



Community Engagement Feedback Report

**Middleton Pioneer Community Hall Association
New Lease Request**

Dates of consultation: 18 June - 10 July 2026

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1.0 Background

Council sought community feedback on a proposal from the Middleton Pioneer Community Hall Association Inc for a new 10-year lease, for continued occupancy of the Middleton Pioneer Hall located at 3 Walker Place, Middleton.

The Middleton Pioneer Community Hall Association Inc. (Association) entered a 42-year lease with Council for the Pioneer Hall (Hall), the Old School Room (Room) and the Old School House Masters Residence (Dwelling) on the 1 July 1982. The premises has been well activated by the Association during the 42-year lease term.

The Hall and Room have provided significant community benefit as a meeting space and hire facility. The Dwelling was occupied by a long-term tenant until June 2024 but is now vacant due to the condition of the building.

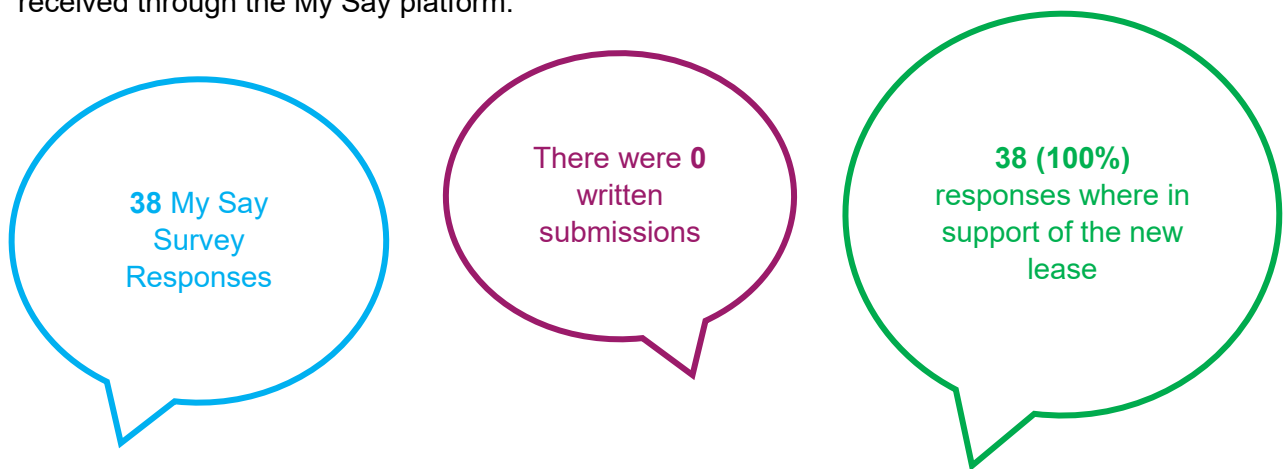
The current lease has expired, however Council granted holding over of the lease to the Association to match the expiry date of their other lease for the Middleton Institute in November 2025. Now that the Middleton Institute lease has been resolved and the building occupied by the Middleton Arts and Craft Group, the Association has lodged a proposal with Council to continue to provide community services from the Pioneer Hall and the Old School Room (excluding the Old School House) on Walker Place Middleton, for a term of 10 years.

As the term of the lease is proposed at greater than five (5) years on land classified under the *Local Government Act 1999* as Community Land, public consultation for the ten (5+5) year lease is required.

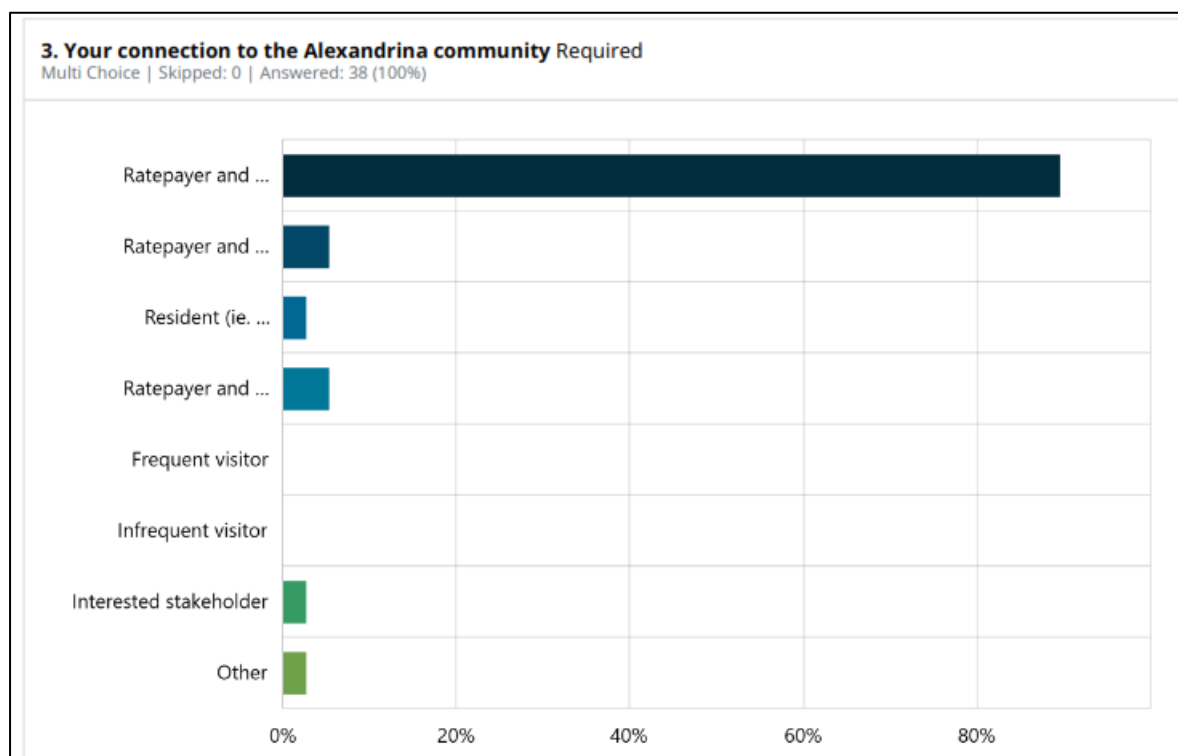


2.0 Engagement Snapshot

During the consultation period of 18 June - 10 July 2026 **a total of 38 responses** were received through the My Say platform.



Who we heard from:



As part of the community engagement, on the 22 June 2026 a link to the My Say consultation page was provided to eight (8) adjoining property owners, the Department for Environment and Water (DEW) as owners of the land, the Middleton Community Association Inc and the Member for Finniss. No responses were provided from these groups, other than those who participated in the MySay survey.

2.1 Engagement communications

Audience	Channel	Results
Residents/ Ratepayers	Council website - Latest news article on home page	Throughout consultation period
	My Say page	Page visits: 178 Document downloads: 111
	My Say e-newsletter subscribers	DATE - Sent to 2,313 subscribers (43.4% open rate)
	Social media (Instagram and Facebook) – at the start and midway through consultation	Facebook – 18 June and 7 July - Views: over 6.2k - Link clicks: 24 - Interactions: 12 Instagram – 8 July - Views: over 700 - Reach: over 450 - Interactions: 5
	Council office displays - entryways	Goolwa and Strathalbyn Offices 
	Community noticeboards	N/A
	Corflutes (large waterproof signage on site)	N/A

Adjoining Property Owners / Business Owners	Direct email to 8 property owners	Property Officer – Lease and Licence
Government and key agencies	Direct email	To the Department for Environment and Water (DEW) as owners of the land and the Member for Finniss
Section 41 Committees / Advisory Committees/ Audit and Risk Committee	Direct email	N/A
Community groups, resident and ratepayer associations	Direct email	Middleton Community Association Inc.
Media	Fleurieu Sun, The Southern Argus	 ALEXANDRINA COUNCIL Community Consultation New Lease Proposal - Middleton Pioneer Community Hall Association Council seeks feedback on a proposal from the Middleton Pioneer Community Hall Association for a new 10-year lease of the Middleton Pioneer Hall and Old School Room. The Association has managed and activated the facility for community benefit for over 42 years. The Association seeks a new 10-year lease for the Hall and Old School Room (excluding the Dwelling) to continue to deliver community activities, support the local community, and upgrade the facilities to meet demand. 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 Property Lease and Licence team on 8555 7000. Submissions will be accepted by Council until 5 pm, Friday 10 July 2026.
Internal staff	Connect Intranet Announcement	N/A
Council Members	Briefing to Council Members via Council Report, CM Portal, email, Council Information Session	Council Decision to proceed to community engagement 20 April 2026 Community feedback to Council 17 August 2026.

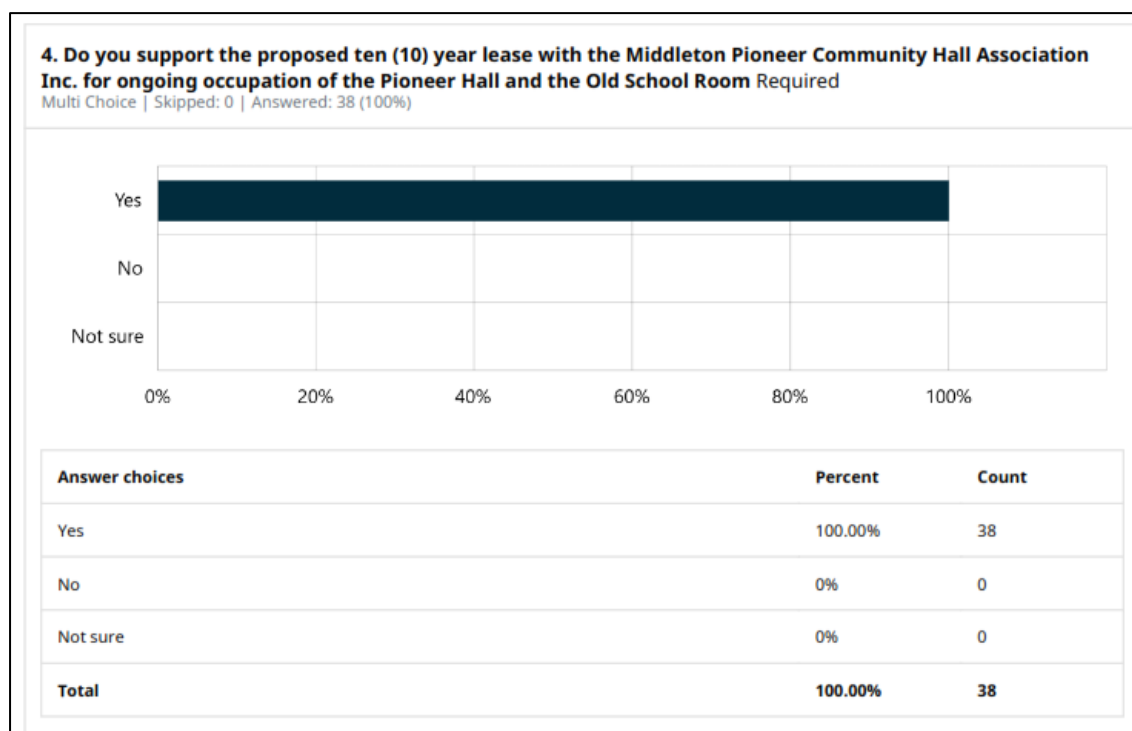
3.0 Consultation Response Overview

Frequently Asked Questions on the MySay platform included information on:

- Why public consultation is required for this lease.
- Why the Old School House is vacant and not part of the lease.
- What is going to happen to the dwelling.

Question asked – 38 responses, (100%) support received:

Do you support the proposed ten (10) year lease with the Middleton Pioneer Community Hall Association for ongoing occupation of the Pioneer Hall and the Old School House?



3.1 Evaluation

The engagement on the proposed ten (10) year lease to the Association has received 100% support.

Feedback summary:

Key themes in support are:

- Committed group of volunteers acting in the best interests of the community.
- Demonstrated strong stewardship and dedication to a valuable community asset.
- Well administered, managed and cared for by the Association / Committee.
- Very important organisation in the community.
- Hall is always clean, tidy, well cared for and a credit to the Association / Committee.
- Committee are very accommodating, supportive & caring of the Middleton Community.
- Consider/ prefer the current Association as best suited to continue running it (good fit).
- Provides a focal, happy, central meeting point in town for the community.
- Well supported by the community for events, fundraising activities and playgroup.
- Brings the community together in a well-used community asset.
- There is no other community available hall in the district that provides all these facilities.

Key concerns are:

- Supportive, on the provision that:
 - the residence (dwelling) be kept as a separate lease (intended)
 - immediate neighbours receive notification (14 days) of events in the hall where music is proposed to go later than 9pm (can be a special condition within the lease).
 - immediate neighbours receive notification (14 days) of use of the carpark as a hospitality area (the carpark is not part of the lease area and therefore cannot be included as a condition in the lease, but the Association will be notified of concern).
 - the external lights in the car park be automated to turn off and, sensor lights directed to ensure they do not shine into neighbouring properties (the carpark is not part of the lease area and therefore cannot be included as a condition in the lease, but the Association will be notified of concern. Any external lights on the buildings within the lease area can be a special condition within the lease).

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