CONSULTATION ACTIVITY DETAILS

PHASE ONE

Date: Wednesday 21 September 2022

Time: 1:00pm – 3:30pm

Location: Haslam Hall

Participants: Haslam community

Below is a record of the verbatim responses that were gathered as part of this consultation activity.

QUESTION 1: DESCRIBE YOUR VISION FOR HASLAM

No.	Verbatim comment	Theme
	Driveway repairs	Movement
	Projects need to be followed through	Governance

QUESTION 2: WHAT IS SPECIAL ABOUT HASLAM

No.	Verbatim comment	Theme
	Quiet	Vision

QUESTION 3: THINGS YOU LIKE ABOUT HASLAM

No.	Verbatim comment	Theme
	n/a	

QUESTION 4: THINGS YOU WOULD CHANGE ABOUT HASLAM

No.	Verbatim comment	Theme
	Limit the time visitors stay in park to only 7 days, not 3 – 4 months	Tourism, governance
	Reduce abuse of foreshore. Increase policing and preventional signage	Coastal management

QUESTION 5: OTHER COMMENTS

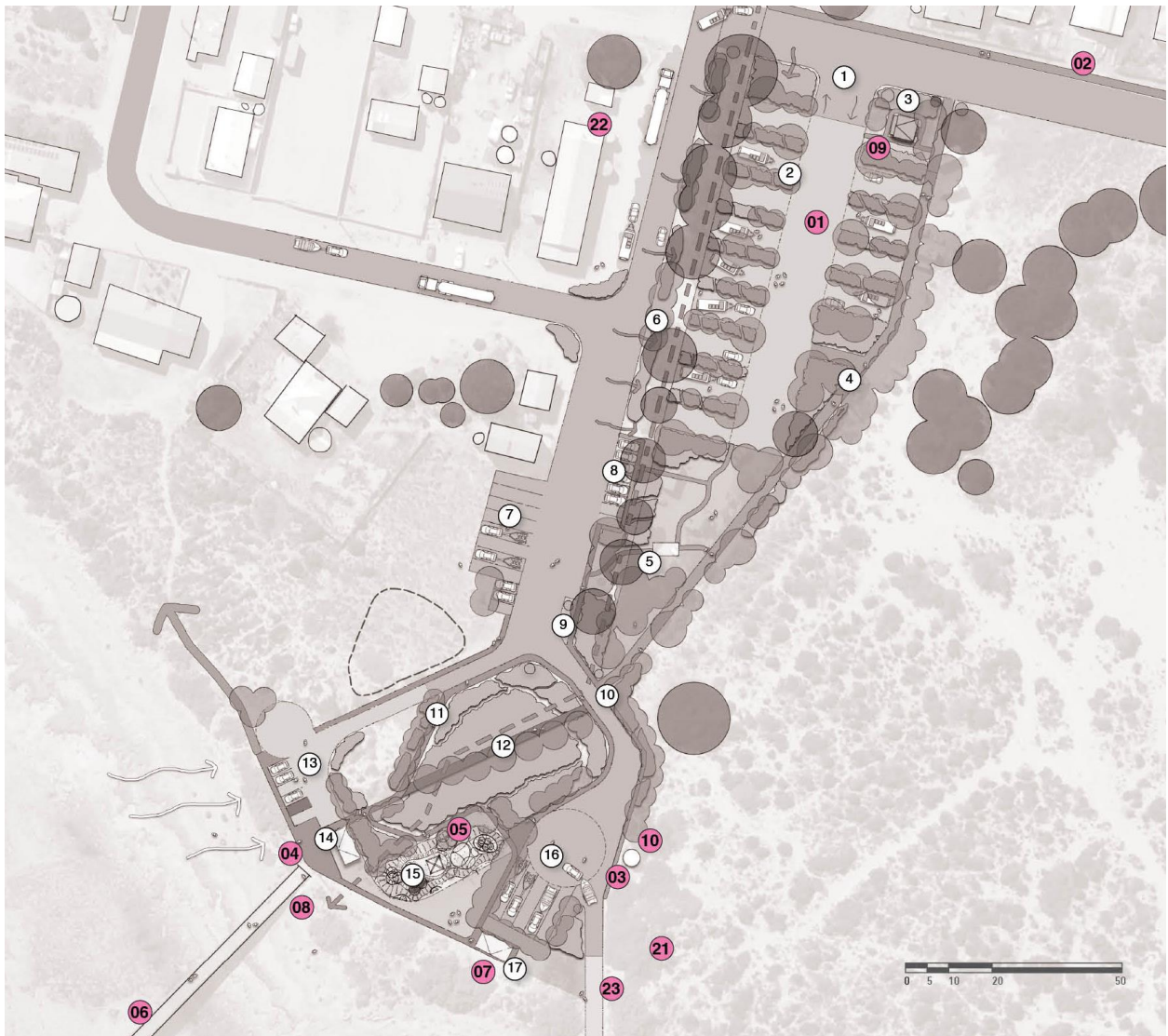
No.	Verbatim comment	Theme
	Wants council to be more active in the town – footpath upgrades	Governance
	Issues with environmental impacts from oyster farming	Conservation
	Town's good as it is	Vision
	Improve phone service	Service capacity
	25 permanent residents	Vision
	Tidy up the town. More consideration	Maintenance
	Enforcement to limit impacts of storage in town	Land use
	Manage safety around oyster boat routes	Coastal management

SPATIAL MAPPING EXERCISE – MASTER PLAN



Map Ref No.	Verbatim comment	Theme
9.	Possible use of community land for tennis courts. Truck storage lease land/industry land	Open Space, Land use
10.	Consider rising tides with shelter placement. Reaches halfway up the boat ramp	Climate change
11.	Upgrade tennis courts for use	Open Space
12.	Maintain access to and under the jetty	Access
13.	Watering trees, maintenance and establishment of street trees	Maintenance, landscape amenity
14.	Improve rubbish collection next to the post office	Governance, maintenance
15.	Potential EV charging station to encourage visitors	Sustainability, tourism
16.	Potential for the council to take ownership of the jetty to enable future activation and development	Land use
18.	Truck lay-down area impacts neighbouring property	Land use, movement
19.	Truck lay down to be developed, adjacent to business owners	Land use
41.	Potential to develop local store - general supplies and community benefit	Land use

SPATIAL MAPPING EXERCISE – CONCEPT PLAN



Map Ref No.	Verbatim comment	Theme
1.	Limit stay time & restrict long stay impacts on water usage	Service capacity
2.	Improve footpaths to town. Kerb & gutter	Access
3.	Long stay campers take all the water for cleaning boats & caravan	Service capacity
4.	Mountain emergency access	Movement
5.	Consider changing / relocation / reuse and create community space BBQ shade	Open Space
6.	Potential jetty pool as activation of foreshore	Open Space, coastal management
7.	Maintain sightlines through shelter	Access
8.	Widen jetty & integrate shelter & under	Coastal management
9.	Relocate toilet & water point away from foreshore	Coastal management

Map Ref No.	Verbatim comment	Theme
10.	Unregulated use of water	Service capacity
17.	Finding commercial land for storage	Land use
22.	Post office boxes broken and provide public bins to mitigate dumping	Governance, maintenance
23.	Weed impact in winter preventative to boat ramp use	Maintenance

PHASE TWO - COMMUNITY PRESENTATION NOTES

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Wednesday 8 March 2023

Time: 12:30pm – 2:30pm

Location: Shelter on Foreshore

Participants: Haslam community

This session had to be postponed due to extreme weather a second consultation session was undertaken in May 2023 by District of Streaky Bay council staff.

CONSULTATION POSTERS (NEXT PAGE)

Haslam



Land Use / Planning Zones

- Rural Aquaculture
- Rural Settlement
- Camping & Tourism Park
- Open Space
- Recreation
- Conservation
- Strategic Employment
- Future Development Area

Function

- Playspace Upgrade
- Stormwater Management
- Car parking
- Traffic Management
- Boat Ramp Upgrades
- Open Space Upgrade
- Increase Biodiversity

Access / Movement

- Large Vehicle Access
- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

No.	Strategic Direction	Theme	Timeframe
1	Investigate residential land opportunities to support growth.	Land Use	CA, FP
2	Investigate the development of industrial land to support commercial activities	Land use	CA
3	Upgrade tennis courts to improve recreational facilities	Environment	MT
4	Improve rubbish collection next to the post office	Infrastructure	ST
5	Investigate an EV charging station to encourage visitors (develop as part of a district-wide strategy)	Infrastructure	ST
6	Investigate the potential for the council to take ownership of the jetty to enable future activation and development	Infrastructure	MT
7	Maintain access to the jetty	Infrastructure	ST
8	Relocate and improve entry signage to reinforce sense of arrival	Infrastructure	MT
9	Upgrade open space to increase amenity in the town	Environment	MT
10	Develop the campground and increase facilities, pathways and vegetation	Tourism	ST
11	Improve footpath access throughout the town	Movement	ST
12	Improve vehicular circulation around the foreshore to reduce conflicts	Movement	ST
13	Increase shade tree planting to the foreshore park.	Environment	MT
14	Increase walking track and interpretation of coastal landscape.	Movement	MT
15	Review impacts of Sea Level Rise (2050) in land to east of township and location of future infrastructure	Land Use	ST

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

Haslam

Design Statement

The concept plan addresses the disconnected nature of the foreshore. Currently, the foreshore is a collection of spaces and facilities that provide little amenity and limited support for community or tourist activities in the town.

The concept plan creates a linked foreshore and camping precinct with footpath connections between the town and the jetty.

An upgrade of the camping area provides designated sites with shade trees and landscaping. The relocation of the toilet to the campsite increases the function of the area and provides an opportunity for a co-located black water dump site. This combination of site improvements, a small-scale ablution block and the dump site significantly increases the tourism offerings.

Redevelopment of the foreshore with new lawns and seating provides opportunities for congregation, while new tree planting improves the shelter and shade. A new playspace increases the recreational value of the foreshore, creating a destination that supports the local community, as well as visitors.

The redesign of the foreshore improves pedestrian access. The existing looped vehicular access road is reconfigured to provide separate parking for the boat ramp and a visitor's car park with access to the jetty and a new playground.

Footpaths with accessible pedestrian crossing points link the town with the foreshore, and directional signage reinforces the new restricted vehicular access.

Concept Design



1. New entry to camping and caravan area including signage and landscape treatments.
2. Designated camping areas including surface improvements, stormwater collection points, rain gardens and swales, landscape and shade trees to improve overnight sites.
3. New public toilet facilities and relocated RV dump point
4. Improved connection to foreshore to cutting alignment including increased shade trees and landscape improvements.
5. Communal facilities, shelter, water, seating and BBQ's
6. Closure of existing entrance to improve vehicular movements.
7. Boat trailer parking (overflow)
8. Gravel car park and footpath connection to foreshore.
9. Corner correction and improved signage to boat ramp and car park.
10. Pedestrian connection linking to foreshore.
11. Improved access to foreshore including tree planting
12. Pedestrian connection as reinterpretation of rail cutting including opportunity for elevated decking, landscape treatments, shade trees, historical artifacts, stormwater collection points, rain gardens and swales improvements.
13. Gravel car park to foreshore.
14. Foreshore precinct including new shelter, increased lawn area and improved connection to Jetty. Emergency access to Jetty maintained.
15. Improvements and upgrades to playspace including removal of existing shelter and increase connection to foreshore open space.
16. Boat ramp improvements including turn around and dedicated trailer parking
17. Foreshore shelter and lookout point for pedestrians and parked vehicles.
18. Trailhead for coastal walks and access to coastal scrub.
19. Provide electric vehicle (EV) charging station.
20. Removal of existing public toilet.
21. Recycling and public bins.
22. Provide footpath, kerb, and gutter to improve stormwater management.
23. New public toilet facilities (single unisex wheelchair accessible)

Visualisation



Illustrative Photomontage



Before

CONSULTATION NOTES

Below is a record of the notes that were gathered as part of this consultation activity.

HASLAM MASTERPLAN FEEDBACK

- Landholder doesn't agree with spatial plan (#1) – town shouldn't grow in this area
- Would prefer town growth out to area (#11)
- Provision for fish cleaning station
- Leave road in front of shelter (do not close off the loop road)
- 19 local boats launch from here, don't restrict this, need parking and turn around areas to be adequate
- Keep boat parking at bottom of Jetty
- Retain/incorporate historical aspects of the township
- No walking trail along the foreshore
- No beach shelter (keep shelter at current location)
- Planned campground trees have the potential to reduce ability for campers solar to work effectively
- Keep toilets – need to have all abilities access though (current location)
- Paid water metre would like one installed
- Widen the start of the jetty and have a shelter as an entrance statement style thing

HASLAM CAMPGROUND FEEDBACK

- Campground keep as open plan
- Campground perimeter tree planting only
- Campground has to allow for full size buses / large sites
- Campground – no allocated sites – back of sites slope down so sites would need to be built up if going by proposed plan
- Campground – does there have to be a time limit – preference from visitors at meeting that it stays as is
- Campground – needs to be a time limit on those that are staying there
- Visitor Attendance feedback
 - Stay for 6 weeks each year
 - Come from interstate specifically to here, preference is to stay longer
 - Like the park as it is
 - Wouldn't come and stay if reduced to two week limit
 - Like the laid back style and types of people staying at the park
 - Always going into Streaky Bay and spending money
 - Observed and provided feedback that lots of people stay 1-2 nights here awaiting their booking at Perlubie
 - Online booking – concerns for older generation
 - Online booking – current connectivity is terrible may need a wifi node
- Campground – move information board to front of park

HASLAM GENERAL FEEDBACK

- Council should advocate and make provision for more telecommunications – poor telecommunications in this area

HASLAM MAINTENANCE FEEDBACK

- Campground – move information board to front of park
- Can the town please be tidied up
- No driveways in kerbing (Main Street, Cross Road, Don Skinner)
- Would like to see maintenance levels increased
- Driveways to be rubbled from road to property boundaries
- Illegal dumping occurring in Conservation Zone to east of township to be investigated and Oyster Basket issues
- Mundy Road to be graded
- Concerns that offal from fish is being placed in bins and stinking

RV Infrastructure

- Currently there is conflict between the location of the dump-point and oyster boats accessing the boat ramp and consideration needs to occur in terms of spatial planning and how this conflict can be resolved.
- Caravaners are current using taps to clean their caravans, hence they need a paid water meter.
- In the plans put forth, the turning circle for caravans is too small for the big rigs.

Open Space and public facilities

- Would like a jetty shelter like Streaky Bay.
- Would like a jetty pool for safe swimming away from sharks.
- Three separate comments have been made about liking the cliff top walk as there are no great walking trails around Haslam.
- Would like a more kid friendly play space (slides etc), rather than the fitness equipment and it needs shade.
- Highlighted that tourists staying at the RV Park use the shelter on the foreshore to have a wine while watching the sunset and suggested that the area should be enhanced for this.
- Would like the beach access path to be more assessable for those with mobility issues.
- Would like to see an area for and installation of a fish cleaning station.

Waste Management

- Can consideration occur in terms of an area where green waste can be disposed of.
- Can a solution be put into place for illegal dumping in reserve area.

Other comments:

- The communication to the community re: consultation session was excellent.

APPENDIX E – SCEALE BAY COMMUNITY CONSULTATION

PHASE ONE - COMMUNITY DROP-IN SESSION VERBATIM RESPONSES

CONSULTATION ACTIVITY DETAILS

PHASE ONE

Date: Monday 19 September 2022

Time: 11:00am – 3:00pm

Location: Sceale Away Holiday House; 11 Calca Street

Participants: Scaele Bay community

Below is a record of the verbatim responses that were gathered as part of this consultation activity.

QUESTION 1: DESCRIBE YOUR VISION FOR SCEALE BAY

No.	Verbatim comment	Theme
	Indigenous re-integration funding. (build on existing relationships) Ceduna Aboriginal Cooperative (CAC)	Cultural recognition
	Revegetation of rural land to support conservation movement	Sustainability
	I would be happy for Sceale Bay to stay as is, but with small township improvements	Vision
	Would love Sceale Bay to stay as is. No more people, cars, just peace	Vision
	A small community on the edge of a conservation park that comes for its attractive environment to eco-tourism day visitor	Landscape character and amenity
	Footpaths in high foot zones so kids not walking on the road	Access
	Sceale Bay is perfect as it is. Busy enough as is over summer	Vision
	Would love to see re-vegetation of rural level to stop future expansion	Land use
	Sceale Bay is a piece of paradise, residents are so lucky. Lets let it stay how it is	Vision
	Sceale Bay is perfect as is...	Vision
	Would like Sceales to stay as it is	Vision
	We moved to Sceale Bay to be part of a small, quiet community. Please keep it this way	Vision

QUESTION 2: WHAT IS SPECIAL ABOUT SCEALE BAY?

No.	Verbatim comment	Theme
	Lack of people	Vision
	Small community. Beautiful beach with beach access	Vision
	Sea lion colony. Birds. Osprey. Wildlife. Beautiful beaches. Protected coastal land areas	Coastal management
	Solitude	Vision
	The beach and the beach access	Vision
	'Dead end' town, no flow through	Vision
	Peaceful and quiet	Vision
	Minimal people. Close community. Amazing beach. Nature	Vision
	Small. Surrounded by conservation areas and precious wildlife space	Conservation
	Northern orientation to coast	Vision
	The reason we bought our block originally is because it is quiet, small and not too many people	Vision
	It is a beautiful place to live	Vision
	Perfect beach	Vision

QUESTION 3: THINGS YOU LIKE ABOUT SCEALE BAY?

No.	Verbatim comment	Theme
	Small, quiet and peaceful. Abundant wildlife	Vision
	Like no camping on the beach	Coastal management
	Best beach in Australia. Colour of water, no fish farms	Vision
	Town boundary to stay as is	Vision
	The high conservation values are the best. I volunteer to monitor / ???. Beach nesting birds – hooded plovers, pied oyster catchers. I also report on local conservation parks	Conservation
	Our beautiful beach, small community and our bird life. It's all amazing	Vision
	Peace / quiet. Preserved bush / habitat. Coastal views	Vision
	Remoteness no shops / café or servos	Vision
	Like that there is no camping on the beach	Coastal management
	Remoteness. Small community. Conservation area	Vision

QUESTION 4: THINGS YOU WOULD CHANGE ABOUT SCEALE BAY?

No.	Verbatim comment	Theme
	Marine 1x harbour reserve. Prime location for tidy up and public infrastructure. Tourist driver photo op	Tourism

No.	Verbatim comment	Theme
	If there is future development infrastructure such as roads, guttering etc needs to be included in planning as in the past	Service capacity
	Capacity of power network to be upgraded	Service capacity
	Clean all blocks up and remove all grape bush (council land first)	Conservation
	Extinguishment of easement pushes traffic numbers to ward sensitive landscapes	Movement
	Improve access to Searcy	Access
	Improve council communication, funnelling of rates away from Sceale a community concern. Refer 22-23 annual business plan summary	Governance
	More speed bumps coming into Sceale Bay. Especially in front of toilet as so many near misses with cars and kids	Movement
	Bike parking to bus stops	Access
	Road repairs opposite boat ramp – broken bitumen	Movement
	Park – public space by boat ramp needs to be maintained	Movement
	General improvement of town infrastructure	Service capacity
	If more blocks sold are we going to have enough power? Don't have enough now	Service capacity
	More infrastructure to guide tourism behaviour. Prevent land misuse to support conservation	Tourism
	Remove grape bushes. Add kerbing where needed. Footpaths. Lighting – street. Community BBQ. Playground!	Conservation Access Open Space
	More council input on grassed area ?? toilet and boat ramp – just like Streaky Bay gets!	Open Space
	Speed signs / limits on the beach to be enforced / monitored	Governance
	Footpaths around town as my kids can only ride on the road where cars speed	Access
	Speed management of vehicles, speed traps etc. Main st	Movement
	Social pressure explorative and expansive breaching conservation areas	Conservation
	Speed mgmt. on beach, so busy in summer. Dangerous for kids and dogs	Movement
	Pesticide overflow from adjacent rural land	Conservation
	SA tourism targeting areas lacking provisions / safe access and environmental impacts	Tourism
	Back of township revegetated rather than developed	Land use
	Pesticides so strong when farmers spray. Chemicals going to our raintanks. Manage better	Conservation
	Nothing!	
	Stop jet skis	Coastal management
	Speed camera	Movement
	Solar light in toilet	Sustainability

No.	Verbatim comment	Theme
	Motion light in BBQ area	Open Space
	Tidy up front entrance (near beach)	Coastal management
	We came for the quiet, happy to be isolated	Vision
	Power needs to be upgraded	Service capacity
	Speed limit at access to beach (slow down caution sign)	Movement
	I would like council to treat Sceale Bay rate payers as they do in Streaky Bay. Would council have allowed 10 blocks to be developed in Streaky with no roads, power, guttering etc?	Governance
	Playground please	Open Space

QUESTION 5: OTHER COMMENTS

No.	Verbatim comment	Theme
	We do not want a playground! The beach is what you come for	Open Space
	Playground in an appropriate place would be fine	Open Space
	No playground	Open Space
	Town does not grow as environment is too fragile	Land use
	Best playground already here "The beach!"	Open Space
	No more developments	Land use
	Should the toilet be in the sand dunes?	Open Space
	Sceale Bay needs to be protected. Growth will destroy it nature of what we have now	Conservation
	Small bike rack at school bus stop (near toilet) bikes left on paths and bushes	Access
	No more residential or rural development (agree)	Land use
	Growth will destroy our environment. Beach! Bird life! Land!	Land use
	There should be a toilet at surfers	Open Space
	Suggest an adventure playground relevant to the environment	Open Space
	BBQ at shelter shed	Open Space
	Need a playground in the right spot	Open Space

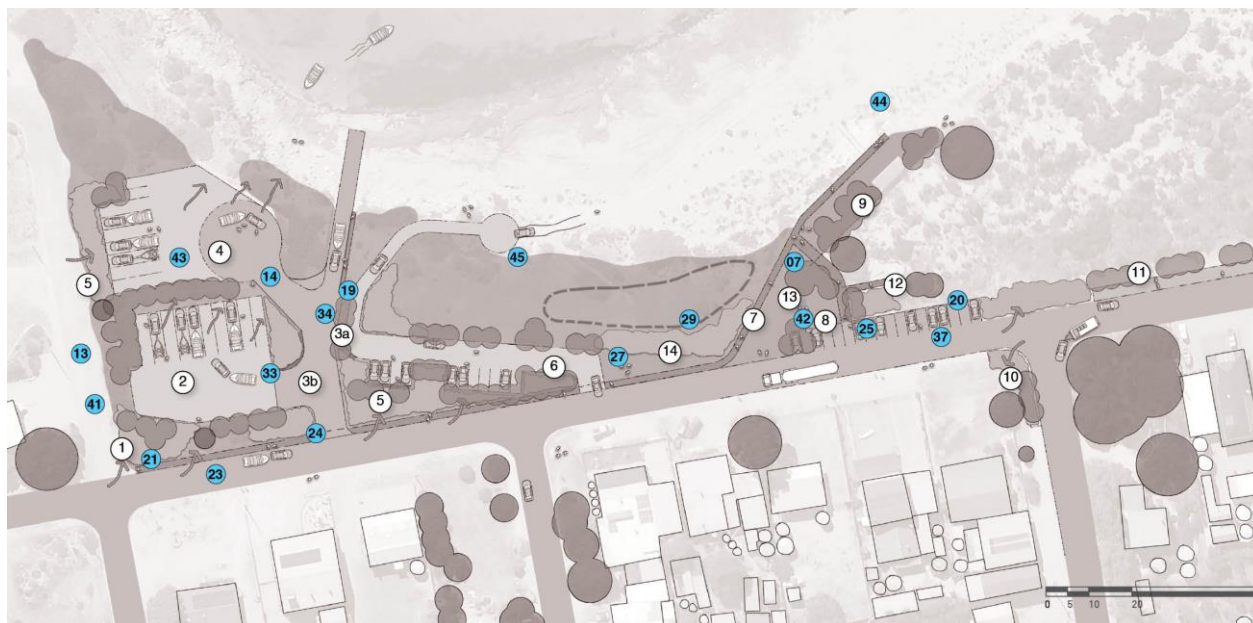
SPATIAL MAPPING EXERCISE – MASTER PLAN



Map Ref No.	Verbatim comment	Theme
1	Potential to reinforce the local heritage significance of the Old Jetty	Cultural recognition
2	Community concern over additional residential land use – Investigate opportunities for residential development south of South Terrace. Potential to rezone to Rural Neighbourhood Zone.	Land use
3	Old caravan park 1990's closed 2000's	Cultural recognition
4	Reinforce and develop coastal footpath connections to the beaches (landscape and heritage walk)	Access
5	New residential seal roads required (additional infrastructure need – impacts of generators)	Service capacity
6	Review the edge of town and appropriate land uses (residential, productive, revegetation)	Land use

Map Ref No.	Verbatim comment	Theme
8	Review closure of the easement - considered an important community access route and asset	Movement
9	Easement require to enable access to Hart's Bay (pressure to extinguish)	Movement
10	Correction of the easement to allow the development of residential block	Land use
11	Need to develop the town economically, socially and environmentally	Land use
12	Review shed and building requirements - balance against residential urban form (easy to build a shed, not a house)	Land use
13	Potential to revegetate rural land as part of carbon off-set	Climate change
15	Need to address infrastructure issues	Service capacity
16	Stormwater flow paths and floodways need to be reviewed and protected	Service capacity
17	Potential for township energy needs to be met by the development of microgrids (ITP)	Service capacity
18	Review native title claims	Governance
22	Can the new development be sustainable (assumption is generator usage will be required – environmental impacts)	Sustainable, service capacity
26	Potential of telephone tower (Field Services Group FSG)	Service capacity
28	Potential buy-back of rural land to complete the conservation corridor between Scaale Bay and Cape Blanche Parks	Open space, canopy corridors
30	Develop appropriate treatments for the new residential development (5)	Land use
31	Potential to develop new open space	Open Space
32	Develop additional shelter to the foreshore (consistent SE easterly breezes)	Open Space
35	Old silo location – remnant steel and concrete footing	Cultural recognition
36	Introduce a slower speed environment – introduce traffic calming measures	Movement
38	Reduce vehicle access to the beach (conservation)	Movement, conservation
-	Use of native species Eremophila species as part of the coastal walk	Coastal management
-	Stabilise the town as is. Promote conservation areas	Conservation

SPATIAL MAPPING EXERCISE – CONCEPT PLAN



Map Ref No.	Verbatim comment	Theme
7.	Support for playspace. Consider design for Sceale	Open Space
13.	Conservation of land revegetation carbon off set	Climate change
14.	Don't over develop	Land use
15.	Address infrastructure issues	Service capacity
19.	Supported 'low key' fencing and planting	Landscape character and amenity
20.	Reduce parking	Movement
21.	Removal of weed species	Conservation
23.	Congested with boats for tuna fishing over Easter and Christmas	Movement
24.	Formalise entrances	Movement
25.	Continue the footpath connections	Access
27.	Interpret Wirangu 'connection to country'	Cultural recognition
29.	Play environment, natural, cultural stories low & terraced	Open Space, cultural recognition
33.	Trailer turning req to consider large scale boats	Movement
34.	Signage / promotion insitu to enforce beach use rules. Tire pressure, speed limits, parking location	Governance
37.	Restrict parking and promote footpath connection	Movement
41.	Consideration of changes to boat ramp for nearby residents	Movement
42.	Review parking and impacts on residents	Movement

Map Ref No.	Verbatim comment	Theme
43.	Only used 5-6 times a year	Movement
44.	Impacts of beach camping	Coastal management
45.	4 wheel drive only signage. Beach conditions	Movement
40-60	boats tuna fishing	-

INDIVIDUAL SUBMISSIONS

Submission summary for two submissions:

- Objection to the intent to change zoning of proposed areas of Sceale Bay from Rural to Residential
- This area is a unique and fragile environment which needs conservation, management and monitoring

Individual submission summary:

- Vision: recognised conservation area, dry fragile coastal environment protected, limited residential development to existing town boundary
- What is special: small close community, isolated area, the natural environment including marine life (whales, dolphins, sharks) and bird life (hooded plovers, migratory shore)
- Challenge the view that growth is inevitable instead further residential growth in Sceale Bay goes against the wishes of the community, the State Government on environmental grounds
- No camping on beach

PHASE TWO - COMMUNITY PRESENTATION NOTES

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Monday 6 March 2023

Time: 4:00pm – 5:30pm

Location: Scaele Away Holiday House; 11 Calca Street

Participants: Scaele Bay community

CONSULTATION POSTERS (NEXT PAGES)

Sceale Bay - Scenario One



Land Use / Planning Zones

- Rural Settlement
- Rural Living
- Rural
- Open Space
- Conservation
- Future Development Area

Function

- Playspace Upgrade
- Stormwater Management
- Car parking
- Traffic Management
- Boat Ramp Upgrades
- Open Space Upgrade

Access / Movement

- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

No.	Strategic Direction	Theme	Timeframe
1	Improve stormwater flow paths and floodways	Infrastructure	ST
2	Manage drainage outlet and associated erosion in car parks.	Infrastructure	MT
3	Develop rollover kerbs and gutter to residential roads	Infrastructure	MT
4	Investigate reprofiling The Parade cross fall to reduce drainage and stormwater impacts	Infrastructure	LT
5	Develop coastal footpath connections	Movement	ST
6	Review impact of easement closure considering community access, residential development and Native Title claims	Movement	ST
7	Restrict vehicle access to the beach	Movement	ST
8	Develop disabled access to existing toilets	Movement	ST
9	Improve access and parking capacity along the foreshore	Movement	ST
10	Rationalise vehicular access to the boat ramp and reduce conflicts.	Movement	ST
11	Develop open space to reflect the local heritage significance of the Old Jetty	Environment	ST
12	Increase landscape amenity and maintenance of the foreshore.	Environment	ST
13	Increase shade and shelter across the foreshore while avoiding impacts on views.	Environment	ST - MT
14	Increase traffic calming measure to town entrance	Movement	ST
15	Develop new open space	Environment	FP, CA
16	Investigate options for land west of the township (potential to rezone to Rural Neighbourhood Zone)	Land Use	CA, FP
17	Review the edge of town and appropriate land uses.	Land Use	CA

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

Sceale Bay - Scenario Two



Land Use / Planning Zones

- Rural Settlement
- Rural Living
- Rural
- Open Space
- Conservation
- Future Development Area

Function

- Playspace Upgrade
- Stormwater Management
- Car parking
- Traffic Management
- Boat Ramp Upgrades
- Open Space Upgrade

Access / Movement

- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

No.	Strategic Direction	Theme	Timeframe
1	Improve stormwater flow paths and floodways	Infrastructure	ST
2	Manage drainage outlet and associated erosion in car parks.	Infrastructure	MT
3	Develop rollover kerbs and gutter to residential roads	Infrastructure	MT
4	Investigate reprofiling The Parade cross fall to reduce drainage and stormwater impacts	Infrastructure	LT
5	Develop coastal footpath connections	Movement	ST
6	Review impact of easement closure considering community access, residential development and Native Title claims	Movement	ST
7	Restrict vehicle access to the beach	Movement	ST
8	Develop disabled access to existing toilets	Movement	ST
9	Improve access and parking capacity along the foreshore	Movement	
10	Rationalise vehicular access to the boat ramp and reduce conflicts.	Movement	
11	Develop open space to reflect the local heritage significance of the Old Jetty	Environment	ST
12	Increase landscape amenity and maintenance of the foreshore.	Environment	
13	Increase shade and shelter across the foreshore while avoiding impacts on views.	Environment	ST - MT
14	Increase traffic calming measure to town entrance	Movement	
15	Explore potential to revegetate and develop a managed woodland land use as part of carbon off-set scheme (carbon farming) and completion of habitat corridor between Sceale Bay and Cape Blanche Parks	Environment	CA, FP
16	Investigate options unfill develop to manage growth.	Land Use	CA, FP
17	Investigate fire management impacts bushland habitat on Sceale Bay.	Management	ST

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

Sceale Bay - Scenario Three



Land Use / Planning Zones

- Rural Settlement
- Rural Living
- Rural
- Open Space
- Conservation
- Future Development Area

Function

- Playspace Upgrade
- Stormwater Management
- Car parking
- Traffic Management
- Boat Ramp Upgrades
- Open Space Upgrade

Access / Movement

- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

No.	Strategic Direction	Theme	Timeframe
1	Improve stormwater flow paths and floodways	Infrastructure	ST
2	Manage drainage outlet and associated erosion in car parks.	Infrastructure	MT
3	Develop rollover kerbs and gutter to residential roads	Infrastructure	MT
4	Investigate reprofiling The Parade cross fall to reduce drainage and stormwater impacts	Infrastructure	LT
5	Develop coastal footpath connections	Movement	ST
6	Review impact of easement closure considering community access, residential development and Native Title claims	Movement	ST
7	Restrict vehicle access to the beach	Movement	ST
8	Develop disabled access to existing toilets	Movement	ST
9	Improve access and parking capacity along the foreshore	Movement	ST
10	Rationalise vehicular access to the boat ramp and reduce conflicts.	Movement	ST
11	Develop open space to reflect the local heritage significance of the Old Jetty	Environment	ST
12	Increase landscape amenity and maintenance of the foreshore.	Environment	ST
13	Increase shade and shelter across the foreshore while avoiding impacts on views.	Environment	ST - MT
14	Increase traffic calming measure to town entrance	Movement	ST
15	Develop new open space	Environment	CA, FP
16	Investigate options for land west of the township (potential to rezone to Rural Settlement)	Land Use	CA, FP
17	Investigate options for land south of South Terrace (potential to rezone to Rural Living)	Land Use	CA, FP
18	Improved road access to southern edge of township	Movement	ST - MT
19	Develop new open space to protect existing floodway and improve habitat value	Environment	ST - MT
20	Expansion of conservation area to create western gateway to the conservation park	Environment	ST - MT

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

Sceale Bay

Design Statement

The concept plan for Sceale Bay Foreshore focuses on increasing the amenity, reducing conflicts between users and improving access. The existing boat ramp access is upgraded to meet the growing demand in the area, while tree planting and landscaping increases the ecological value, at the same time, reducing the visual prominence of the boat ramp.

Informal access roads across the foreshore will be removed, and the reclaimed land is reused for open space and landscaping. New footpaths, lawns and natural play elements will activate the foreshore. A small-scale nature of the foreshore development reinforces Sceale Bay as a local day-trip destination.

Reduced opportunities for informal or overnight parking as well as the development of regulatory signs, reinforces the managed tourism capacity of the town. Improved footpath connections encourage opportunities for walking, and new kerbing and stormwater infrastructure reduce the impact of stormwater on the town.

The concept plan for the foreshore balance function and amenity, creating a defined destination with improved access and open space. New signage will enable visitors to gain a greater understanding of the cultural and natural environment that surrounds Sceale Bay.

The concept plan divides the activities of the foreshore, creating defined access points and areas of activation. The boat ramp and beach access are separated to reduce conflicts. Additional foreshore parking encourages visitors to park and walk onto the beach rather than drive. This will be reinforced with signage.

Concept Design



1. Improvements to stormwater management and development of Water sensitive urban design responses (soakage trenches and swales).
2. Rationalised trailer park.
3. Separated boat ramp precinct (a) and review trailer turning improvements (b).
4. Turn around and boat trailer parking.
5. Stormwater improvements and landscape buffer to car park including potential stormwater infiltration basin and Water sensitive urban design improvements.
6. Off-street parking and beach access (4wd).
7. Foreshore path.
8. Formalised parking including compliant accessible parking.
9. Foreshore park including shelter, BBQ and open space areas.
10. Stormwater improvements.
11. Large vehicle pull in bays.
12. Improved compliant access to toilet.
13. Small kick about space and picnic lawn.
14. Nature play opportunities along foreshore reserve

Visualisation



Before

Illustrative Photomontage

CONSULTATION NOTES

Below is a record of the notes that were gathered as part of this consultation activity.

- Questioning the use of land (15 in scenario 1 & 3) as land is currently privately owned
- Fire danger if there is no residential land buffer around the town.
- Infrastructure – will new roads be sealed and will new allotments have power.
- Worried about development – effects on the wildlife such as shore birds
- Want the town boundary to remain as is.
- Questioning where the rates money is spent.
- How will council care for the nature play area considering we already have “real” nature play spaces
- Need for the play area as children currently in trouble for playing in the sand dunes.
- Incorporate first nations people views into the town design
- When current land is sold off should be a first in first served situation
- No growth will push property through the roof.
- Status on the access to Heart Bay
- Want all new roads sealed.
- Don't want access to beach restricted.
- The model of the playground should be fitting to the environment with no impact on the residents/houses closest to it.

APPENDIX F – PERLUBIE COMMUNITY CONSULTATION

PHASE ONE - COMMUNITY DROP-IN SESSION VERBATIM RESPONSES

CONSULTATION ACTIVITY DETAILS

PHASE ONE

Date: Wednesday 21 September 2022

Time: 10:00am – 12:30pm

Location: Under beach shelter

Participants: Perlubie community

Below is a record of the verbatim responses that were gathered as part of this consultation activity.

QUESTION 1: DESCRIBE YOUR VISION FOR PERLUBIE

No.	Verbatim comment	Theme
	All outcomes to be sustainable – think long term	Vision
	Care for the sand hills & dunes – protection	Vision
	Camping controlled: managed, registration	Caravan / camping
	Shelters more controlled	Governance
	Only set places to camp on beach & carpark	Coastal management
	Limited camping / caravans on beach. A little bit of thought for those who live here through summer & winter & care for & clean our beautiful beach	Caravan / camping, coastal management
	Maintain building standards	Land use
	Safe walking paths	Access
	Limit camping PLEASE	Caravan / camping

QUESTION 2: WHAT IS SPECIAL ABOUT PERLUBIE

No.	Verbatim comment	Theme
	It's accessible, it was peaceful, it was unspoilt	Vision
	Its my home & the future home of my children	Vision

No.	Verbatim comment	Theme
	Birds that nest on the beach	Coastal management
	Just look along our beautiful beach	Vision
	Natural beauty	Vision

QUESTION 3: THINGS YOU LIKE ABOUT PERLUBIE

No.	Verbatim comment	Theme
	View – beach – quiet	Vision
	Fishing	Coastal management
	Everything – remoteness	Vision
	Sitting under shelters watching sunset	Vision
	Native flora & fauna	Conservation

QUESTION 4: THINGS YOU WOULD CHANGE ABOUT PERLUBIE

No.	Verbatim comment	Theme
	The camping situation is no 1 priority	Caravan / Camping
	Beach access – camping numbers	Caravan / Camping
	Sand dune protection	Conservation, coastal management
	Take toilets away from close to beach	Coastal management
	Carpark for day use – no camping	Movement
	Limit camping no's at beach	Caravan / Camping
	Strictly no camping under or near shelters	Caravan / Camping
	Take rubbish away (no bins)	Governance, sustainability
	Control of vehicle access	Movement
	Limit caravan camping on beach	Caravan / Camping

QUESTION 5: OTHER COMMENTS

No.	Verbatim comment	Theme
	Beach speed 5kph	Movement

No.	Verbatim comment	Theme
	Camping to be restricted on beach	Caravan / Camping
	Signage to be predominate	Governance
	Speed of cars driving around looking for the beach!	Movement
	Camping no's restricted on beach	Caravan / Camping
	Patrol beach and camping	Caravan / Camping
	Speed humps in Perlubie roads	Movement
	Potential for rangers to monitor beach	Governance
	EBA boat ramp	Movement
	Shacks for day visitors only	Land use

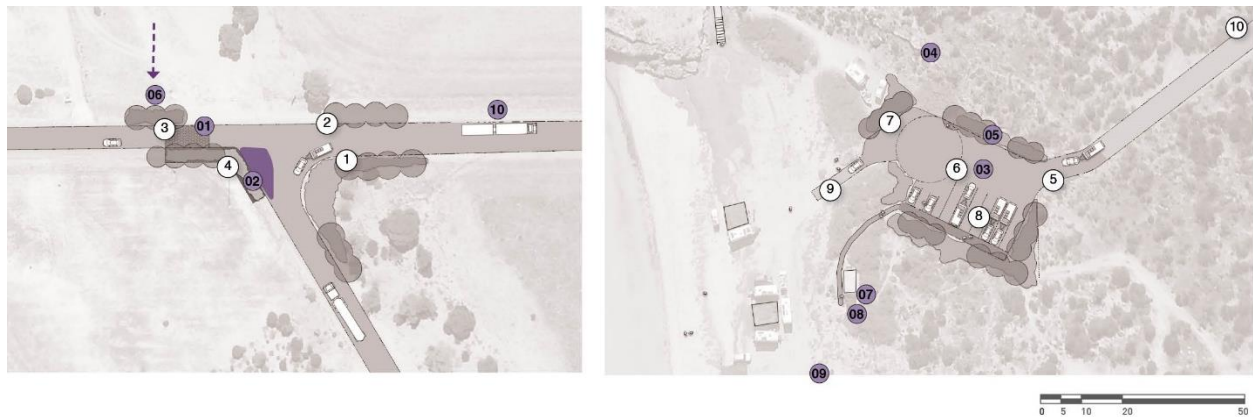
SPATIAL MAPPING EXERCISE – MASTER PLAN



Map Ref No.	Verbatim comment	Theme
12.	Develop open space to increase community benefits within township. (Native garden)	Open Space
21.	Reduce speed within the town to 40k/h	Movement
22.	Potential new caravan and camping site	Caravan / Camping
23.	Water supply point for toilet with narrow access track (once a week filling - logistic of semi-trailer access)	Service capacity
24.	Land swap to enable Council to care and control of the beach access	Land use

Map Ref No.	Verbatim comment	Theme
26.	Potential to develop pull-in for camping registration – information booth, permits and tyre inflation	Caravan / Camping
27.	Develop a black water dump point	Service capacity
28.	Develop signage and beach information as part of entrance redesign	Tourism
29.	Review the beach camping survey	Caravan / Camping
31.	Develop a lookout for visitors and restrict informal access to the township	Tourism
32.	Reinforce footpath access for residents	Access
34.	Prevent overnight camping in the car parking	Caravan / Camping
35.	Develop signage to warn visitors about beach hazards (soft sand)	Governance
36.	Review location of toilet impacts ground water (Sea Level Rise)	Coastal management
37.	Maintain the character of shelters (valued community asset)	Landscape character and amenity
38.	Reduce speed limit 30kph	Movement
39.	Set low-speed limit on the beach (10KPH)	Movement, Coastal management
40.	Potential to develop temporary boat trailer parking	Movement
41.	Potential for traffic calming measures around shelters to protect pedestrians	Movement
42.	Improve amenity of open space, develop footpaths and increase maintenance	Landscape character and amenity
43.	Develop informal path connections and increase opportunities for access by residents	Access
44.	Potential of ticket machine for beach access with number plate reader monitoring access	Governance
45.	Potential for structured recreation (shelter, multi-use court)	Open Space
46.	Review safety of entry and formalise pull in	Governance
47.	Manage vegetation and maintain sight-lines	Maintenance
48.	Limit vehicle access to the whole beach	Coastal management

SPATIAL MAPPING EXERCISE – CONCEPT PLAN



Map Ref No.	Verbatim comment	Theme
1.	Tabletop paving treatments to increase definition of the intersection and left turn to the beach.	Movement
2.	Increase landscape treatments to discourage accidental entry to Perlubie.	Landscape character and amenity, Movement
3.	Review the impact of stormwater on spray seal paving treatments.	Sustainability
4.	Develop new entrance and parking access. Review as part of land swap.	Movement, land use
5.	Establish temporary parking and information booth	Movement, Tourism
6.	Review screening trees to the entrance road and impacts on adjacent properties	Landscape character and amenity
7.	Relocated toilet as part of asset renewal programme and review impacts of extreme weather events	Open Space
8.	Balance visitor number and upgrade of facilities against water supply demand, environmental impact and septic treatment	Service capacity, tourism
9.	Limit access to the beach to prevent destruction and abuse of the coastal landscape	Coastal management

INDIVIDUAL SUBMISSIONS

Summary of submission:

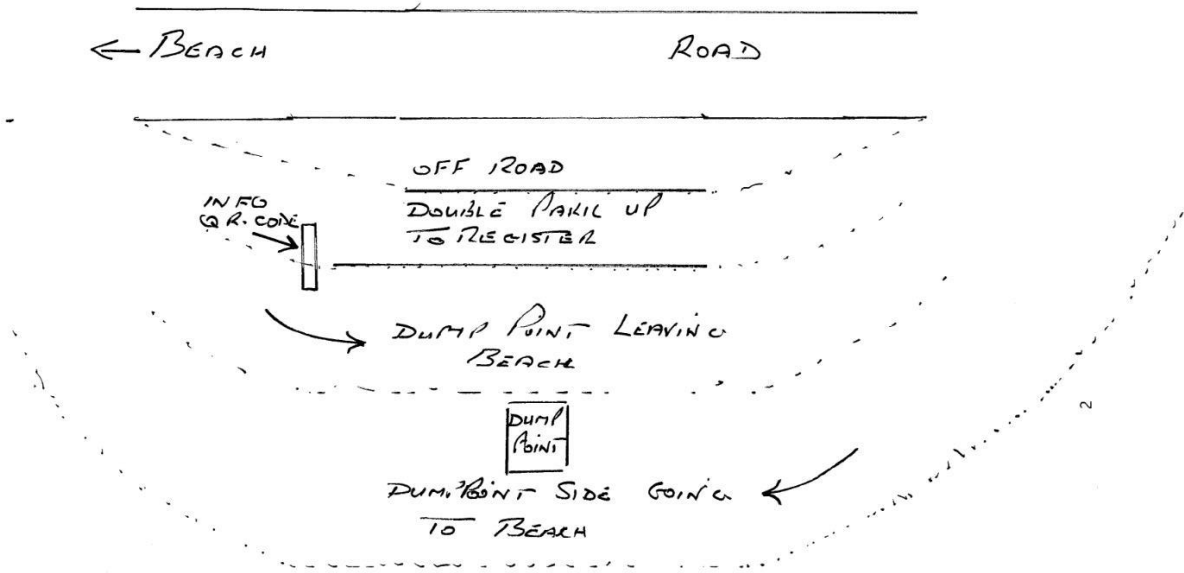
Vision: Less impact on sand dunes, less stress on the ocean, thriving beach and dune environment, feels safe and local, think long term

Main concern is over caravan and camping, coastal management:

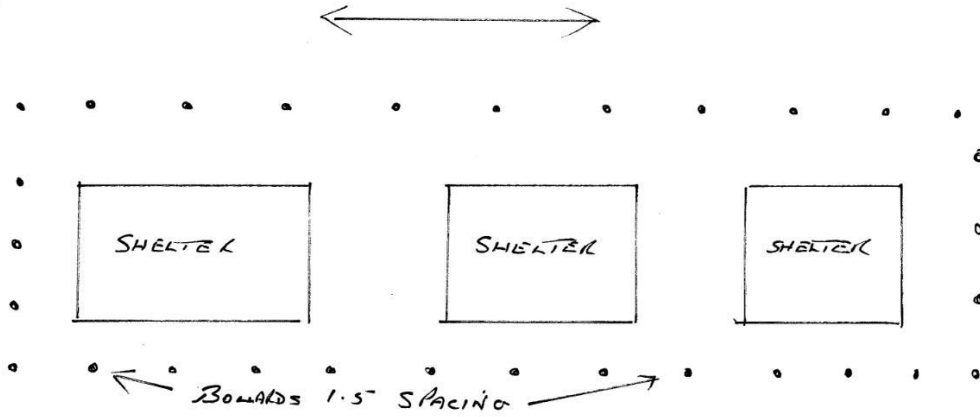
- Limit camping numbers on beach. Manage areas to camp, then overflow go to caravan park
- Shelters not for campers for beach day visits only
- Online booking system, fee appropriate to cover management of area, reduced fee for local residents

- Not for profit – all profits to go back into service of area
- Management and policing of area required
- Beach speed 5KPH

The following hand drawn maps were provided:

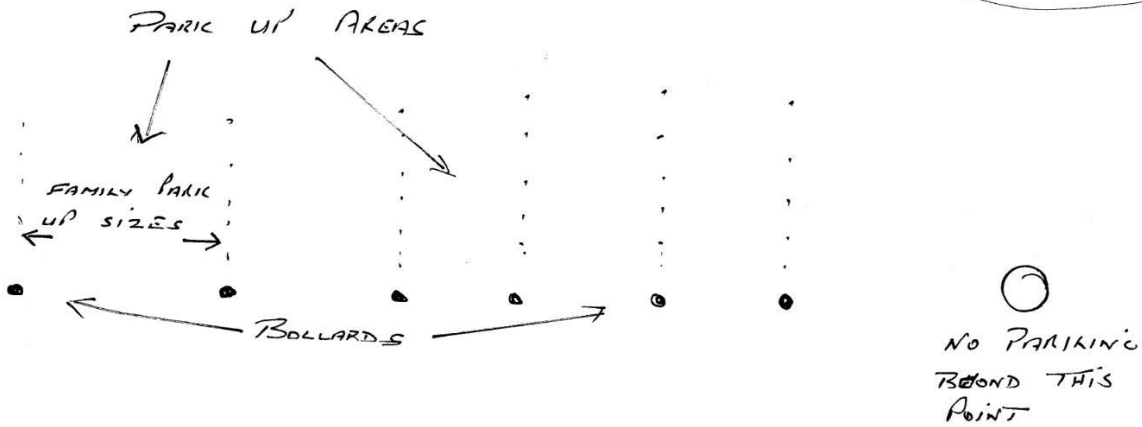


ENTRANCE TO BEACH



WATER
↓

DUNES



WATER
↓



PHASE TWO - COMMUNITY PRESENTATION NOTES

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Wednesday 8 March

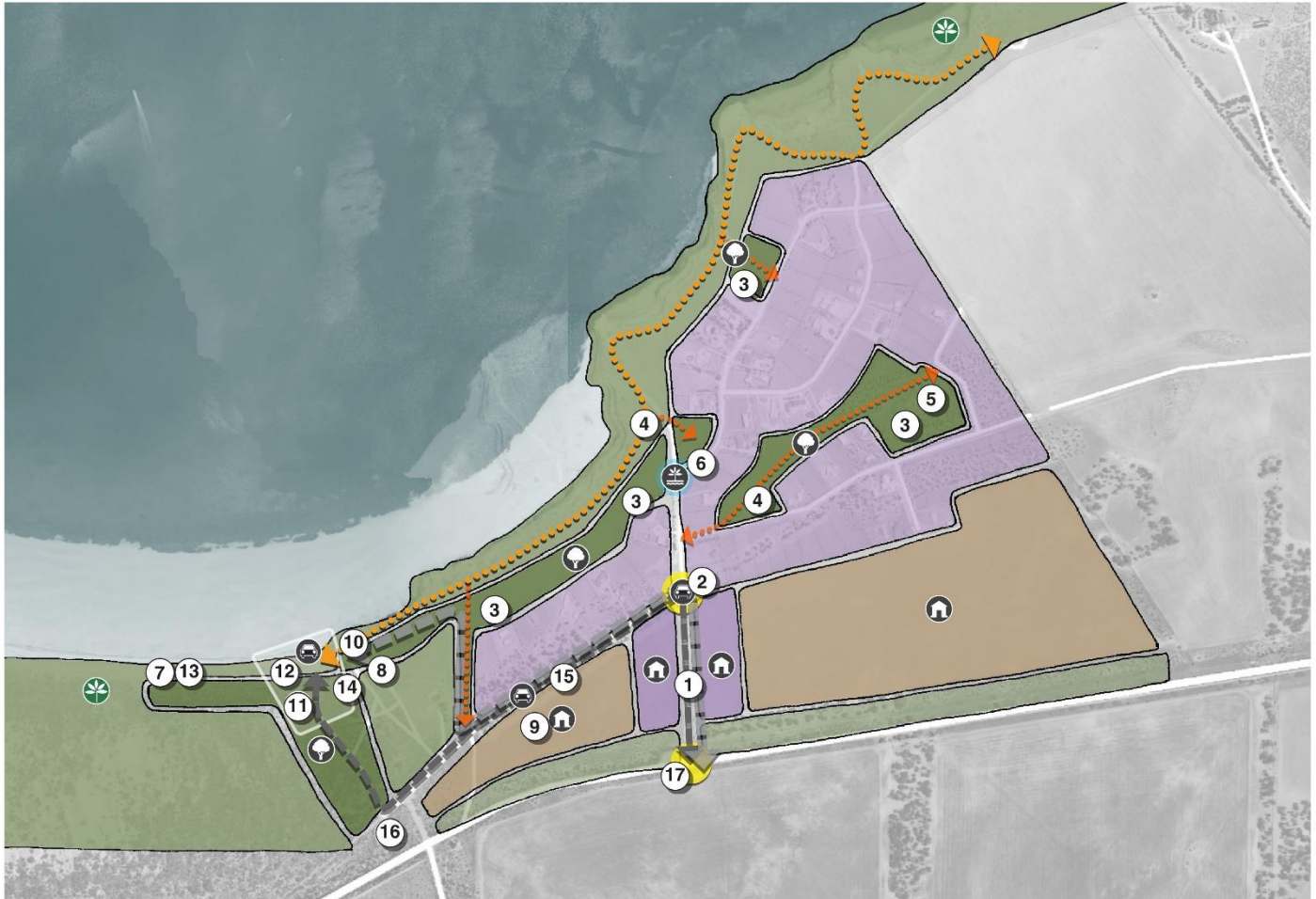
Time: 10:30am – 12:00pm

Location: Cr Limberts House

Participants: Perlubie community

CONSULTATION POSTERS (NEXT PAGE)

Perlubie



Land Use / Planning Zones

- Rural Settlement
- Rural Living
- Open Space
- Conservation
- Future Development Area

Function

- Playspace Upgrade
- Stormwater Management
- Car parking
- Traffic Management
- Open Space Upgrade
- Increase Biodiversity

Access / Movement

- Large Vehicle Access
- Improved Road Access
- Pedestrian Links
- Shared-Use Paths
- Key Intersection & Entry

No.	Strategic Direction	Theme	Timeframe
1	Reduce speed limit to 40k/h or lower	Movement	ST
2	Modify junction of Wharff Drive	Movement	ST
3	Improve amenity of open space, develop footpaths and increase maintenance	Environment	MT-LT
4	Develop informal path connections and increase opportunities for access by residents	Movement	MT
5	Develop structured recreation opportunities (shelter, multi-use court)	Environment	LT
6	Develop opportunities for additional stormwater catchment to road reserves and verges	Infrastructure	MT
7	Restrict camping on the beach	Tourism	ST
8	Maintain access to existing water tank (logistic of semi-trailer access)	Infrastructure	ST
9	Investigate potential pull-in bay for camping registration (information booth, permits and tyre inflation)	Movement	ST
10	Develop a lookout for visitors and restrict informal access to the township	Environment	MT
11	Restrict overnight camping in the car parking	Tourism	ST
12	Review location of toilet impacts ground water (Sea Level Rise)	Infrastructure	ST
13	Enforce low-speed environment on the beach (10KPH)	Movement	ST
14	Potential to develop temporary boat trailer parking	Movement	ST
15	Investigate sealing of Wharff Drive to increase access	Movement	MT
16	Review potential to develop overspill car parking to facilitate peak loading of the beach car park.	Movement	MT
17	Review safety of town entry and formalise pull in	Movement	MT

Code	Description	Timeframe
ST	Short Term	1-5 years
MT	Medium Term	5-15 years
LT	Long Term	15-30 years
FP	Future Planning	10-20 years
CA	Code Amendment	
SWMP	Stormwater Management Plan	

Perlubie

Design Statement

The concept plan for Perlubie aims to address two critical issues faced by the township. Firstly, the legibility of the township entrance and, secondly, access to the beach.

Over recent years, Perlubie has grown in popularity as both a residential area and as a tourist destination. The original road layout and beach access are no longer functioning adequately, which is causing significant conflicts for tourists and residents.

To resolve the town entrance, the Wharff Road intersection will be realigned to alter the priority of traffic. Using paving treatments, road narrowing, kerb buildouts and directional signage, tourist traffic will be encouraged to turn left and follow Wharff to the beach.

Additional tree and shrub planting at the intersection will reinforce the new road priority and establish a defined residential entrance.

The beach car park will be upgraded and spray sealed to provide an all-weather surface that defines parking and turnaround areas. The use of wheel stops, line marking and low fencing prevents uncontrolled parking and allows the development of small overnight camping spots adjacent to the car park.

The entrance to the beach will be formalised with signage alerting visitors to access restrictions, camping numbers, impacts on wildlife, dangers of driving on sand and appropriate behaviour. Longer term, the beach access ramp will include a camera and digital monitoring system to enable proactive management of the beach.

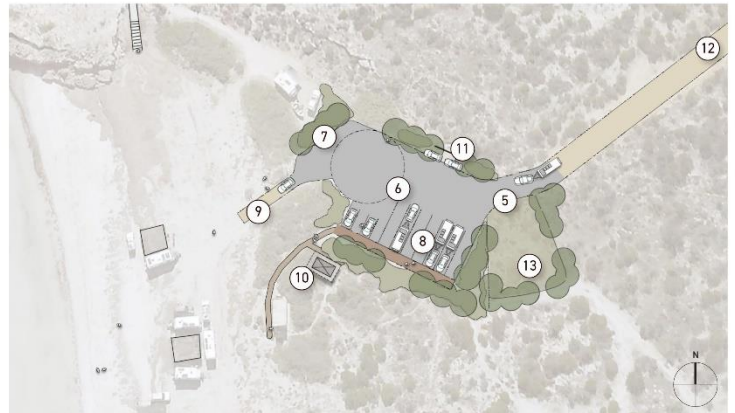
With the toilet reaching the end of its asset life, rather than replacing it, the toilet will be relocated further inland to address future sea level rise and issues related to contamination from the septic system.

Additional landscaping will increase the habitat value of the area.

Concept Design



Township entrance



Beach Entrance and car park



1. Corner correction and opening of junction alignment.
2. Tree planting to define entrance.
3. Raised 'table top' with different surface treatment and road narrowing to limit through traffic to residential area.
4. Stormwater upgrade to corner and define entry. Opportunity for improved town entry signage including 'beach access sign'.
5. Spray seal surface to car park.
6. Turnaround area.

7. Closure of informal parking area.
8. Formalise parking including large vehicle area.
9. Beach access.
10. New toilet set back from beach to improve visual amenity of dunes and increase storm resilience.
11. Information signage display & temporary parking for viewing.
12. Potential overspill parking.
13. Bookable overnight camping (4-5 sites)

Visualisation



Illustrative Photomontage



Before

CONSULTATION NOTES

Below is a record of the notes that were gathered as part of this consultation activity.

- Like the look of the new entrance
- Speed limit concerns
- Why isn't speed limit 50km like everywhere else?
- Don't want speed humps.
- Concerns for locals from township wanting better access to the beach – new design might make road too narrow.
- Concerns around a safe area for tourists that miss the beach to turn around
- People like to look around the town.
- Is there a possibility to use a different road for beach access
- Single access road when past beach turn for local access into the township
- Looks like were only catering for the tourists.
- No access for locals to walk to the beach currently.
- What is being considered to slow the traffic on Wharff Drive?
- What happens if new transportable homes are being delivered and the roads have been narrowed.
- Change layout of road so the turn isn't so tight – widen the new intersection
- Signage appears to be working to lessen the traffic in the local area.
- Keep things simple.
- Maybe need give way signs at intersection
- Where will the path finish for the access along the front on the cliffs?
- Consider pull over lane parking for tyre pump up etc near where the bins are currently located
- Falie Drive need repair.
- Access for heavy vehicles
- Access to launch and retrieve boats.
- Need good engineering for water ponding within carpark near beach entrance.
- Asking about council boundaries near car park beach entrance
- Embrace for long term changes.
- Potential for tourist accommodation on private land
- Possibility for turn around area where the water tanker currently fills water tank for toilet block
- Importance of a playground for children

Additional comments:

- Review location of pull in bay
- Improve road corner off beach
- Speed restrictions around shelters (protection)
- Tractor access off beach. Width of access
- Build up carpark to reduce drainage. Consider overland flow
- Show land swap area
- Review planning sizes and development
- Impacts of infrastructure power and water
- Tourist accommodation
- Caravan park informal access to tank area – natural play
- Speed limit consideration (40) need DIT approval

- Boat from town needs to access beach
- Turnaround of caravans in town. Review open space possibility? Township when wrong turn
- Speed limits on the beaches (40)
- Review entrance re: DIT to beach
- Define path entrance to town. Deter informal access
- Traffic calming along Wharf Drive
- Build out on right to push traffic around corner
- Potential ramp/walkway access to beach

APPENDIX G – COMMUNITY STRENGTHENING PLANNING COMMITTEE

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Tuesday 7 March 2023

Time: 10:30pm – 12:00pm

Location: Online

Participants: Community Strengthening Planning Committee. Members include representatives from Regional Development Australia: Eyre Peninsula, Landscapes SA, Department Environment and Water, National Parks

PHASE TWO - STAKEHOLDER PRESENTATION NOTES

Below is a record of the notes that were gathered as part of this consultation activity.

- How much increase of land are we going to see compared to what we currently have.
- Sceales boat ramp needs to allow large scale fishing boat access – abalone divers etc.
- Cutting area – how will pedestrian's access. Will jetty be able to be viewed from Bay Road?
- Concerns around parking for the cutting – has enough been allocated
- Solar eclipse in 2030 – very appealing to visitors – 25th November 2030 – next eclipse in 2066
- Consider increasing amenities.
- Western side bout to see high development – needs more footpaths.
- Increase access to eastern side of town.
- Congestion near silos – people arriving from caravan park have no footpaths to connect them with the main township unless they walk on the road
- Why would you plant trees in front of peoples houses on the foreshore?
- Look at walking trails along the front of the caravan park rather than along the main road.
- Off street footpaths and cycling tracks
- Provide good links to the town centre.
- Concerns around heavy vehicle parking
- Trucks parks in main street usually near put disturbing residents with us of generators
- May need a heavy vehicle park in the industrial area.
- Talk around a green space in front of the pub – possible closure of road to connect the pub with the open space
- No caravan access to the main street
- Too much congestion on bay road with caravans and RV's
- Potential of one-way traffic in front of the pub
- Alterations to the current angled parking to stop long vehicles using the spaces and adding to congestion.

- Balance growth and green spaces provided.
- Potentially open up Mabie Road – tree plant – could allow access to the racecourse.

APPENDIX H – STAKEHOLDER SESSIONS

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Tuesday 9 May 2023

Time: Session one morning

Location: LGA Offices, Frome Street, Adelaide

Participants: Representatives from SA Planning Commission, Future Urban, Attorney General's Department, Renewal SA – Regional Housing

Below is a record of the notes that were gathered as part of this consultation activity.

Wirrulla Management Plan

- Anecdotal evidence that farmers in the local area are struggling to find accommodation for workers
- New mine is opening in the near future, which could influence demand for additional residential accommodation in the area
- Potential for farmers to provide workers accommodation on site – the Planning and Design Code allows for this type of development – can be used to manage growth.
- How realistic is a 3% population growth scenario for regional district and for smaller townships in regional areas as this seems very high
- Cost implications for constructing large amounts of roads to high quality including, kerb, road resurfacing and stormwater infrastructure and how will council fund this over the long term
- Opportunity for Rural Living (or similar – Rural Neighbourhood) zoning on the outskirts of the township north of the existing recreation open space
- Consideration and management of building costs for new developments need to be resolved as this can impact on the growth of housing stock in regional areas. It costs a more to build than the actual value of the house e.g. roughly it would cost \$600,000 to build in Wirrulla, but the house would only be worth <\$150,000. This means that only people who are investing over a long time would be interested in building.

Poochera Management Plan

- Response to overnight camping from council provision of infrastructure perspective
- Need to work with industry (Viterra) and how this interface with the township community areas in Wirrulla and Poochera as it is a key part of the economy.

Haslam Master Plan

- Haslam is the only boat jetty outside of Streaky Bay which makes it important for Aquaculture
- Council allocated funding to upgrade the jetty
- SJ and MH had met an oyster farmer that was in the area who was also a planner and could be a good resource.
- The oyster farmer licences in Haslam may have all been bought by a single operator (information to be confirmed) which may impact the development of facilities

Perlubie Management Plan

- Very popular coastal location – council has had to manage beach access for tourists to reduce impacts on the township and coastal environment. This has been very successful and received well by residents and the local community
- There has been interest in the development potential of the rural land surrounding Perlubie.

Sceale Bay Management Plan

- Option 3, which shows the township surrounded by Rural Living zone will restrict the potential expansion of the township as it acts as a barrier
- Management of larger developments in regional areas could include agreed parameters in regards to construction timeframes to reduce empty allotments and requirements for low income housing development
- Council has previously become the developer to promote growth in Streaky Bay
- The Planning Commission is undertaking a review of the Rural Living zone to understand if it meets the anticipated outcomes. URPS has also released a paper on this. The efficiency of the zone in regard to service and infrastructure provision has been questioned

Streaky Bay Management Plan

- Develop a population scenario where Streaky Bay accommodates most of the population growth to focus infrastructure investment and services
- Relocation of the bulk handling zone result in capacity issues and the impact on the surrounding town. This would need to be discussed and progressed in collaboration with the operator.
- There are currently only three builders in the area, and there is anecdotal evidence that there is a five-year wait for new builds. This could impact growth in the future due to delivery delays.
- Potential to investigate transportable/prefabricated buildings to reduce costs and building delays
- Council is looking to undertake more targeted analysis of the supply of residential, commercial and industrial land.
- The availability of housing can impact population growth and attraction of new workers (e.g. doctors). Ceduna has a lot of jobs available but no housing
- Complexity of water supply to the region:
 - Mains water pumped from the Murray
 - Limited water connections by SA Water
 - Many houses using rainwater tanks – impact of water quality on use
 - Conflict between current Land Management Agreements and the Planning and Design Code on rainwater tanks
- Limited housing owned by other government departments e.g. Department of Health owns none and Department of Education owns four

Other

- Provide details on the different inputs which will impact the township growth e.g. industry growth, migration, land banking, cost to build etc. to identify various trigger points that the council should track to allow them to be responsive to growth in the region
- Provide details on the different infrastructure upgrades which growth in the townships would trigger e.g. stormwater, wastewater, electricity etc. so that council can forward plan for infrastructure upgrades in townships when needed – or consider encouragement of population growth in areas which can support it
- Provide commentary on the seasonal population fluctuations for the district and how this impact on the growth and management of the townships
- Council is looking to undertake a more targeted analysis to develop population projections relevant to the local area and to understand the tourism accommodation sector
- Potential to pursue small scale local infrastructure solutions e.g. power generation and water supply – need to carefully consider the funding, implementation, management and potential environmental impacts of these decisions

CONSULTATION ACTIVITY DETAILS

PHASE TWO

Date: Tuesday 9 May 2023

Time: Session two afternoon

Location: LGA Offices, Frome Street, Adelaide

Participants: Representatives from SA Water, SA Power Networks, SA Tourism Commission, SA Coastal Alliance, Coast Protection Board, LGA SA, Wellbeing SA, Department of Education, Department of Environment and Water, Department of Infrastructure and Transport – Way2Go

Below is a record of the notes that were gathered as part of this consultation activity in response to the question what are the issues and opportunities of the District Council of Streaky Bay Management Plans from the perspective of:

SA Water

- The opportunity of management plans is for everyone to have a common understanding of the infrastructure requirements and service provision in future
- Investigate how water-sensitive urban design can take the pressure of stormwater infrastructure and can support tree planting – reference to the work that Water Sensitive SA is undertaking
- SA Water has a program called Resilient Water Futures, where they are looking for alternative water sources to support communities moving into a dryer future climate – opportunity for Streaky Bay to consider early adoption
- Difficulty in servicing regional towns with infrastructure due to implementation costs
- Population growth can also be an issue to navigate as there are tipping points which will trigger more significant infrastructure requirements

Local Government Association

- LGA helps supports the council through advocacy to state and federal government level
- The opportunity with the management plans is that there will be planning undertaken by the council which will demonstrate the future scenario and potential projects, which will position the council well to apply for funding to aid the implementation

Department of Infrastructure and Transport (education and active transport)

- Urban sprawl will have impacts on the traffic around community facilities such as the school. As people live further out and have to drive into town
- Increasing the capacity of the school in the current location will have traffic flow impacts.
- Containing urban sprawl and promoting residential development closer to the town centre would allow more benefits to be achieved through walkable neighbourhoods outcomes e.g. closer facilities, better walking and cycling infrastructure

Department of Environment and Water

- The coast is a fantastic tourism asset.

- Uncontrolled urban sprawl will impact on the landscape setting for the town and impact the character of Streaky Bay as a coastal town
- Take a regional approach to coastal management – ensure that there is a consistent approach to erosion and sea level rise
- Adaptative planning for assets and services which will be impacted by climate change e.g. trees and water use in reserves
- Understand and protect the conservation value of coastal area – conservation zone protects the coast and reduces the impact of erosion on townships
- Manage the impact of the higher residential populations on the coast and the environment.

SA Power Networks

- Opportunity – there are renewal energy projects occurring in the region which may be a future possibility to address capacity issues
- Opportunity to partner with the RAA to establish EV charging – they are seeking to support EV drivers by providing more regional infrastructure
- Consider the impact on EV charging stations in summer when there are more tourists. Provide surrounding support infrastructure e.g. public toilets, café, parks, to support people who stop to utilise charging stations
- There is a SAPN person dedicated to trees under the powerline who will be able to help support the council with species selection etc
- Infill development is easier from SAPN perspective as there is no significant infrastructure upgrade required. When development gets over 3-4 allotments, there are costs to the developer to provide infrastructure
- Larger rural allotments can be cost-prohibitive to connect to the existing electrical infrastructure due to the distance.
- In some cases, SAPN can provide a rebate on the cost of the transformer for developer of both residential and industrial land.
- Focus on expansion of towns which are based on 11kV capacity – otherwise, the system is not made to accommodate growth
- Work with developers of larger industrial areas to build the backbone of the infrastructure with individual allotments to cover the cost of transformers.

Wellbeing SA

- Opportunity for the council to improve community relations and benefit by taking them on the journey to understand the future – role of the masterplan.
- Opportunities in future to understand the demand for community and social facilities due to understanding and tracking the population changes

Coastal Councils Alliance

- Understand the local coastal processes to understand the impact of sea level rise and coastal erosion – look from the water back towards the land rather than the other way around
- Coastal tourism – this is increasing, with a lot of people driving along the coast from the east coast of Australia
- Look to the data from Eyes on Eyre to understand the tourism potential of the whole region.
- Would look towards Living Shorelines interventions before large-scale infrastructure solutions
- Investigate future scenarios for retreat e.g. relocation of facilities such as school and water holding ponds which are in the low lying area

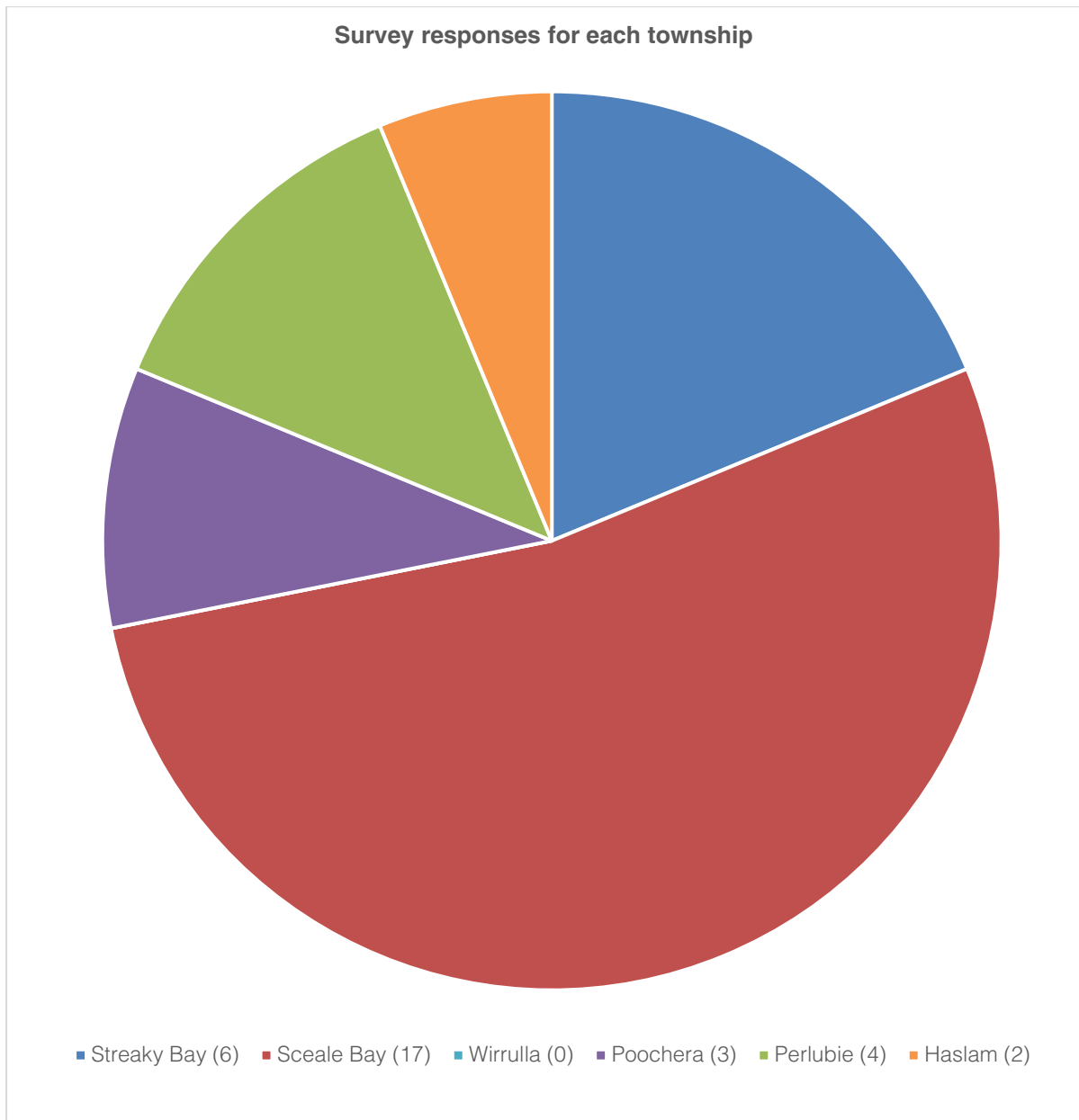
SA Tourism Commission

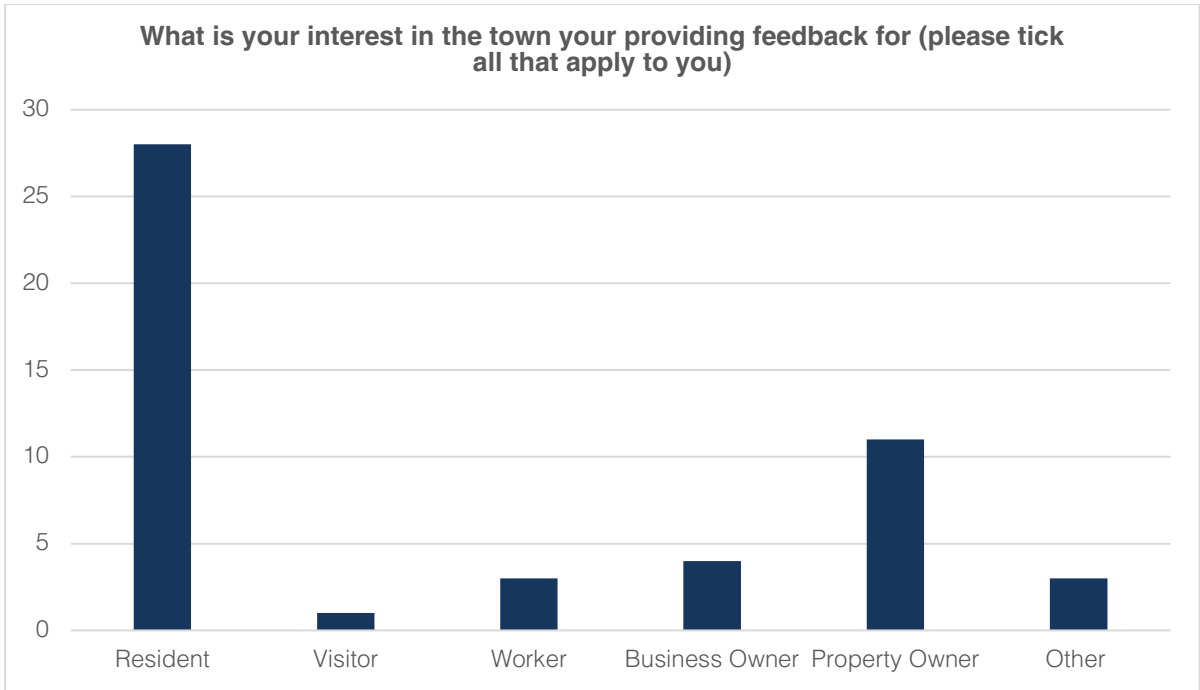
- More information and understanding of the tourism population will be beneficial to planning
- Regional tourist accommodation tends to miss the opportunity for high-quality accommodation or glamping
- Trend towards experiences to attract tourism. A precinct approach which has many facilities including cafes, shops, tours and parks, will attract tourists
- Events can help to drive tourism in winter.
- Potential for Aquaculture operators and other industries to diversify their offering into farm experiences to attract the tourism trade e.g. eating lunch in oyster farm
- Group tours will look for different offering
- Potential to capitalise on the next solar eclipse in 2030. Tourist opportunity.

APPENDIX I – PHASE TWO COMMUNITY ONLINE SURVEY

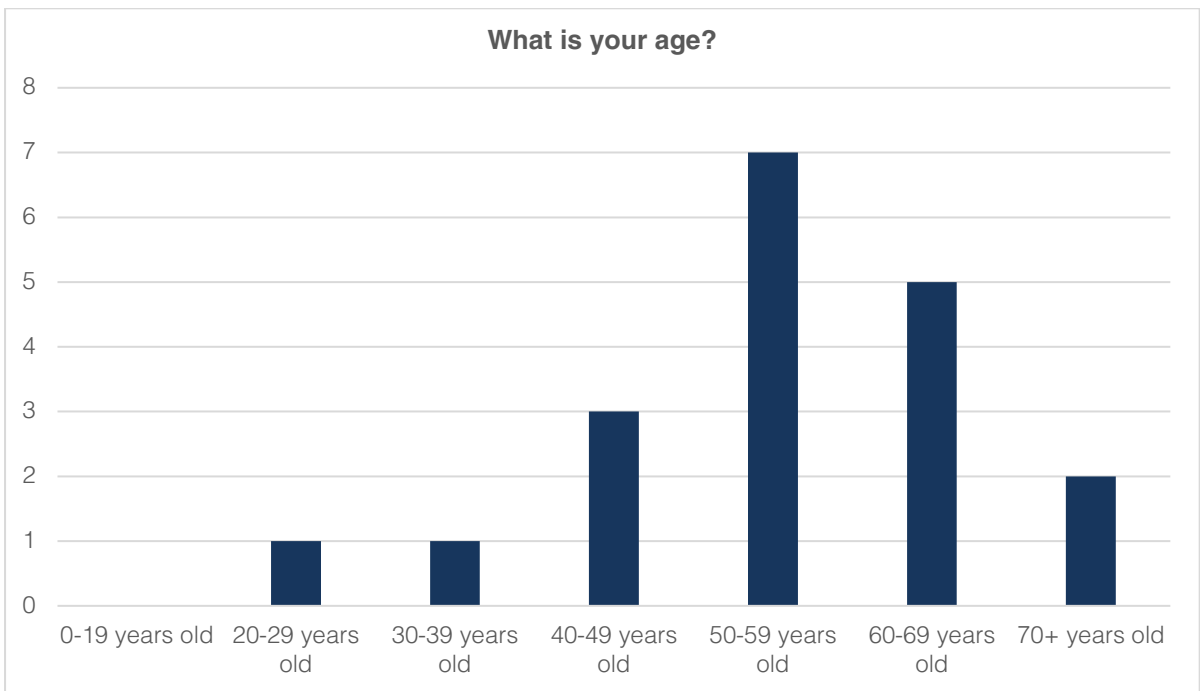
General responses

There were 32 responses to the Township Management Plan survey. A large proportion of these responses were for Sceale Bay (17 responses). While there were no survey responses for Wirrulla.

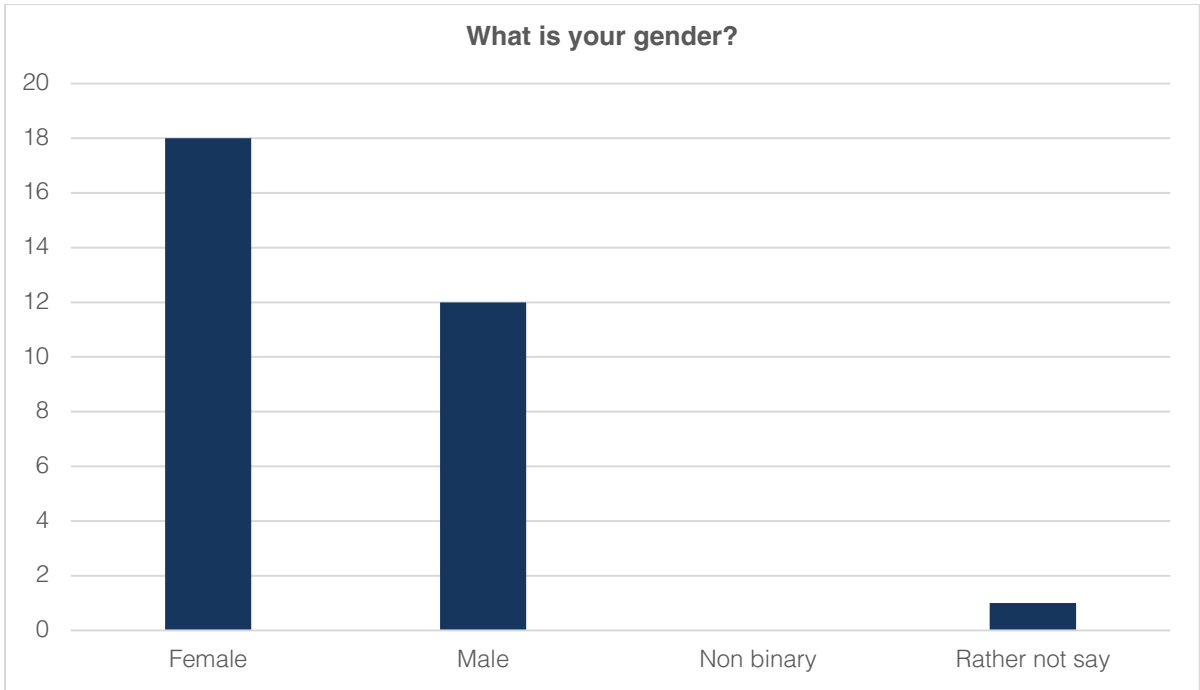




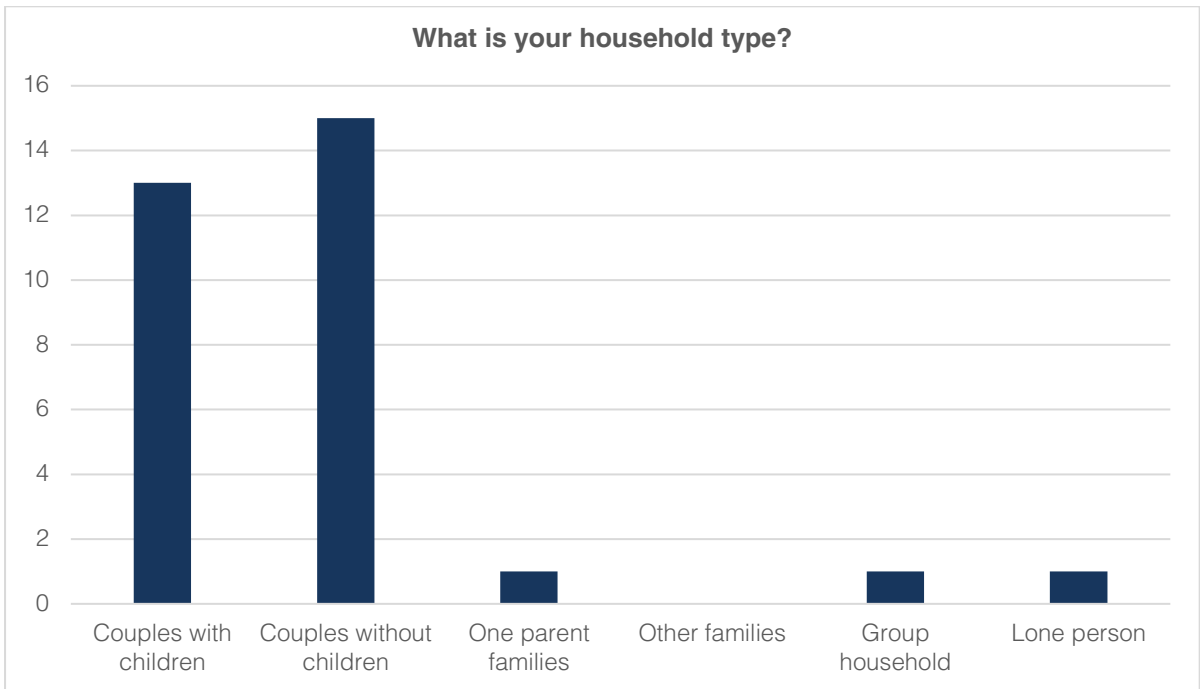
The majority of respondents are residents or property in the townships.



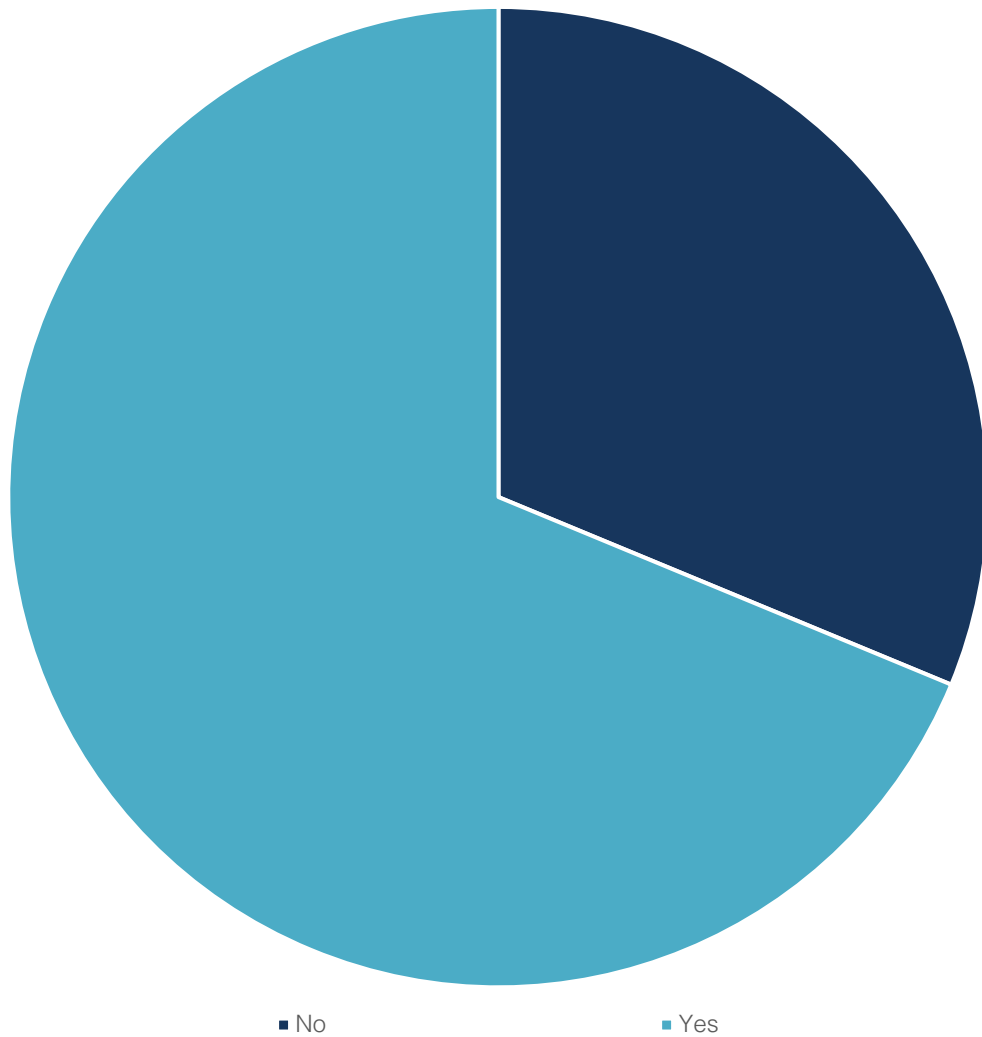
The respondents were typically older aged, with an age range of 50 to 70+ years representing 44% of the responses provided.



The was an even distribution of male and female respondents.



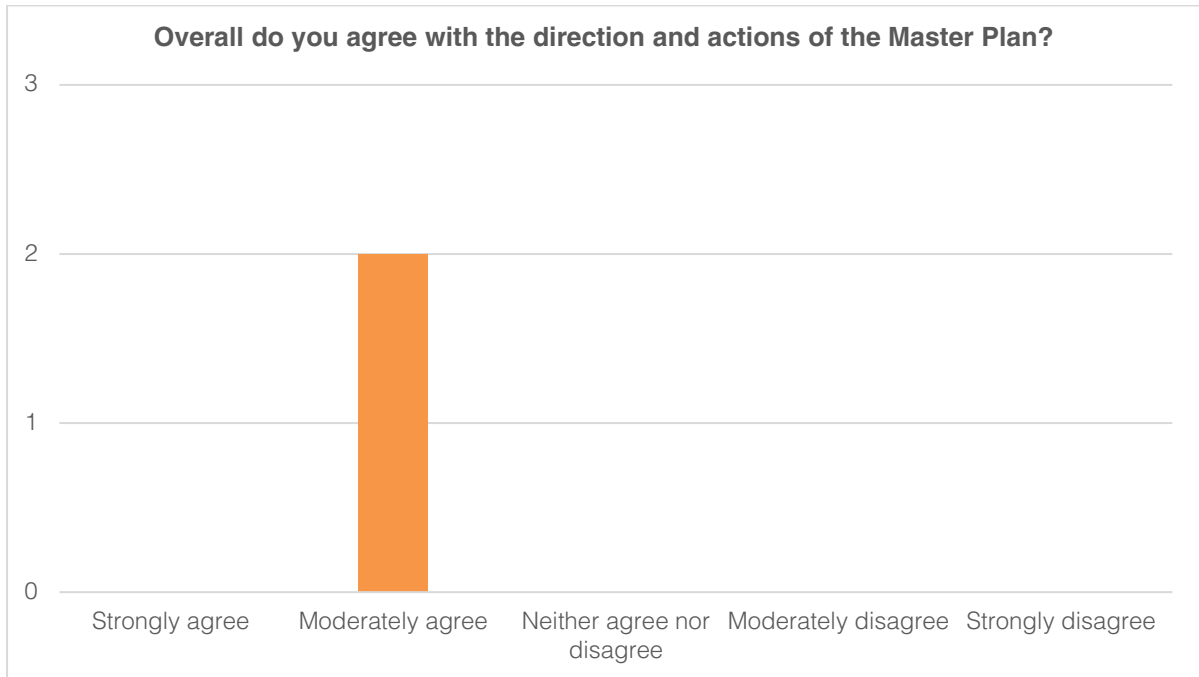
Did you attend any of the previous public consultation sessions for this project?

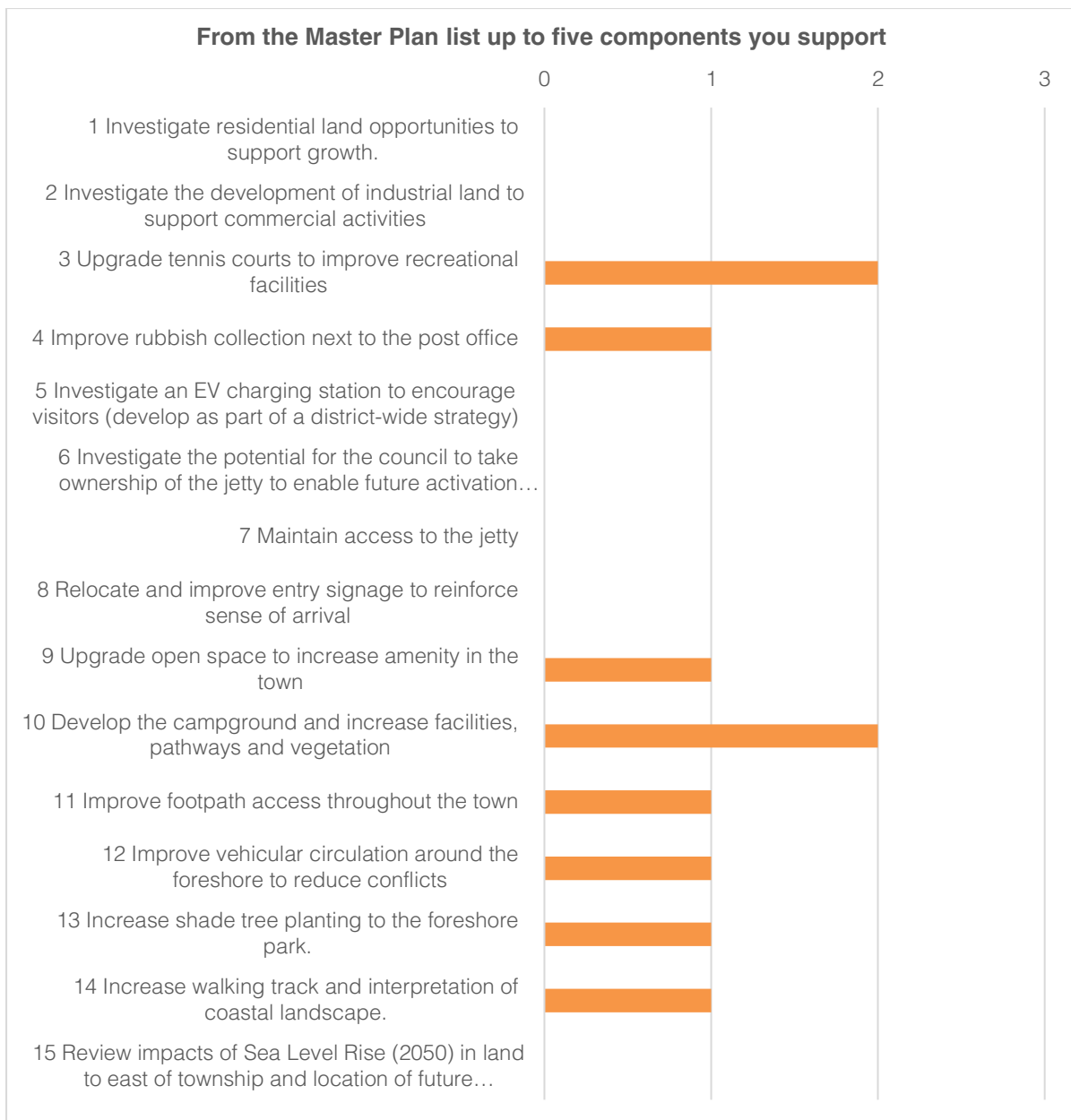


Interestingly, a large proportion (69%) of the respondents attend the previous consultation sessions. Of the 32 responses, 10 represent new members of the community who have engaged with the consultation process.

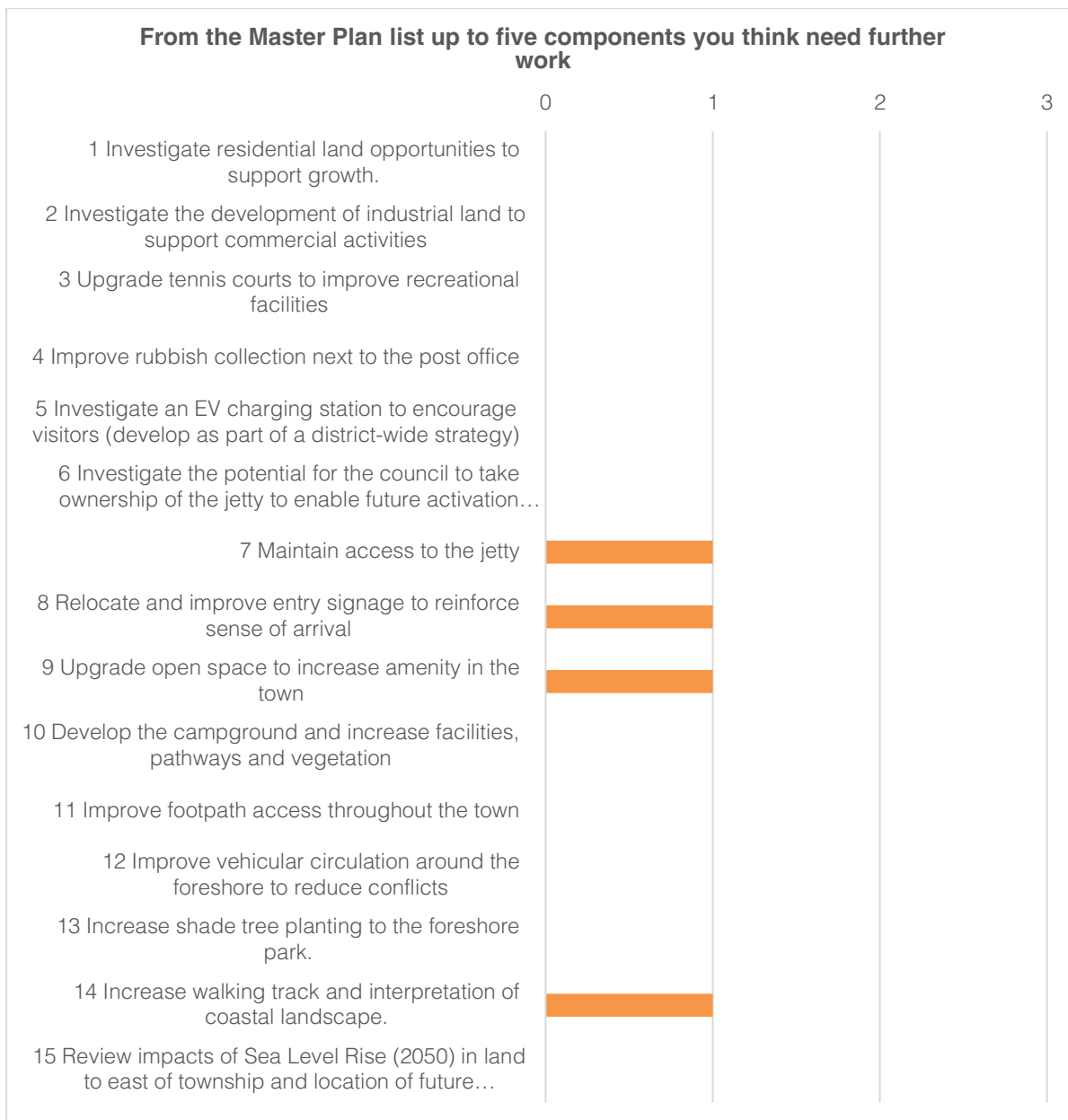
Haslam Master Plan

There were two survey responses for Haslam, there was also an additional meeting with council staff within this township which will be included separate to the survey.





The responses demonstrated a clear focus on improving recreation opportunities, landscape amenity and accessibility.



The following areas were raised as areas for further development:

- Improve rubbish area by public toilets
- Add more bins including recycling bins
- Shift water dump point
- Caravan Park water point to be on a paid meter

Haslam Concept Plan

- One respondent moderately agreed with the direction of the concept plan and supported all points
- One respondent didn't comment on the concept plan overall, but strongly agreed with a walking track from the jetty to the tennis courts and wanted to see a paid water meter for the caravan park

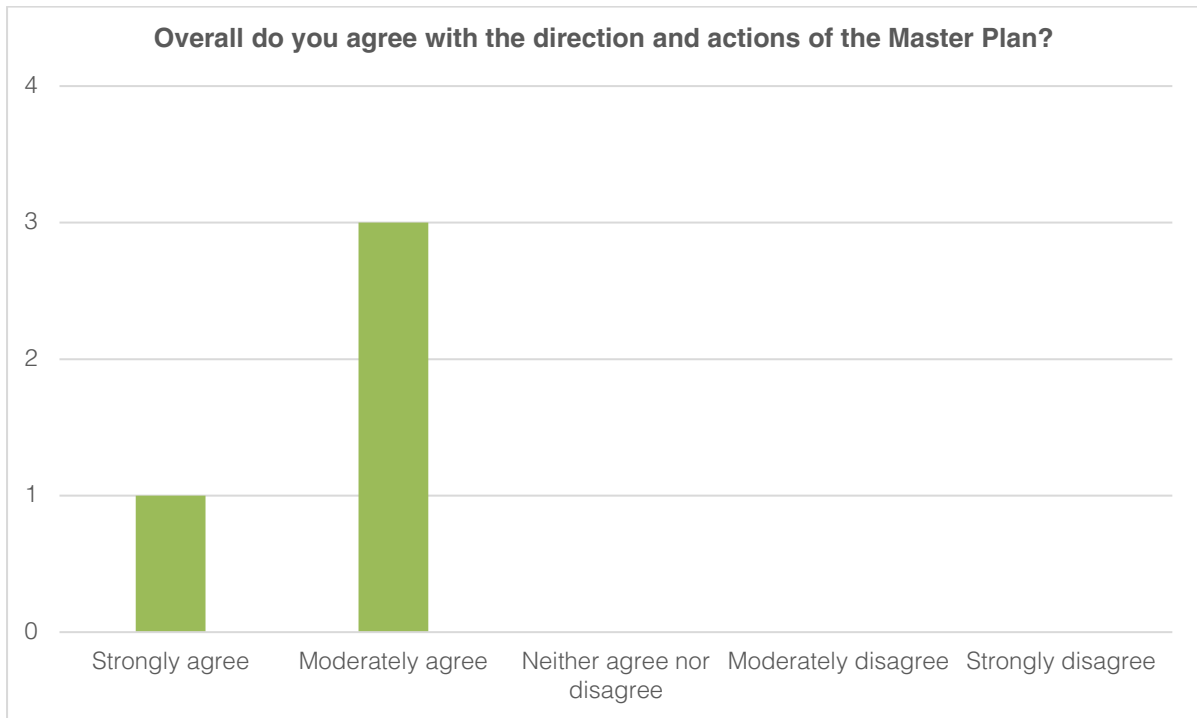
The following items were identified for further work in the master plan and concept plan for Haslam

Comment origin	Comment	Response in Masterplan
Online Survey	Improve rubbish area by public toilets	Note to be added to the masterplan.
Online Survey	Add more bins including recycling bins	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	Shift water dump point	Dump point moved as part of caravan park upgrade.
Online survey & Community session	Caravan Park water point to be on a paid meter – currently being used to clean caravans	Review as part of detailed planning.
Online Survey	Tidy up jetty area	Noted.
Online survey & Community session	Don't close the loop road in front of the jetty area	Modification of vehicle movements will improve pedestrian access. Maintain intent of masterplan. Review as part of detailed design process.
Community Session	Currently conflict between the location of the dump-point and oyster boats accessing the boat ramp	Dump point moved as part of caravan park upgrade.
Community Session	The turning circle shown for caravans is too small for the big rigs.	Caravan access to be reviewed as part of concept. Note added to concept plan to limit caravan access.
Community Session	Would like a jetty shelter like in Streaky Bay	Note added to masterplan as part of general jetty upgrade.
Community Session	Would like a jetty pool for safe swimming away from sharks	Note added to masterplan, "investigate potential to develop safe swimming area".
Community Session	Would like more kid friendly play space with shade	The approach is shown in the concept plan.
Community Session	Beach access to be more accessible for people with mobility issues	To be reviewed as part of any boat ramp upgrade.
Community Session	Would like an area for a fish cleaning station	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Consider area for green waste disposal	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Management of illegal dumping required	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Landholder doesn't agree with spatial plan showing expansion of residential area – would prefer town to grow to the west	The masterplan shows an appropriate and orderly development of future land uses.
Community Session	Keep boat parking at bottom of jetty	Modification of vehicle movements will improve pedestrian access. Maintain

		the intent of masterplan. Review as part of a detailed design process.
Community Session	Keep shelter in current location	The shelter will be upgraded as part of the open space concept plan.
Community Session	Trees within campground will restrict camper vans solar panels – perimeter planting only	Review as part of detailed planning.
Community Session	Keep toilets in current location but make accessible	Review as part of detailed planning.
Community Session	Keep campground as open plan	The caravan park concept will provide greater amenity and improved capacity during peak seasons.
Community Session	Campground has to allow for full size buses / large sites	The concept plan
Community Session	Campground – move information board to front of park	Review as part of detailed planning.
Community Session	Telecommunications terrible and should be upgraded	Review as part of detailed planning.
Community Session	No walking trail along the foreshore	The approach is shown in the concept plan.
Community Session	Strongly agree with walking track from jetty to tennis courts	Noted.
Community Session	There needs to be a time limit for camp ground	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Does there need to be a time limit for the campground?	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Current connectivity is poor – wifi node needed	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Would like to see the maintenance level increased	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	No driveways in kerbing (Main Street, Cross Street, Don Skinner)	The masterplan recommends improvements to road infrastructure to improve the public realm quality in the town.
Community Session	Driveways to be rubbled from road to property boundary	The masterplan recommends improvements to road infrastructure to improve the public realm quality in the town.
Community Session	Illegal dumping occurring in Conservations zone east of town	Outside scope of the project. Council to review as part of ongoing service provisions.
Community Session	Mundy Road to be graded	Outside scope of the project. Council to review as part of ongoing service provisions.

Perlubie Survey responses

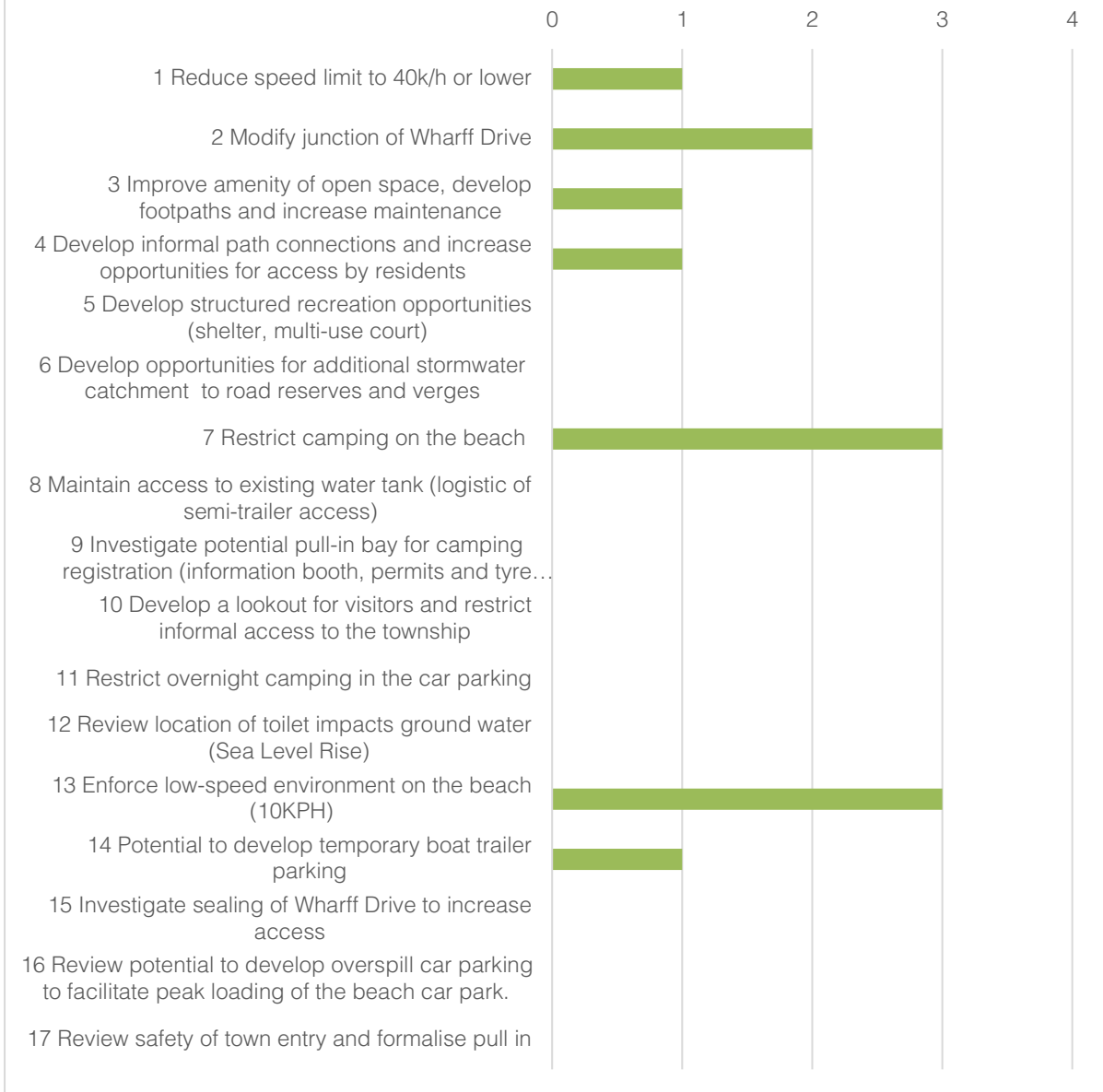
There were four survey responses for Perlubie.

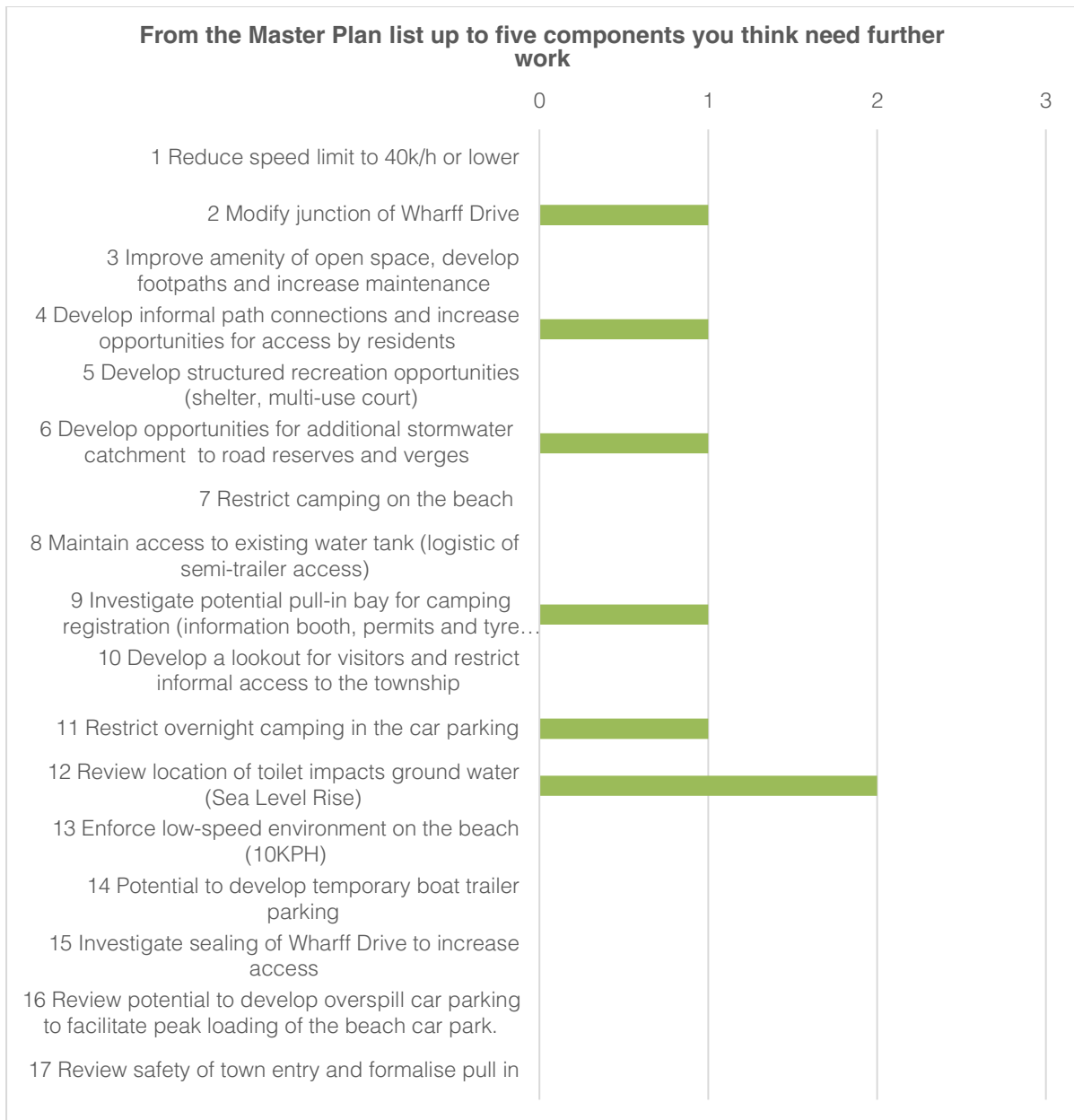


Further comments include:

- Definitely no camping in the car park or surrounding area as proposed
- Is what the majority of people agreed to?
- The toilets will be far back for day visitors. Why not have the existing septic tank effluent pumped up to higher point near rubbish bins for disposal which will ensure no overflow leaching into water ways
- My property will be most affected by the changes to the corner of Wollamai and Wharff, the concept art has us having worries about our view and traffic management.

From the Master Plan list up to five components you support

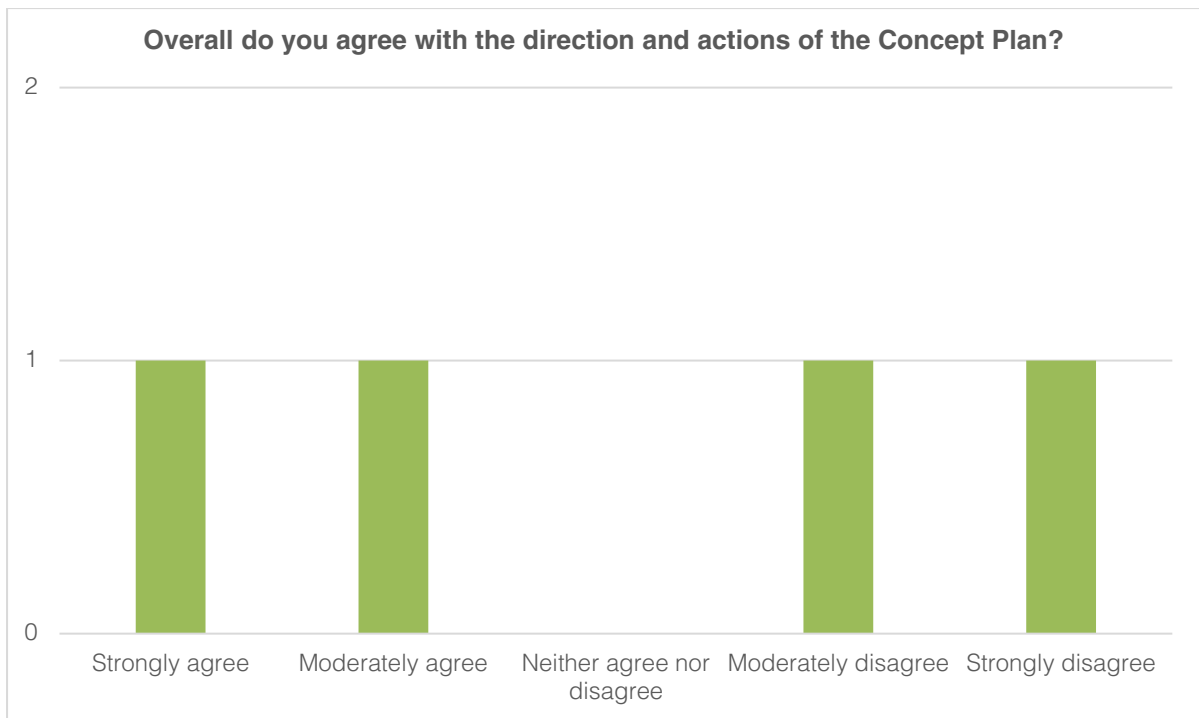




Further comments included:

- Strictly no overnight camping either in large vehicle areas or new areas
- The whole design is a big improvement
- No more tourism is wanted at Perlubie as we are a small village with an overwhelming amount of campers. No holiday/visitor accommodation is wanted. Keep it in Streaky Bay
- My property will be most effected by the changes to the corner of Wollamai and Wharff, the concept art has us having worries about our view and traffic management.
- The toilets will be far back for day visitors. Why not have the existing septic tank effluent pumped up to higher point near rubbish bins for disposal which will ensure no overflow leaching into water ways

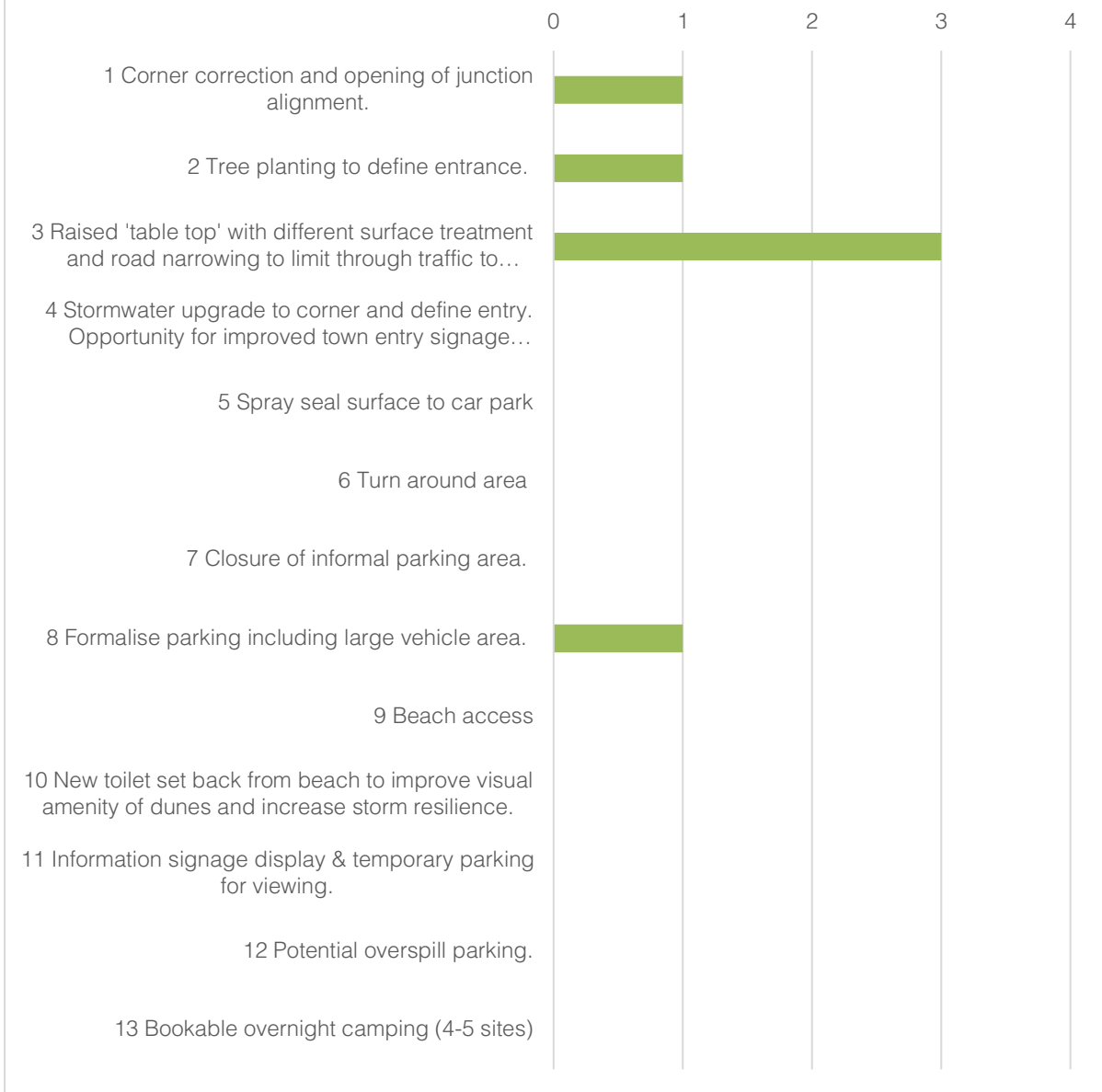
Perlubie Concept Plan

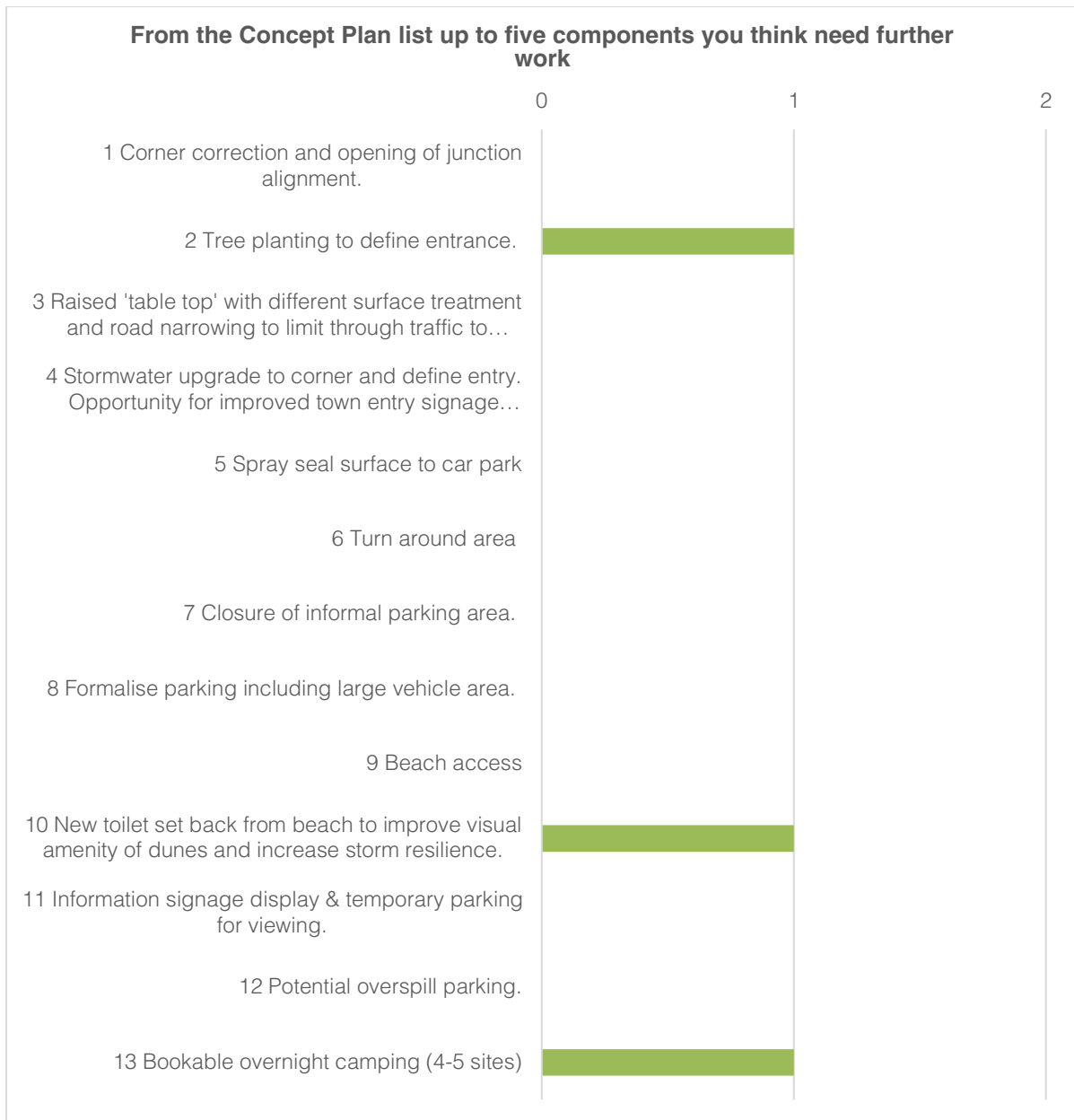


Further comments include:

- Camping still being proposed in areas that was voted against in your survey. Proposed footpath along front of houses will invade privacy and put the trusting residents in a vulnerable position re possible theft. (moderately disagree)
- A big improvement in the safety of the residents (strongly agree)
- Tree planting, what trees and how big will these get. Many visitors and most residents speed along the road from the highway so maybe looking at something to slow them down would have been a good idea. (strongly disagree)

From the Concept Plan list up to five components you support





Further comments include:

- There is more than adequate camping in the Perlubie area. With a new large Wiki Camps soon to be developed adjacent to the beach. Bear in mind this is a beach NOT a caravan park

Other comments include:

- Our overwhelming struggle is to restrict camping on our beach & in & around our day shelters. Also, not to have it extended in any way around our tiny community which has neither mains power or water.
- I think is a much needed plan to be implemented sooner rather than later
- We bought at Perlubie for the quiet life but it is becoming busy. We emphatically do not want visitor/holiday/B&Bs accommodation here. Streaky Bay must absorb the tourist in Streaky Bay

- I note with all the consultation the traditional owners are not recognized in any concept drawings or plans, as an Aboriginal family it would be nice to see acknowledgement of whose land we are on.

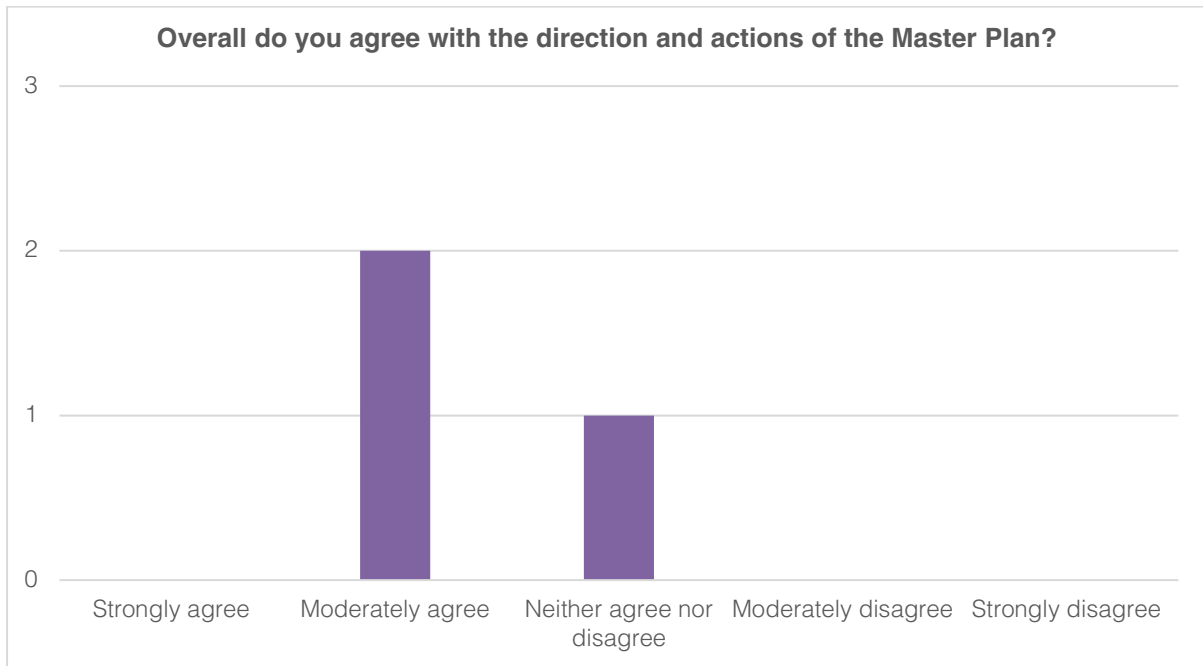
The following items were identified for further work in the master plan and concept plan for Perlubie

Comment origin	Comment	Response in master plan
Online Survey	Definitely no camping in the carpark or surrounding area as proposed	Discuss with PW Tend to agree based on success of beach camping.
Online Survey	The toilets will be far back for day visitors. Why not have the existing septic tank effluent pumped up to higher point near rubbish bins for disposal which will ensure no overflow leaching into water ways	Relocation will be closer to the car park. This is not seen as an issue. A detailed investigation of the toilet relocation will be required.
Online Survey	More thought into the garbage bin area	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	No walking trails from beach through township	The walking trails are designed for both residents and visitors.
Online Survey	Proposed footpath along front of houses will invade privacy & put the trusting residents in a vulnerable position re possible theft.	The walking trails are designed for both residents and visitors.
Online Survey	More thought into toilet	Relocation will be closer to the car park. This is not seen as an issue. A detailed investigation of the toilet relocation will be required.
Online Survey	Cleaning of fish on water's edge	Review as part of detailed planning.
Online Survey	Strictly no overnight camping by large vehicles in large vehicle park area	Discuss with PW Tend to agree based on success of beach camping.
Online Survey	No overnight camping in this area	Discuss with PW Tend to agree based on success of beach camping.
Online Survey	Tree planting, what trees and how big will these get	This will part of the detailed design. Typically, new trees are planted at a height of 1.5 to 3m.
Online Survey	Many visitors and most residents speed along the road from the highway so maybe looking at something to slow them down would have been a good idea.	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	My Property will be most affected by the changes to the corner of Wollamai and Wharff, the concept art has us having worries about our view and traffic management.	Review as part of detailed planning.

Online Survey	There is more than adequate camping in the Perlubie area. With a new large Wiki Camps soon to be developed adjacent to the beach. Bear in mind this is a beach NOT a caravan park	Discuss with PW Tend to agree based on success of beach camping.
Online Survey	No more tourism wanted at Perlubie as we are a small village with an overwhelming amount of campers. No holiday/visitor accommodation wanted. Keep it in Streaky Bay	Noted.

Poochera Survey Responses

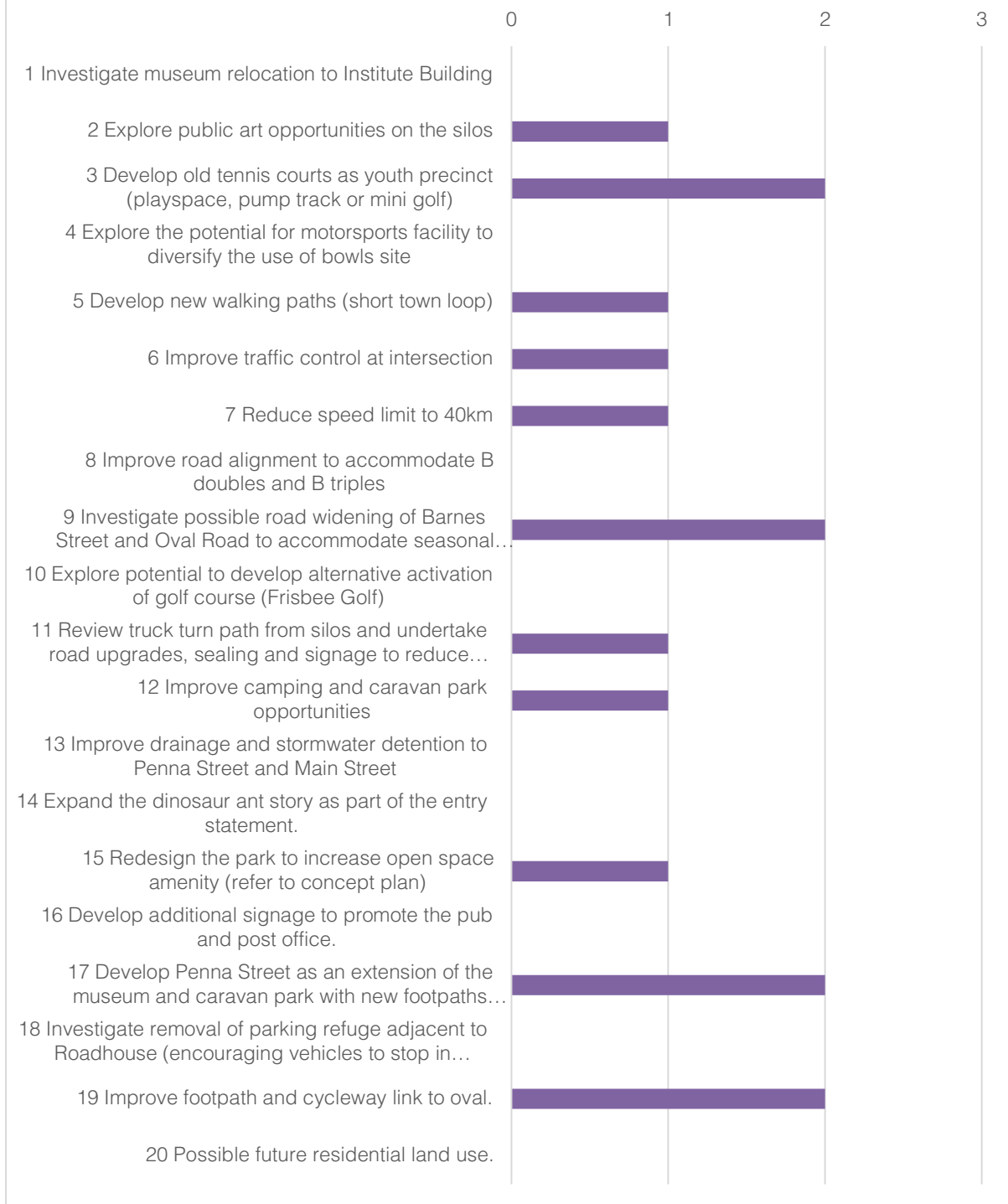
There were three survey responses for Poochera

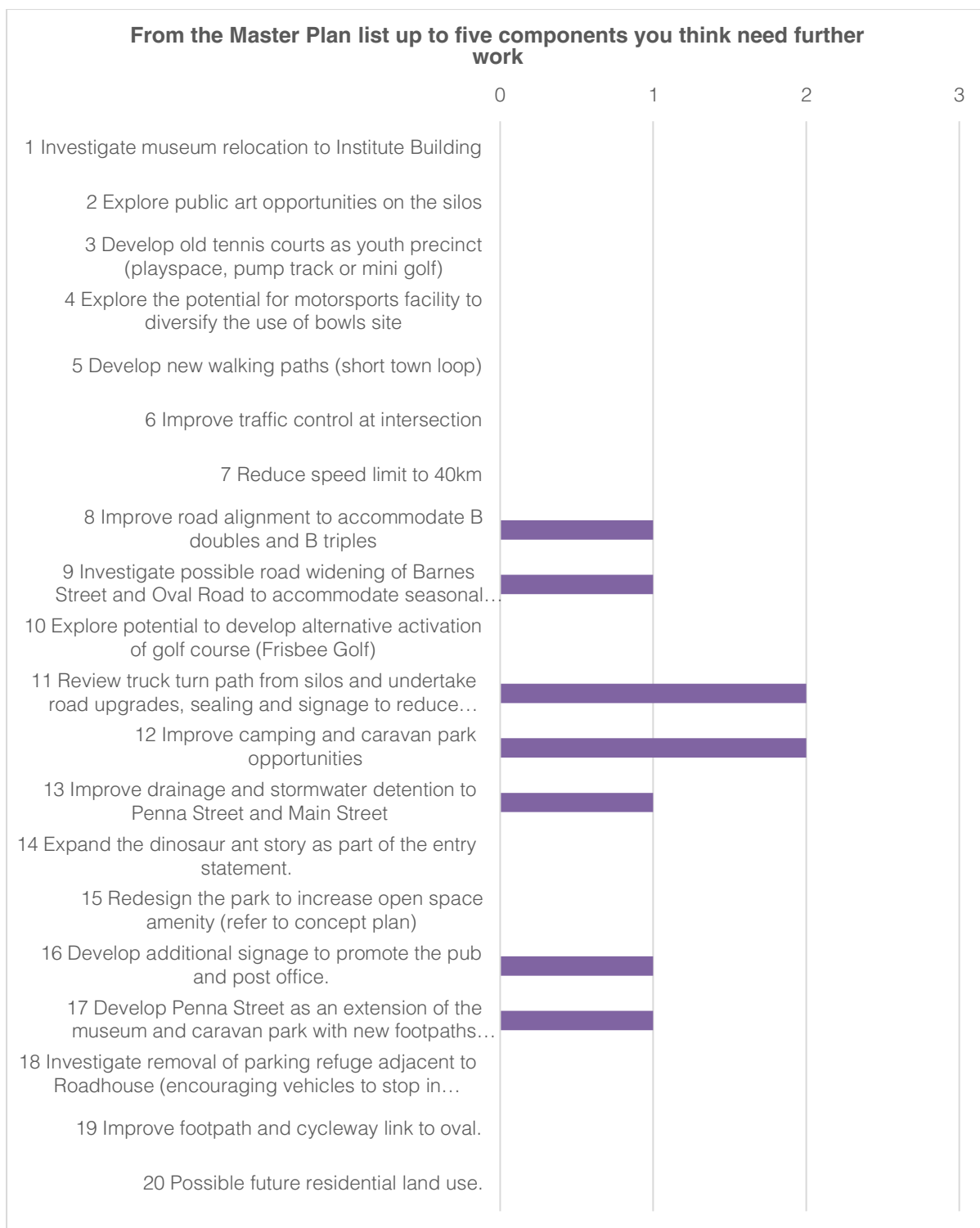


Further comments include:

- Need to prioritise some of the listed points. Each strategic point needs to be review & changed.
- Lots of great ideas - just need to prioritise them.
- Every aspect is good except for the use of the caravan park entrance on Barnes street. This entry has been closed for a number of years due to being too narrow and the practice of caravans and other vehicles using it as a drive through and not stopping at the footpath.

From the Master Plan list up to five components you support



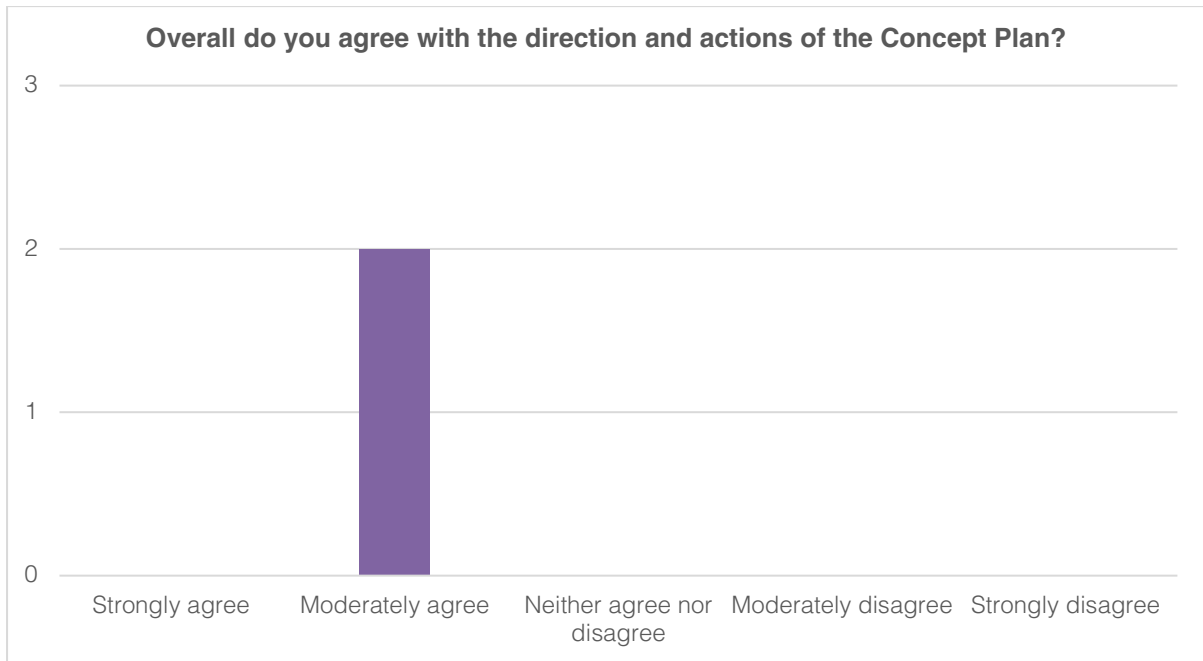


Additional comments for components that need further work:

- Stormwater and tree trimming at intersections
- Working with Viterra re dust suppression and traffic control
- Signage around town re facilities
- Signage around town re camping and parking
- Develop more parking for trucks and caravans on Main Street to cope with heavier summer traffic
- Truck access to the silos.

- Truck parking on the town side of the rail line.
- Bitumen the road at the CFS shed.
- More signage to discourage camping in areas other than the caravan park

Poochera Concept Plan



Two respondents included comments for both the master plan and concept plan in a single response, please refer to previous question responses.

One respondent supports the following components in the concept plan.

- Formalise entry to caravan park.
- New Youth precinct including pump track, skateable area, 3x3 multi-use ball court, shelter, seating areas, landscape treatments, shade trees and open space.
- New school bus stop shelter with bike racks

The same respondent thought the following component in the concept plan needed further work

- Pull in parking area for large vehicles, caravans and RVs.

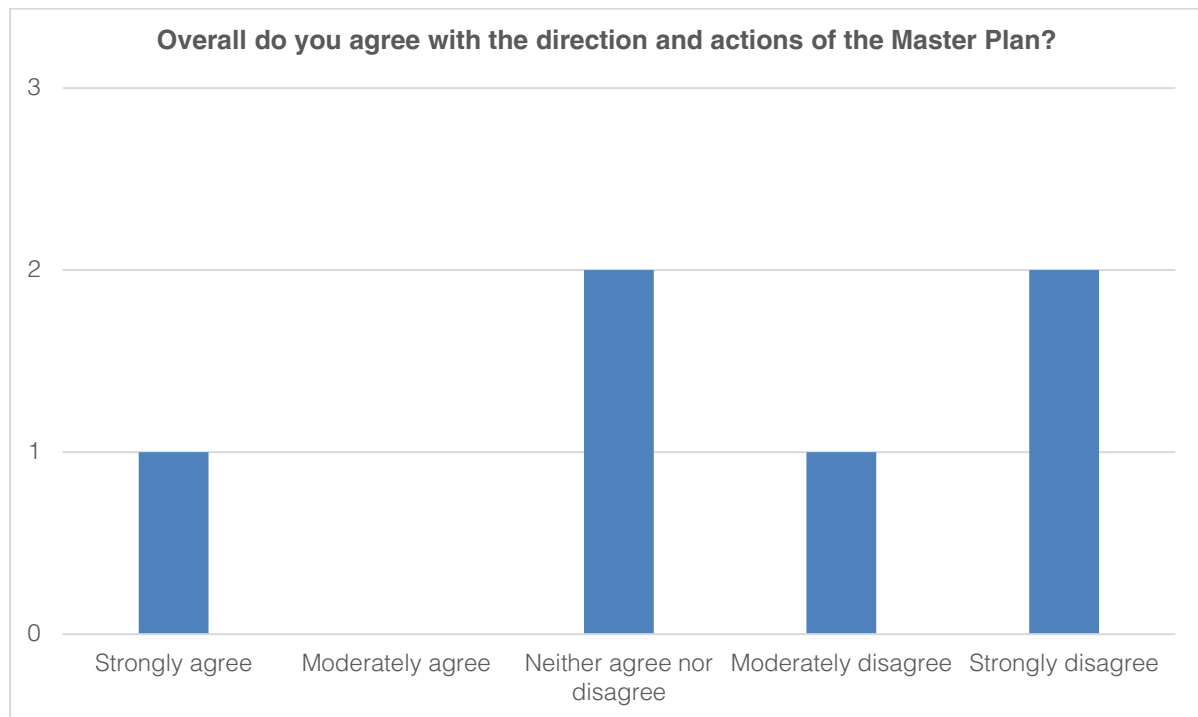
The following items were identified for further work in the master plan and concept plan for Poochera

Comment origin	Comment	Response in Masterplan
Online Survey	Every aspect is good except for the use of the caravan park entrance on Barnes street. This entry has been closed for a number of years due to being too narrow and the practice of	Following further consultation the Barnes Street entrance has been removed from the concept plan.

	caravans and other vehicles using it as a drive through and not stopping at the footpath.	
Online Survey	Storm water and tree trimming at intersections	Review as part of detailed planning.
Online Survey	Working with Viterra re dust suppression and traffic control	Detailed discussions have begun and will continue between Viterra and the council.
Online Survey	Signage around town re facilities	Review as part of detailed planning.
Online Survey	Signage around town re camping and parking	Review as part of detailed planning.
Online Survey	Develop more parking for trucks and caravans on Main Street to cope with heavier summer traffic	Review as part of detailed planning.
Online Survey	Truck access to the silos.	Review as part of detailed planning.
Online Survey	Truck parking on the town side of the rail line.	Review as part of detailed planning.
Online Survey	Bitumen the road at the CFS shed.	Additional notation included in the masterplan.
Online Survey	More signage to discourage camping in areas other than the caravan park	Review as part of detailed planning.

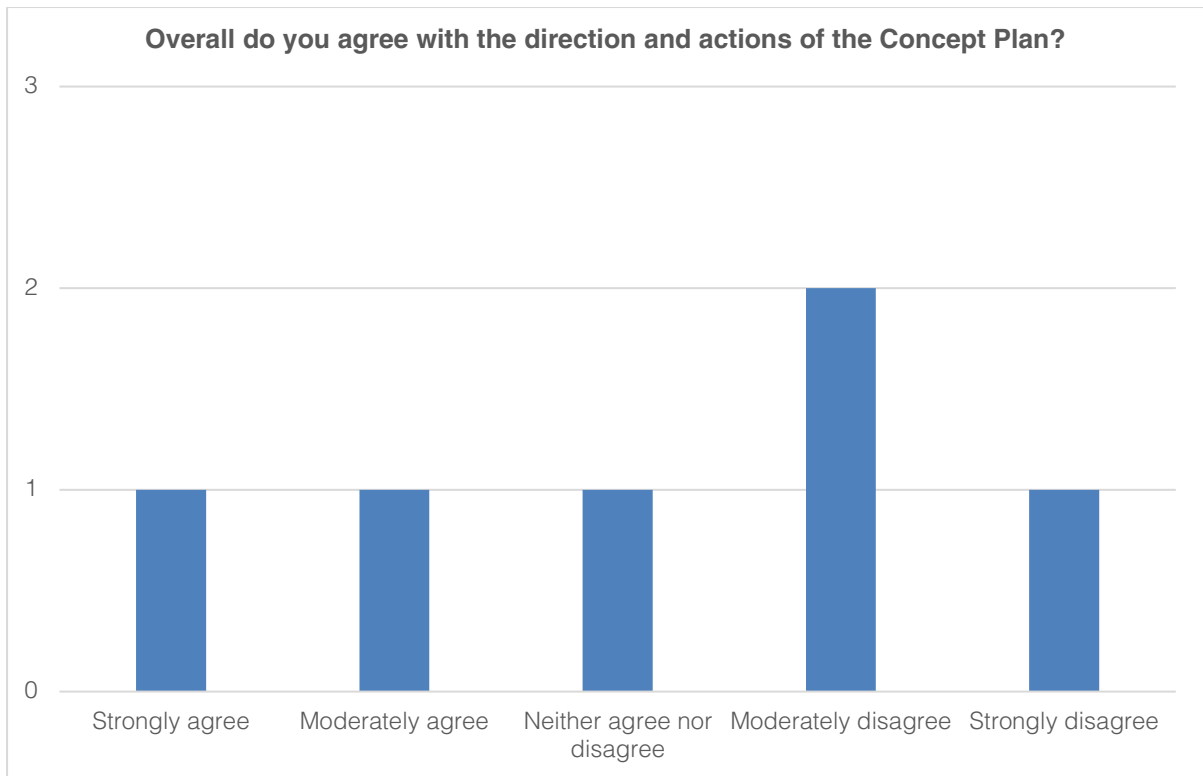
Streaky Bay Survey Responses

There were six respondents from Streaky Bay



Further comments include:

- People move to and visit our beautiful town for the open space and connection to nature. A number of components of the master plan over formalise the foreshore i.e. terracing, re-developing the toilets, etc. Would like to see more emphasis on re-greening the landscape and increasing biodiversity using native plants such as the proposed Lion's Park Bushtucker Garden. The foreshore caravan park currently looks desolate with dead trees, struggling shrubs and the tuckeroos are not complimentary to the natural landscape
- Too much emphasis on tourism and not enough on servicing rate payers
- There is a lot of emphasis on changing land use and increasing residential use. As we have experienced in the last 10 years when more and more land has been opened up for residential or country living it has been quickly snapped up by investors who then use the property for holiday rentals. It is now harder than it's ever been for locals to rent a property because they are all B & B's/ holiday rental. This won't change just because you subdivide more land. On many nights only 1/2 the houses in Streaky Bay are occupied - locals (and those single income families who work casually at 25 - 32 hours a week cannot afford a rental even if they could find one that is not set aside for holiday rentals). There is a very big need to charge these holiday houses commercial land rates as they are a commercial business that cause our council extra time and costs through increased rubbish collection (and will fill our dump in record time, meaning we will need a new one with all its associated costs), street parking, plus all of the wear and tear on dirt roads from the extra usage on them. I do not live in a rural area to have 2 storied buildings and increased density. There are many other areas of this plan that are just a waste of money, such as Re align Eyre Ave for Day Parking - what silliness! It is perfectly fine how it is



Further comments include:

- Agree formalisation of some areas to cater for increased residential activity and visitor numbers, however as (response not complete)
- You need to STOP caravans and large RV's from entering the main township CBD because all you are doing in your foreshore masterplan is clogging up the foreshore area with concrete and unnecessary cement seating - Leave it alone! What's is wrong with sitting on the foreshore lawn!
- Do you mean the Concept Design plans around the jetty?
- Yes, it's a great plan

Components of the concept plan that were supported included:

- Enhancing visitor access facilities and road access
- Reviewing suitability of Slidy's as a user pays facility
- Developing Street Tree planting
- Re-greening the space
- modification of the toilets
- shared use of roads for walkers runners and bike riders

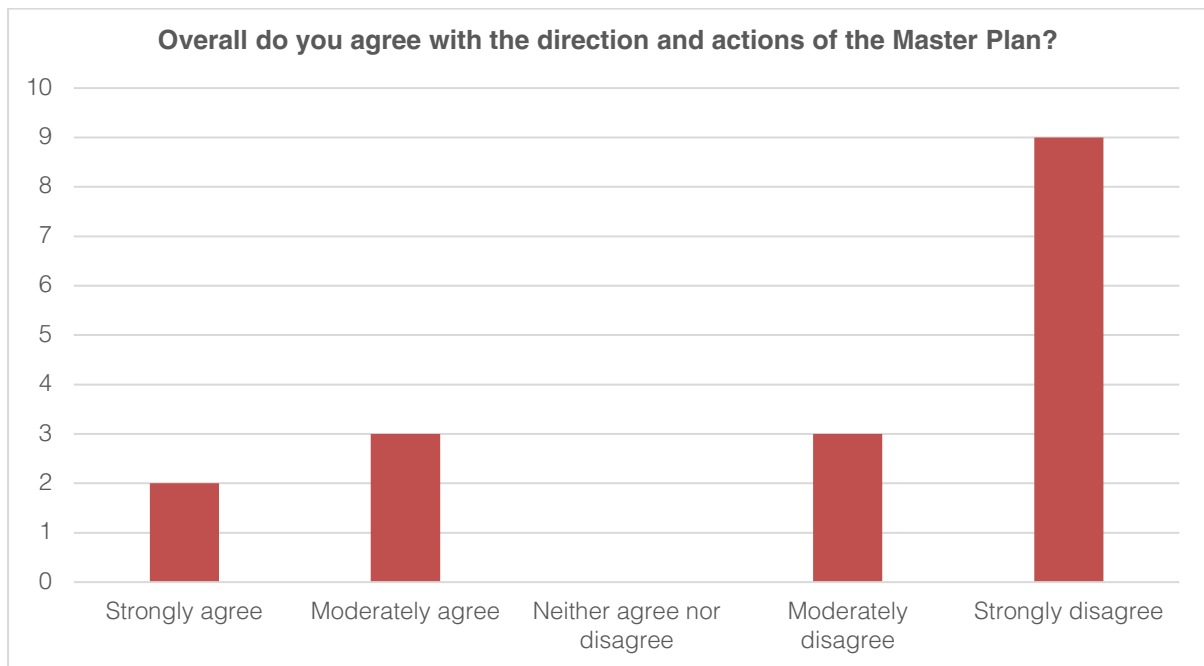
The following items were identified for further work in the master plan and concept plan for Streaky Bay

Comment origin	Comment	Response in Masterplan
Online Survey	Residential development - urban/rural sprawl needs to be supported by adequate facilities/infrastructure implemented i.e. roads and water and power	Further detailed studies will be required to support the strategic direction of the masterplan.
Online Survey	Natural landscape - more native planted spaces, increase biodiversity using native species/ rain garden	Agreed and noted.
Online Survey	Main street access - needs to accommodate large vans and trucks unloading during peak times	The masterplan and concept aim to balance the competing demands of visitors, residents, pedestrians and vehicle parking. This balance with require additional traffic studies when the masterplan move to detailed designs.
Online Survey	Parking - inadequate during peak season	Noted.
Online Survey	Hospital site redevelopment - should be aged care/elderly hub	Noted. Potential for site to be a health precinct, which enable either development to occur.
Online Survey	Further, green space development in the new developments on the western side of the peninsula	Noted.
Online Survey	Extensive footpaths in the loveshack route development, connecting to the housing area with town via sheaoks -boat ramp bike trap	This has been added to the masterplan.
Online Survey	Would be good to see more planning and provision to extend current trails. Boat ramp and little islands.	Noted.
Online Survey	Review speed limit in the loveshack route development. currently no signage to indicate speed limit. Unsafe for shared use, such as walking bike riding.	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	Increase tree planting bio diversity using native plants of the area around the town.	This direction is supported in the masterplan.
Online Survey	Samphire swamp leave it alone do not modify it	This direction is supported in the masterplan.
Online Survey	Leave foreshore lawns do not clutter up with terracing and bigger pathways	Noted.
Online Survey	Do not change zoning (country living) along Wallschutzky Rd and southern end of town	The masterplan provides a framework for development. Land use changes are be required.
Online Survey	Do not reduce parking at SB Jetty location	No changes to the parking are anticipated as part of the masterplan.

Online Survey	Do not allow 2 story buildings adjacent to golf course	The 2 storey development adjacent to the golf course represents appropriate urban planning with denser built from near to open.
Online Survey	Develop residential land uses to support future growth. As stated earlier this will simply attract more investors to purchase more Holiday Houses and not result in residential capacity	Noted.
Online Survey	Samphire Swamp. Over 20 years ago the Council was handed a free design from an Environmental Landscaper whose plan showed a bike/walking track on one side leading to a Bird Watching Station in the middle and then a bike/walking track leading out to the opposite side. There have been numerous studies showing the importance of these areas to fish breeding. The idea of creating a lake for boating here is a certain way of killing the remaining part of any fishing industry here. It is important that we are a town that has several industries here not just Tourism.	This direction is supported in the masterplan.
Online Survey	Explore relocation the Silos. Are you kidding? As with the above response this is a certain way to kill off the remaining agricultural industry surrounding our town. Such a move would increase costs to the farmers by having to cart grain further. And who knows what the future holds - it may not be wheat that the silos store, there could easily be demand for a new grain that grows well in our district but we will be unable to take advantage of that if there are no storage points. And the idea of Council funding the building of new silos is ridiculous when there are perfectly good ones already in situ and just imagine the costs	Further investigation and detailed studies will be required to support the strategic direction of the masterplan. The storage would be a bunker.
Online Survey	Redevelop hospital site as aged care or residential. So where's the hospital going? We need more aged care facilities so why not move the Doctors Surgery and all the other allied medical services to another part of streaky Bay - far cheaper to move an office building than a hospital. There is no reason that the doctors surgery (and allied Staff) need to be right next to the hospital (a new building could be built up on Jesse Flat Rd). This would free up a lot of land for another Elmhaven or elder care units (think of not only the space of the building, but also the carpark area and playground and some of the lawn space next to the hospital. This is a substainal area of land - DO NOT release it to the public and watch the investors move in again and provide yet more holiday houses. Please.	The bulk handling site (silos) is proposed a potential redevelopment site. This reflected in the masterplan.

Online Survey	The idea of moving Doctors Beach Playground to Eyre Avenue is a waste of money. Why? Are you just trying to create more space for Tourists to park and use Doctors Beach? What about the locals? This is a fabulous area for kids to unwind after a school day, where mums can catch up and share parenting ideas and issues. The playground is in the right place as you can take children for both a play and a swim in the one location. Please don't clog up the open space on Eyre Ave, it is one of the last remaining places that we have "Open" open space and an uninterrupted view of the water	The relocation of the playspace at Doctors beach is a long term actions that responds to sea level rise. Council will need to relocate assets from vulnerable locations. When the playground equipment requires renew, the location of the playspace will be reviewed.
Online Survey	Moving things to the east	This direction is supported in the masterplan.
Online Survey	RV park	Noted.
Online Survey	Tree planting will block views.	Noted.
Online Survey	"Urban" infill is extremely detrimental to quality of life and health.	Noted.
Online Survey	Do your research on what people who have lived here for more than 5 minutes actually want - you know - the silent majority.	Noted.
Online Survey	Tourism is a passing fad. Once you've fucked up and cluttered up the town, people will go elsewhere to a "real" country town.	Noted.
Online Survey	Stop primping, paving, "planning" and pasteurising everything.	Noted.

Scaele Bay Survey Responses



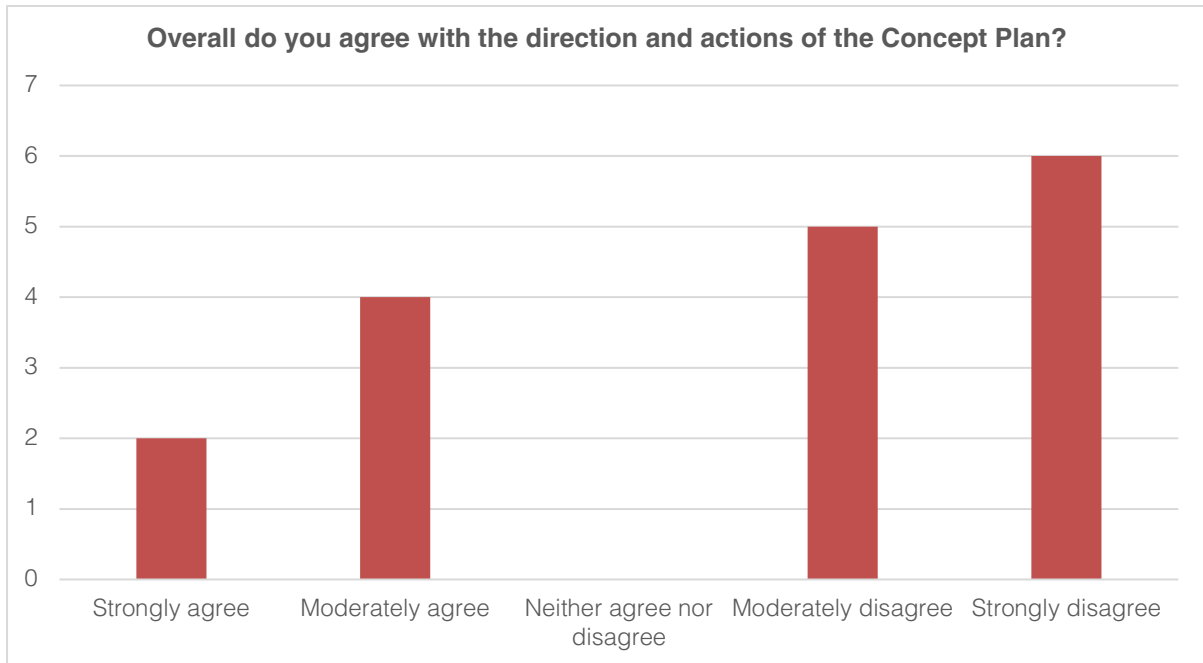
Further comments include:

- The Masterplan fails to recognise the existence of the endangered wildlife within close proximity to the Settlement and the effects large scale expansion will have on their long term survival
- The plan suggests increasing land available for development that does not protect or value add to the surrounding environment. The surrounding local environment will be compromised if further development of land is to occur. This is counterproductive as what draws people to the town is the environment and the lifestyle and experiences it offers. Scaele Bay is not primarily residential, rather it is predominately a holiday destination. Limiting land development will ensure the values of a small seaside holiday town with pristine and unique coastal environment are protected.
- Too much emphasis on urbanisation in an area that is completely wild and pristine.
- Little consideration to environmental impacts as a result of development and growth. Worried there are too many complex ideas rather than simple and manageable ones.
- there is not sufficient focus on the adjoining conservation estate as a primary objective to mitigate inappropriate urban development
- I strongly disagree with the scenarios put forth in the Master Plan because of the focus on residential growth paired with foreshore development for visitors, two directions that do not adequately consider the capacity of the environment to support this growth nor the current services available to support the town (electricity, school bus, mgmt of council-controlled land). I strongly disagree with a Master Plan that only proposes measures to manage growth rather than a solid focus on improving the quality of the natural and lived environment for it's current users. Scaele Bay is a small town that is attractive to holiday goers, day trippers and residents for it's quiet, peace and natural beauty. Expansion and development without a valid reason would threaten these very values. I strongly disagree with the proposal to re-zone, infill or create open space in the privately-owned back of town (scenario 1 #15 ,2 #16 & 3 # 15).

- I strongly disagree with the growth scenarios 1&3 as they appear to be opportunistic rather than based on sound environmental, social, economic and infrastructure impacts on the town and its surrounds. The availability of rural land beyond the town's current boundaries does not mean, automatically, that the town should grow.

Sensitive Environment: The proposed growth direction (south and west of the town) is towards the conservation parks and across a flood way, without any prior environmental impact studies or considerations as to: how more buildings and septic, human and pet population, and increased activity will impact on the coastal area, threatened species (land and marine) beach access, dunes (increased foot and vehicle traffic carving new paths) etc. In this era of climate change, threatened species, and land degradation, how desirable is it for the town to grow towards the conservation park? **Affordable housing:** Council claims that affordable housing for essential workers, is the primary rationale for growth. So, it is curious that growth to the east, along an existing sealed public road, has not been considered. As housing in this area will not have the magnificent sea views of the proposed south/west expansion, it might make the allotments more affordable. Given Sceale Bay's evolution as a holiday house town, Council has not indicated how it will ensure that newly released land parcels are not diverted to holiday/short term rentals and to people retiring from their working lives. **Services and Infrastructure impact:** It is clear that growth will impact the town's current infrastructure and services, yet Council has made no commitment to invest in Sceale Bay. In fact, a recently approved town land division saw Council outsource services and roads to the new residents. The approval of Sceale Bay Heights Community Development land division, in July 2022, surprised many in Sceale Bay community as it does not follow the traditional Sceale Bay land divisions whereby all allotments have direct access to a sealed public road and power. The CEO told the 6 March consultation that the dirt road no power development meets the criteria of the new State Planning and Design Code and that Council was powerless to advocate for a better outcome for the community, despite its Strategic Management Plan 2020-2040 policy of 'fit-for-purpose' infrastructure, to improve liveability. In the face of this impotence, and a fear of more dirt road/no power developments, it is small wonder that many in the community are raising concerns about future developments - especially as the developer of the Sceale Bay Heights Community Development is also the owner of the landholdings to the south and west of the town, identified in the Masterplan as the town's only residential growth opportunity. **No direct economic benefits:** No doubt, new house blocks will be good for the developer, for council rate revenue base, and possibly for Streaky Bay businesses. However, there are no direct, demonstrable economic benefits to the Sceale Bay community. Expanding a town for the economic benefits of those outside the town is a questionable benefit. **Social impact:** It is understandable that the existing Sceale Bay community will be concerned as to how new growth will impact them, as individuals, and how the dynamics of this small community will change. While it is tempting to dismiss no development concerns as NIMBY concerns, it is worth noting that in some instances these concerns have sound social, environmental, economic and infrastructure basis, that need to be considered and addressed. It may well be that a more thorough and respectful analysis finds there are better uses for the abutting rural land than housing blocks. **Open space:** Finally, these scenarios by-pass established planning protocols of developer contribution to open space and propose, instead, to turn adjacent residential land into open space for the benefit of the new developments.
- Certain points I strongly disagree eg. vehicle access to the beach should not be denied, revegetating open space land so close to town could incur fire danger and will promote increased pest population
- Don't want to remove access to beach for cars, don't believe more land needs to be made into housing (16). Curious about open space when this is private land.
- We haven't had a plan in place and no funding has come to Sceale Bay
- the options 15 and 16 in scenario 2 are great but they are given the same weight as option 17 which is residential development. The town is pretty clear in their view that they do not want any more expansion for residential purposes and so therefore options 15 and 16 (reveg, carbon offset or buy back) should be the only options presented. No one wants more development in the town and reveg or buy back for conservation purposes is the only supported option

- Most directions are required soonest in the township however the carparking and height of trees in the reserve adjacent to the beach will obscure views from resident dwellings
- How can I agree to a master plan that consists of three conceptual plans
- Council disregarded anything local people suggested
- Agree with environmental proposals and disagree with developers proposals.



Further comments include:

- I moderately disagree with the conception plan of the foreshore provided. It is overdeveloping a space with structures, such as nature plays and shelters that are out of touch in terms of the environment and charisma of the seaside shack town. This type of infrastructure does not value add to the town. I think the priorities of the concept plan could be far simpler and embellish the local natural environment. The local environment with laid back and minimal structures/development is what people admire and why the town is a desirable holiday destination.
- We do not require additional shade structures. We do not require a playground. The rigging area for boats needs to be retained. We do not need to provide additional of street car parking. We require further reveg and indigenous signage. We are trashing the feel of this space to cater for a once in a generation tourism spike post Covid.
- Concepts more appropriate to an urban development are prioritised in the plan. Sceale Bay township is NOT a suburb of Adelaide nor even a regional centre. Concepts must be sympathetic with the landscape and conservation values of the area.
- While I agree that the foreshore could be beautified and better managed, any development in this area requires more consideration of the environment and the sustainability of any developments. The current foreshore infrastructure (with the exception of the toilet and shelter) has been in disrepair for well over a decade and when the foreshore area was damaged by large storms in 2016 it took years for repairs to be made to the shelter, stairs and eroded cliff. This better consideration of environmental conditions and sustainability applies to open space and any footpaths on sand dunes/ cliff tops as well. The foreshore green areas have a poorly managed weed problem, with both declared weeds and weeds of national significance left largely unmanaged for many years. For these reasons I do not think

the proposed development of open spaces is sustainable and require more consultation with plans for maintenance included.

- Good to see some attempts being made to improve the foreshore. However, I remain sceptical as similar ideas have been proposed in past plans with little or no outcome, and Council maintenance of the foreshore land continues to be very poor, including the unchecked spreading of noxious weeds.
- I don't agree with the larger trees and carparking opposite the residents dwellings
- As per your vision statement sceale bay would like to remain a small isolated township and not encourage further development
- The focus should not be on residential development. It is not Torquay

The following items were supported in the master plan for Sceale Bay

- Parking adjacent the boat ramp
- Low ground cover landscaping
- Improving disability access to toilets' and shelter shed area.
- Rationalisation of the boat ramp car park and planting of local and drought tolerant plants
- Expansion of conservation area to create western gateway to the conservation park. Working with local stakeholders including traditional owners and National Parks to increase awareness around the surrounding environment.
- Revegetation of surrounding land adjacent to Sceale Bay township.
- Non rezoning of adjacent land from Rural to Rural living in option 2
- The reduction and management of vehicles on the beach
- Foreshore landscaping and planting of native shrubs
- Increased indigenous signage and information
- Explore potential to revegetate and develop a managed woodland land use as part of carbon off-set scheme (carbon farming) and completion of habitat corridor between Sceale Bay and Cape Blanche Parks
- Increase landscape amenity and maintenance of the foreshore
- Investigate fire management impacts bushland habitat on Sceale Bay.
- Expansion of conservation area to create western gateway to the conservation park
- Greening the foreshore
- cleaning up and managing access to the beach
- managing traffic flow
- Revegetation No.15, Scenario 2
- Increase traffic calming measure to town entrance
- Review impact of easement closure considering community access, residential development and Native Title claims
- Restrict vehicle access to the beach
- Improve stormwater flow paths and floodways
- S1, S2, S3 items 1 to 14: like the improvement to infrastructure, movement, and environment identified for the foreshore in all of the scenarios.
- S2 item 16: Explore potential for State government buy-back rural land to complete the conservation corridor between Sceale Bay and Cape Blanche Parks.
- S2 item 15: Explore potential to revegetate rural land as part of carbon off-set scheme
- S3 item 19: develop new open space on rural land to protect existing floodway and improve habitat value (makes more sense than assigning the neighbouring residential allotment for open space).
- S3 item 20: expansion of conservation area to create western gateway to the conservation park (makes more sense than assigning the neighbouring residential allotment for open space).
- Clean up and remove grape bush
- Improvement as per plan to boat ramp and beach access
- Speed limits on beach - signage

- Safer area for school pick up and bike storage
- Walking tracks and stair access to the beach from Dunn Drive
- Kerbing
- Coastal footpath
- Fixing boat ramp area
- Revegetating foreshore
- Disabled access to toilets
- scenario 2, options 15 and 16
- option 7- restrict vehicle access to the beach- I do not support driving on beaches
- Development of historical jetty site
- Development of kerbing and footpaths
- Development of a play space/playground
- Improve Stormwater/drainage
- Increase traffic calming at the entrance and all through the town
- Stormwater drainage
- Improvement to boat ramp access
- LOW- level landscaping in front council reserve
- footpaths
- Traffic control speed in and out of township
- As per conceptual plan two the area of the town ship should stay as is. No further expansion should be considered
- For shore development of the boat ramp area is a good idea
- Storm water should be considered
- Parklands should be addressed the council should remove all invasive species such as box thorn grape bush Lincoln weed
- All over night camping in township area to be addressed
- Greening of creek floodplain
- Greening of western area as CBCP gateway
- Foresting of land south of township
- Disabled access
- Comprehensive stormwater management

The following items were supported in the concept plan for Sceale Bay

- Controlling water runoff around the settlement
- Formalising pedestrian beach access away from vehicle access
- Discouraging overnight camping through signage
- Disability access to toilets
- BBQ reinstalled at shelter shed
- rationalization of boat ramp car park
- Foreshore reveg
- Stormwater management
- Compliant access to toilet
- Expansion of conservation area to create western gateway to the conservation park
- Explore potential to revegetate and develop a managed woodland land use as part of carbon off-set scheme (carbon farming) and completion of habitat corridor between Sceale Bay and Cape Blanche Parks
- Investigate fire management impacts bushland habitat on Sceale Bay.
- Stormwater improvements

- I agree the concept of reduced opportunities for overnight parking, but do not see how this has been done in the concept drawing, it looks as though more opportunities have been made for overnight parking
- I support the idea of new signage around the cultural and natural environment of Scaele Bay, which should also include some codes of conduct for the beach area. I think this would be best as a community grass-roots project which would give the signage flair and show community pride
- Improvements to stormwater management and development of Water sensitive urban design responses (soakage trenches and swales)
- Stormwater improvements and landscape buffer to car park including potential stormwater infiltration basin and Water sensitive urban design improvements
- Stormwater improvements at the corner of the Parade/Short street and Parade/East Terrace.
- Better boat ramp and parking
- Natural play area
- Walking paths and beach access
- foreshores development
- Kerbing/ footpaths
- Nature play areas
- Traffic speed in and out of township
- storm water drainage
- footpaths and beach access for vehicles
- Western native revegetation gateway
- Flood creek plant out
- Southern land reforestation

The following items were identified for further work in the master plan and concept plan for Scaele Bay

Comment origin	Comment	Response in master plan
Online Survey	The Masterplan in at least two Scenarios seems to be built around the concept of residential expansion as inevitable. It doesn't address any mitigation strategies to protect Endangered and Critically Endangered species close to the Settlement. These include Migratory and Non Migratory Shorebirds on the Beaches of Scaele and Scaarcy Bay, as well as Osprey and White Bellied Sea Eagles on the cliffs of Scaarcy Bay and Australian Sea Lions on Nicholas Island Conservation Park. Expansion of human populations are the sole cause of the decline of all these species. The Masterplan must broaden its scope by recognising its role in protecting all these species. To argue that this is not a role of a Masterplan is to fail to recognise the unique ecosystem that the Scaele Bay Settlement is surrounded by.	The comment is noted. However, the detailed assessment of ecological value is outside the scope of the masterplan. Further investigation and detailed studies will be required as specific directions and actions are developed.
Online Survey	Revegetation and removal of pest weeds in the public reserves needs to be addressed as a	Noted. However, this is outside scope of the project.

	<p>priority. The current foreshore area and curbing of the township is littered with gazanias and box thorn. These pest weeds are an eye sore and negatively impact the growth of surrounding native plants. With Council being aware of the invasive weed issue and not addressing it, leaves me with little faith that Council has the capacity to upkeep and service the proposed 'Nature play and open spaces'.</p>	<p>Council to review as part of ongoing service provisions.</p>
Online Survey	<p>Consider the impact to the local environment to withstand increased population, when proposing increased land available for residential development. Increasing the land available will put significant stress on the environment and species that are endemic and endangered in the area. These species and landscape are what makes Sceales Bay so special to experience when visiting for a day trip or staying for a holiday. The surrounding environment, flora and fauna is the value and will be put at high risk if more land is to be made available for development. These species including White Bellied Sea Eagles, Australian Sea Lion, West Coast Mint Bush, Hooded plover and other migratory birds.</p>	<p>The comment is noted. However, the detailed assessment of ecological value is outside the scope of the masterplan. Further investigation and detailed studies will be required as specific directions and actions are developed.</p>
Online Survey	<p>Consider the effect increased housing and land divisions will have on the charisma and aesthetics of a small seaside holiday town.</p>	<p>The masterplan shows an appropriate and orderly development of future land uses that meet the potential demand for growth. The intent of the masterplan is to encourage considered development. To maintain the qualities described.</p>
Online Survey	<p>There is no need for a nature play and or any playground in sceale bay. The beach and surrounding environment is the playground. There are many families who have young children and spend holidays and live there, utilising the environment as a 'nature playground'. Families who day trip all use the beach as a nature playground. Having a playground on the foreshore will be an eyesore, is not needed nor wanted and is out of touch.</p>	<p>The concept recommends nature play using natural elements that are integrated into the open space. This reflects the view of many community members and addresses the potential conflicts associated with children playing in high conservation areas.</p>
Online Survey	<p>Improve signage and regulatory capabilities in stopping people camping on the beach. Sceale Bay does not need to be the next perlubie. It would be good to see Council plan to develop a bush camp to facilitate the increase in visitors and campers. Currently there is no provision in the plan for this.</p>	<p>Noted. To be considered as part of the camping and caravan review.</p>
Online Survey	<p>Awareness of human presence in a wildlife zone</p>	<p>Noted.</p>

Online Survey	Implications of expansion of local township footprint	Noted.
Online Survey	Management of 4WDs on beaches and onto fragile habitat	Noted. To be considered as part of the camping and caravan review.
Online Survey	Removal of intrusive shade structure concept on fore shore	The concept plan balances human comfort with the development of structures. It is considered that the concept plan achieved this balance. Review as part of detailed planning.
Online Survey	Restoration of native vegetation surrounding Sceale Bay	Noted.
Online Survey	The direction of this plan is more suited to an inner city urban coastal township. The weight of design and concept development fails to adequately address the reality of the fragile natural heritage values that exist adjacent to the township. What appears to be the #1 priority in all but option 2 is to cater for an outdated expansionist urban model. This location is home to significant endangered species that form the backbone of the "wildness" of this space. These are the drawcard of the west coast and DCSB. It is so disappointing to see another perfunctory attempt to "improve" this space while fundamentally trying to open it up for wholesale development with kitsch coastal appeals to tourists. This is a wild place doing less is more, some basic factors around land and access management is all that is required. Do this and the goose will continue to lay the golden tourist eggs for generations.	Noted.
Online Survey	Develop open space to reflect the local heritage significance of the Old Jetty Environment ST	This is the intent of the masterplan. Review as part of detailed planning.
Online Survey	Develop coastal footpath connections	This direction is supported in the masterplans.
Online Survey	Develop new open space	This direction is supported in the masterplans.
Online Survey	Investigate options for land west of the township (potential to rezone to Rural Neighbourhood Zone)	This is reflected in the current masterplan options.
Online Survey	Investigate options for land south of South Terrace (potential to rezone to Rural Living)	This is reflected in the current masterplan options.
Online Survey	Overall, it seems like alot of thought and money has gone into a complex plan. Some ideas	Noted.

	need to be simplified and considered in as long term and sustainable ideas. Developing neighboring pockets of land is not the way forward for this little town. Keep it exclusive and small, and a day trip destination for tourists. This will reduce the overall footprint of the township and keeping it tidy and maintainable. Additionally, the money spent on a play space could be better put toward re-vegetation. The beach and surrounding natural landscapes are what families come to visit, not a plastic filled, accident prone site that council then need to maintain and upkeep.	
Online Survey	incorporating the priorities of the adjoining conservation estate into all future planning	Noted.
Online Survey	ensuring access points to the beach are limited to one	Review as part of detailed planning.
Online Survey	prioritising revegetation of the entire foreshore area	Noted.
Online Survey	future maintenance plans for the public spaces	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	rehabilitating existing infrastructure	Noted. This direction is supported in the masterplan.
Online Survey	It needs to be reviewed and considered within the context of preservation and rehabilitation of the conservation estate that surrounds the township. Urban development principles are NOT the context in which planning should be undertaken for Sceale Bay township. Township and conservation objectives can coexist sympathetically with each other and Council should be able to support the State's efforts in rehabilitating farming land now held by Parks.	Noted.
Online Survey	Improve access and parking capacity along the foreshore	This is reflected in the current concept plan options.
Online Survey	Increase landscape amenity and maintenance of the foreshore.	This is reflected in the current concept plan options.
Online Survey	Rationalise vehicular access to the boat ramp and reduce conflicts.	This is reflected in the current concept plan options.
Online Survey	Develop open space to reflect the local heritage significance of the Old Jetty	This is reflected in the current concept plan options.
Online Survey	S1, S2, S3: proposing pedestrian links (S1&S3) and/or improved road access (S2) through privately owned residential land contradicts rights of Torrens Title and shows a surprising lack of understanding of existing Sceale Bay allotments.	The masterplan shows an appropriate and orderly development of future land uses that meet the potential demand of the community and for growth. The intent of the masterplan is to encourage considered infrastructure improvements

		that maintain the qualities of the town.
Online Survey	S1, S3, item 15: designating a private residential allotment adjacent to rural land for future open space lacks clear rationale. The town has not indicated it wants, nor needs, open space next to the paddocks. As the targeted growth corridor adjoins this residential allotment, it would make more sense, in keeping with planning conventions, for the developer to allocate open space from any newly created land division.	The provision of 12.5% open space is only triggered for developments over 20 allotments. The land holding and type of development in Sceale Bay will not deliver new open space, and proactive open space planning is required. This is reflected in the masterplan.
Online Survey	S1, item 16: investigating options for development across floodway to west of town is environmentally irresponsible, especially after we have witnessed the hardships recent floods imposed on people in throughout Australia.	Noted. Review as part of detailed planning.
Online Survey	S1, S2, S3: creating unsealed access road on the southern and western boundary of town, abutting the adjoining fence line of a residential allotment (identified as 15 or 17 depending on scenario). These roads, as currently marked on the Masterplan scenarios (and already carved into the paddock), will generate immediate dust pollution for the resident, and also for neighbours, reducing their liveability. The introduction of these dirt roads is contrary to Council's Strategic Management Plan 2020-2040 that aims to increase liveability, including through fit for purpose infrastructure. Public access dirt road in a town with sealed roads is not fit for purpose infrastructure.	It is not assumed that the roads would be unsealed.
Online Survey	S1 and S3: only exploring potential growth to the south and west of town. There is no scenario exploring the potential to grow east of the town, along the public road coming into town. This is a major failing of the Masterplan.	Noted.
Online Survey	The second round of Masterplan for Sceale Bay was not built on ideas developed in the first round. The disconnect created concerns that Council is using 'consultation' as an excuse to push a growth agenda.	Noted.
Online Survey	Development of more land	Noted.
Online Survey	Revegetating open space	This intent is reflected in the current masterplan options.
Online Survey	Land usage and zoning	Noted.
Online Survey	Old jetty heritage significance. Repairs to the block work	Noted.
Online Survey	Beach access	Noted.
Online Survey	Public space	Noted.
Online Survey	Blocks on western side of town rezoning	Noted.

Online Survey	17... possible extension of town	Noted.
Online Survey	Scenario 1 is not supported by the community	Noted.
Online Survey	Scenario 1, no. 15 is private land not suitable for public space	The provision of 12.5% open space is only triggered for developments over 20 allotments. The land holding and type of development in Sceale Bay will not deliver new open space, and proactive open space planning is required. This is reflected in the masterplan.
Online Survey	need clarification on future and present residential zones, no one in Sceale Bay supports more housing	Additional information is provided within the masterplan.
Online Survey	it does not reflect the strong opposition from residents for any more expansion of housing or the strong support for changing the land use behind the town to conservation or carbon planting. this came out strongly at the town meeting but the option of more residential land expansion behind the town is still in the plan.	Noted.
Online Survey	Footpaths/kerbing	Noted.
Online Survey	Vehicle access to the beach, please do not restrict it	The concept plan has not recommend restricting beach access.
Online Survey	Future developments	Noted.
Online Survey	Limiting speed within the town	Noted.
Online Survey	Revegetation of the gardens around the town	Noted.
Online Survey	The grape bush needs to be cleaned up around the town, the rabbits are a real problem. The kerbing needs to be completed in all streets and some footpaths also. The kids are on the road all the time and with tourist traffic increasing and not abiding by the speed limit, someone is going to get seriously hurt. Please do not restrict vehicle access to the beach, it is one of the best things about Sceale Bay, there just needs to be signage to help restrict the speed limit on the beach. A playground area would also be nice for the visitors and the town people alike	The masterplan aims to address these concerns. Further investigation and detailed studies will be required as specific directions and actions are developed.
Online Survey	Landscaping height which obscure views from residents	Noted.
Online Survey	Carparking also obscures views opposite dwellings	Noted.
Online Survey	Why are we the residents waiting so long for any action or maintenance to be taken within the Sceale Bay township. We already pay exorbitant council rates and have very little	The masterplan and concept plan aim to set a framework for future actions by the council.

	done within the township in regard to maintenance or improvements.	
Online Survey	No walking track around the township. Keep the tracks on the beach	It is important to improve access in the town.
Online Survey	The boat ramp area is very congested	Noted.
Online Survey	Access to hart bay should be well defined	Noted.
Online Survey	No further expansion within the existing township	
Online Survey	As far as I can see your master plan consists of three conceptual plans. If I have to select a favorable plan I select plan two which keeps the township within the current boundaries and limits further expansion	Noted.
Online Survey	Roads	Noted.
Online Survey	Paths gardens	Noted.
Online Survey	Hell bent on development. Not interested in environment	Noted.
Online Survey	Stop any residential development	The masterplan shows an appropriate and orderly development of future land uses that meet the potential demand of the community and for growth. The intent of the masterplan is to encourage considered infrastructure improvements that maintain the qualities of the town.
Online Survey	Keep Heart Cove Road open	This is reflected in the current masterplan options.
Online Survey	No extra car parks on foreshore reserve	To be reviewed as part of the final concept plan. However, the concept plan intentionally limits ad-hoc parking and increases the protection of the foreshore environment from informal vehicular access.
Online Survey	Ban 4WD beach access threatens endangered species	Noted. To be considered as part of the camping and caravan review.
Online Survey	No playground on foreshore reserve	The concept recommends nature play using natural elements that are integrated into the open space. This reflects the view of many community members and addresses the potential conflicts associated with

		children playing in high conservation areas.
Online Survey	Yes. The area is surrounded by conservation parks. No residential development.	Noted.
Online Survey	Vegetative landscaping	Noted.
Online Survey	Interpretative Signage recognising Sceale Bay History both Indigenous and European	Noted.
Online Survey	Interpretive Signage recognising Sceale Bay's environmental features	Noted.
Online Survey	Provided info in the master plan section re play space, weed management, reveg ect.	Outside scope of the project. Council to review as part of ongoing service provisions. Further investigation and detailed studies will be required as specific directions and actions are developed.
Online Survey	The concept plan needs to further consider the capacity of the Council and surrounding infrastructure to service the proposed open recreation spaces. An example of this is the proposed lawn space. There is no access to water, no planning for water catchment and the necessity for a lawn area has not been considered as there is an entire beach available as a flat open space.	To be reviewed as part of the final concept plan.
Online Survey	Boat ramp precinct, exclusion of our current functional rigging & queue zone	To be reviewed as part of the final concept plan.
Online Survey	Off street parking not required	To be reviewed as part of the final concept plan. However, the concept plan intentionally limits ad-hoc parking and increases the protection of the foreshore environment from informal vehicular access.
Online Survey	Nature play not required	The concept recommends nature play using natural elements that are integrated into the open space. This reflects the view of many community members and address the potential conflicts associated with children playing in high conservation areas.
Online Survey	It's suited to urban development not in sympathy with the adjoining conservation estate. The current boat launch and retrieval and parking works excellently the flow and movement of amateurs and pros from the ramp is Calm and safe. The current rigging and	To be reviewed as part of the final concept plan.

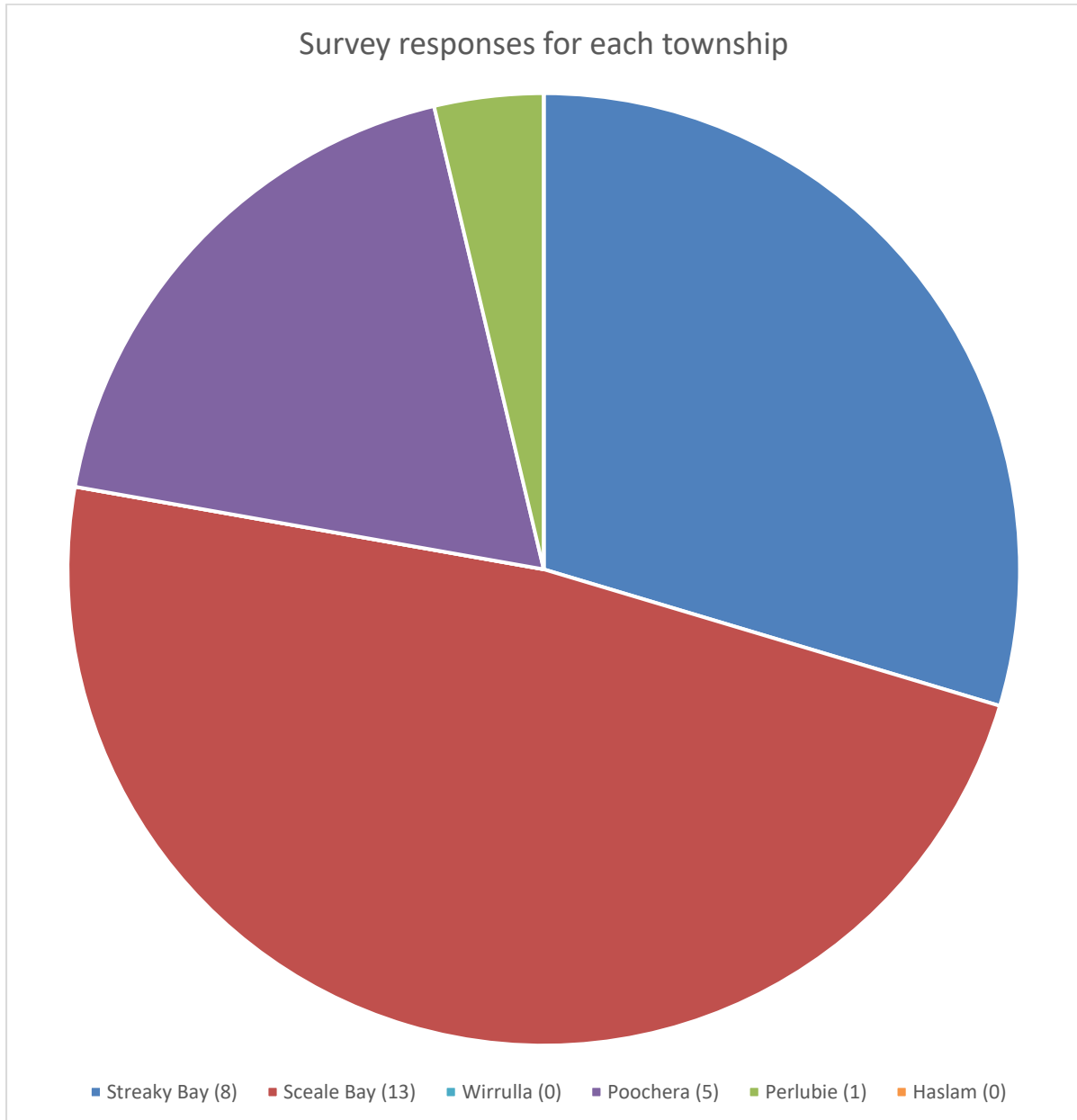
	queuing process is safe and visible. The turn around sectioned proposed is confined and confusing and will result in major conflict.	
Online Survey	Develop new open space	This is reflected in the current masterplan options.
Online Survey	Develop open space to reflect the local heritage significance of the Old Jetty Environment ST	This is reflected in the current masterplan options.
Online Survey	Develop coastal footpath connections	This is reflected in the current masterplan options.
Online Survey	Reject any proposal for further land development in the area for residential or commercial development.	Noted.
Online Survey	Rehabilitating existing parking arrangements and adding no further parking to the foreshore or shelter shed areas	To be reviewed as part of the final concept plan. However, the concept plan intentionally limits ad-hoc parking and increases the protection of the foreshore environment from informal vehicular access.
Online Survey	Greater consideration to native vegetation planting along the foreshore	Noted.
Online Survey	Removing offstreet parking component on the foreshore	To be reviewed as part of the final concept plan.
Online Survey	The foreshore path needs better consideration as it is in an area prone to erosion by high tides and winter storms	Outside scope of the project. Council to review as part of ongoing service provisions.
Online Survey	The signage for the area should be encouraged to be a community project and should include a consolidation of all the current signage	Noted.
Online Survey	No need for construction of nature playground along foreshore reserve, as children have plenty of open space to explore and play in, including the beach – comment based on conversations with, and observed play preferences of, my granddaughters who live in Sceale Bay. Also, the designated playground area is adjacent to the road. Not a safe location, given expected growth in traffic and boat trailers.	The concept recommends nature play using natural elements that are integrated into the open space. This reflects the view of many community members and addresses the potential conflicts associated with children playing in high conservation areas.
Online Survey	While picnic lawn looks nice on paper, it is an impossible practicality given the lack of water, searing sun, and coastal winds. How will Council grow, let alone maintain, a lawn in Sceale Bay when many residents have failed to do so in their own yard? As it is, Council is struggling to maintain the foreshore scrub, allowing invasive species to take over.	The masterplan and concept plan aim to set a framework for future actions by the council. These items are considered as part of the masterplan and concept plan, but will require additional detailed planning and design.

Online Survey	Clarification on residential expansion	The masterplan and concept plan aim to set a framework for future actions by the council.
Online Survey	Driving on the beach and how this will be managed as it will only increase in use	
Online Survey	It should reflect the preferences and aspirations of the residents as they are the ones who live there!	The masterplan plan aims to reflect the preferences and aspirations of the residents. Often the comments have opposing and contradictory and further discussion and investigations will be required.
Online Survey	Drainage	Noted.
Online Survey	Parking, on a perfect day there can be up to 50 + cars and boat trailers in and around the carpark	Noted.
Online Survey	Kick around/play area, BBQ area	Noted.
Online Survey	We love the whole concept plan and the idea of just improving what we have and adding a few new things. The whole town needs a general tidy up and we would like to make it safer for everyone	Noted.
Online Survey	Low level landscaping on council reserve	Noted.
Online Survey	Stairs leading from boat ramp carpark to bottom of ramp	Concept plan has been modified to include this opportunity.
Online Survey	Stormwater drainage	Noted.
Online Survey	You are asking me to comment on a conceptual plan. But there are three individual plans. I do not accept plans one and three but partially agree to plan two because it limits expansion of the township. Finally I would like to add this is a very complicated survey monkey that is asking to comment on Scenarios that have not been explained	Noted.
Online Survey	Property owners settled in Sceale Bay for peace and quiet Council wants to turn it into "Torquee" in their own words	Noted.
Online Survey	Revegetation of foreshore open space	Noted.
Online Survey	Cessation of further development	Noted.
Online Survey	Minimise the footprint let nature do its job	Noted.
Online Survey	No focus on endangered species. Obsession with the next Torquay from CEO is a sad joke	Noted.

APPENDIX J – PHASE THREE ONLINE SURVEY

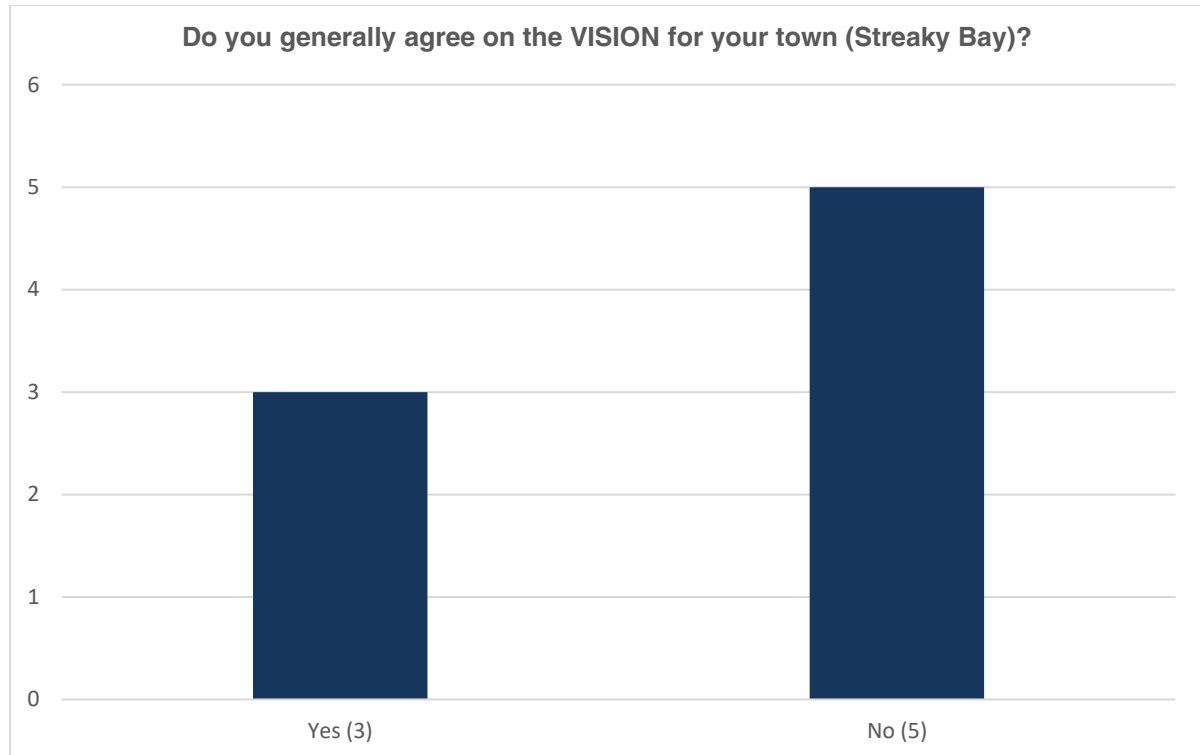
General Responses

There were 27 responses to the online Township Masterplan survey which ran in November 2023.



STREAKY BAY

There were eight (8) survey responses received for Streaky Bay.



What do you like about the plan for your town?

- It's pretty pictures of fairy tales
- Increased safety measures around the school
- planting of trees and footpaths
- (14) Paved Plaza in front of hotel blocking off vehicular access and activating the space for people. This change will encourage more people to walk and hangout in the town which can make for a more vibrant town. It could also have economic benefits with more people walking into the shops and opening their wallets.
- Overall town vision - open space, greening, rezoning possible residential land
- Better walking movement and access through town, improved beach useability (clean up under jetty platform) and open space and better planning for housing and commercial zones around town

What would you change in the plan for your town?

Is there anything that has been missed in the plan for your town?

The following table records the comments from the above two questions and provides a response of how this comment is being reflected in the master plan.

Comment Topic	Item	Summarised Comment	Master Plan response
Streaky Bay – Concept Plan	10,4	(10) Move the CBD toilets to the Western Side of the lawn and event space in front of the pub carpark. This would visually open up bay road and create a spectacular view of the Jetty from the main street of Bay Road. Keep the space where the current toilet is open for temporary market stalls, food vans etc. and offset the kiosk area to the East at (4).	Will be considered when more detailed design undertaken for area. The concept plan recommends a reduction in the size of the toilets to increase views of the jetty.
Streaky Bay – Land Use, Tourism and Infrastructure		Zoning - Change of land use to the East of town (Little Islands Area) to mirror the opposite side, change to Rural Neighborhood zoning. The road and power infrastructure is already existing towards Little Islands direction and with views of the bay it would be appealing for people to move and purchase land/house increasing population and rate payers.	Consider further. The intent of the strategic plan was to consolidate residential development around the town centre, however this could be considered when residential infill has been achieved.
Streaky Bay – Land Use, Tourism and Infrastructure		School/Community Facility Zone behind the current sporting complex in Streaky Bay.	Noted. To be considered as part of and future Code Amendment process.
Streaky Bay – Land Use, Tourism and Infrastructure		Where do you think the 500 new people are coming from? The recent influx is COVID driven and will revert.	Noted.
Streaky Bay – Strategic Actions	25,26	No 2 storey crap around the golf course and definitely NO HUB!	Noted.
Streaky Bay - Context		The plan says current population is 1436 with 522 forecast increase over next 4 decades- that doesn't equal the 3550 potential capacity.	The master plan recognises that there is significant residential capacity within existing zoning (potential capacity) and the need for orderly development that avoid fragmented and isolated areas of housing. The population forecast is based on census data projections.
Streaky Bay – Strategic Actions	19	There is more to the foreshore to develop than just the jetty area.	Noted. The master plan encourages the development of the Eyre Avenue Master Plan and ongoing development of the foreshore.
Streaky Bay – Concept Plan		Only mentions a 'small kiosk' as an increase to food options. (Always too windy, too hot, too cold to dine outside) What about using the Seaview / ocean front foreshore for a restaurant. So we	Will be considered when more detailed design undertaken for area.

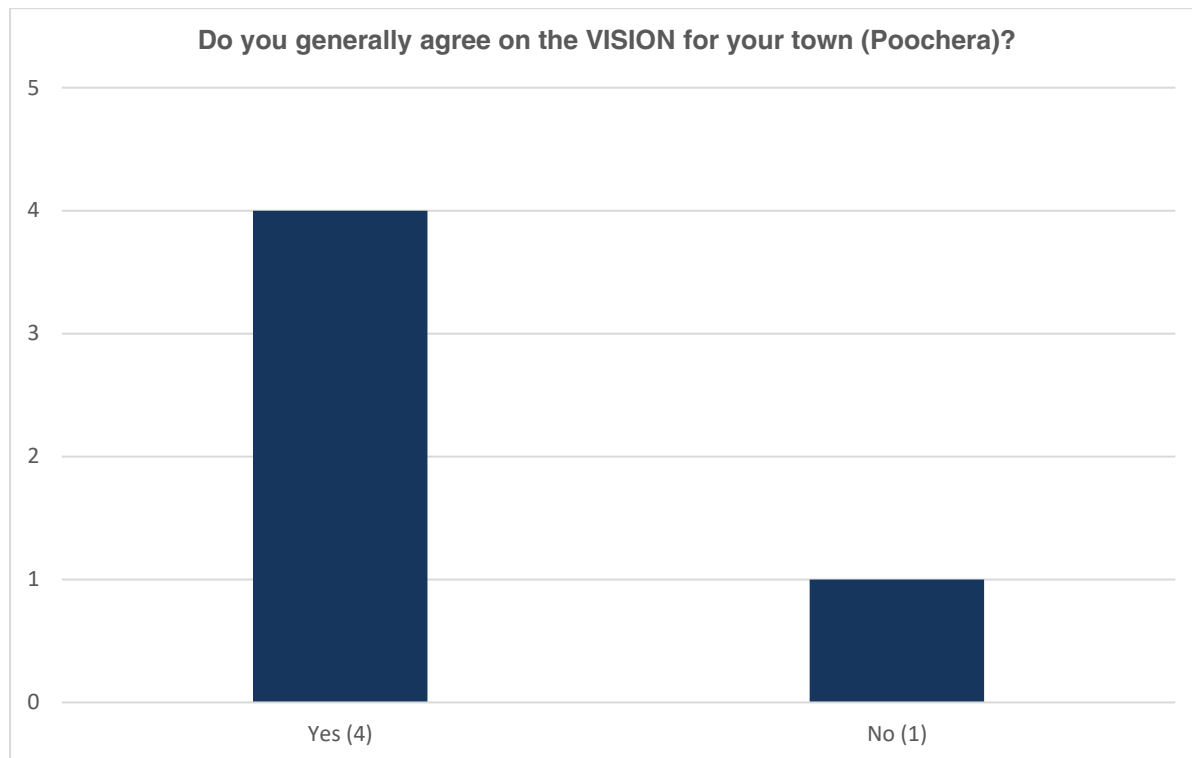
Comment Topic	Item	Summarised Comment	Master Plan response
		can showcase our local produce. What about a location for a 5 star chain or boutique hotel on the foreshore. Otherwise Footpaths and walkways to nowhere. Why put public toilets in the best spot in town! Increased parking in the retail precinct including the use of shopping trolleys.	
Streaky Bay – Concept Plan	13	Leave the road outside the pub	Council to undertake transport assessment to consider: <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles) - Recommendations for infrastructure development
Streaky Bay – Strategic Actions		How is this going to be paid for? We can't handle another rate rise	Council to include information on implementation of plan.
Streaky Bay – Concept Plan	13	I don't understand how a bottleneck will be avoided by removing vehicle access in front of the pub. Wells street, Montgomerie tce and Alec Baldock drive are the only access to western side of town. Maybe a zebra crossing at the western side of the pub just before carpark, a single lane driveway or curved road with increase open space near it would be better. More parking in and around town centre	Council to undertake transport assessment to consider: <ul style="list-style-type: none"> - Current and anticipated traffic patterns - Large vehicle movement (tourist and commercial vehicles) - Recommendations for infrastructure development
Streaky Bay – Concept Plan	7	Could there be more parking opposite the jetty platform in the foreshore concept plan.	Will be considered when more detailed design undertaken for area.
Streaky Bay – Strategic Actions		The analysis shows increasing numbers of aged people – the master plan is focussing on playgrounds and does not address aging in place or elderly people	Noted. The master plan has a strong focus on movement, amenity and open space which all provide community benefit and opportunities for active aging. There is also a focus maintain and planning for health services.

What are the top 3 priority actions from the plan for your town?

- Roads, rubbish (to be brought back into council hands and price reduced)
- Public safety with street lights, especially in the town, only groundcovers at corners and on roundabouts.
- Get rid of those dumb paved "fake" crossings in the CBD before someone gets skittled.
- Increase safety around the school
- Safer access for caravans turning into the caravan park
- Move the dump point at lions park to the RV park. There isn't appropriate space as it gets very congested. Safety concern
- Aged people - increasing retirement place
- Health
- Social engagement
- Pedestrian Links into town
- Relocation of CBD Toilets
- Stormwater management Jubilee Road and Blancheport area
- Increased 7 day per week quality food offerings
- Get a permanent doctor
- Increase permanent accommodation for workers
- Increased housing diversity and residential capacity of town
- Walking connectivity to town centre and foreshore and increased parking
- Development of new industrial land and consideration of infrastructure requirements.

POOCHERA

There were five (5) survey responses received for Poochera



What do you like about the plan for your town?

- Footpaths and upgrade of old tennis court area
- Promotion of the museum and dinosaur ant and expanding the caravan and camping area. eV charging point - our location on the high way for east west traffic is much more suited to this than the current Streaky Bay site.
- Footpaths & tidy up of old tennis courts. As well as school bus stop shelter & play area
- There is a plan
- Creating a space that benefits the whole community. Making the town more inviting as a place to stop.

What would you change in the plan for your town?

Is there anything that has been missed in the plan for your town?

The following table records the comments from the above two questions and provides a response of how this comment is being reflected in the master plan.

Comment Topic	Item	Summarised Comment	Master Plan response
Poochera – Concept Plan	10	More designated caravan parking on Penna Street - the photo looks like only parking on one half on the museum side?	There are parking bays included along one side of Penna Street. Parking along the other side is not recommended due to increased road width and development of pedestrian crossing.
Poochera – Strategic Actions	15	Look at dust suppression and traffic management for heavy vehicles around the silos at certain times of the year.	Include wording “dust suppression and traffic management” in item (15) in Poochera master plan.
Poochera – Strategic Actions	22	Nothing mentioned about upgrades and maintenance of existing Poochera Sports complex or linking a bike path to the oval.	Include action “Undertake upgrades and maintenance of Poochera Sports complex as required” Bike path connection to oval is included as action item (22) of master plan.
Poochera – Strategic Actions	4	Including a playground as part of the old court redevelopment.	Is included as action item (4) of master plan and as part of the concept plan.
Poochera – Concept Plan	15	Green space lawn area.	Is included in action item (15) of concept plan.
Poochera – Concept Plan		Dog park for travellers.	Not recommended.
Poochera – Concept Plan	17	Improved / updated public toilet facilities along with RV dump point (which is mentioned).	Included in action item (16) of master plan.
Poochera – Concept Plan	15	Updating existing bbq and seating area with shade or shelter.	Include reference to BBQ in concept plan.
Poochera – Concept Plan	12	Include a small kiosk near museum for future community events and festivals.	Include wording “...including consideration of small kiosk” in action item (12) of concept plan.
Poochera		Extreme weather event mitigation	Noted.
Poochera		Front street needs to be all bitumen & trees cut back.	Noted.
Poochera – Strategic Actions	8	Decent entrance signs.	Include additional wording to action item (8) in master plan to include upgrade to township entry including signage.
Poochera – Strategic Actions	16	Nothing really to change but more clarification on plans on the caravan park which is privately owned	Include wording “...in collaboration with caravan park owners.” To action item (16) in master plan.
Poochera – Strategic Actions		Maybe the vacant derelict buildings and what would be done with them	Noted. The master plan considers land use changes not issues with individual private development.

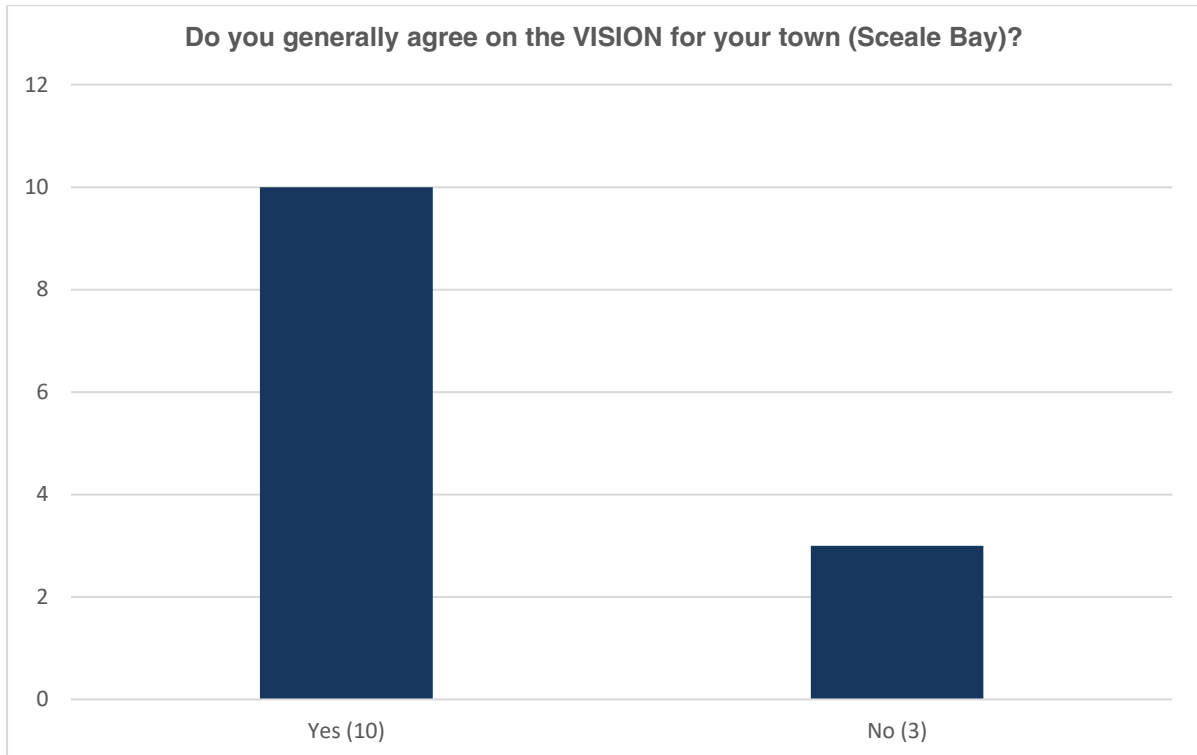
Comment Topic	Item	Summarised Comment	Master Plan response
Poochera – Concept Plan		Not so much change, but in regard to landscaping, it should be very simple (ie not like Wudinnas main thoroughfare) and low maintenance & definitely irrigated.	Noted.
Poochera – Strategic Actions	8	Signage, once completed, on the highway and in town that promotes the facilities Poochera	Include additional wording to action item (8) in master plan to include upgrade to township entry including signage.

What are the top 3 priority actions from the plan for your town?

- Footpaths
- Upgrade to bus stop
- Town playground/youth precinct
- Youth precinct pump track and play
- Walking paths and greening
- Improved bus shelter
- Improve Toilet facilities
- Make Footpaths usable
- Dump point
- Main street dust due to viterra trucks new entrance required
- Penna street trees clearance, parking
- Improve road surfaces to handle the additional traffic??
- Bus Stop / Safe Area for children
- Play space for children / shared space for community
- Designated Area for caravans / travellers / visitors

SCEALE BAY

There were thirteen (13) survey responses for Sceale Bay



What do you like about the plan for your town?

- I do not like the plan at all.
- No more expansion of development for housing behind town.
- The upgrade of the foreshore
- Foreshore improvement. General clean up of the town.
- No change in land use zoning to enable further subdivision of Rural farm land. The conversion to carbon farming and revegetation of this adjacent land.
- The area at the boat ramp paved and a play area for children
- Side walks
- Plan for upgrades to the foreshore
- Upgrade of foreshore to be more usable for a wider demographic
- Improvement in the parking area and general tidy up of the foreshore
- The new infrastructure endorsed by the council such as landscaping, storm water drainage, access stairs to beach
- Awareness of the local and broader coastal environment

What would you change in the plan for your town?

Is there anything that has been missed in the plan for your town?

The following table records the comments from the above two questions and provides a response of how this comment is being reflected in the master plan.

Comment Topic	Item	Summarised Comment	Master Plan response
Sceale Bay – Concept Plan	6	The plan must remove all vehicle access to the beach. There is no consideration for coastal bird life nesting and reproducing in this location including rare species that cannot survive constant disruption to their feeding, egg laying and general life as cars roar directly over the top of them.	Consider as part of the camping and caravan Strategy and coastal management plan. With consultation with relevant stakeholders
Sceale Bay – Concept Plan		The upgrades would bring more people to Sceale Bay and increase the environmental degradation of the unique value of Sceale Bay	Noted.
Sceale Bay – Concept Plan	12	I would like Camelot to stay and be heritage listed	Noted.
Sceale Bay – Concept Plan	1, 5, 14	Yes I would like to see the council land in front of our properties remove vegetation that is encroaching onto the road. It is blocking reversing vision and no where to get off the road to walk.	Landscape maintenance of streetscapes is not included in master plan.
Sceale Bay – Strategic Actions		More lighting at the beginning of town as there are no street lights.	Include action on street upgrades. Recommend that the inclusion of lighting in the town considers 'light spill', impacts on fauna, dark skies and CPTED (crime prevention through environmental design).
Sceale Bay – Strategic Actions	6	A speed restriction sign at the access to the beach.	Include additional wording in action item (6) "...reduce speed limit on beach and provide signs".
Sceale Bay – Strategic Actions	10	Also, something better in place to slow traffic down the speed hump is not working.	Included in action item (10) in master plan.
Sceale Bay – Strategic Actions	7	Repairs and tidying up of historical jetty and stone wall	Include following wording in action item (7) in master plan "...include repairs and maintenance of historic jetty and stone wall."
Sceale Bay – Concept Plan	5,6	The provision for car parking where now exists the rigging area is a waste of our main view. Like streaky bays view north being obscured by a toilet block. We don't need a car park in this space people can park down near the toilet and on the road near there, this prime space	Will be considered when more detailed design undertaken for area.

Comment Topic	Item	Summarised Comment	Master Plan response
		should be dedicated to a landscaped low bush land with a seat.	
Sceale Bay – Strategic Actions		I think (consultants) have done a great job in Sceales. If this plan is actually adopted and enacted by DCSB the process has worked.	Noted
Sceale Bay – Concept Plans	8	No car park next to toilet as dangerous if they reverse out	These parks are specifically designed to be accessible. The benefit to people living with a disability needs to be considered against pedestrian conflicts. It is recommended that the accessible parks remain.
Sceale Bay – Concept Plan	2,3,4	The foreshore area, parking and manoeuvrability for 4x4's and trailers looks to be drastically reduced by the plan. it'll be a disaster.	Will be considered when more detailed design undertaken for area. The intention is that the existing circulation spaces are retained and formalised.
Sceale Bay – Concept Plan	2,3,4	There is no rigging area or turning ability. There is no caravan parking. There are only 17 trailer parks. There is no area to prepare boat for towing after retrieving.	Will be considered when more detailed design undertaken for area. The concept plan does anticipate rigging areas and connected turn areas as part of a multi-use approach. Further design development will be required.
Sceale Bay – Strategic Actions	4,9	Not sure that footpaths throughout the town not just foreshore area was mentioned ideally I think it is important and safer for pedestrians ie walkers runners and children	Footpath connections identified for main vehicle thoroughfare not recommended for rest of town.
Sceale Bay – Concept Plan	6	Discourage not encourage car access to beach. Current plan allows for two access points and therefore encourages people to drive on beach. This will lead to increased traffic with no restrictions on number of cars on beach or where people can drive. This will lead to high environmental impact. If you are going to increase access and make it easier for more people to access the beach then there needs to be rules around when people can access and which areas. A discussion on beach access needs to happen concurrently with this plan.	Will be considered when more detailed design undertaken for area And Consider as part of camping and caravan plan and coastal management plan.

Comment Topic	Item	Summarised Comment	Master Plan response
Sceale Bay – Concept Plan	1,5	Removal of grape bushes to prevent rabbits breeding and snakes etc hiding in the undergrowth and easier to mow and cleanup around the town	Master plan does not consider the management of specific pest species.
Sceale Bay – Concept Plan		I would like to see some of these plans implemented in the very near future so that the Sceale Bay community can take advantage of these improvements rather than wait 40-50 years when most of us will be deceased.	Council to include information on the implementation of the plan.
Sceale Bay – Strategic Actions	10	Speed limitations into the township reduced from 40kph to 25kph and also the beach speed limit reduced to 25kph	State Government have mandated reduced speed limits on beaches Traffic Calming methods to be considered where appropriate
Sceale Bay – Concept Plan	4,9	Speed restrictions to reduce township risk for pedestrians as there are no footpaths	Master plan identifies footpath connections as part of the overall Concept Plan.
Sceale Bay – Strategic Actions		Storm water management to wetlands concept that could be used as fire water.	Has not been considered as part of master plan.
Sceale Bay – Concept Plan		Mobile phone and tourist WiFi	Noted. (perhaps note consideration of Sedi Wifi Node near Shelter/Toilet Area)
Sceale Bay – Strategic Actions		Concern there is no recognition or consultation with Aboriginal title holders	Noted.

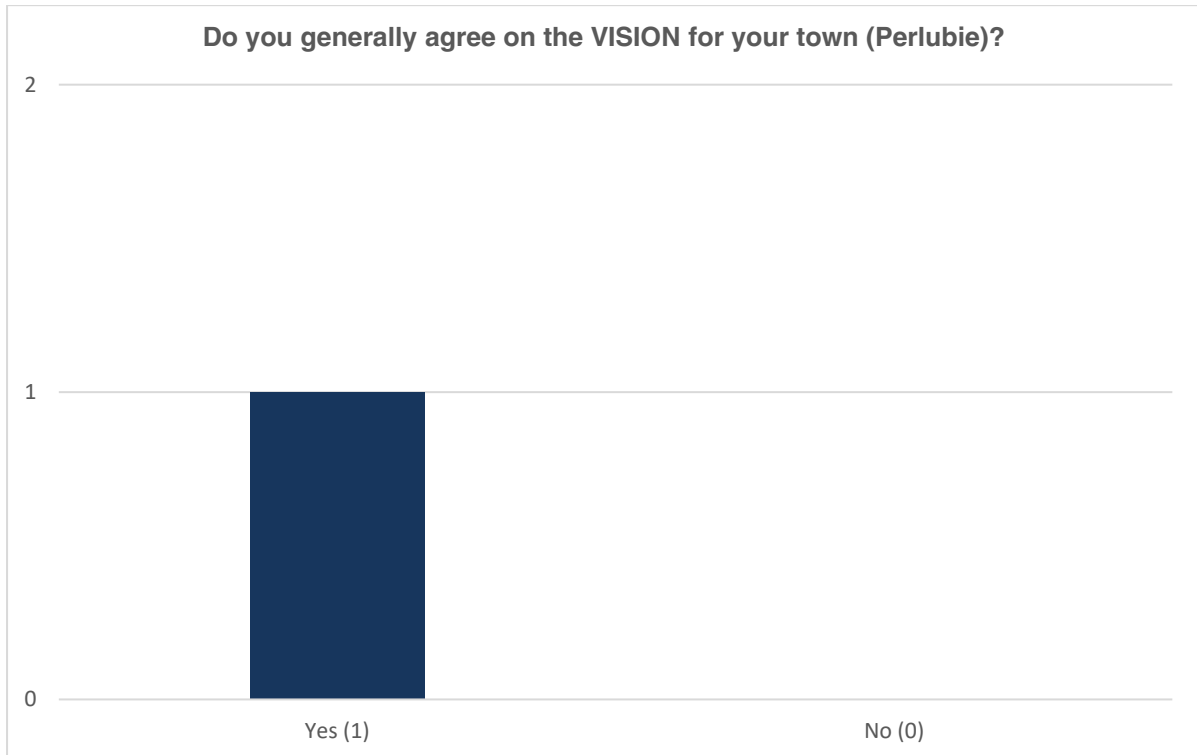
What are the top 3 priority actions from the plan for your town?

- Bird life needs consideration
- Removal of Cars on the Beach.
- Realistic sustainable planning not pipe dreams from disgraced failures trying to eke out a living and live off the success of others established well before this pathetic effort was put together. Take you plan and rip it up and put it in the recycling and that will be the starting point.
- Start again for traffic flow and parking
- Kerbs and footpaths
- Foreshore upgrade with play area
- Boat ramp upgrade
- Removal of coastal grape bushes from township as they create too much habitat for rabbits, cats, snakes, starlings and general vermin.
- Curb and guttering
- Coastal walking tracks and historical areas

- The improvement to the visual amenity of built foreshore, removing weeds replanting and landscaping the area
- Preventing any further rezoning
- Reconsidered approach to car parking spaces in central foreshore zone
- Safe play area for children
- Safe boat ramp
- Safe access to beach
- Safe for kids
- Foreshore
- Footpaths
- General tidy up
- Upgrade & improvement of existing recreational facilities
- Upgrade of existing roads & paths
- Upgrade of power supply into township
- Foreshore improvement/parking
- Removal of grape bushes
- Beach access
- Speed limits into the township reduced and monitored
- Storm water drainage mainly on the east end of town
- Landscaping the foreshore directly adjacent to "The Parade" road
- Boat ramp and beach frontage
- Kerbing and footpaths
- Storm water management

PERLUBIE

There was one (1) survey response received for Perlubie.



What do you like about the plan for your town?

- Fixing of corner of wharff drive and woolamia way, sealed road on wharff drv

What would you change in the plan for your town?

- Nil

Is there anything that has been missed in the plan for your town?

- No

What are the top 3 priority actions from the plan for your town?

- Sealing wharff drv
- Dump point
- Sealing carpark

APPENDIX K – PHASE THREE INDIVIDUAL SUBMISSIONS

From: [REDACTED]
Sent: Thursday, October 26, 2023 8:19 AM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
Cc: [REDACTED]

Subject: Master Plan

Good morning,

Just looking at the draft master plan youtube clips, unfortunately I couldn't download the plan as it came up with an error, after the Scales Bay foreshore area was brought to my attention.

The proposed foreshore area for 4x4 and boat trailer maneuverability, rigging (both pre and post retrieval) and parking is looking like it will be a disaster.

There is no room, no flow and far too tight angles for long rigs.

Where can boats be prepared for launch or prepared for towing without being in the way?

The Moores ramp is a good example of no post retrieval preparing for towing area without being in the way of boats wanting to launch.

Also there doesn't appear to be any caravan parking.

A number of car parks are not that near to the shelter where they need to be.

I've never seen single vehicles parked where they are planned to be as they all drive onto the beach.

The design needs to enhance and formalise (seal) how it is currently used not change it.

Thousands need not be spent on changing and interrupting a space which is largely working but just needs a bit of maintenance and finishing off.

Tobin or I would be happy to speak and work with designers and even take our 4x4 and boat/trailer down there for them to see what needs to be accommodated.

Regards,

[REDACTED]

--

From: [REDACTED]
Sent: Thursday, October 26, 2023 4:40 PM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
Subject: Master plan

Hello,

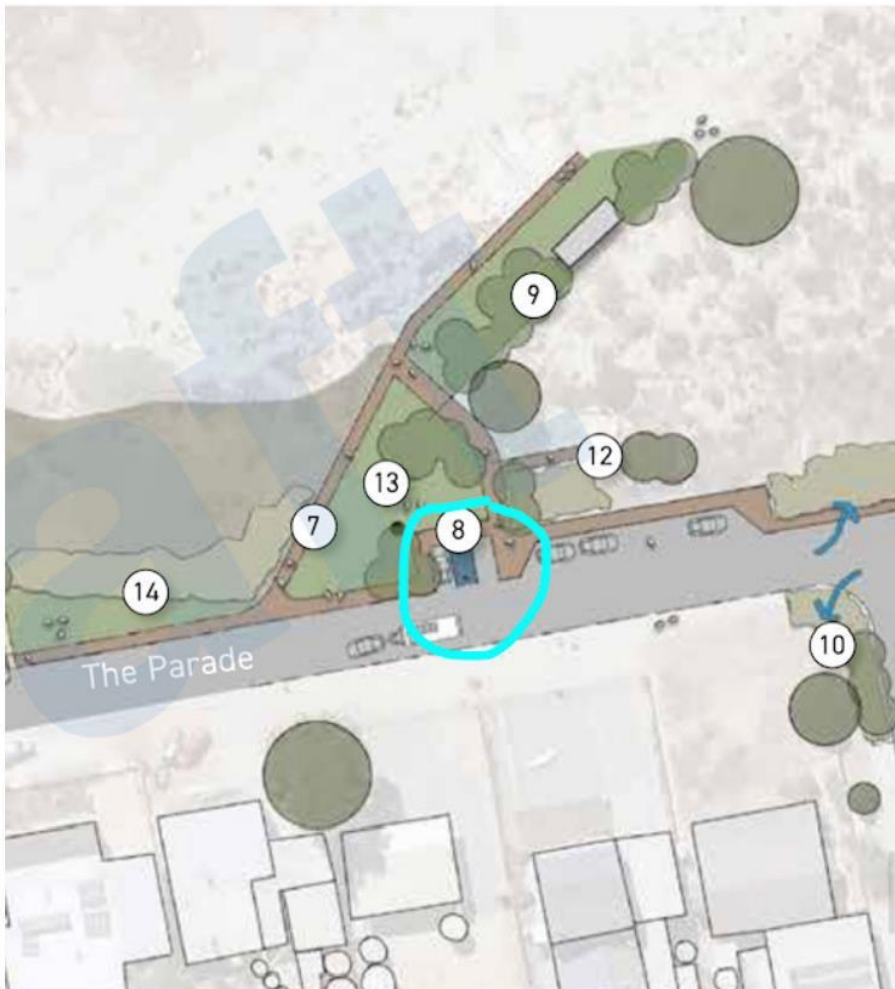
I just watched the video and reviews the plan.

All is good the only 2 things that come to mind is no car park next to the toilet, as a lot of kids play in this area (street) including my kids as we live in the house across from the toilet and it would be dangerous when people reverse out of that parking spot. The other Proposed parking net the toilets (parallel to the road) is a safer idea.

Only other thing is I don't want more trees and bushes blocking my view of the beach :)

Thanks

[REDACTED]



Begin forwarded message:

From: [REDACTED]
 Date: 26 October 2023 at 1:55:52 pm ACDT
 To: [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 Cc: [REDACTED]
 [REDACTED] DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
 Subject: Sceale Bay Draft Masterplan October 2023

Dear Mayor and Councillors,

It was most encouraging to see the latest version of the Sceale Bay Masterplan (October 2023) shift focus from aggressive residential development of coastal rural land to regenerating that land, as well as conserving the natural environment and halting further degradation in conservation areas. In this context, setting aside a modest 3.2 acres for additional residential land use, if managed well, should not diminish, unduly, the town’s unique setting nor its residents’ amenity.

However, the Masterplan’s proposal to **establish pedestrian links** and **improve road access** through privately owned residential allotments needs urgent attention.

These pedestrian and vehicular movements are depicted by broken red and grey arrows, respectively, on the diagram at page 102 of the Masterplan. The attached scan of page 102 shows that these movements, where highlighted in pink, run through the private land at Lot 54 Calca Street; where highlighted in blue, they follow the private community road of the Sceale Bay Heights Community Development.

For the Masterplan to have any standing in reality, and to avoid compromising occupants’ safety, security and amenity, Council needs to delete the ‘access/movements’ that encourage the public to trespass through privately owned residential land.

Kind regards

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]



-----Original Message-----

From: [REDACTED]
Sent: Monday, October 30, 2023 12:22 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Streaky Bay District Management Plan

Hi [REDACTED];
Could you please get my this email to the appropriate people with regards to the Streaky Bay District Management Plan before the 10th of November.
Thanks [REDACTED]

Streaky Bay Council;

I have been looking at your District Management Plan particularly for Haslam as that is where we have been holidaying for years and what mainly concerns me. I went to both community meetings there and are staggered how little has been taken away from those meetings from a tourists perspective. It makes absolutely no business sense to place a staying time limit on a park that is under patronised and has never been full in all of the times that we have been there over the last eight or so years. It is like shooting yourself in the foot. There is money to be had,that could be used to improve and upgrade facilities at Haslam that you just will not get. I have mentioned in a previous email, myself and another three close friends and our wives have been camping at Haslam for a period of about ten weeks each time during which time we estimate we spend around \$30,000 (and often more) in Streaky Bay which could be directly attributed to Haslam. On your District Plan you mention limiting camping at Haslam to 7 days and definitely not 12 weeks and yet you are supposedly trying to increase the tourist potential of Haslam. I wonder if you have any idea what would happen to Streaky Bay if the two caravan parks there were to limit camping in those parks to a limit of seven days. It would kill Streaky Bay and that is more than likely what will happen to Haslam under this proposed plan. All of our caravans are set up for camping out of caravan parks so none of us are ever going to move into Streaky Bay to camp as your proposal is likely trying to get us to do. I did not see any mention of time limits on stays at Haslam in your consultants plans so obviously this has been devised in house by Streaky Bay council and probably to appease the local caravan park owners and not with Haslam's best interests at heart. All of our friends travel around 4 days one way just to get to Haslam and then another four back so it is just not viable to come for 7 days and just won't happen (improving the tourist experience you have to be kidding) Another thing that has not been taken away from the community meetings was the area down at the foreshore is to be reduced in size a bit and I sent some photos to you previously indicating, some of these tourists drive full on buses with trailers and they would have Buckley's chance of turning around in the space provided and even less chance of backing it back into the nearest cross street around that very small and bendy track.

Some proposals are just plain ridiculous like the one to have a kiosk to support tourist visitation. It will be extremely hard to run a business which has no visitors or at best sell a carton of milk and a loaf of bread a day (who dreams up this stuff). We would be more than willing to support any business in town but there are not enough people to open one and now you are forcing eight people who would have been there for around 10 weeks to leave. Crazy!

Some of the proposals are very good particularly moving the dump point so that it does not interfere with the oyster farmers tractors and boats. Nothing was mentioned about a paying water facility similar to the one in Streaky Bay which I think would be a good idea and ease the tension of some of the locals. Also nothing was mentioned about booking on line which we all agree would be a good idea and do not have a problem with. Others

like the time limit factor will see 8 of Haslam's most ardent supporters never come back and head for Cowell instead which would be a real shame and definitely not in Haslam's interests.

Cheers [REDACTED]
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: Sunday, October 29, 2023 10:36 PM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>; [REDACTED]
Subject: RE: Draft Masterplan - Sceale Bay

Hi [REDACTED]

Thanks for taking on community feedback in this draft. The plan looks good and the objectives are great.

I have 3 comments/queries below please:

pg 103 - Strategic Action 13 "expand road network as part of residential development"
This proposed expansion of the road network goes right through our property. Again.
We already have issues with tourists trespassing and camping on our property. Can you please remove the proposed road that goes through our private property from the Masterplan?

pg. 98 - The map shows no number 19 " Consider development capacity in relation to water supplies and septic capacity" Where is this?

pg. 94 Intro - The Biodiversity also includes important threatened species: Australian Sea Lion, Hooded Plover, Fairy Terns as well as other Shorebirds such as Pied and Sooty Oyster Catchers, Sanderling and Red cap plovers.

General: Any proposed foreshore development should be taken slowly and with a considered approach to the fragile and shifting dunes- as you know the existing foreshore is already very badly eroded and the stairs are undermined - this after only 5 or so years since the are was reinforced/rebuilt.

Looking forward to hearing back from you,
Thank you again,

From: [REDACTED]
Sent: Tuesday, October 31, 2023 1:42 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Exhibition Streaky Bay Management Plan - Haslam Campground

Hi [REDACTED]
Can you please forward our attached comments to the appropriate Council staff dealing with this Master Planning project.
Cheers
[REDACTED]
[REDACTED]

STREAKY BAY MANAGEMENT PLAN – RE HASLAM CAMPGROUND

The advertising of this Master Plan has been brought to our attention thanks to the support of local Haslam residents.

My wife and I camp at Haslam for 7-8 weeks during March/April and have done so for some years. We are self-funded retirees from a popular tourist destination on the mid north coast of NSW. We enjoy our boat fishing and having fished and travelled pretty much all of Australia. We now have 2 set destinations (one of which is Haslam) where we go to just relax and boat fish to keep us fit and healthy.

Haslam is not a salubrious campground and is quite harsh. Its very open to extremely strong winds and at times very bleak weather. It is somewhat remote and boat fishing is, at best, limited to 1 or 2 days a week. We go there as a meeting place with 3 others, including one from WA so it's a convenient half way location across Australia for us to catch up - and it has a boat ramp. Due to low demand for campsites at that time we can almost guarantee available space for this small group.

We camp outside of the more popular Christmas/Summer period so we can only relate to the demand for camping at Haslam in this presumably near Off-Peak period. What we do see is limited demand for campsites. When we arrive we are normally the only RV there for at least 2 days. Then there is a daily overnight trickle by travelling heading east or west. Very few come with boats and bother to put them in the water. Most RVs coming in to Haslam come for the Dump Point and to get water, then they are immediately back on the road.

Any Council recording of camping envelopes would back up the low daily percentage of camping compared to sites available.

At times we try to help out with some improvements to the community facilities. We have tidied the campground, waterfront and Tennis Courts, regularly cleaned the Public Toilets when required (ie outside normal Council staff attention) helped clear seaweed from the boat ramp by hand to help a bogged Oyster Farmer's tractor, oiled the fitness equipment when too squeaky to use etc etc.

Camping for an extended time requires us to spend a lot of money in Streaky Bay town and we do ie \$thousands n \$thousands. Obviously Council is well aware of this side to the argument so there is no need to elaborate here with receipts etc.

As an employee of the NSW Lands Dept for 40+ years I have undertaken a good cross section of many regional Reserve and Urban Waterfront master planning projects. Generally the travelling public miss the opportunity to comment during Public Exhibition while those in the local community only comment, in some cases, when they have "an axe to grind" but they do end up influencing final decisions.

Certainly we have a very friendly relationship with some Haslam residents but we are aware of 2 that do not agree with our camping and will seek to shut down the campground thru the Master planning process.

- One constantly yells at us that we are "stealing their water" yet he admits his water rates pa are less than what we pay for a weeks' camping (and we buy our drinking water in town).

The Master Plan proposes to relocate the Dump Point to a site across from his house. While there is merit in the idea we fear the angst that will cause with him watching every RV coming into the Dump Point and getting Non Potable Water hose is fraught.

- The other person takes the line that "you are taking all our fish". Clearly we only catch and keep what is allowed by SA regulations etc. Absolutely no more.

Relocating the Dump Point would be expenses. Yes it takes away the problems experienced by boat ramp users, most notably the large Oyster Tractor/Boat Trailers when RVs ignore signs and park at the Dump Point. I wonder if straightening out the bitumen road before the Dump Point would give Tractors a straighter path to the boat ramp and more manoeuvrability to avoid Dump Point users ie coupled with some defining bollards.

The straightening of the road would overcome another dilemma where a lot of cars with caravans get to the point where the road divides with the bitumen going to the boat ramp and the gravel road going to the wharf. At this point because they can't see what is in front and they fear getting stuck without a turnaround opportunity. So time after time after time (and sometimes when travelling in a convey) they do their "U" turn at that point. Sometimes 3 caravans all at once. After much manoeuvring they finally get around and directly leave Haslam. Straightening the road and improving visibility may help overcome this problem.

The defining of camping bays will require, at a cost, some earth works and rehabilitation to level the bays. At present campers arrive and look for a level location as well as being protected from the prevailing winds. The new bays on the east will expose RV annexures to strong winds and may therefore not be popular at all.

The Masterplan hopes to improve tourism to Haslam. We have also extended opportunities to the travellers who arrive without boats. On occasions we have taken them fishing and also offered fish fillets to those that have not tasted KGW before. I think this has given those visitors a little more opportunity to enjoy Haslam than they would otherwise have had. So we have done and would continue to support Haslam tourism in this manner.

The above comments are offered for consideration.

However the most concerning proposal for us is the limiting of camping to 1 week. As stated above at best strong winds and poor weather at Haslam only permits boating at best to 1 or 2 days a week. For that no one would take the boat off the car in readiness just in case the weather improves.

It would be unfortunate for all ie from our perspective to have to leave Haslam after 1 week only to leave a vacant or near vacant campground behind for which there is no real demand.

████████████████████

From: [REDACTED]
Sent: Thursday, November 2, 2023 12:46 PM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
Cc: [REDACTED]
Subject: Sceale Bay township master plan

Hi DC Streaky Bay,

I'm writing to comment on the draft foreshore concept plan at Sceale Bay in the draft DC Streaky Bay township master plans.

There are five abalone licences currently in Streaky Bay and we have multiple visiting abalone vessels to our area each year, the majority launching and retrieving at Sceale Bay when working from the DC of Streaky Bay. Abalone vessels travel long distances from boat ramps and return each night to ensure our abalone are kept in the best possible condition, thus our vessels are larger than an average boat and our tow vehicle also needs to be larger than normal to tow the vessel safely and legally. The proposed foreshore concept plan for Sceale Bay is not suitable for our boats to rig up, pack up or even park.

The red lines on the picture below are 16.5m long, about the length of our rig (car and boat together). We currently park our rigs parallel to the sea in the top car park, as per the red line closest to the bottom of the picture) there is not enough room for us to move when parking face out to sea in this carpark. We use nearly all of the bottom carpark to turn around in the little few times we have been through the bottom carpark. There is not enough room for us to park to rig up or complete documentation and pack up at the completion of a days work in the proposed plan. Currently we use the dirt track adjacent to the car parking area to rig up, pack up and to turn safely to back down the ramp. For quick reference I have attached the foreshore concept plan.



I'm happy to discuss our requirements further, but currently do not see this concept plan around the boat ramp, rigging and parking area as suitable for use by the abalone industry.

Best regards,

[Redacted signature]

From: [REDACTED]
Sent: Friday, November 3, 2023 11:58 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Streaky Bay Township Master Plans - Stakeholder Consultation Sessions - Final Draft for Comment

Hi [REDACTED]


SA Power Networks welcomes the opportunity to provide feedback on the Township Master Plans.

In relation to the description provided on pg. 50, it mentions a limitation in the available spare capacity on the Streaky Bay feeders and flags the need for more feeders in the area to supply the proposed developments. This statement may be misleading as there is available capacity on the existing 11kV feeders for general growth with ~2MW available capacity on SB01 to support the township and ~3.5MW available on SB02 to support the Flinders region/outskirts. With the exception of unprecedented growth from industrial developments, it is unlikely additional 11kV feeders will be required. Similarly, Wirrulla and Poochera are supplied via 11kV feeders (SB03 and W08) with available capacity for additional development.

Haslam, Perlubie and Scaale Bay are all supplied via 19kV SWER feeders with very limited available capacity for growth in these areas. In particular, Haslam with proposed EV charging station, improved public lighting, rezoning to support additional residential growth and development of industrial land and

an aquaculture zone currently does not have available capacity to support this growth without network augmentation which may require the adoption of local Stand-Alone Power Systems (SAPS) or microgrids.

More detail of our network hosting capacity can be access via our Network Visualisation Portal <https://dapr.sapowernetworks.com.au/> with a couple of screen shots provided below.

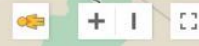


SA Power Networks

Streaky Bay SA, Australia

Map

Satellite



Select an overlay to add it to the map

- 66kV Sub-Transmission Lines
- 33kV Sub-Transmission Lines
- 19kV SWER Feeders
- 11kV Feeders
- 7.6kV Feeders

Substations

- Transmission Connection Points
- Zone Substations

Network Capacity and System Strength Overlays

- Import Hosting Capacity
- Export Hosting Capacity
- System Strength (Substations)

Please note that these overlays may take 5-10 seconds to load due to the volume of data.

Network Information

- Feeder Hosting Capacity_Data
- Load Forecast Dashboard
- Zone Substation Data

Systems Limitations Template

- 2023 System Limitations
- 2024 System Limitations
- 2025 System Limitations
- 2026 System Limitations
- 2027 System Limitations

Legend

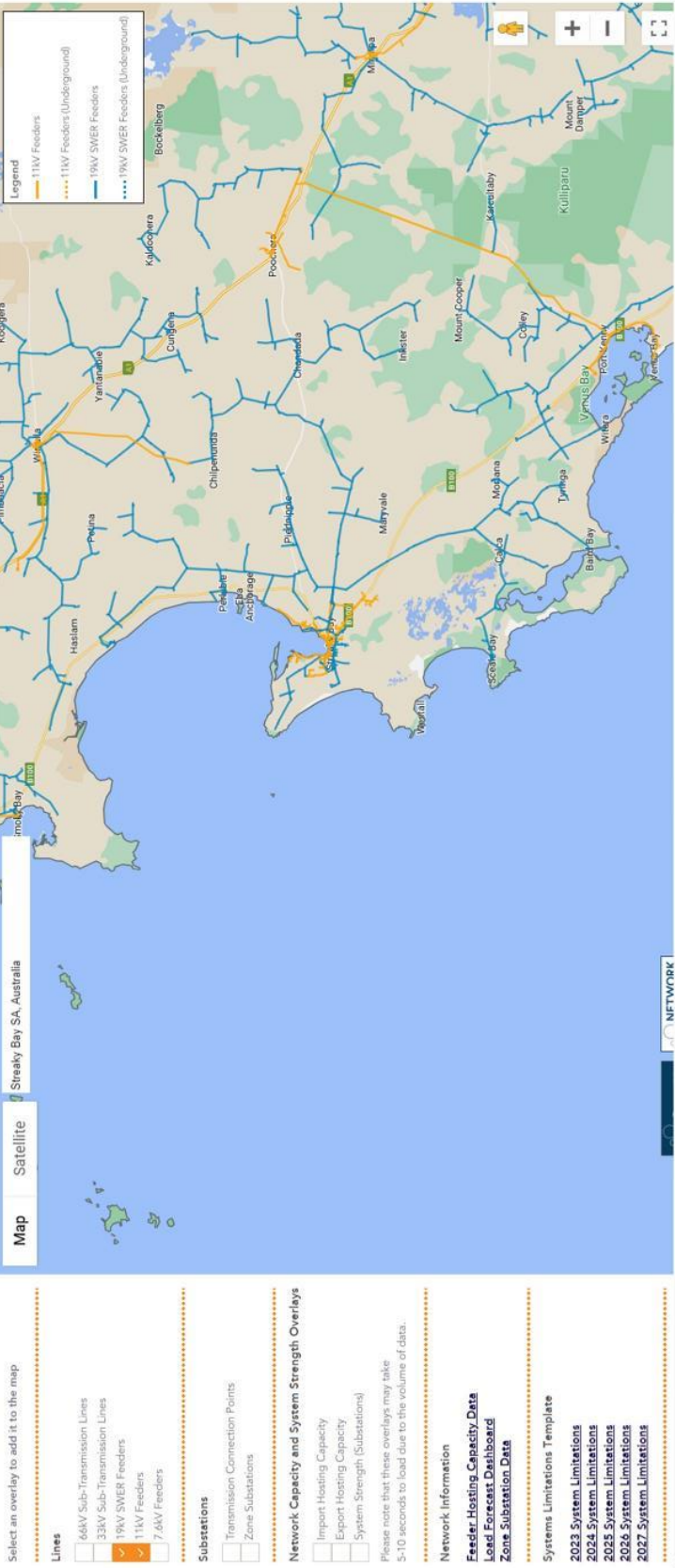
- Greater than 1.5 MVA
- Between 0.5 MVA and 1.5 MVA
- Between 0 MVA and 0.5 MVA
- Zero MVA
- No Data



Map

Satellite

NETWORK



Anticipated residential loads are listed on pg. 50 based upon 7kVA to 9kVA per dwelling. Our [Technical standard TS-100 Electrical Design Standard for Underground Distribution Networks \(up to and including 33kV\)](#) provides some guidance on anticipated dwelling maximum demands with snip provided below for your consideration.

TS100 Electrical Design Standards for Underground Distribution Cable Networks (up to and including 33kV)

A.3 Table of ADMD for Average URD Dwelling Sizes



DESCRIPTION: Average URD Dwelling Sizes for the Development	ADMD (kVA)
Villas, Townhouses, Apartments (<12 squares/110 m ²)	4
Small to Medium (12 - 20 squares/110 – 185 m ²)	5
Medium to Large (20 – 30 squares/185 – 280 m ²)	6
Large (>30 squares/280 m ²)	* 8




Notes:

- * = More extensive features/facilities in larger housing of some elite developments should proportionally increase the ADMD.
- Refer to Section 10.2 for the detailed explanation.
- The ADMD of a development should not be less than 6kVA per allotment; however, relevant SA Power Networks' Project Manager will specify the appropriate ADMD design value, as a part of the project specification.
- The ADMD values tabulated are used for design purposes (allowing for future load growth) and should not be representative of the customer ADMD expected in a typical URD.

Please feel free to reach out to us if you require any additional information.

Regards,

From: [REDACTED]
Sent: Monday, November 6, 2023 11:15 AM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
Subject: comments on Master plan

Hi at Streaky Master plan committee, The only concern I have is the sort and type of traffic that will possibly still try and make its way through the main business district. We need to get rid of as much 'caravan' traffic as possible through parking and proposed traffic thoroughfares. Other than that I believe my original submission even if it was not complete is enough, you will either take notice of it or reject it.
What I do want to do is make sure the connectivity project is not part of the master plan because I do want to make submission in relation to the proposal at the old bowls club and tennis courts
Thank you. [REDACTED]

From: [REDACTED]
Sent: Wednesday, November 8, 2023 1:05 PM
To: [REDACTED]
Subject: District management Plan Haslam

Good morning [REDACTED]
Please find attached letter of feedback in response to the District Management Plan for Haslam..

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

08th November 2023

District Council of Streaky Bay
29 Alfred Street
Streaky Bay SA 5680

Streaky Bay Township and District Management Plan Review – specific to Haslam

To [REDACTED]

Our relationship with Haslam goes back some 8 years when we originally stopped for an overnight camp on our way from WA travelling further east. Since then, we have returned annually and have found enduring relationships with other likeminded travellers and rich connections with residents. The location is ideal for small craft fishing, offers a peaceful environment and a reasonably comfortable stay.

The proposed Management Plan clearly identifies a robust vision for the future of Haslam and I was fortunate to be able to take part in the consultations at the foreshore where residents provided feedback and solutions.

I appreciate, and would like to take advantage of, the opportunity to provide feedback to the proposed plan based on many years of experience travelling.

The strategic plan indicates a short-term goal of implementing a limit to camping in the park to seven days. Over the years I have noticed that there are some campers, including ourselves, that stay up to and more than four weeks to take advantage of the tranquillity and the fishing opportunities. It is often necessary to extend a stay as the weather can be highly inclement for days, leaving travellers nothing to do but shelter in their caravan, camper, or mobile home. If a limit is placed on camping all year round, there is a real risk of losing the regular travellers who are happy to sit out the weather or brave some of the milder conditions and do some fishing from the jetty.

The jetty is the heart of Haslam and I have observed that almost all visitors will drift to the jetty to do some fishing. It is a crucial part of the infrastructure and any failure to proceed with upgrades as identified in the strategic plan would be of significant detriment to the overall long term growth strategy.

I have also observed the decline in oyster farming which has been a great loss to the community and travellers who used to be able to savour the fresh oysters straight from the farm, which was a pleasurable treat and certainly a great incentive to stay a night at Haslam.

This does point to some of the causes of significant reduction in the number of visitors to Haslam which may also be attributed to limited amenities, poor and volatile TV and phone reception and no water specifically to the campgrounds. The area is also very dusty during high winds. Limiting stays to seven days would also limit the volume of travellers, especially in the off-peak season. A suitable compromise would be to offer camping up to 7 days during the peak travel seasons such as October to March and offer extended stays during the rest of the year, perhaps at a weekly rate.

It would also benefit interstate travellers to offer the opportunity to make an application for an extended stay outside off-peak season. In the off-peak season, allowing longer term camping maximises occupancy and guarantees income while injecting cash into the local economy, and an online booking system allows travellers to secure their length of stay in any season. This would optimise the occupancy of the park and allow visitors to take advantage of the newly developed foreshore and coastal walks.

A possible option would be to engage a Camp Host who would oversee the grounds in a reciprocal arrangement with the council. Their role is to direct travellers to a suitable camping location, collect fees, maintain the amenities, and monitor the overall presentation of the grounds. They accept a nominal fee to cover the costs of travel to collect supplies to restock amenities and to liaise with Shire staff in return for a rent-free site. I have noticed this is a popular arrangement at many National Parks and beach campgrounds in Western Australia. This reduces the labour and oncosts associated with a council employee to travel to the site.

The implementation of the strategic plan indicates that there will be a necessary relocation of the current dump point as the present location becomes unsuitable upon completion of the foreshore redevelopment. The proposed location is opposite a residential area and imposes upon nearby residents as there is likely to be an increase in dust and noise and the unavoidable odours associated with sewage disposal. As the plan proposes to close the current entry to the campgrounds, I recommend this as a more suitable location to position the dump point and new amenities block. This area is suitable for large vehicles to temporarily pause to dispose of waste and naturally points them to the foreshore where they are drawn to take advantage of the highlighted beautified area and facilities. The amenities block would also be more centrally located between the foreshore and the campground.

There is evidence around the country of small communities becoming thriving tourist destinations, and with careful planning, risk assessment and an investment in solution focused strategies, Haslam has the potential to be one of them. The Strategic Plan is well thought out and with some further investigation into some of the details outlined above, I believe that the location will be utilised by short and long-term travellers all year round.

I can be contacted for further comment at your convenience.

Yours sincerely



Carina Sidwell

From: [REDACTED]
Sent: Friday, 10 November 2023 12:54 PM
To: [REDACTED]
Subject: Fwd: Masterplan Submission - [REDACTED] - has no time to put something writing and wants to discuss this with you - [REDACTED]
Attachments: image001.png
Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED]

I spoke to [REDACTED] from Streaky Bay today.

He has concerns regarding the closure of the road at the front of the hotel, he would not like to see caravans going up Bay Road.

He was on Eyre Avenue this morning and observed how many caravans traversed this area and how we were going to manage that traffic flow if we close the front street.

He said he had spoken to others raising similar concerns.

I explained that we would need to consider this if it were to be implemented and we would need to look at traffic flow as part of this and other works may need to be undertaken to support traffic flow away from the cbd for caravans, etc.

He said he just wanted to make sure we heard his view.

Kind Regards
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
(sent from my iPhone)

From: [REDACTED]
Sent: Sunday, November 12, 2023 5:07 PM
To: [REDACTED]
Cc: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>; [REDACTED]
Subject: Re: Master Plan

Howdy [REDACTED]

Was there any consideration given to diverting the entry highway through the Lions park to Wells street so vans then have a direct route past the car park and onto the caravan park?
Particularly if the front street past the Hotel pub is blocked off.
A big move in know due to building a new part of the road but it ends up linking it all up. If the consultants want to propose changes down the front there needs to be a pragmatic approach to traffic flow.

Cheers,

[REDACTED]

8 November 2023

[Redacted]

By email: dcstreaky@streakybay.sa.gov.au

Dear Mayor, Councillors and Chief Executive Officer,

[Redacted] submission to the Township and District Management Plan Review 2023 – Community Consultation Session Stage 3

I have considered the draft **Township Master Plan for Sceale Bay**, as well as the contextual analysis and project scope components.

I remain committed to the view that there be no further expansion to residential development approach to township planning. I also welcome the approach taken in the final draft Concept Plan which appears to have taken into account the fragile nature of the surrounding coastline, marine waters and the township’s proximity to conservation and marine parks providing habitat to endangered species.

In response to the strategic objectives and Concept Plan, I make the following submissions:

- The current proposed model for adoption indicates a significant and positive reflection of the feedback from the community and FOSB.
- The council has identified a small area to the west of town to be considered for rezoning and development ‘when required’. The recent subdivision of land at the SW corner of the township zone highlighted significant community concern and expectation in relation to consistency of infrastructure and service connections. The opportunistic use of “Community tile” degrades Sceale Bay’s wider amenity. Should a rezoning ever be proposed of this section of Section 251 Hundreds of Wrensfordley or any other land zoned rural, an extensive community and conservation department consultation process **must be mandatory**.
- The demographic analysis guiding the development strategy is that an aging population will require supportive infrastructure and the growing population of younger families will require access to employment, facilities and services. These demographic needs are met by Streaky Bay township - placing Sceale Bay township outside that zone requiring housing and land development to meet the needs of those demographics. Any future land rezoning or development requirements should be clearly defined and considered in this context.

- The plan identifies the detrimental potential of land banking and promoting neighbourhood and regional expansion through speculative subdivision: this is a vital reinforcement of sustainable practices consistent with previous DCSB management plan recommendations and coastal development guidelines nationally.
- Car parking on the upper foreshore area wastes the opportunity for green, coastal landscape space and should be used to continue the proposed landscaping along the foreshore.
- Damage or removal of existing sand dunes or native vegetation adjacent to the existing toilet and shelter shed area must be avoided. The Coastal Protection & Native Vegetation boards should be presented with accurate plans reflecting this.
- Combining low key play activities within the landscaped area on the main foreshore creates an incompatible use due to kids trampling adjacent vegetation. Rather than establishing and maintaining lawns in this harsh environment the plan should extend the native landscaping, representative of endemic species: Eremophila glabra and Prostanthera calycina (for example) and grasses using local granite, suitable barriers and defined pathways.

I will continue to advocate that the DCSB and the State government **prioritise** the planning and management of the Sceale Bay township so as **to conserve and improve the unique and fragile natural features of the environment and its immediate surrounds**. These natural heritage qualities are the fundamental resources that attract people to this region, whether visitors or residents. Sceale Bay is not nor ever will be a coastal boom town. Its place in this region's story is to continue to remain wild and protected.

Yours sincerely,

██████████

From: [REDACTED]
Sent: Friday, November 10, 2023 9:41 AM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
Subject: master plan

Hi

My views on the most current Master Plan have not changed. This is one of the worst ones ever created.

Why do these city planners think that we want Streaky Bay to look like a beach suburb in Adelaide? Why don't we let Streaky Bay look like Streaky Bay? And this means let the natural features shine through, in our case the beautiful bay. Why is there plans to clog up the foreshore with terraced lawns? Please leave this as natural open space.....a place where kids can run and play. A few more trees to create some shade is the only alteration needed to this area. And never, never allow commercial business to be permanently established in the Cutting or lawns opposite the hotel. Again, it would clog up this area. Please let us have open space, not clogged up city living.

Another terrible aspect of this plan is the proposal of high density area around the Golf Course. Why would we want to have higher density housing areas and all of the associated social problems that come with it? For the last 20 years the plan has been to spread new housing areas around the bay, why is the focus now changing to in-filling in the township? Again, it will result in clogged up areas and this is not why people live in remote country towns. I bought on Wallschutzky Rd because at the time it was zone rural residential and we had open paddocks opposite. I never want this to become 1/4 acre blocks (I went into more detail on my first response.)

The idea of moving the silos is another terrible aspect of this plan. Who will pay for this? The ratepayers will end up footing this bill and the cost astronomical. Or is the council thinking of abandoning farmers altogether. This is an appalling thought.

I could go on and on about the shortcomings of this Master Plan. To sum up, it is terrible. I am happy to discuss this plan at any time. Regards [REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, November 8, 2023 5:45 PM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
Subject: Sceale Bay Township Plan - Consultation 3 Nov 2023.docx

Please find enclosed final response from Friends of Sceale Bay to township management plan process.

Kind regards
[REDACTED]
National Convener
Friends of Sceale Bay



8 November 2023

[REDACTED]

By email: dcstreaky@streakybay.sa.gov.au

Dear Mayor, Councillors and Chief Executive Officer,

Friends of Sceale Bay submission to the *Township and District Management Plan Review 2023 – Community Consultation Session Stage 3*

The Friends of Sceale Bay (FOSB) has considered the draft ***Township Master Plan for Sceale Bay***, as well as the contextual analysis and project scope components.

FOSB remains committed to the view that there be a no further expansion to residential development approach to township planning. FOSB welcomes the approach taken in the final draft Concept Plan which appears to have taken into account the fragile nature of the surrounding coastline, marine waters and the township’s proximity to conservation and marine parks providing habitat to endangered species.

In response to the strategic objectives and Concept Plan, FOSB makes the following submissions:

- The current proposed model for adoption indicates a significant and positive reflection of the feedback from the community and FOSB.
- The council has identified a small area to the west of town to be considered for rezoning and development ‘when required’. The recent subdivision of land at the SW corner of the township zone highlighted significant community concern and expectation in relation to consistency of infrastructure and service connections. The opportunistic use of “Community tile” degrades Sceale Bay’s wider amenity. Should a rezoning ever be proposed of this section of Section 251 Hundreds of Wrensfordley or any other land zoned rural, an extensive community and conservation department consultation process must be mandatory.

- The demographic analysis guiding the development strategy is that an aging population will require supportive infrastructure and the growing population of younger families will require access to employment, facilities and services. These demographic needs are met by Streaky Bay township - placing Sceale Bay township outside that zone requiring housing and land development to meet the needs of those demographics. Any future land rezoning or development requirements should be clearly defined and considered in this context.
- The plan identifies the detrimental potential of land banking and promoting neighbourhood and regional expansion through speculative subdivision: this is a vital reinforcement of sustainable practices consistent with previous DCSB management plan recommendations and coastal development guidelines nationally.
- Car parking on the upper foreshore area wastes the opportunity for green, coastal landscape space and should be used to continue the proposed landscaping along the foreshore.
- Damage or removal of existing sand dunes or native vegetation adjacent to the existing toilet and shelter shed area must be avoided. The Coastal Protection & Native Vegetation boards should be presented with accurate plans reflecting this.
- Combining low key play activities within the landscaped area on the main foreshore creates an incompatible use due to kids trampling adjacent vegetation. Rather than establishing and maintaining lawns in this harsh environment the plan should extend the native landscaping, representative of endemic species: Eremophila glabra and Prostanthera calycina (for example) and grasses using local granite, suitable barriers and defined pathways.

FOSB will continue to advocate that the DCSB and the State government **prioritise** the planning and management of the Sceale Bay township so as **to conserve and improve the unique and fragile natural features of the environment**. These natural heritage qualities are the fundamental resources that attract people to this region, whether visitors or residents. Sceale Bay is not nor ever will be a coastal boom town. Its place in this region's story is to continue to remain wild and protected.

Yours sincerely,



National Convener Friends of Sceale Bay.

Carina Sidwell

From: [Redacted]
Sent: Monday, 13 November 2023 12:42 PM
To: [Redacted]
Cc: [Redacted]
Subject: Masterplan Feedback - Tobin and Jonas Woolford

Hi [Redacted]

We had a meeting with [Redacted] and I dot point the following feedback;

- Streaky Bay – Strategic Action – 21 – review suitability of these entrance areas if restricting long vehicle access within the township (whole of traffic flow approach)
- Closing Road in Front of Hotel
 - Consider that people like to drive along the foreshore and observe the coast as they drive
 - Potentially consider a one-way chicane style instead with ability to close for events
- Industrial Land – consider an additional industrial zone (Corner of Woodlawn Road and AB Smith Road) for aquaculture and other industry (limitations to expanding existing aquaculture zone)
- Powerhouse Museum Area – should this area be developed what consideration is there for parking as currently limited parking
- Sceale Bay Boat Ramp Parking Area
 - Item 4 – turning circle is not suitable for an Ab Boat (which many launch from here)
 - Item 2 – Boat Parking area – Ab Boat would not be able to park in here due to length of vehicle and trailer
 - Item 6 – don’t believe this level of carparking is required as most visitors are accessing the beach (driving on) or else parking down near the shelter to access the beach

Cheers

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]



This email may contain confidential information, which may also be legally privileged. Only the intended recipient(s) may access, use, distribute or copy this email. If this email is received in error, please inform the sender by return email and delete the original. It is the recipients responsibility to check the email and any other attached files for viruses.

17 November 2023

Dear Mayor, Councillors and Chief Executive Officer,

RE: Township and District Management Plan Review 2023 – Community Consultation Session Stage 3

I have reviewed the updated plans for the Sceale Bay township and would like to provide comment on the following components of the plan:

1. Investigate opportunities for residential development
2. Develop open space and play provision to reflect the local heritage significance of the Old Jetty.

In reference to *investigate opportunities for residential development*, I remains committed to the view that there be a no further expansion to residential development of Sceale Bay. I appreciate that there has been some consideration to community concern in the previous consultation period, however still voice the same concerns regarding any future residential development of the surrounding coastline, marine waters and township. I do not and will not endorse the future development of surrounding land for residential, commercial and industrial use. I will continue to advocate that the DCSB and the State government **prioritise** the planning and management of the Sceale Bay township so as **to conserve and improve the unique and fragile natural features of the environment**. These natural heritage qualities are the fundamental resources that attract people to this region, whether visitors or residents. Sceale Bay is not nor ever will be a coastal boom town. Its place in this region's story is to continue to remain wild and protected.

Secondly, I have some interests and concerns in the *development of the open play space as* earmarked in the planning document (reference strategic action 07 in the plan). While appreciated that there is consideration of nature play rather than traditional plastic play ground equipment, as a landholder directly opposite to this proposed re-development, it would be expected that the planning of this space carefully considers the privacy, size and location of this play/open space. I advocate the natural re-generation of this space to include an extension of sustainable, low maintenance landscaping, representative of endemic species from the surrounding area. This could be a fantastic opportunity to get the local community, and Traditional Owners involved in the design and re-vegetation of the space to reflect and support the beloved natural environment of the town. I anticipate future consultation regarding the design of this space. This opportunity should also be extended to other adjacent land holders.

I would also like to thank the DCSB for the opportunity to contribute ideas and concerns through the consultation and planning phase. It is nice to see previous feedback considered and placed *somewhat* into the plan. I look forward to the future opportunities to contribute as they arise.

Yours sincerely,


Landholder, Sceale Bay

APPENDIX L – ELECTED MEMBER FEEDBACK

Comment Topic	Summarised Comment	Master Plan response
Streaky Bay	School Relocation – would this move onto Golf Course – Prefer it remains as recreation.	Review future locations in relation long term recreational land use and future demands based on climate resilience.
Streaky Bay	School Relocation – what about Native Title on the Golf Course this would prohibit this? – Prefer it remains as recreation.	Native title will need to be considered if the relocation is required. Part of long term planning approach.
Streaky Bay	School Relocation – consider Southern Side of Oval Precinct instead	Noted.
Streaky Bay	Link western ring rd: Woodlawn Road - Mudge Road- Anderson Road – Anastasia Avenue	Add western ring road to the long term strategic plan.
Streaky Bay	Speed Ave: Emergency Precinct potential location (Highway end)	Difficult to establish road junction on to highway. Need to discuss with DIT. Recommend Emergency Services Precinct is retained as per the master plan.
Streaky Bay	AB Smith Rd – Pipeline Rd: Could reduce blocks down to 5-10 acre	Noted.
Streaky Bay	Dodgson Drive – Potential Location for Standpipe	Add a note to reflect this infrastructure.
Streaky Bay	Pg 41 – Item 7 – This isn't Woodlawn Road (more Anastasia Avenue).	Change title.
Wirrulla	Roads – was concerns raised in the community consultation sessions regarding the fact that the bitumen is in the middle of the roads, then dirt shoulders and then kerbing, would be good to see kerbing bought in to bitumen or vice versa	Add wording to reflect this.

Comment Topic	Summarised Comment	Master Plan response
Wirrulla	Dump Point – need to define a location for this	Dump point recommended for the caravan park (item #11 on page 65).
Wirrulla	Roads – By Pass area some is privately owned and recently fenced, will need to follow up on ownership.	Noted.
Wirrulla	In reference to above, there is one property that appears to be privately owned within the Recreation Zone, it is noted that the Caravan Park area and Rec Space is in the Township Zone and not a dedicated recreation zone?	Noted. Council to review with PlanSA (PLUS).
Haslam	Toilets – should plan and include to have public toilets separate from the Caravan Park toilets	Need to review capacity to have two toilets. Recommend showing one toilet.
Haslam	Boat Parking – is there enough?	Will be considered when more detailed design undertaken for area. Further consultations with stakeholders will be required.
Haslam	Jetty – realistically is there capacity to fund the jetty into the future	Council to review.
Haslam	Camping to be supported with facilities and play space to be supported with separate facilities	Noted.
Sceale Bay	Boat Parking – is there going to be enough boat parking	Will be considered when more detailed design undertaken for area. Further consultations with stakeholders will be required.
Sceale Bay	Fish Cleaning Station – look at a fish cleaning station near #14	Add note to item #14 describing a fish cleaning station.
Sceale Bay	Day Parking – parking has been increased to facilitate this?	Yes. Less informal large vehicle parking with a greater focus on standard passenger vehicle parking.
Sceale Bay	Shelter Location – does this take into consideration future sea level rise and coastal storm surge, given history, should it be moved back closer to the road?	Relocating the shelter will impact views from residential properties. Recommend that the shelter is retained in its current location.

Comment Topic	Summarised Comment	Master Plan response
Sceale Bay	Telecommunications/Electrical Infrastructure – should we include a location for this to be located (e.g. a micro grid or new tower)	Noted. Consider adding a strategic action.
Perlubie	Lights along Perlubie foreshore walking track	Recommend that the inclusion of lighting in the town considers 'light spill', impacts on fauna, dark skies and CPTED (crime prevention through environmental design).



WAX DESIGN

Suite 3 / 241 Pirie Street,
Adelaide SA 5000
T 08 8215 0144 /
E studio@waxdesign.com.au /
waxdesign.com.au