



Community Consultation Feedback Report

Coorong Café 20 Year Lease Proposal

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1.0 Background

We sought community feedback on a proposal to provide a 20-year commercial lease to Coorong Café, for continued occupancy of a portion of Sugars Beach Hindmarsh Island for café purposes.

Why we asked

As the land is community land and the proposed term of the lease is greater than 5 years, community consultation is required under the Local Government Act 1999, to provide the public with an opportunity to consider the essential terms proposed within the draft lease and make a submission regarding the proposal should they choose to.

Community engagement is integral to Council when considering a proposal over community land. Following close of community engagement, the submissions received will be provided to Council to assist Council Members in making an informed decision on the proposal.

Proposed lease details

The community were provided with the below essential terms of the proposed lease:

- 20-year (5+5+5 +5) year lease
- Lease commencement date of 1 November 2025
- Purpose of 'shop, comprising of two mobile food vans with associated approved storage container, amenities and open dining area'
- Commencement rent to be determined and applied by an Independent Market Valuation
- Independent Market Valuation to be undertaken and applied at each 5-year renewal term
- Rent to be reviewed by CPI in the years between a market valuation
- Lease to be accompanied by a road rental permit for the partial placement of the shipping container on road.
- Commercial trading permit for the dining area located external to the lease area.

In addition, Council consulted on the proposed amendment to the [Community Land Management Plan](#) (CLMP) to categorise that portion of land on which Coorong Café sits from its current category of 'Multi-Use Developed Reserve' to 'Multi-Use Commercial Properties'.

This would ensure its use was consistent with the CLMP criteria and the approval from Department for Environment and Water (DEW) to use this portion of land for commercial purposes.



Coorong Café

Red = Lease area consisting of portion of Sugars Beach Reserve 11 Hindmarsh Island (375m²)

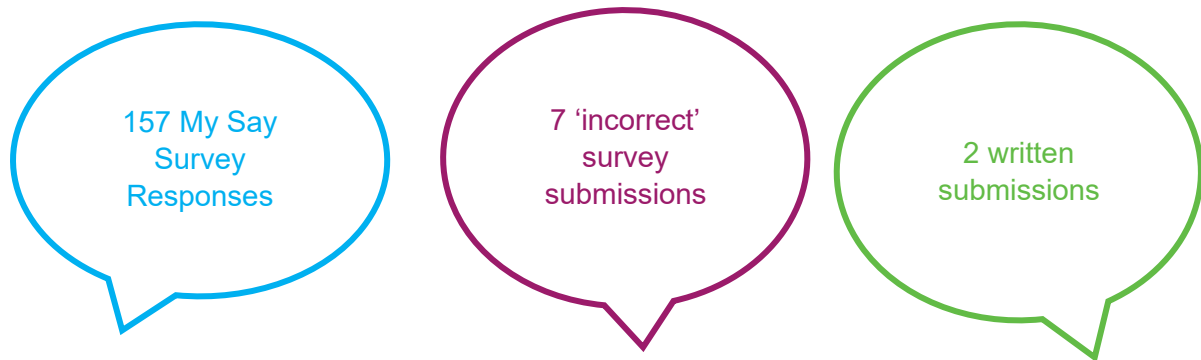
Green = Road Authorisation and Permit Area (50m²)

Yellow = Commercial Trading Area (105m²)

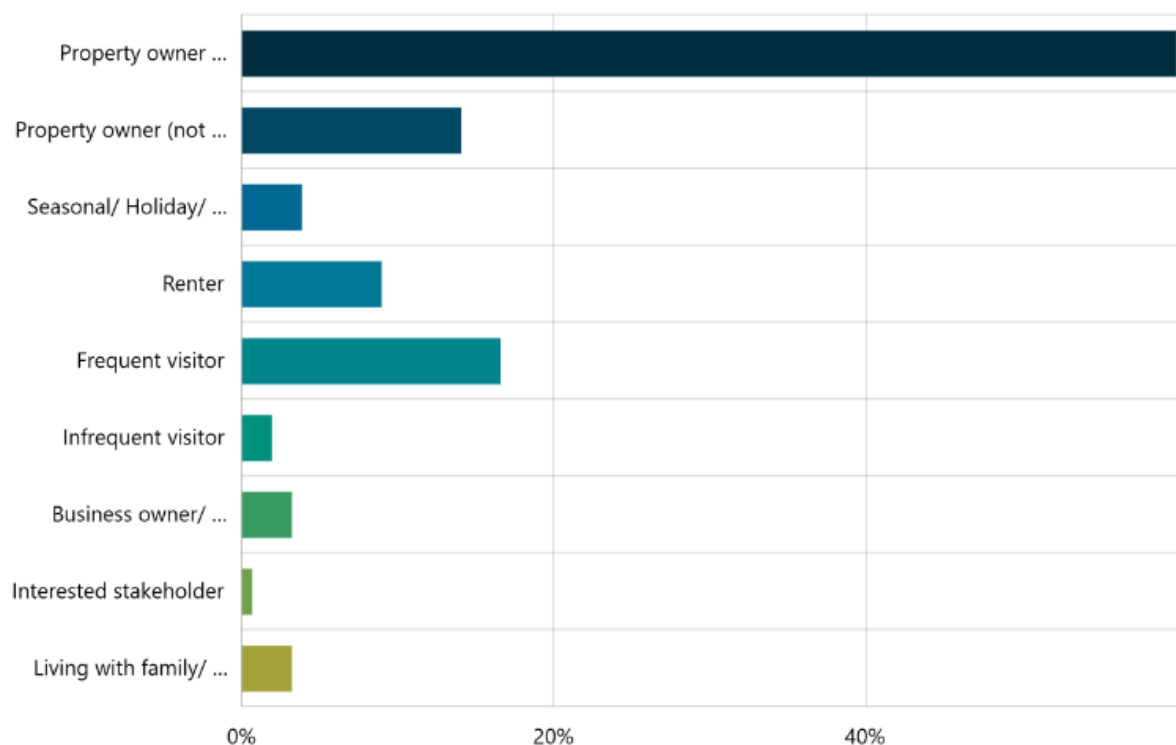
2.0 Engagement Snapshot

During the consultation period from Thursday 18 September until Friday 10 October 2025, **a total of 166 responses** were received across both the My Say platform and via email/hard copy.

Email and hard copy surveys were consolidated into the My Say platform to streamline data and keep it in one central location.



Who we heard from (My Say survey): (*excludes 7 'incorrect surveys'*)



2.1 Engagement communications

Activity/ Method	Date	Outcome/ Result
My Say project page	18 September 2025	939 page views 629 visits 157 submissions via the online survey
Local Displays – Council Office	18 September 2025	
Instagram	18 September 2025 9 October 2025	Over 1.1k views and 653 accounts reached
Facebook	19 September 2025 9 October 2025	Approximately 15k views, 13 shares and 192 link clicks.

Public Notice Fleurieu Sun and Southern Argus	18 September 2025	 ALEXANDRINA COUNCIL Community Consultations Council seeks community feedback on the following two (2) consultations. 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 or email property.officers@alexandrina.sa.gov.au Submissions will be accepted by Council until 5 pm, Friday 10 October 2025. Coorong Cafe - 20-year lease proposal for Sugars Beach, Hindmarsh Island Council is seeking comment on a proposal to provide a 20-year lease to Coorong Cafe for ongoing occupation of a portion of land at Sugars Beach Hindmarsh Island, for cafe purposes. At the 18 August 2025 Council Meeting, Council granted consent to proceed to community engagement on the proposal. Regional Development Australia Adelaide Hills Fleurieu and Kangaroo Island Inc. - 10-year lease proposal for the Strathalbyn Headmasters Cottage Council is seeking comment on a proposal to provide a 10-year lease to Regional Development Australia Adelaide Hills Fleurieu and Kangaroo Island Inc. (RDA) for ongoing occupation of the Strathalbyn Headmasters Cottage behind the Strathalbyn Council Office and Library. At the 18 August 2025 Council Meeting, Council granted consent to proceed to community engagement on the proposal.
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3.0 Consultation Response Overview

3.1 Evaluation

On close of the consultation, 166 submissions were received.

- 157 were received through MySay
- 7 were received through MySay via 'incorrect survey'
- 2 written submissions were received

Coorong Café Lease

Of the responses received:

- 145 (87%) supported the proposed lease
- 17 (10%) objected to the proposed lease
- 4 (2%) queried the proposed lease

Key themes in support of the proposed lease are:

- Iconic, popular venue servicing locals and visitors to Sugars Beach
- Much needed service on Hindmarsh Island
- Destination place
- Tasty, quality food and drinks with spectacular views
- Special place and appeal, offering a good balance between business and nature
- Makes Sugars Beach more attractive to visit
- Asset for the local community and visitors
- Excellent business employing local people (hospitality and musicians)

Key themes of objection to the proposed lease are:

- 20 years is too long
- No community benefit or advantage from a lease term of 20 years
- Council should go out to public tender for this lease
- Cafe is not currently operating as a mobile food van due to permanent fixtures
- A level of flexibility has been provided not comparable to other businesses
- Use of the area should complement not dominate the area
- The Cafe detracts from the beauty of the natural environment
- 20 years gives them an advantage to sell down the track
- Concerned they will have a monopoly on the area
- Other mobile food vendors or traders should be allowed at Sugars Beach
- Use of the area should be more sympathetic to the area
- Live music and shipping containers should not be allowed
- Area should not be spoilt by 'ugly food vans' and cheap furniture
- Council should lift its expectations and compliance checks with the operators.

Amendment to Community Land Management Plan

Of the responses received:

- 118 (71%) supported the proposed CLMP amendment
- 14 (8%) objected to the proposed CLMP amendment
- 27 (16%) queried or where 'unsure' of the proposed CLMP amendment

Note: A question on the CLMP amendment was not provided within the seven (7) 'incorrect survey' submissions received (4%)

Key themes in support of the proposed CLMP amendment:

- As long as there is no further development of the Sugars Beach area
- Council should support this business
- Cafe is part of the landscape
- If needed to keep Coorong Cafe in its current location, it should be supported
- Community minded operators that will support the environment
- It's a tourism highlight

Key themes of objection to the proposed CLMP amendment:

- Its working as it stands.
- If this reserve was amended to commercial, any business could ask for a reserve to be amended
- Leave as is
- It should stay as developed reserve
- Should remain multi-use and not locked into commercial
- Environment should remain the most important part of the agreement

Key themes of query or unsure to the proposed CLMP amendment:

- Not enough information provided
- Should be sympathetic to the area
- Not sure how this affects the business owner
- Don't allow any 5-star buildings there – leave as is
- Environmental framework for Sugars Beach is required first

- Current balance of commerce and nature is sustainable

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