



Community Engagement Feedback Report

Goolwa Wharf Ground Leases & Mooring Licenses

9 April - 8 May 2026

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1.0 Background

Council sought community feedback on proposals for two (2) new ground leases on portions of land along the Goolwa Wharf where Hector's Modern Australian Kitchen (café/restaurant) and the ticket office/boarding station have been built.

A ground lease means that Council is only leasing the 'bare dirt' on which the Lessee (tenant) has built their own structure. The structures are not Council assets.

The current lessees are Belluna Pty Ltd and Belluna No 2 Pty Ltd. They have held ground leases with the Council for the two sites - the café/restaurant and the ticket office - since 1993. These leases expire in four (4) years.

The Belluna companies lodged new 20-year lease proposals to secure their tenancy so they can redevelop their privately-owned buildings at these two locations.

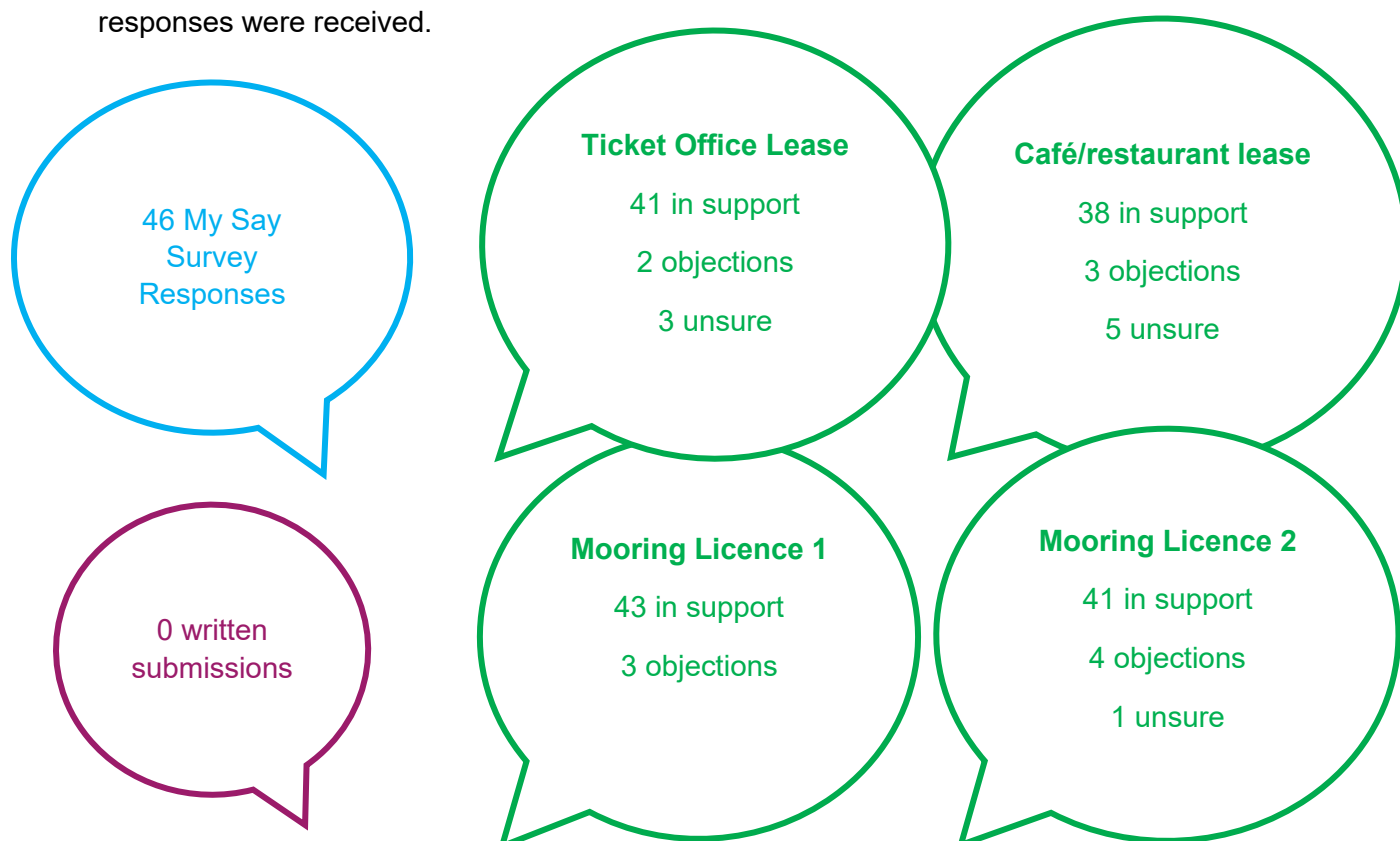
The proposals for new leases will provide opportunity to modernise the lease terms and conditions, identify lease and associated trading areas that reflect on-ground operations and support the newly redeveloped infrastructure at the Goolwa Wharf Precinct. Two mooring licenses are proposed to accompany the lease for the boarding station.

The companies have provided tourism, social, café and water-based experiences for the community and visitors for more than 30 years, supporting the local economy and contributing to the boating culture and visitor experience of the Goolwa Wharf Precinct.

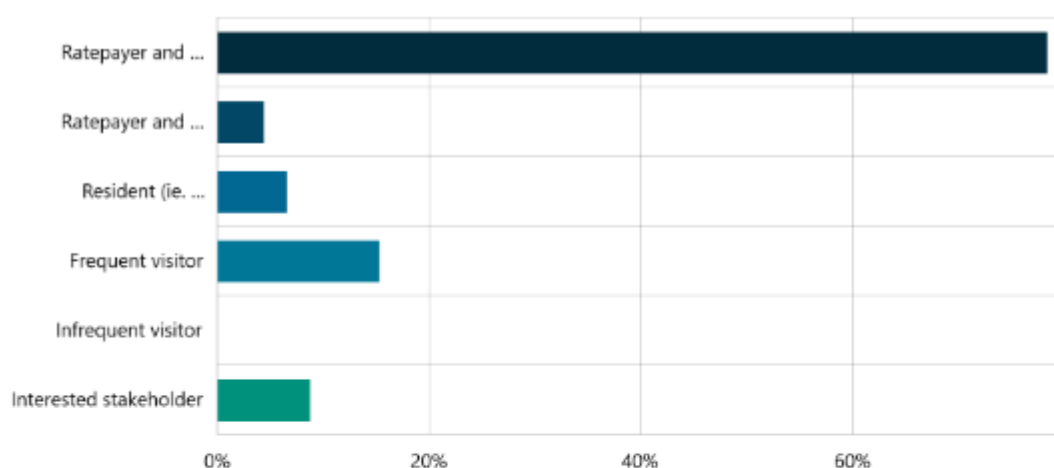
Under Section 202 of the *Local Government Act 1999*, Community Consultation is required for any proposed lease on Community Land for a term greater than five years.

2.0 Engagement Snapshot

During the consultation period from 9 am, Thursday 9 April to 5 pm, Friday 8 May 2026 a **total of 46 responses** were received on the My Say platform. No hard copy / email responses were received.



Who we heard from:



Answer choices	Percent	Count
Ratepayer and ongoing resident	78.26%	36
Ratepayer and seasonal/ holiday resident	4.35%	2
Resident (ie. residential tenant)	6.52%	3
Frequent visitor	15.22%	7
Infrequent visitor	0%	0
Interested stakeholder	8.70%	4

2.1 Engagement communications

Audience	Channel	Results
Residents/ Ratepayers	Council website - Latest news article on home page of corporate website (space permitting)	Duration of consultation
	Social media (Instagram and Facebook) – 9 April and	Facebook - Views: over 4.4k - Link clicks: 16 - Interactions: 20 Instagram - Views: over 1.3k - Reach: over 800 - Interactions: 23

	Council office displays - entryways	
	Community noticeboards	N/A
	My Say e-newsletter subscribers	10 April and 23 April - Sent to approx. 2.3k subscribers (45% open rate)
	Corflutes (large waterproof signage on site)	N/A
Adjoining Property Owners / Business Owners	Goolwa Wharf Operators Group	Distributed by Economic Development team
Government and key agencies	Department for Environment and Water (DEW) Department for Infrastructure and Transport (DIT)	Distributed by Manager Property and Procurement Services
Section 41 Committees / Advisory Committees/ Audit and Risk Committee	Ngarrindjeri Aboriginal Corporation	Distributed by Council Liaison
Community groups, resident and ratepayer associations	Direct email or posted letter	N/A

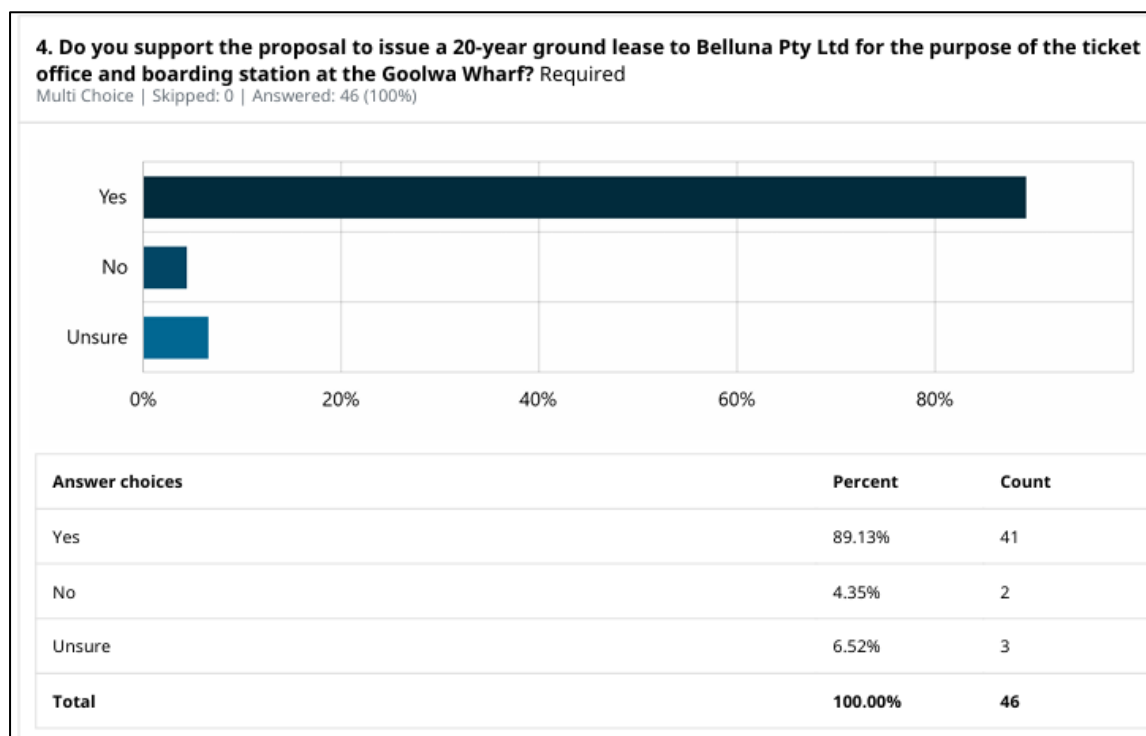
Media	Fleurieu Sun, The Southern Argus	 ALEXANDRINA COUNCIL Community Consultation New Ground Leases and Licences at Goolwa Wharf Belluna Pty Ltd and Belluna No 2 Pty Ltd Council seeks feedback on proposals to grant 20-year ground ('bare dirt') leases to Belluna Pty Ltd and Belluna No 2 Pty Ltd for portions of land at the Goolwa Wharf Precinct, on which the lessees have built, own and operate a ticket office and a restaurant/café. The companies have held leases on the sites since 1993 and have requested new long-term ground leases to support future investment and upgrades that complement the wharf redevelopment and their ongoing business operations. Under Section 202 of the <i>Local Government Act 1999</i>, Community Consultation is required for any proposed lease on Community Land for a term greater than five years. Please direct all written submissions via mysay.alexandrina.sa.gov.au, email alex@alexandrina.sa.gov.au or by post to the Chief Executive Officer, PO Box 21, Goolwa SA 5214. For further information, please call Council's Manager Property and Procurement Services on 8555 7000. Submissions will be accepted by Council until 5 pm, Friday 8 May 2026
Internal staff	Connect Intranet Announcement	N/A
Council Members	Briefing to Council Members via Council Report, CM Portal, email, Council Information Session	N/A

3.0 Consultation Response Overview

3.1 Evaluation

Question 1: Do you support the lease with Belluna Pty Ltd for the ticket Office

Of the submissions received, 41 (89.13%) supported the proposal, 2 (4.35%) objected to the proposal and 3 (6.52%) were unsure.



Key themes in support of a new commercial ground lease for a ticket office are:

- Add positivity to the precinct and has benefited the community for many years
- Supports the ongoing business and certainty of tenure for future investment
- Well established and well-respected operators
- Asset to Goolwa and the region providing a valuable service
- Positive step forward to a valued contributor to the local community
- Loss would negatively impact the 'vibe' of the wharf area
- Ease of booking, getting information easily and advertise that boat tours exist
- If not renewed, Council needs to tell the community what would replace them

Key themes objecting to a new commercial ground lease for a ticket office are:

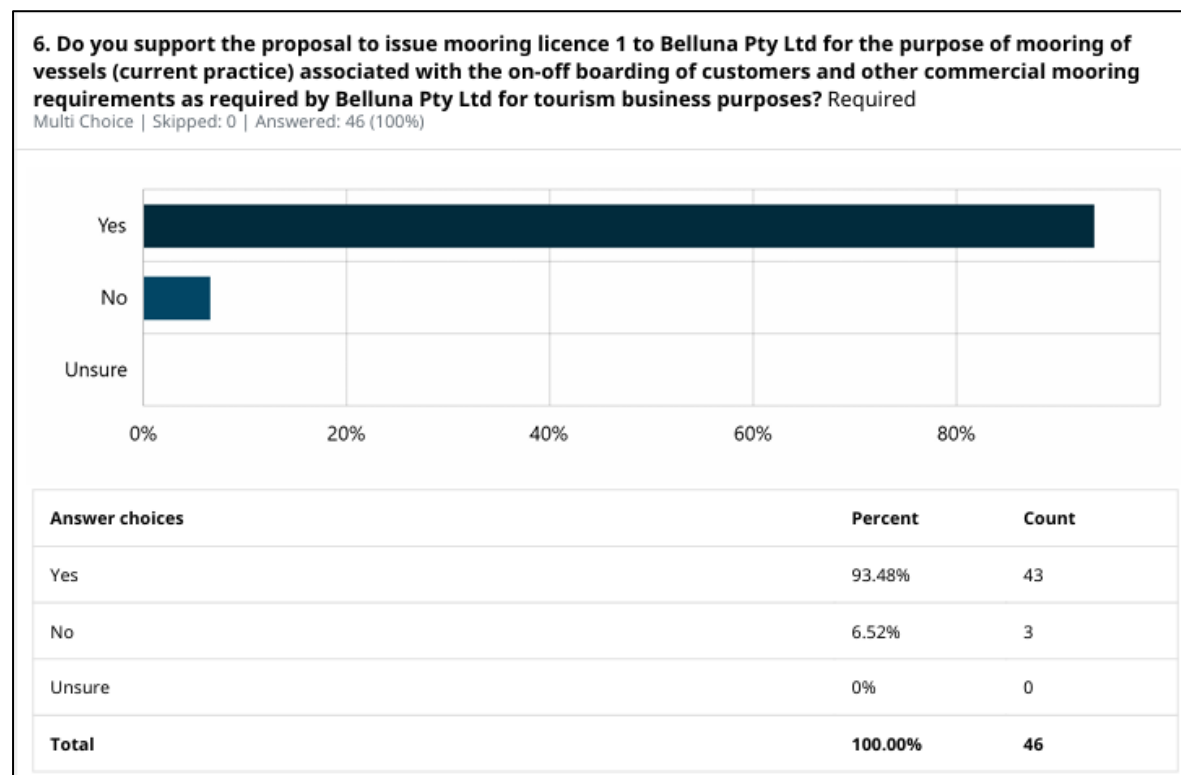
- Council needs a masterplan to activate the wharf precinct
- 20 years is too long, circumstances change over time
- Future councils may have different uses for the area

Key themes as to why responders were 'unsure' whether to support a new ground lease for a ticket office are:

- In support as long as the building does not encroach further onto the wharf
- Given the prominent locations, should they be considered within the revitalisation project
- Need to commit to improving the office/boarding station inline with activating the wharf

Question 2: Do you support Licence Area 1 with Belluna Pty Ltd for mooring for the boarding station/ticket office.

Of the submissions received, 43 (93.48%) supported the proposal, 3 (6.52%) objected to the proposal and no (0) submissions were unsure.



Key themes in support of mooring licence 1 are:

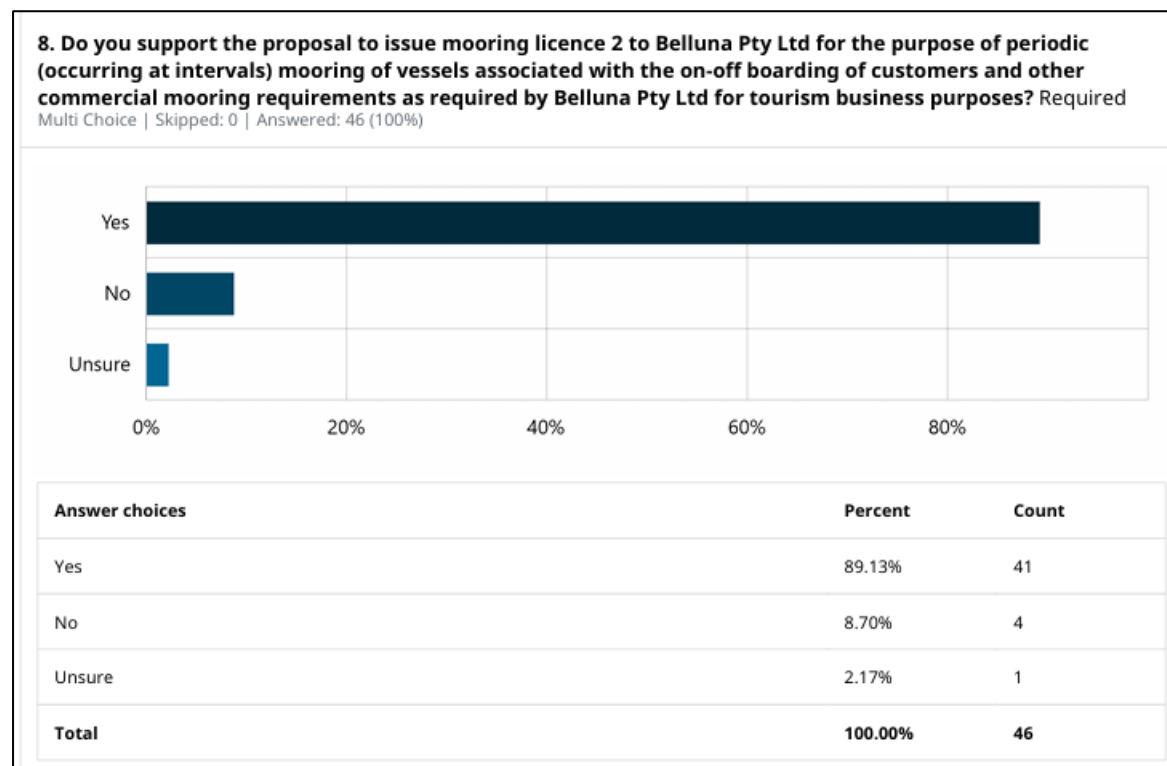
- Adds positivity to the precinct
- They do a great job and are vital to Goolwa
- Community should support the major tourist operations in the region
- Supportive provided that if it isn't used that other bodies (vessels) are able to
- It works well and the wharf area looks better with boats actually tied up to it
- Support as long as the Oscar W permanent mooring remains unaffected

Key theme objecting to mooring licence 1 is:

- More boats are needed, rather than allocate all the space to one operator

Question 3: Do you support Licence Area 2 with Belluna Pty Ltd for mooring for the boarding station/ticket office?

Of the submissions received, 41 (89.13%) supported the proposal, 4 (8.70%) objected to the proposal and 1 (2.17%) were unsure.



Key themes in support of mooring licence 2 are:

- Adds positivity to the precinct
- Community should support the major tourist operations in the region
- Supportive provided that if it isn't used that other bodies (vessels) are able to
- 'Makes perfect sense to have the boats tied up nearby the business'
- Should have further steamboats moored permanently at the Goolwa Wharf
- Provides a great service
- More availability to more people 'has got to be good' promotion for Goolwa and the Coorong.

Key themes objecting to mooring licence 2 are:

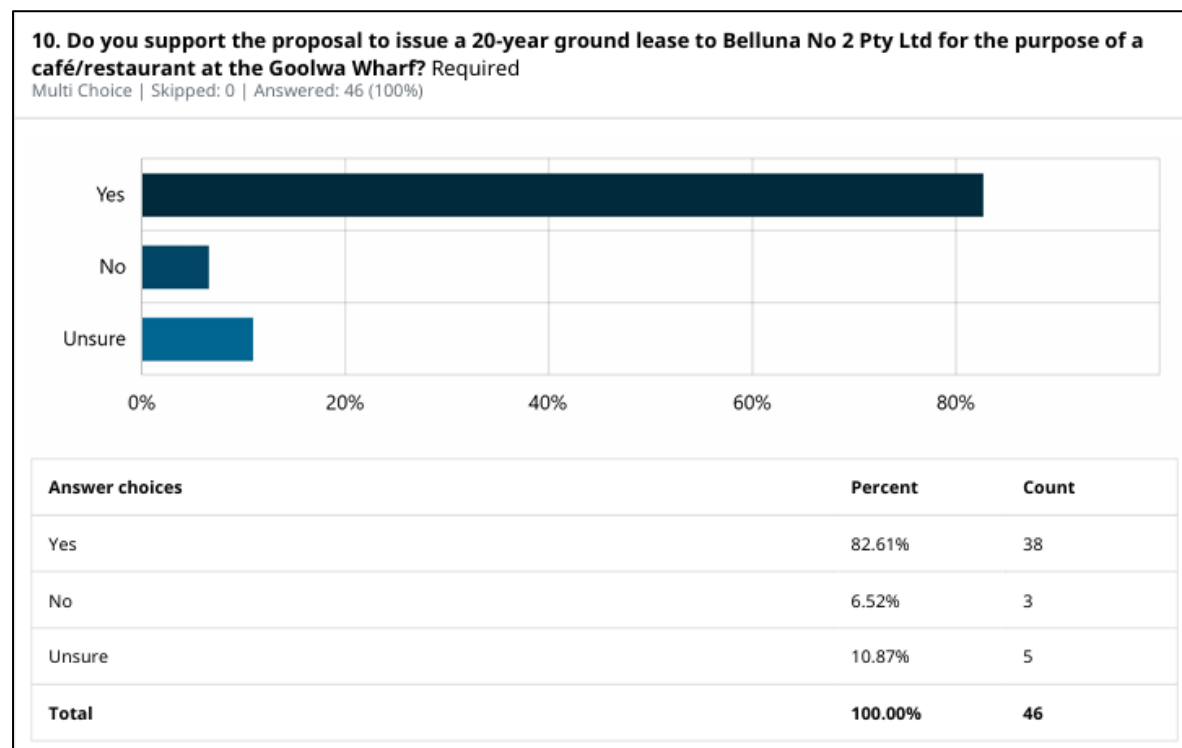
- More boats are needed, rather than allocate all the space to one operator

Key themes as to why responders were 'unsure' whether to support mooring licence 2 are:

- Not sure why they need two mooring areas
- Possibly Licence 2 could be shared and made available on an occasional basis

Question 4: Do you support the lease with Belluna No 2 Pty Ltd for the Restaurant / Cafe

Of the submissions received, 38 (82.61%) supported the proposal, 3 (6.52%) objected to the proposal and 5 (10.87%) were unsure.



Key themes in support of a new commercial ground lease for a café/restaurant are:

- Adds positivity to the precinct and provides dining facilities for the wharf
- See this as a positive step forward for the community and the wharf development
- Well established and well-respected operators
- Helps grow the area and improve tourism 'which is the lifeblood of the area'
- Important to encourage small business to the area for long term economic benefits
- They know what they are doing as they have been there many years
- 'There aren't many other options at the wharf!'
- Alexandrina is a tourist town with a rich history

Key themes objecting to a new commercial ground lease for a café/restaurant are:

- Council needs a masterplan to activate the wharf precinct
- 20 years is too long, circumstances change over time

Key themes as to why respondents were 'unsure' whether to support a new ground lease for a café/restaurant are:

- In support, as long as the building does not encroach further onto the wharf
- Council should mandate activation strategies into leases (such as minimum operating hours, opening on public holidays, open 7 days a week etc) to enhance the visitor experience.
- Should be included in the revitalisation project before any lease renewal
- Supportive if they update the café to align with wharf activation plans

Feedback summary:

Across the four (4) questions asked, the majority of respondents are in favour of all four (4) agreements proceeding, being the two (2) commercial ground leases and the two (2) mooring licenses.

Some respondents referenced the Oscar W in parts of their submission, which did not form the subject of this consultation.

4.0 Self-nomination to participate

It is important to acknowledge that involvement in the public consultation process is voluntary, with participants self-nominating to contribute. As a result, the feedback gathered should not be regarded as statistically representative of all perspectives.

5.0 Consultation images

N/A