

Master Plans for Port Elliot, Middleton + Milang

Port Elliot Co Design Workshop Summary



Prepared for Alexandrina Council

+ Jensen PLUS

+ Stantec

+ FMG

+ Phillips/Pilkington Architects

**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.

Port Elliot 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 local traffic management** within and around the town 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 Port Elliot

Agenda at a glance

11.30am-1.30pm

Introduction briefing +
strategic planning workshop

1.30-4.30pm

Open Studio – Community
drop-in

4.30-6.30pm

Prepare for final presentation

6.30-7.30pm

Final presentation of
workshop outcomes – all
welcome

Port Elliot Master Plan Community Sessions

Free
drop-in
session

Everyone
who loves
Port Elliot is
encouraged
to attend the
upcoming
session.

When

Wednesday, 19 October 2022

Where

Port Elliot RSL (10 The Strand, Port Elliot)

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 opportunity to provide your feedback.

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.





Background Information

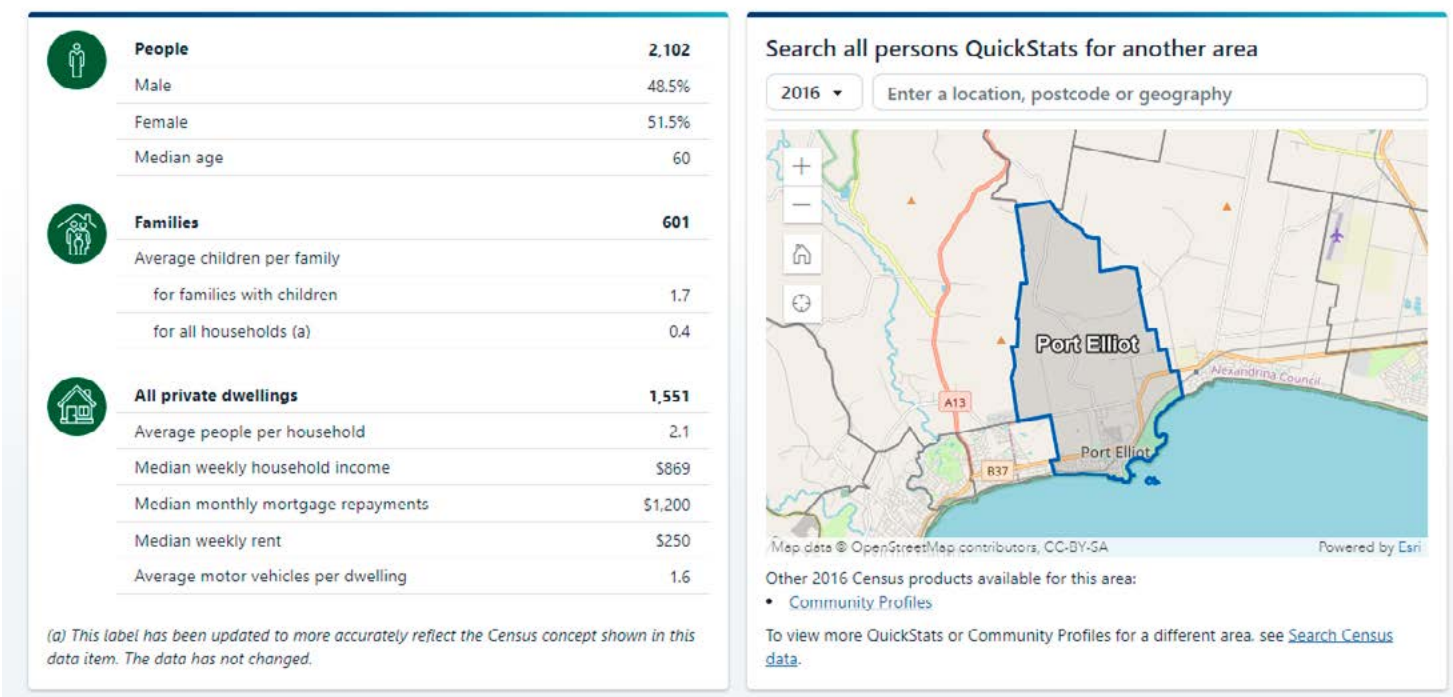
NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

Census 2021 more residents, getting older, more wealth?

Port Elliot

2016 Census All persons QuickStats

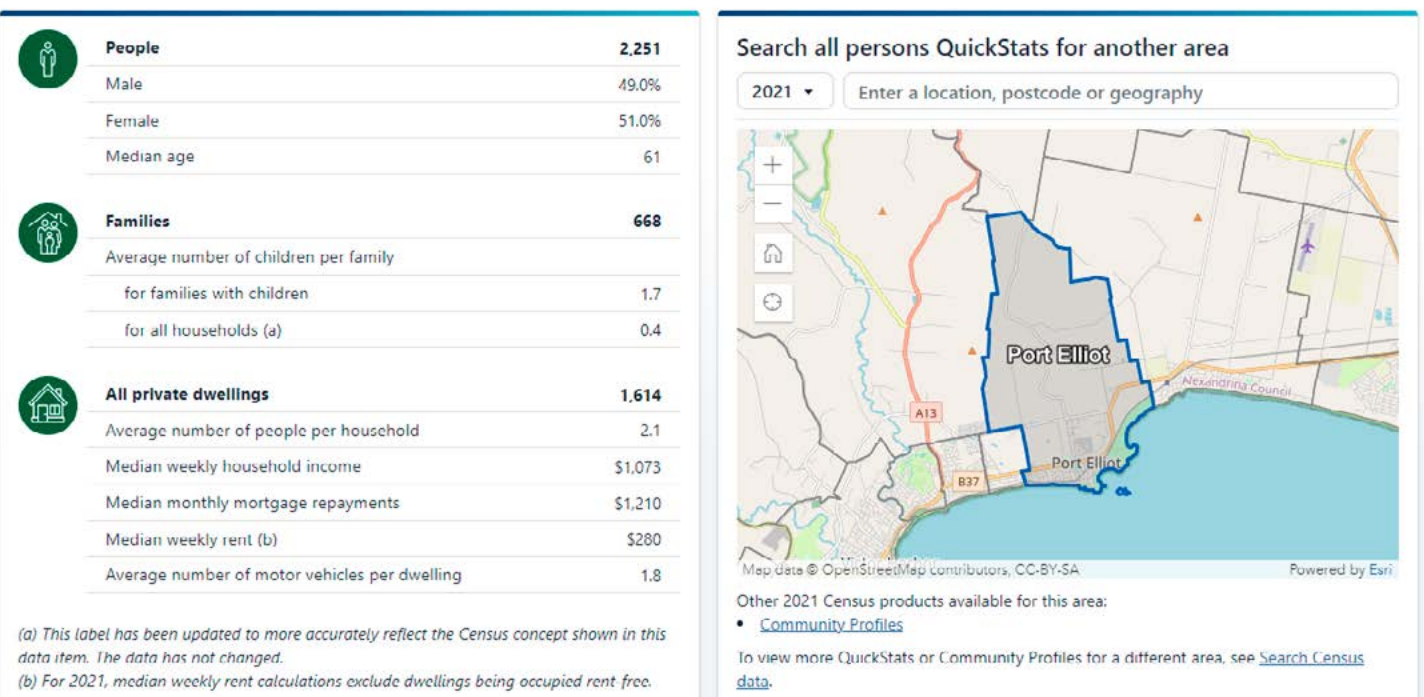
Geography type [State Suburbs](#)
Area code SSC41180



Port Elliot

2021 Census All persons QuickStats

Geography type [Suburbs and Localities](#)
Area code SAL11194



2,251 people up from 2,102

Median age 61 up from 60

1,614 dwellings up from 1,551

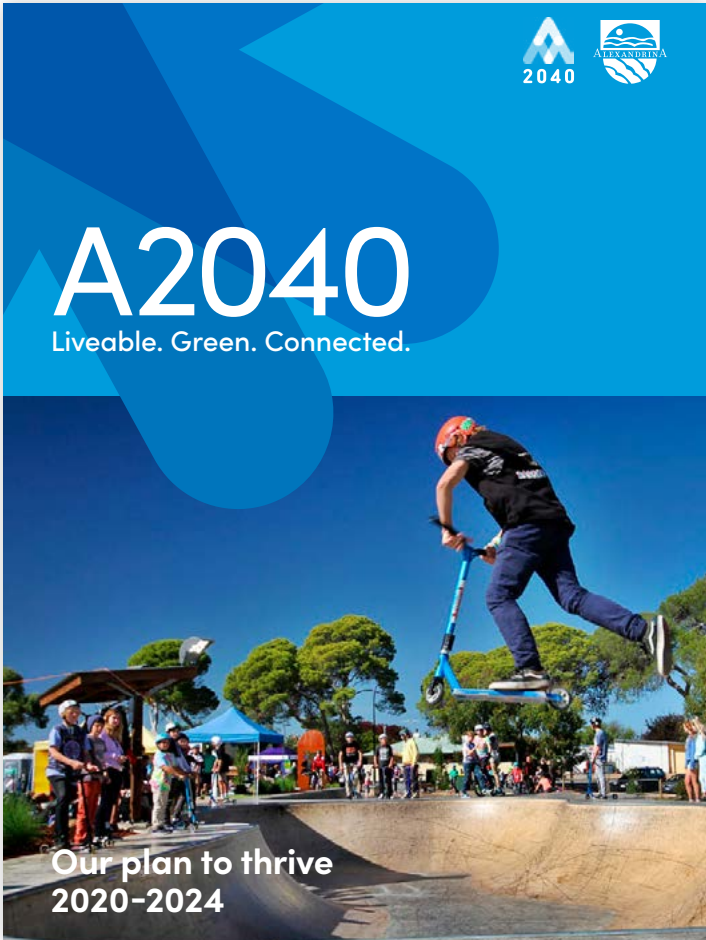
Median weekly household income \$1,073 up from \$869

\$1,210 median monthly mortgage repayments, slight increase from \$1,200

1.8 vehicles per dwelling up from 1.6

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.

A2040: Liveable. Green. Connected.



- _Council's strategic plan for Alexandrina to **"thrive"** for the next twenty years.
- _Over **1800 participants consulted**
- _Conversations and Plan intended to shape the way forward through **local participation and partnerships.**
- _Three aspirational **themes:**
 - _**Liveable** Alexandrina
 - _**Green** Alexandrina
 - _**Connected** Alexandrina
- _**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

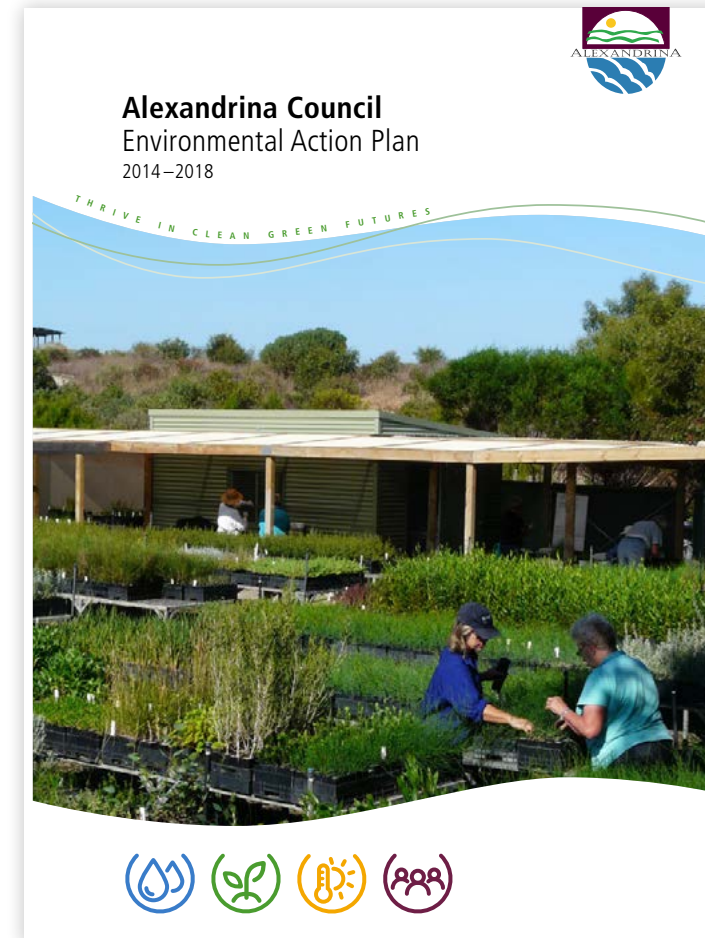
NOTE: This document is a summary of the workshop presentation and outputs from 19th October. It does not represent any master plan outcomes or recommendations, and is subject to further feedback and design work.

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 priority initiatives and respective actions. Relevant priority initiatives include:
 - _ Advocate for economic infrastructure
 - _ Placemaking
 - _ Business support

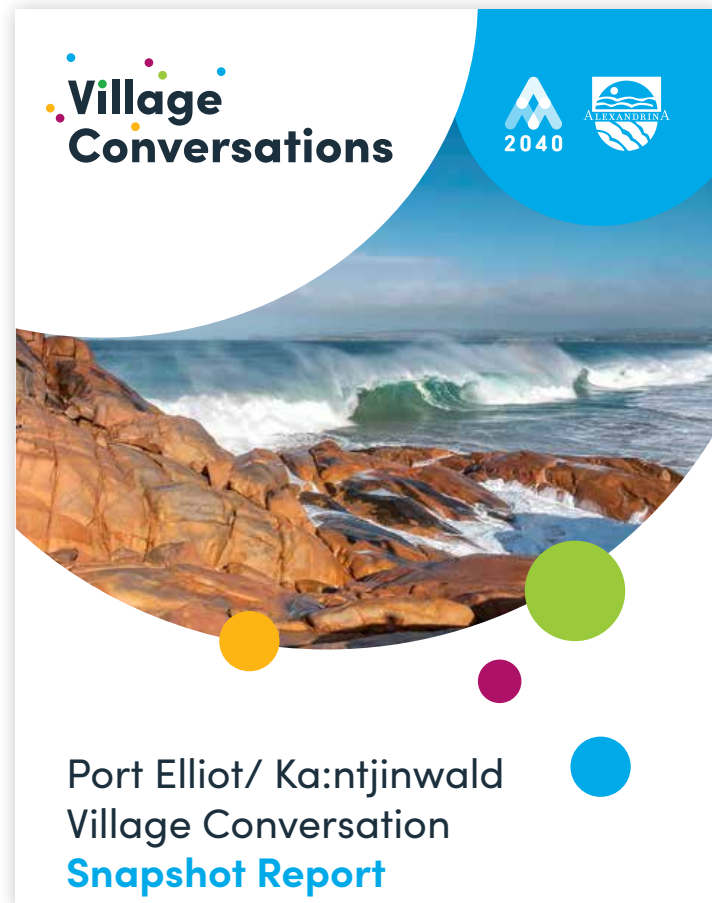
Environmental Action Plan 2014-2018



- _ **Four areas:**
 - _ Protecting our water resources
 - _ Enhancing biodiversity
 - _ Progressively addressing climate change
 - _ Living local
- _ Plan provides a list of **actions**, including:
 - _ Undertaking a Coastal Hazard Study
 - _ Developing a region-wide vision for reconnecting the landscape by undertaking works on Council reserves, roadsides and unmade roads
 - _ 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
 - _ Reduce water consumption and maximize stormwater collection and use,
 - _ Improve urban biodiversity,
 - _ Be a responsible land manager

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.

Village Conversations Snapshot Reports _ Port Elliot



Celebrating Port Elliot:

_ During the Conversations groups were asked to create their **vision statement** for the **Townships**. Thirteen vision statements were published in the report, with the Common / recurring themes / statements including:

- _ Sense of pride
- _ Appreciate the history and historic features/ buildings.
- _ Appreciate the scenic views of Horseshoe Bay and foreshore walks
- _ Green belt to be maintained.
- _ Relaxing holiday areas.
- _ A tourism town, which balances with the townships residents
- _ A clean and tidy environment
- _ Beaches
- _ Village vibe
- _ Naturally sustainable
- _ Welcoming to all ages and family friendly
- _ Not overdeveloped and development that is sympathetic to the township's authenticity
- _ Artisan township

_ Maritime coastal and marine life environment

_ Doughnut ('circular') economy

_ Rich connections between people

_ Scenic views and foreshore walks

Opportunities to build on

_ Understand Ngarrindjeri culture and European heritage.

_ Improve traffic network

_ Increase greening and install a community garden

_ Activate netball courts at Port Elliot Oval

_ Encourage and support event attraction, including through street closures.

Areas to focus on

_ Manage tourist impact on traffic and anti-social behaviour.

_ Encourage active lifestyles.

_ Improve WSUD and sustainable practices in running the town

_ Build a solar park to power the town

_ Complete the Port Elliot Master Plan

_ More artistic, youth and cultural opportunities

What is already planned

_ Upgrade of Institute, Library and RSL buildings.

_ Irrigation of reserves

_ Lighting upgrades

_ Playground upgrades

_ Port Elliot Cricket Club rooms renewal

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.

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

_Study assessed the **impact that sea level rise** (due to Climate Change) will have on the Alexandria Coastline, including Port Elliot.

Port Elliot - 2050

_Most of **Horseshoe Bay will be directly impacted** by waves,
_ **Shore line recession** anticipated to move further inland by **approximately 8 metres** due to erosion.

Port Elliot - 2100

_High water and storm surge events will have a greater impact on Horseshoe Bay.
_ **Shoreline recession** anticipating to be between **26-29 metres**.
_ Bay **unlikely to retain its existing formation**.
_ **Impacted infrastructure** include the existing cafe, bowling greens, boardwalk/ walking paths and stormwater infrastructure.



Port Elliot estimated rates of erosion for 2050 + 2100



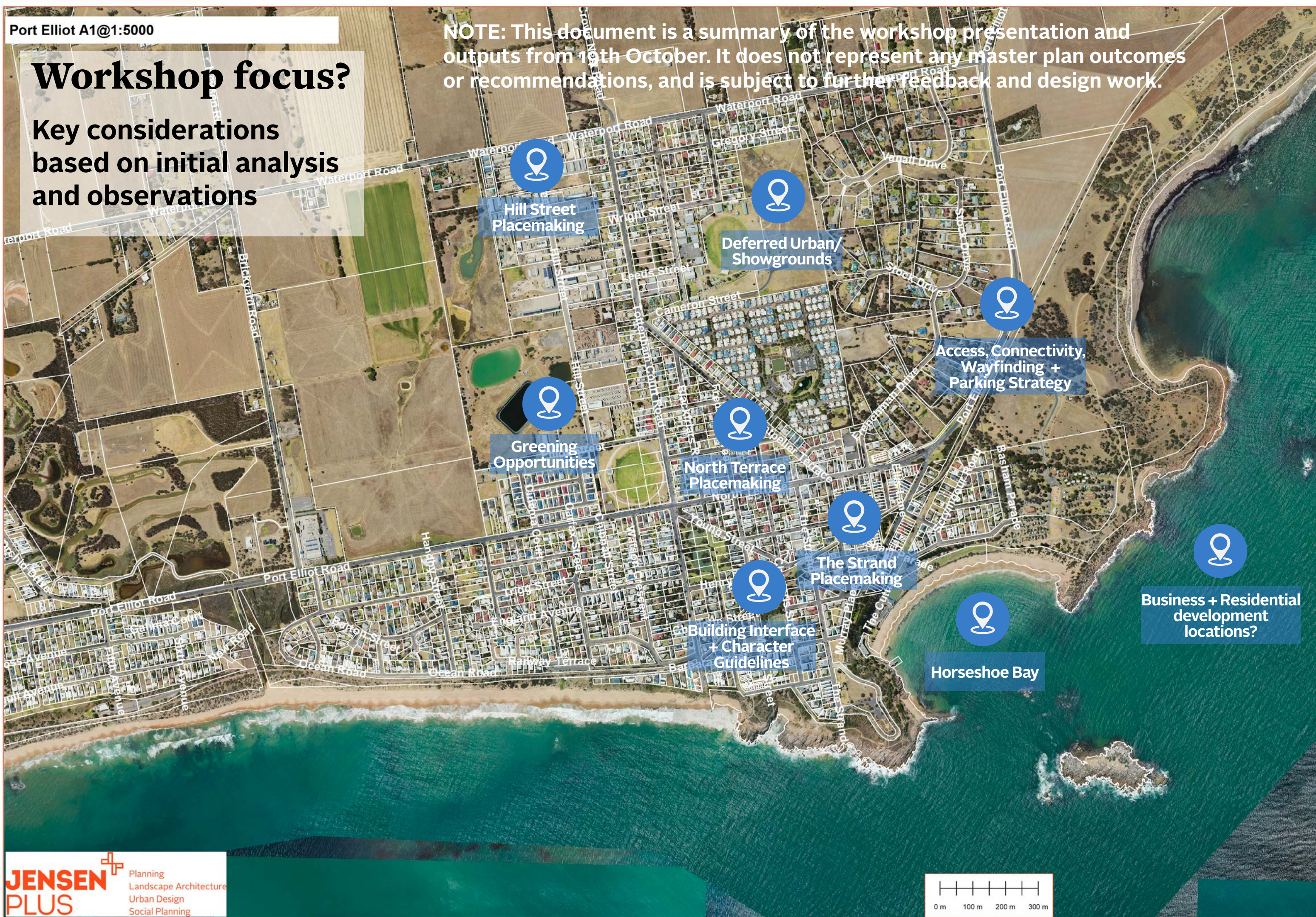
Workshop

R.S.L. PORT ELLIOT SUB BRANCH Honour Roll			
MEMBERS			
1901	1902	1903	1904
1905	1906	1907	1908
1909	1910	1911	1912
1913	1914	1915	1916
1917	1918	1919	1920
1921	1922	1923	1924
1925	1926	1927	1928
1929	1930	1931	1932
1933	1934	1935	1936
1937	1938	1939	1940
1941	1942	1943	1944
1945	1946	1947	1948
1949	1950	1951	1952
1953	1954	1955	1956
1957	1958	1959	1960
1961	1962	1963	1964
1965	1966	1967	1968
1969	1970	1971	1972
1973	1974	1975	1976
1977	1978	1979	1980
1981	1982	1983	1984
1985	1986	1987	1988
1989	1990	1991	1992
1993	1994	1995	1996
1997	1998	1999	2000
TREASURERS			
1901	1902	1903	1904
1905	1906	1907	1908
1909	1910	1911	1912
1913	1914	1915	1916
1917	1918	1919	1920
1921	1922	1923	1924
1925	1926	1927	1928
1929	1930	1931	1932
1933	1934	1935	1936
1937	1938	1939	1940
1941	1942	1943	1944
1945	1946	1947	1948
1949	1950	1951	1952
1953	1954	1955	1956
1957	1958	1959	1960
1961	1962	1963	1964
1965	1966	1967	1968
1969	1970	1971	1972
1973	1974	1975	1976
1977	1978	1979	1980
1981	1982	1983	1984
1985	1986	1987	1988
1989	1990	1991	1992
1993	1994	1995	1996
1997	1998	1999	2000

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 Port Elliot. Talk about land for business and housing, heritage + character, 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.)?*
- *Identify access + parking strategies for the town centre*
- *Walking + cycling connectivity*
- *Draw a diagram*
- *Identify 4-6 strategies for change*

3. Placemaking concepts

- *For one of the placemaking locations (e.g. Strand, North Terrace or Hill Street), 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 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 include:

- Township character – don't expand boundaries
- Building heights
- Sympathetic development
- Develop improvements to The Strand – make it for people not cars
- First Nations recognition needed
- Landscaped park and walk/ride options that connect to key township locations
- Improved wayfinding/signage
- Review Deferred Urban zone and heritage overlay area
- Heard different opinions / understanding of what projects are happening or not happening
- Undertake improvements to Hill Street
- Playgrounds for youth/older kids
- Greening opportunities throughout the town
- Improvements to the railway station area
- Identify new parking options



Community members discussing the future of Port Elliot with the project team and amongst themselves!

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



**Options for improving
The Strand**



**Options for improving
Hill Street**



**Outcomes of
discussions about
improving transport,
accessibility, parking,
pedestrian + cycling
amenity and traffic**

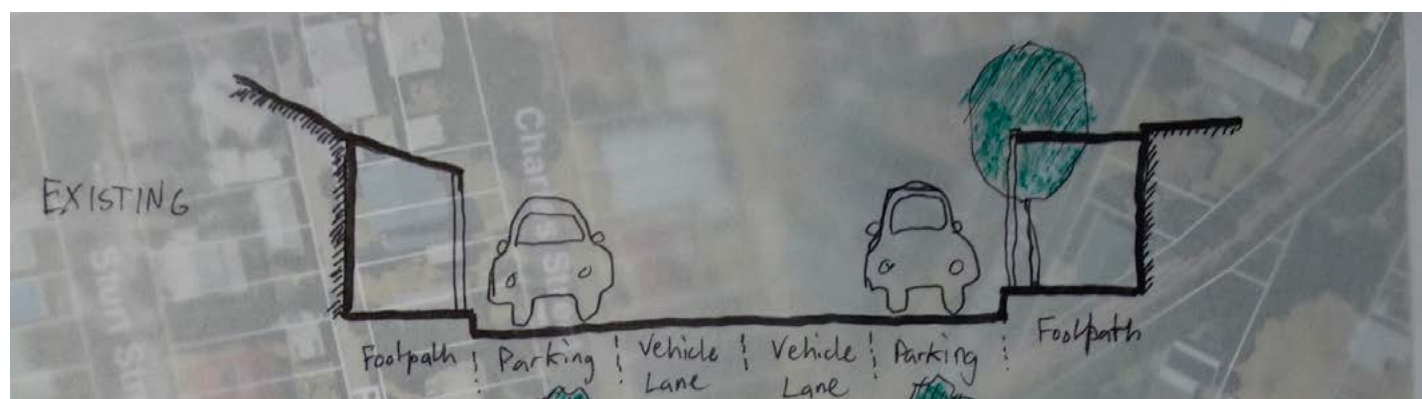


**Outcomes of high level
strategic discussions
(land use planning,
infrastructure etc.)**

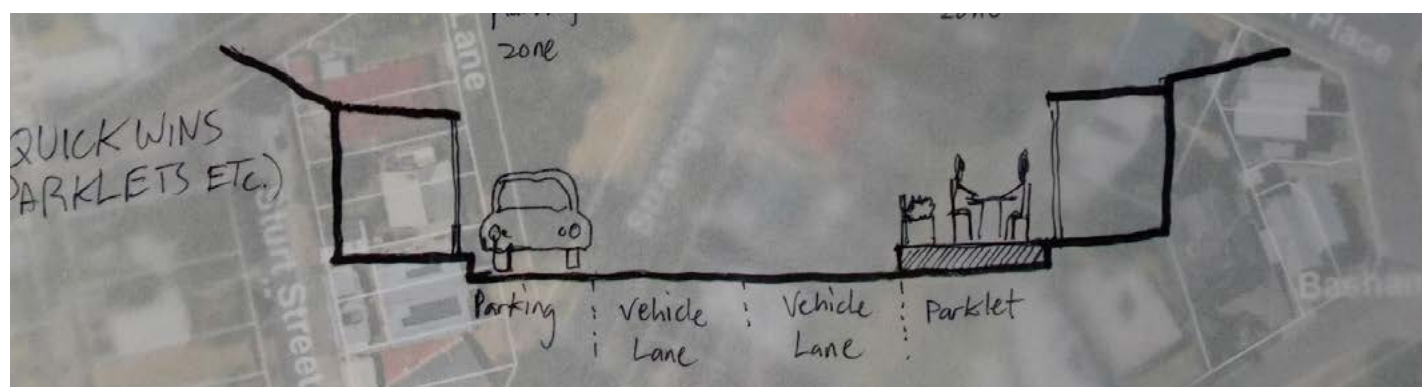
1

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.

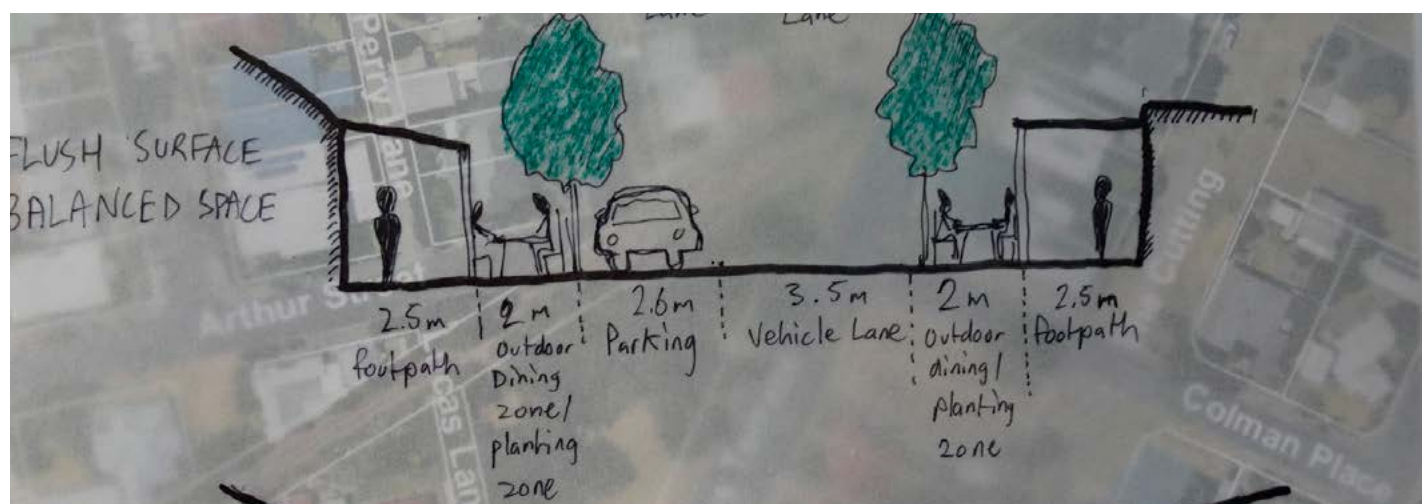
The Strand



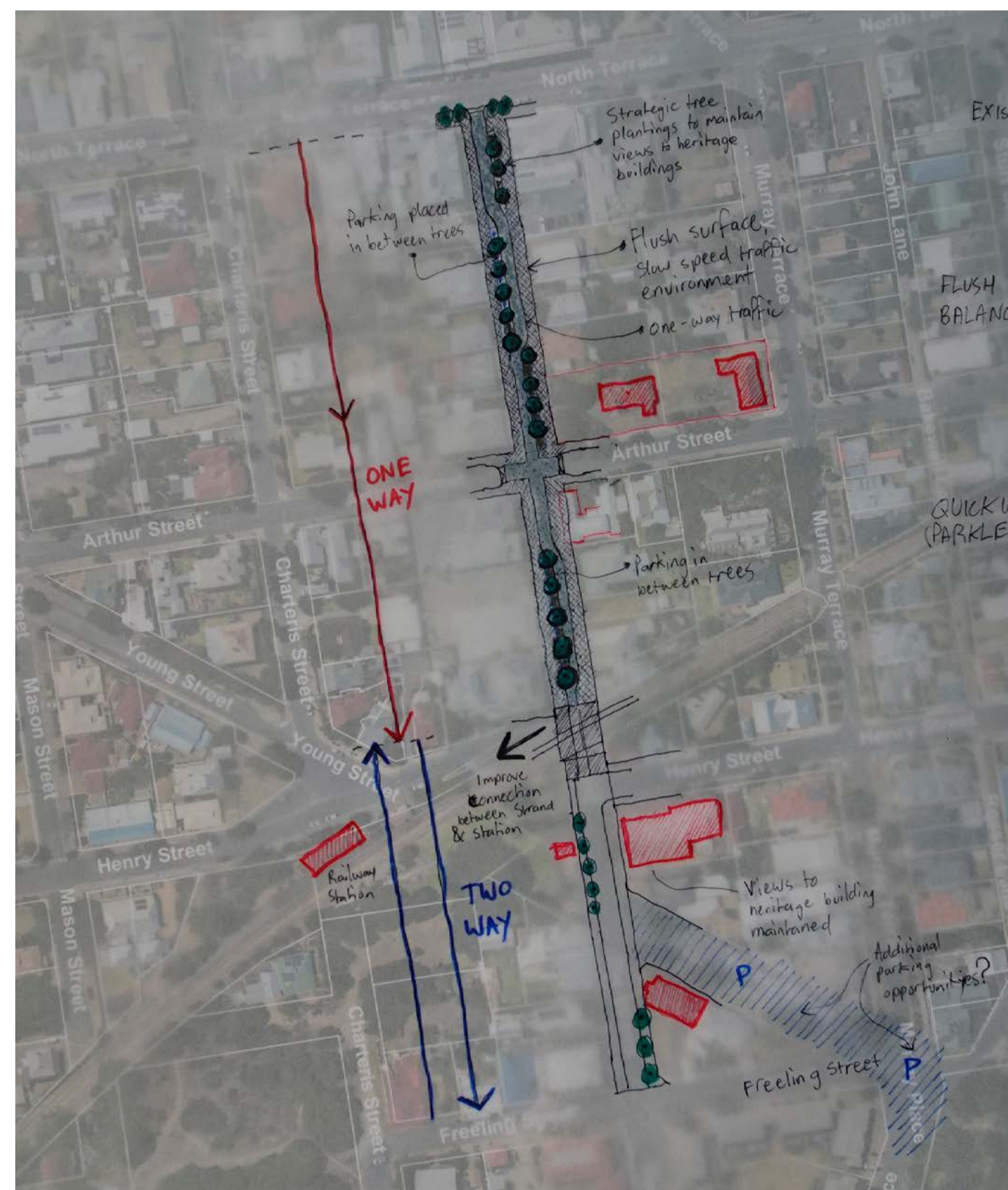
EXISTING



QUICK WINS (PARKLETS ETC.)



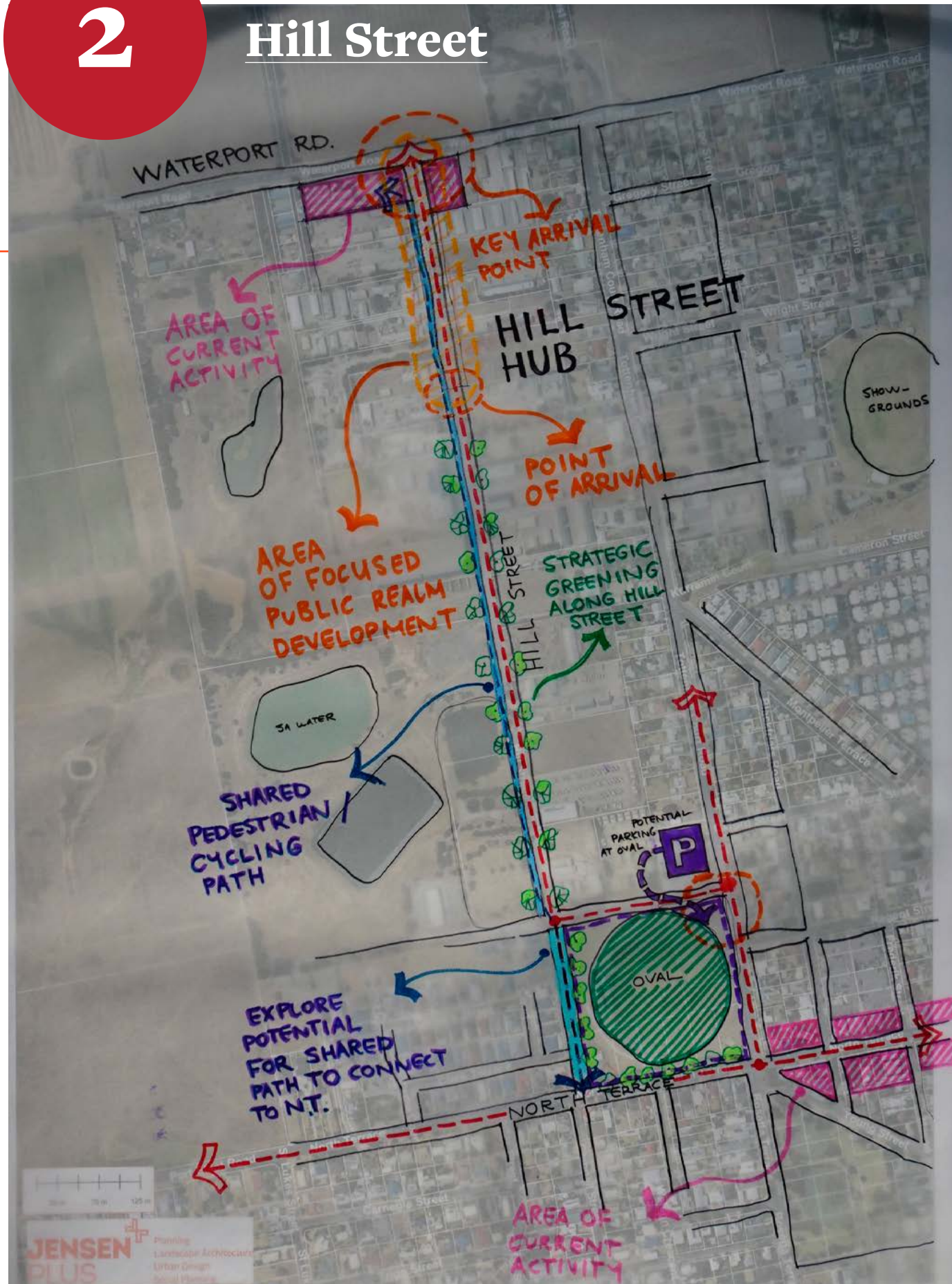
COMPLETE STREET UPGRADE



2

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.

Hill Street



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.

Transport

- Park + Walk for town centre visitors
- Traffic movement options for The Strand
- Intersections reviews
- Walking / cycling connections
- Traffic management / safety



- Intersection Investigations
- P Parking Locations for Investigation
- X Train Line + Level Crossings
- Improved Walking + Cycling Connections to Destinations
- Traffic Management

4

Strategic 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.

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

Additional Feedback

Feedback

set?

- No further tourist accommodation adjacent to caravan park – future wetland location?
- Ensure input from people that live in Port Elliot translated into Project Objectives
- No pavers on the strand – bad outcomes in Strathalbyn and Goolwa?
- Proposed increase for capacity for Hotel Elliot – where will the parking be?
- Consider heritage beyond the Strand? (Residential homes etc.)
- Are the project objectives

- Preference for longer project time frame but better outcomes
- Dovetailing of multiple processes – changing code (heritage overlay) will take a few years – protection in interim?
- ODD in Hill St instead of Strand?
- Organic nature of Hill St is what appeals to businesses – maybe enhancements not Council led, but business led with Council support?
- Project objectives do not reflect what town want.

- Car parking concerns
- Need to protect the residential housing character
- Need to make mention of the community garden
- Park + Walk for town centre visitors
- Traffic movement options for The Strand
- Intersections reviews
- Walking / cycling connections
- Traffic management / safety

- Information on history of Waterport Heritage Reserve + Resoraion & Management Plan by Friends of Waterport Heritage Reserve

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