

Master Plans for Port Elliot, Middleton + Milang

Middleton Co Design Workshop Summary



Prepared for Alexandrina Council

+ Jensen PLUS

+ Stantec

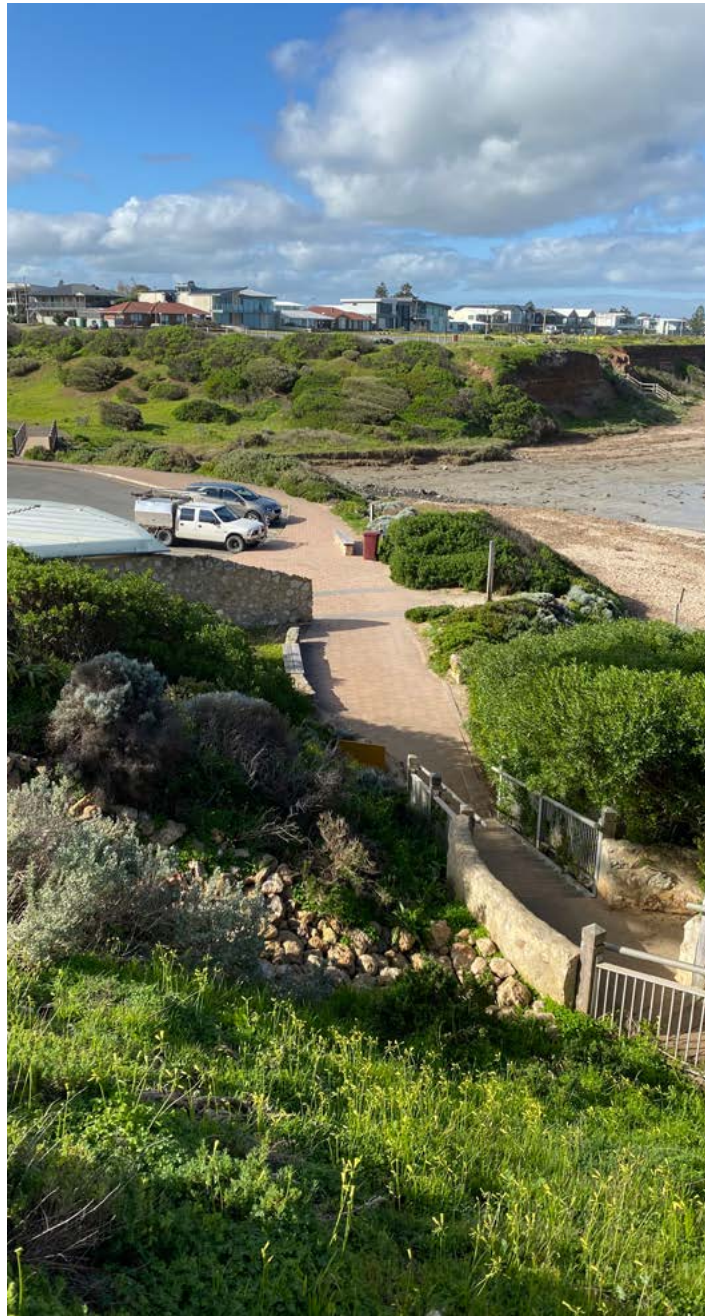
+ FMG

**JENSEN
PLUS**

Planning
Landscape Architecture
Urban Design
Social Planning

NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

Middleton Master Plan Objectives



1. **Identifying any land needed to accommodate future needs of the growing population** from a residential, recreation, open space, commercial and industrial perspective
2. In identifying the above needs **explore the social needs of a growing community and the associated services required**
3. Explore and identify any **infrastructure needs particularly focussed on heavy vehicle routes and the main street precinct** and any potential essential services upgrades
4. **The protection and enhancement of the natural environment**
5. **Analyse the public realm** to ensure that an agreed theme is identified and carried through any future development;
6. Ensure that the plan continues to **build on established facilities and tourism elements**
7. Ensure that the plan acknowledges and incorporates actions and outcomes identified in other Council documents such as the Coastal Action Plan, Economic Development Strategy etc.

+ genuine community and stakeholder engagement throughout the project is central to our approach.

NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

Workshop aim

To collaboratively
inform the master plan
for Middleton

Agenda at a glance

10.30am-1.30pm

Introduction briefing + Master
plan concepts workshop

3.00-4.30pm

Open Studio – Community
drop-in

4.30-6.30pm

Prepare for final presentation

6.30-7.30pm

Final presentation of
workshop outcomes – all
welcome

Middleton Master Plan Community Sessions

Drop-in
session
All
Welcome

Everyone
who loves
Middleton is
encouraged
to attend the
upcoming
session.

When

Thursday, 27 October 2022

Where

Middleton Pioneer Hall
(1 Walker Place, Middleton)

Time

1:30pm – 4:30pm | Community Drop-in Session

Contribute your ideas to sketch concepts of key locations
(e.g. main streets, open spaces) and chat to the project
team to provide feedback on what has been heard so far.

6:30pm–7:30pm | Presentation of Concepts

Attend the presentation of the co-design concepts created
from what was heard during the day. There will be further

Master Plans help shape the future for a township and
are crucial for long-term planning of spaces, places and
infrastructure. Share your ideas on what you want to improve,
maintain, or protect.

No bookings required. If you are unable to attend on the day, there will be the
opportunity to contribute on Council's My Say page following the sessions and
future opportunities to help shape the Master Plan post November Elections.

Register your email to stay informed
[mysay.alexandrina.sa.gov.au/
villageconversationsmiddleton](https://mysay.alexandrina.sa.gov.au/villageconversationsmiddleton)



A coastal landscape featuring a row of modern houses on a grassy cliff overlooking a beach and the ocean. The sky is blue with scattered white clouds. A large, semi-transparent red circle is overlaid on the right side of the image, containing the text 'Background Information'.

Background Information

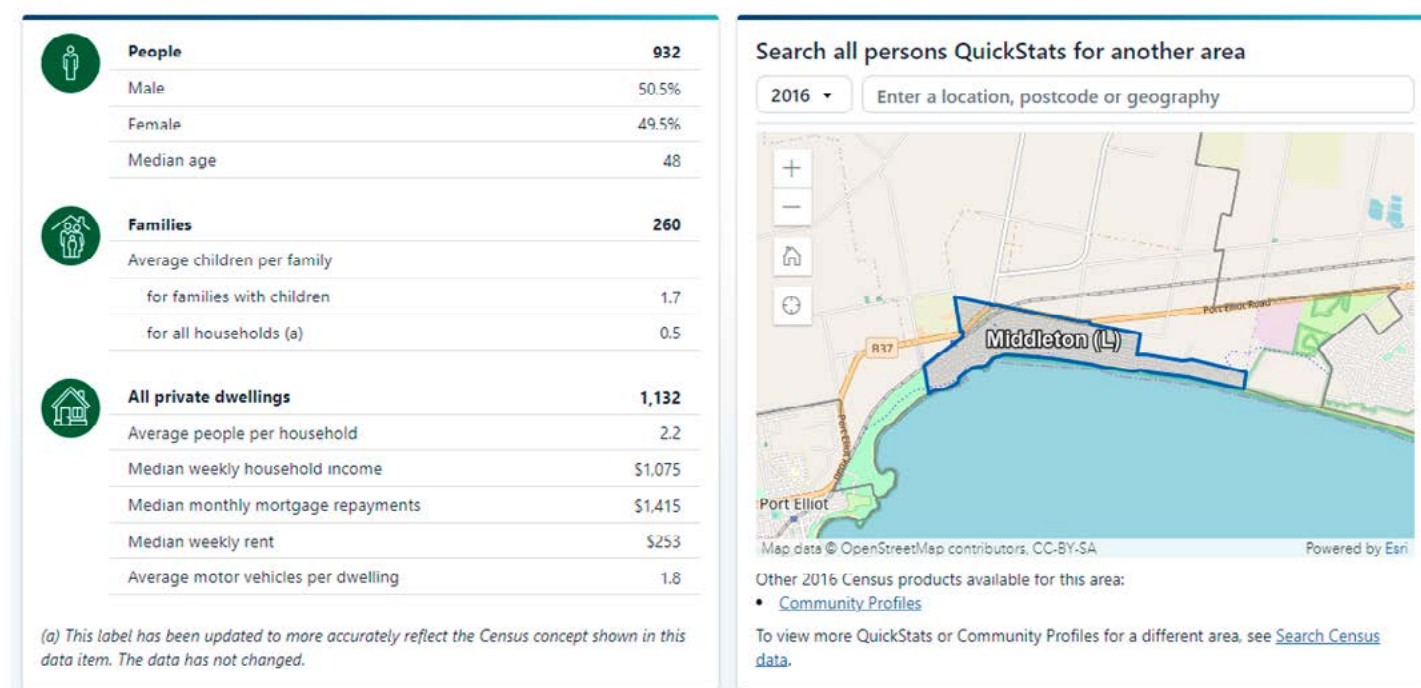


Census 2021 more residents, larger families, more wealth?

Middleton (L)

2016 Census All persons QuickStats

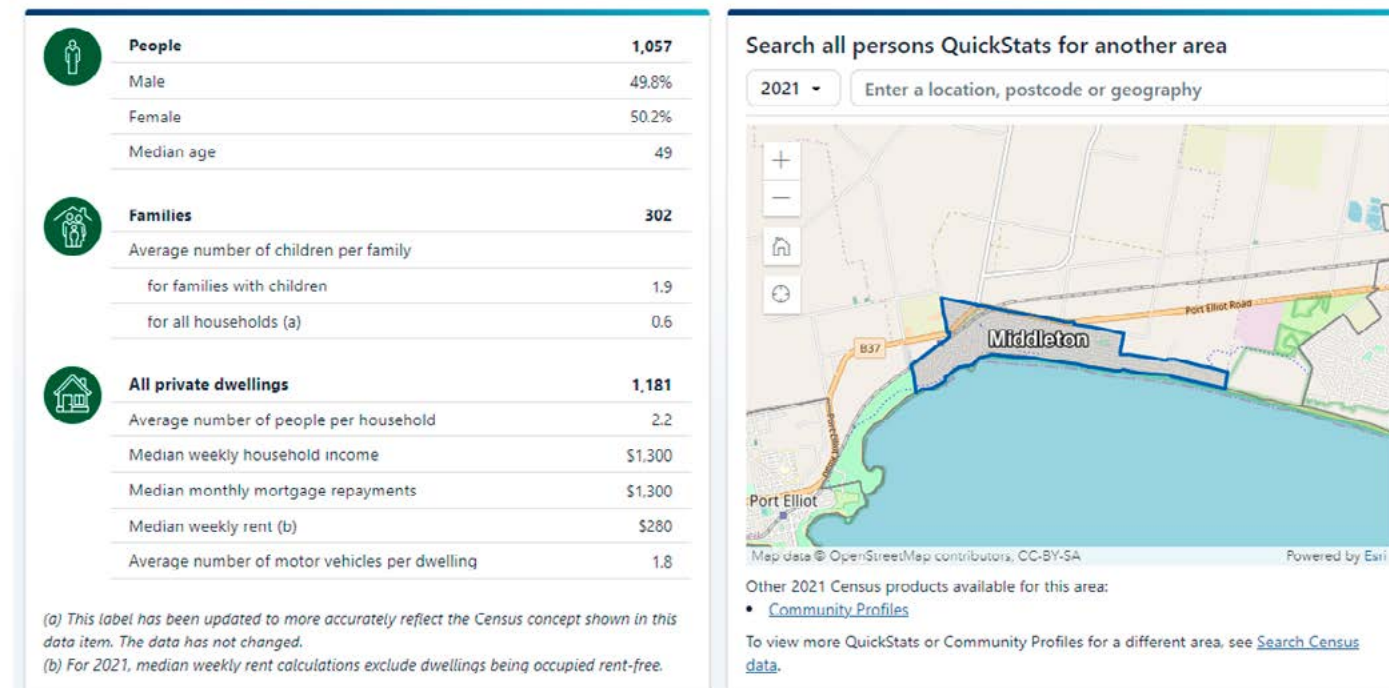
Geography type [Urban Centres and Localities](#)
Area code UCL421024



Middleton

2021 Census All persons QuickStats

Geography type [Urban Centres and Localities](#)
Area code UCL415028



1,057 people up from 932
(+242 people in the remaining Middleton area)

Median age 49 up from 48

1.9 children per family, up from 1.7

Median weekly household income \$1,300 up from \$1,075
\$1,300 median monthly mortgage repayments, down from \$1,415

62.1% unoccupied private dwellings, compared to state average of 10.8%



Village Conversations Snapshot Reports _ Middleton



Celebrating Middleton:

From vision statements:

- Known for its beaches and surf.
- Happy, welcoming/ inclusive and compassionate community.
- Protective of coastal environment, open spaces, green belt, culture and community.
- Want develop to respect the village feel and heritage.

Opportunities to build on

- Address safety of pedestrians, especially during holiday seasons.
- Enhance natural environment
- More recreational opportunities
- Improve the foreshore and amenities
- Improve the understanding and awareness of the Ngarrindjeri cultural.
- Improve traffic management and safety.

Areas to focus on

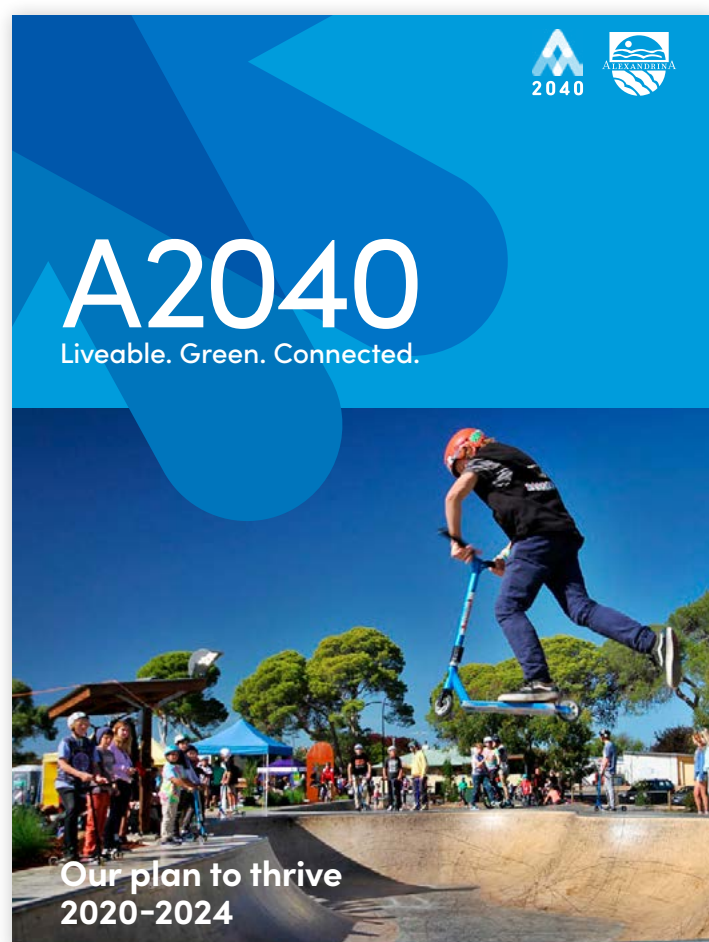
- Maintain the green buffer, open spaces and recreation areas
- Protect township's heritage.
- Renovate the railway station.
- Improve pedestrian safety along Surfers Parade and the Esplanade.

What is already planned

- Upgrade tennis courts
- Stormwater expansion
- Review Encounter Bikeway
- Tree plantings



A2040: Liveable. Green. Connected.



_ Three aspirational **themes**:

- _ **Liveable** Alexandrina
- _ **Green** Alexandrina
- _ **Connected** Alexandrina

_ **Enhance the** established physical, natural, cultural, social and economic **features of each place**.

_ The Plan's will **guide and inform Council's strategic land-use planning directions**, localise commitments and activity for each of the A2040 action areas.

_ The Plan's will **inform Council's budgeting processes, plans and strategies**.

_ The Plan will **provide evidence-base** to support future **grant applications**.

_ Support Council's **advocacy agenda and investment prospectus**.

_ **Five key action areas**:

- _ Climate Response
- _ Appropriate growth
- _ Community inclusion
- _ Transport connections
- _ Environmental innovation

_ Climate response: highlights include commitment to exploring clean, distributed renewable energy in **town centre precincts and new housing developments**.

_ Appropriate growth: retain the **charm and character of our township** environments, native vegetation and agricultural land.

_ Transport connections: the district is heavily **car-dependent**. Community expects transport network is **maintained and expanded** to keep up with **population growth**.

_ Environmental innovation: emphasis on **going beyond** the management of waste, water and energy and extend to **circular resource systems**, regenerative farming, aquaculture and nature-based recreation and ecotourism.

The A2040 suite of plans

Every year	Business plans and budgets Village conversations
Every 4 years	Service plans Capital works
10-20 years	Asset Management Plan Long Term Financial Plan

_ Council's strategic plan for Alexandrina to **"thrive"** for the next twenty years.

_ Over **1800 participants consulted** to develop "a truly distinctive community narrative, informed by strategies emanating from key focus areas".

_ Conversations and Plan intended to shape the way forward through **local participation and partnerships**.



Coastal Adaptation Study Part 1 + 2 (2020)



Coastal Adaptation Study
Murray Mouth to Boomer Beach
For Alexandrina Council

PART 1: Main Report



Western, Hesp, Bourman

November 2020

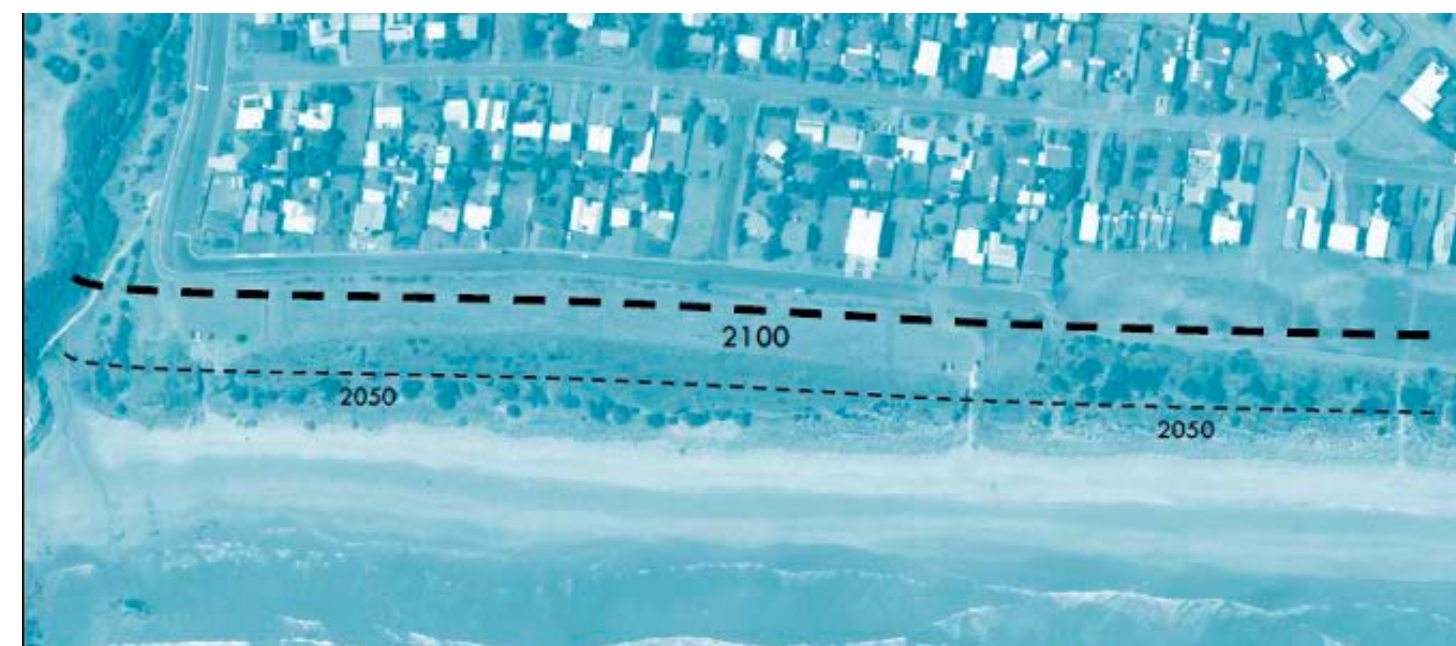
Integrated Coasts

Middleton - 2050

- _Erosion will alter the beach form and dune system.
- _Shoreline will move inland.
- _Shoreline may recede east of Middleton Creek by **30metres**.

Middleton - 2100

- _High water and storm surge events will have a greater impact on coastal cliffs and dunes.
- _**Shoreline recession** for Middleton Beach anticipating to be between **60-114 metres**.
- _**Impacted infrastructure** include the beach amenities and stormwater infrastructure
- _Possible for esplanade roads and abutting residential property may come under attack by the sea.



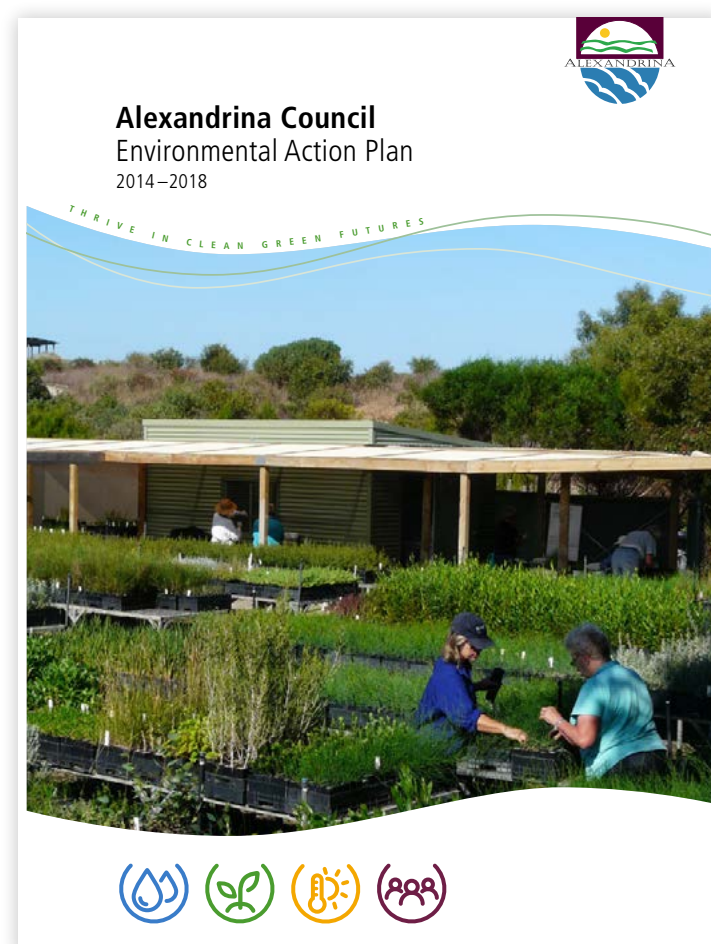
Middleton estimated shoreline recession 2050 + 2100



Potential 2100 erosion at Tahiti and Tongan. Middleton



Environmental Action Plan 2014-2018



- _ Guides the Council's environmental management activities
- _ **Four areas:**
 - _ Protecting our water resources
 - _ Enhancing biodiversity
 - _ Progressively addressing climate change
 - _ Living local
- _ Plan provides a list of **actions**, including:
 - _ Undertake a Coastal Hazard Study
 - _ Developing a vision for reconnecting the landscape
 - _ Establishing an Environmental Advisory Group to provide advice to Council on implementation of this Plan.
- _ The Plan's **strategies** relevant to this project include:
 - _ Identify and assess impacts, risks and opportunities
 - _ Plan for sustainable growth
 - _ Improve water consumption, capture,
 - _ Improve urban biodiversity,
 - _ Be a responsible land manager

Economic development Strategy 2022-2027



- _ Quick facts from the report
 - _ **\$1.06 billion** Gross Regional Product for year ending June 2020
 - _ 2174 local businesses - **99% being small businesses**
 - _ **7517 local jobs**
 - _ **Key industries** include agribusiness, healthcare and tourism
- _ Economic development strategy based on sustainable growth
- _ Four key actions:
 1. Leadership and advocacy
 2. Investment attraction
 3. Town building
 4. Business and industry development
- _ Each action has its own initiatives and respective actions. Relevant initiatives include:
 - _ Advocate for economic infrastructure
 - _ Placemaking
 - _ Business support

Encounter Bikeway Concept Report (2022)

CP-05

Legend

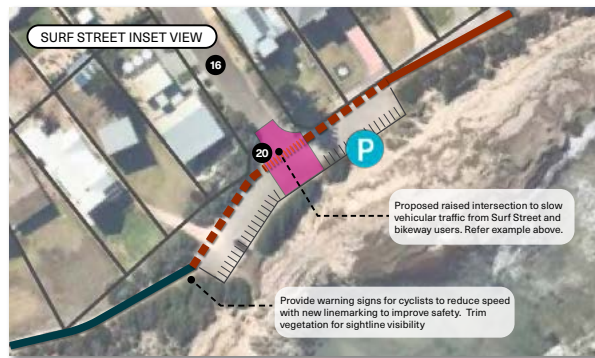
	Bikeway option A
	Bikeway option B
	Bikeway option C
	Proposed off-road bikeway
	Proposed/enhanced on-road bikeway
	Existing on-road bikeway route
	Existing off-road bikeway
	Upgrade bridge structure
	Improve intersection safety

	Rail corridor
	Existing path connection
	Perspective view
	Cafe
	Car Parking
	Public Toilet

EXAMPLE

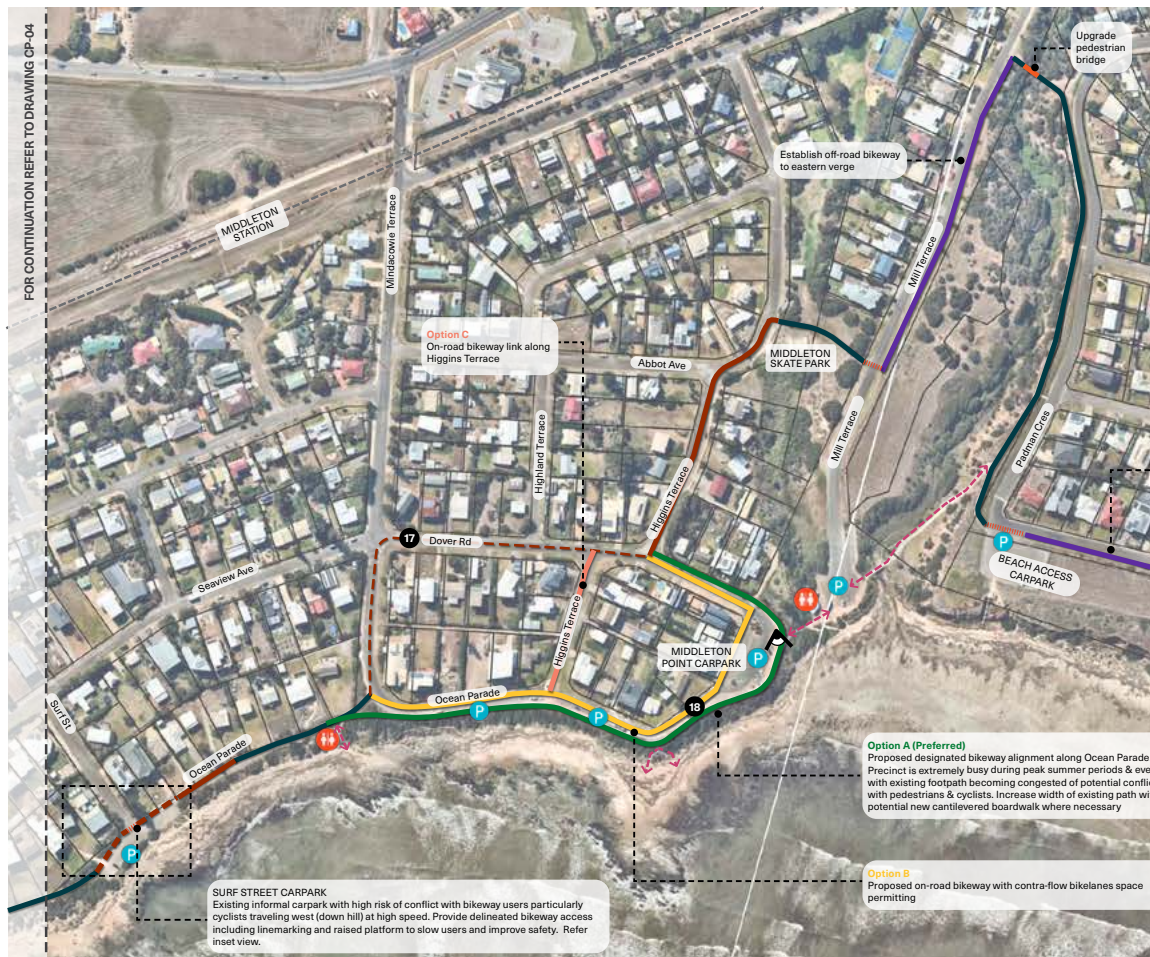
Average Daily Traffic Volumes (January 2022)

Location	Car	Heavy Vehicle	Cyclist	Pedestrian
16 Surf (Midblock)	107	6	1	NA
17 Dover (Midblock)	574	86	62	48
18 Ocean Pde (West Carpark)	508	45	81	406
19 Esplanade (Coote-Padman)	330	29	101	NA
20 Surf (Bike Path)	283	42	184	NA



1:500@A1

1:10000@A3



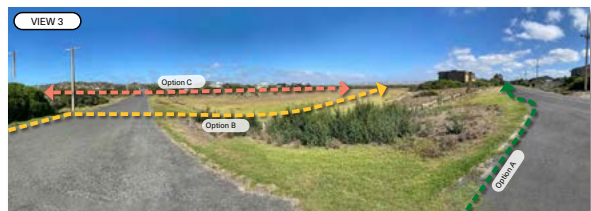
MIDDLETON

SURFERS PARADE



Average Daily Traffic Volumes (January 2022)

Location	Car	Heavy Vehicle	Cyclist	Pedestrian
21 Surfers (Main Route)	564	78	113	NA
22 Newell (Main Route)	474	70	124	NA
23 Kightly (Main)	461	71	109	80
24 Road (Midblock)	268	16	8	NA
25 Pde (Midblock)	NA	NA	NA	51
26 Pde (East Track - Road)	NA	NA	NA	57
27 Surfers (Day Churn)	1288	153	185	106



CP-06

Legend

	Bikeway option A
	Bikeway option B
	Bikeway option C
	Proposed off-road bikeway (boardwalk)
	Proposed off-road bikeway
	Proposed/enhanced on-road bikeway
	Existing on-road bikeway route
	Existing off-road bikeway
	Improve intersection safety
	Rail corridor
	Existing path connection
	Perspective view
	Cafe
	Car Parking
	Public Toilet



1:10000@A3

SURFERS PARADE

GOOLWA BEACH

Greening + Open Space _ Analysis + Opportunities



Middleton heat mapping with superimposed tree canopy mapping (Alexandrina Council)

Workshop



Workshop focus?

Key considerations
based on initial analysis
and observations

NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.



Workshop Session 1

Participants separated out into three groups to discuss approaches and options for the following three themes.

1. A strategic plan for the town.

- *Discuss the future potential of Middleton. Talk about land for business and housing, infrastructure, greening, environmental priorities etc.*
- *Draw a diagram*
- *Identify 4-6 strategies for change*

2. Access, Connectivity, Wayfinding + Parking Strategy

- *How should access to the town change (for visitors, residents, freight etc.)?*
- *Can access be improved between residential areas and main street?*
- *Walking + cycling connectivity*
- *Draw a diagram*
- *Identify 4-6 strategies for change*

3 & 4. Placemaking concepts

- *For one of the placemaking locations (e.g. Goolwa Road, Esplanade or Surfers Parade), start a concept plan of urban design and placemaking improvements*
- *Draw a concept @ 1:500*

NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

Workshop Session 1



Workshop Session 2: Open Studio - Community Drop-in

Outputs from the first session were stuck on the wall and the workshop was opened up to the community to provide feedback and raise additional suggestions and thoughts.

Some of the key or recurring themes we heard from Sessions 1 and 2 include:

- Increase and upgrade active transport links
- Steam Ranger Station upgrade
- Goolwa Road upgrade - greening, pedestrian crossings, shade, DIT road
- Surfers Parade upgrade - boardwalk, placemaking, toilets
- Beach access for all
- Local connectivity and wayfinding
- Public transport opportunities
- Freight route - remove trucks from Goolwa Road
- Increase parking across township
- Improve pedestrian safety - separate pedestrians and cars
- Discuss ways to reduce coastal impacts
- Opportunities for the Deferred Urban Land
- Recreation opportunities and amenity improvements
- Rezoning - residential density? mainstreet?
- Infrastructure and CWMS - locations, needs



NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

Workshop Final Presentation



Land Use
Opportunities



Strategic
Transport
Opportunities



Goolwa Road
+ Mill Terrace
Reserve
Transport
Opportunities



Deferred
Urban Land
Opportunities



Goolwa Road
Streetscape

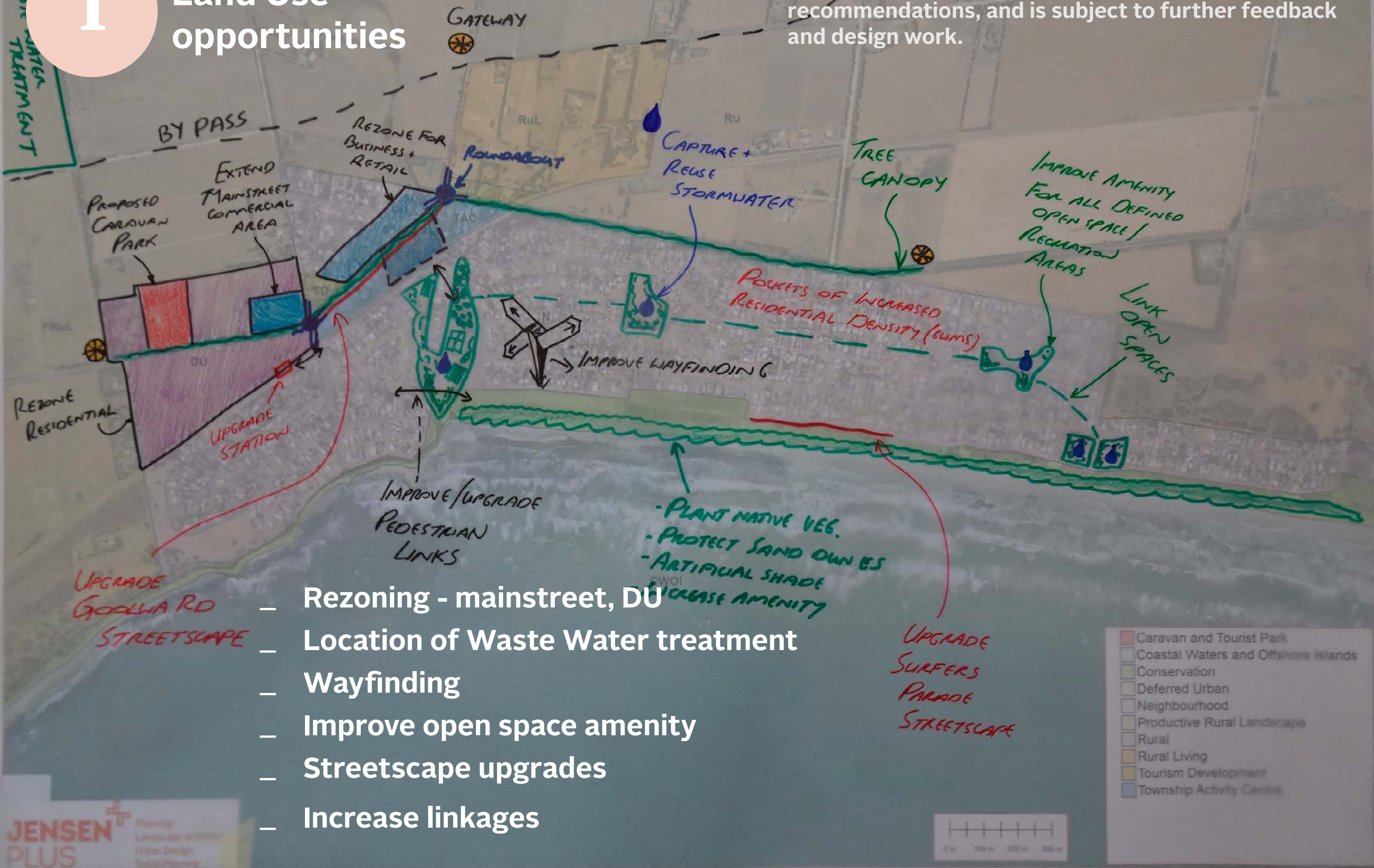


Surfers Parade
Streetscape

NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

1

Land Use opportunities

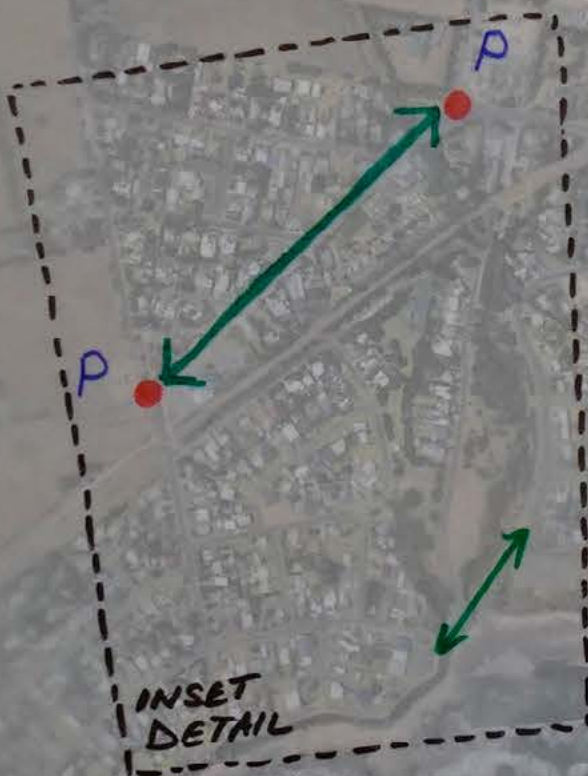


- Rezoning - mainstreet, DU
- Location of Waste Water treatment
- Wayfinding
- Improve open space amenity
- Streetscape upgrades
- Increase linkages

2

Strategic Transport Opportunities

NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.



- Indicative Bypass Route
- Surfers Parade Upgrade
- High Priority
- Medium Term
- Longer Term
- Intersection Improvements
- Mainstreet Upgrade
- P Parking Wayfinding Signage
- Beach Access pedestrian route improvements.

- Bypass route
- Surfers Parade upgrades
- Infrastructure improvements
- Maintreet Upgrade
- Access improvements
- Wayfinding, signage, parking

3

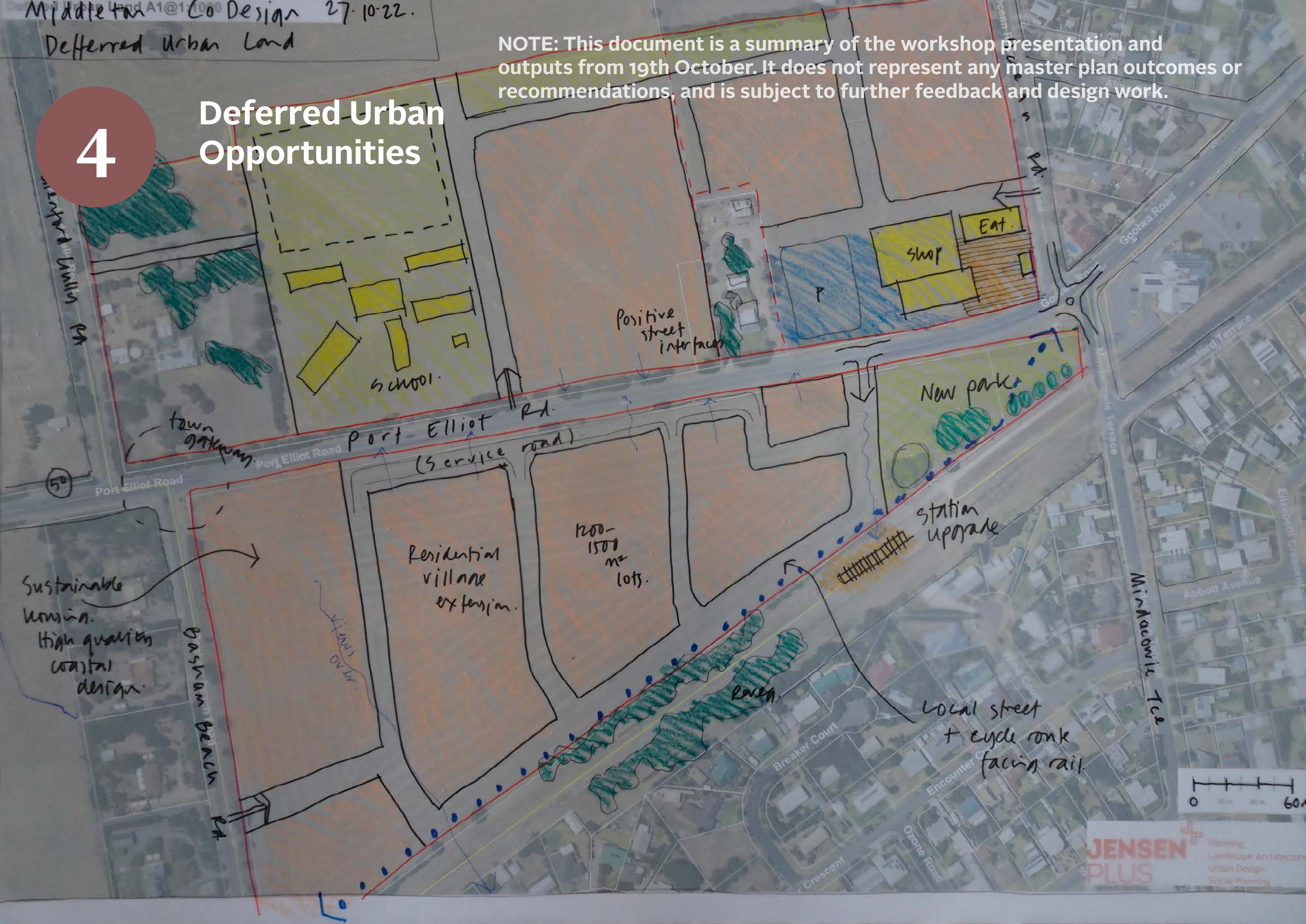
Goolwa Road + Mill Terrace Reserve Transport Opportunities

- Amenity and Public Realm improvements
- Improved signage
- Connections to bikeway
- Intersection improvements
- Wayfinding

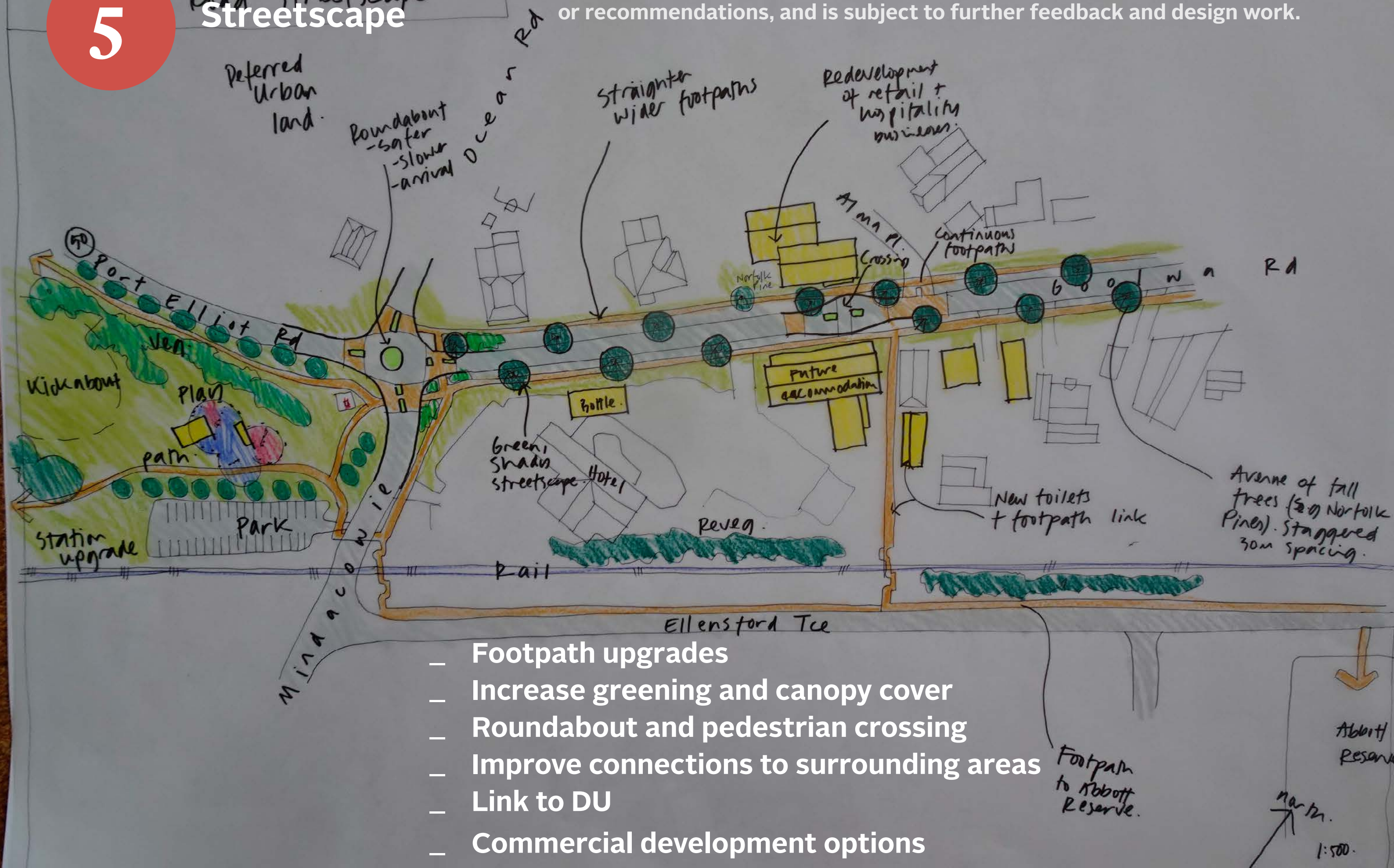
NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.



Deferred Urban Opportunities



NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

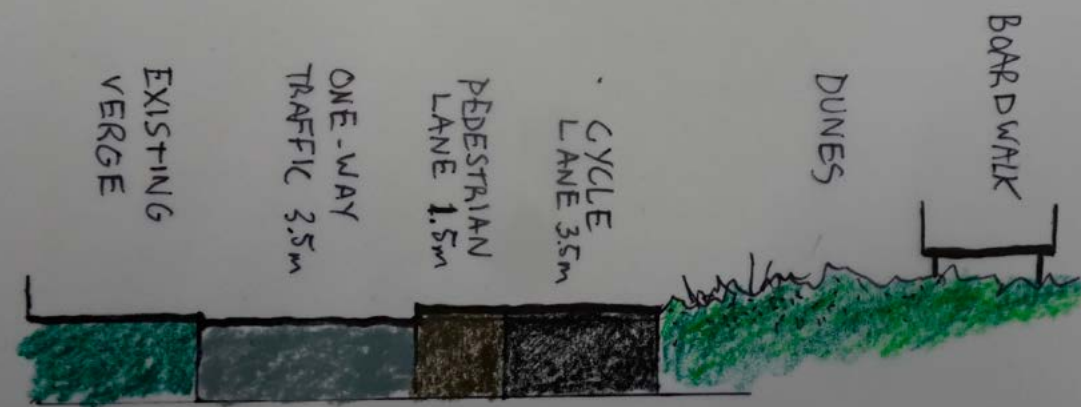


- Footpath upgrades
- Increase greening and canopy cover
- Roundabout and pedestrian crossing
- Improve connections to surrounding areas
- Link to DU
- Commercial development options

6

Surfers Parade Streetscape

- Board walk through dunes
- One-way street
- Improved DDA accessibility
- New accessible toilet / change facility
- Encounter bikeway + board walk + footpath separates pedestrians and cyclists
- Alternative option explored considers two-way street with separated footpaths and cycle path, but removes 1-2m of dunes



Workshop Final Presentation

Additional Feedback

Feedback

- Deferred Urban Land – 500sqm blocks originally presented to community – not supported
- 1200 sqm blocks will be more generally supported
- More concern about loss of green buffer (between town)
- A lot of planning studies already done for proposal for deferred urban land
- Whale watching at Bashams Beach – increase car parking for tourists (at the bottom of Bashams Beach)
- Holiday home owners

- on Surfers Parade not present (at workshop) – how many are holiday homes, how many are week long holidays homes, how many are AirBnB?
- Other engagement tools beyond My Say - possibly provide information during summer when more holiday home owners are present
- People tend to like the Caravan Park location (question was posed) – maybe some of the residential locations on main street should change to retail or provide more services, idea of a vet or

- dentist were put forward
- Native vegetation / greening along foreshore – get rid of weeds
- Concern with sprawl - for example a developer has bought land within the Environment and Food Production Area to the east
- Keen on the roundabouts at each end of Goolwa Road, potential for 40km/hr speed limit
- Increase (native) greening along foreshore - remove weeds. Similar to Strathalbyn look.

- List of suitable tree species for Middleton

NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

Thank You