



Consultation Feedback Report

Proposed Sale of Customs House

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1.0 Background

At its meeting 28 October 2024, Council resolved for the purposes of consultation, to proceed with the sale of Lot 210 Porter Street, Goolwa, Certificate of Title Volume 5799 Folio 724; and Lot 2 Hays Street, Goolwa, Certificate of Title Volume 5495 Folio 667; for the purpose of the independent build of a hotel or similar short-term tourist accommodation on this site.

This project offers an exciting opportunity to sympathetically restore Customs House, enhance its heritage, and contribute to the flourishing tourism industry in Goolwa.

The Goolwa Wharf Precinct is a vibrant riverfront destination brimming with culture and history, and Customs House is set to become its next cornerstone. This historic landmark, perched prominently on the hill at the Precinct's entrance, holds deep significance for the town and its people. However, it has been primarily vacant for many years, and investment is needed to revitalise this iconic building and unlock its potential.

Over the last two (2) years, the Wharf Precinct has undergone significant redevelopment, with the 2025 South Australian Wooden Boat Festival set to showcase its renewed charm to the nation.

As per the Council resolution, Council engaged with the community and undertook consultation on the sale of Customs House for the purposes of a hotel development in early 2025, with the results presented in this report.

2.0 Engagement Snapshot

2.1 What we asked

Community consultation commenced on **09 January 2025** and closed on **14 February 2025**.

2.2 How we engaged

- Social media campaign
- My Say Alexandrina page and online survey
- Council website
- Hard copy advertising in Council offices at Goolwa and Strathalbyn



3.0 Engagement Methods and Outcomes/Reach

Council resolved for the purposes of public consultation, to proceed with the sale of Customs House for the purpose of a hotel development/short-term tourist accommodation, at their meeting held 28 October 2024. The formal consultation period subsequently ran from Thursday 09 January 2025 to Friday 14 February 2025.

Activity/ Method	Date	External stakeholder	Outcome/ Result
My Say page	09 January 2025 to 14 February 2025	All	538 Survey responses received through the MySay platform
Direct email	February 2025	Those that registered for email updates via My Say Key Partner Organisations (Regional Development Australia, Fleurieu Peninsula Tourism)	Regional Development Australia promoted consultation in their newsletter 
Foyer Display	09 January 2025 to 14 February 2025	Those visiting the Alexandrina Libraries and Council Offices	Hard copy presence advertising the consultation period Hard copies of the survey available

			Goolwa Wharf Precinct Community Consultations   Scan the QR code to download the Information Document. Relocation of gallery and visitor services in Goolwa Council seeks feedback on the Goolwa Visitor Information Centre – Old Post Office and the gallery operations at South Coast Regional Arts Centre – Old Police Station relocating to Signal Point Experience Centre. This recommendation was as a result of a comprehensive Service Review of Arts and Culture Programs and Visitor Services through 2024. This approach will create opportunities for a wider variety of retail offerings across the entire visitor services area. Sale of Customs House Council seeks feedback on the sale of Customs House, Goolwa for a hotel (or short term tourist accommodation type) development. The next major milestone of the Goolwa Wharf Precinct revitalisation is to complement the historic Customs House building, business mix and support the long-term prosperity of our local economy through the sale of the site for the purposes of a hotel development.  > Submit your feedback before 5pm, 31 January 2025 Share Your Feedback  Online Provide your feedback and complete the online surveys via mysay.alexandrina.sa.gov.au (or scan the QR code)  By mail please direct written submission to alex@alexandrina.sa.gov.au or by post to AH: CEO, Alexandrina Council, PO Box 21, Goolwa SA 5214  In person Complete a hard copy surveys at the Strathalbyn or Goolwa offices. For more information and to provide your feedback, visit mysay.alexandrina.sa.gov.au  
Public Notice – Fleurieu Sun	09 January 16 January	Members of local and surrounding communities	 ALEXANDRINA COUNCIL Community Consultations Council seeks community feedback on the following two (2) projects. 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 on 8555 7000. Submissions for both consultations will be accepted by Council until 5 pm, Friday 31 January 2025. Sale of Customs House, Goolwa Council is seeking feedback on the sale of Customs House in Goolwa for a hotel (or short-term tourist accommodation type) development. Customs House comprises two (2) parcels of land owned by Alexandrina Council, formally identified as Lot 210 Porter Street, Goolwa, Certificate of Title Volume 5799 Folio 724; and Lot 2 Hays Street, Goolwa, Certificate of Title Volume 5495 Folio 667. The next milestone of the Goolwa Wharf Precinct revitalisation is to consider the future of the historic Customs House building, the business mix in the precinct and how the activation of this building can support the long-term prosperity of the local economy.

			 ALEXANDRINA COUNCIL Community Consultations Sale of Customs House, Goolwa Council is seeking feedback on the sale of Customs House in Goolwa for a hotel accommodation development. Consultation has been extended to 14 February 2025. Customs House comprises two (2) parcels of land owned by Alexandrina Council, formally identified as Lot 210 Porter Street, Goolwa, Certificate of Title Volume 5799 Folio 724; and Lot 2 Hays Street, Goolwa, Certificate of Title Volume 5495 Folio 667. The next milestone of the Goolwa Wharf Precinct revitalisation is to consider the future of the Customs House, the precinct business mix and how the activation of this historic building can support the long-term prosperity of the local economy. 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 on 8555 7000. Submissions will be accepted by Council until 5 pm, Friday 14 February 2025.
Public Notice – Southern Argus	09 January 2025 16 January 2025	Members of local and surrounding communities	 ALEXANDRINA COUNCIL Community Consultations Council seeks community feedback on the following two (2) projects. 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 on 8555 7000. Submissions for both consultations will be accepted by Council until 5 pm, Friday 31 January 2025. Sale of Customs House, Goolwa Council is seeking feedback on the sale of Customs House in Goolwa for a hotel (or short-term tourist accommodation type) development. Customs House comprises two (2) parcels of land owned by Alexandrina Council, formally identified as Lot 210 Porter Street, Goolwa, Certificate of Title Volume 5799 Folio 724; and Lot 2 Hays Street, Goolwa, Certificate of Title Volume 5495 Folio 667. The next milestone of the Goolwa Wharf Precinct revitalisation is to consider the future of the historic Customs House building, the business mix in the precinct and how the activation of this building can support the long-term prosperity of the local economy.  ALEXANDRINA COUNCIL Community Consultations Sale of Customs House, Goolwa Council is seeking feedback on the sale of Customs House in Goolwa for a hotel accommodation development. Consultation has been extended to 14 February 2025. Customs House comprises two (2) parcels of land owned by Alexandrina Council, formally identified as Lot 210 Porter Street, Goolwa, Certificate of Title Volume 5799 Folio 724; and Lot 2 Hays Street, Goolwa, Certificate of Title Volume 5495 Folio 667. The next milestone of the Goolwa Wharf Precinct revitalisation is to consider the future of the Customs House, the precinct business mix and how the activation of this historic building can support the long-term prosperity of the local economy. 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 on 8555 7000. Submissions will be accepted by Council until 5pm, Friday 14 February 2025.

Instagram posts	09 January 2025 03 February 2025	All social media users, local and visitors	Instagram (9 January 2025): https://www.instagram.com/p/DElbfh7ofEw/ • Post reach: 508 • Views: 635 • Interactions: 12 ○ Reactions: 10 ○ Comments: 0 ○ Shares: 1 ○ Saves: 1 Instagram (3 Feb 2025) https://www.instagram.com/p/DFIsH9XKWKO/ • Post reach: 392 • Views: 485 • Interactions: 8 ○ Reactions: 6 ○ Comments: 0 ○ Shares: 2
Facebook posts	09 January 2025 03 February 2025	All social media users, local and visitors	Facebook (9 January 2025) https://www.facebook.com/photo/?fbid=997861389042154&set=a.159491026212532 • Post reach: 2,347 • Views: 6,318 • Interactions: 87 ○ Reactions: 29 ○ Comments: 37 ○ Link Clicks: 34 ○ Shares: 13 Facebook (3 Feb 2025): https://www.facebook.com/photo/?fbid=1015492913945668&set=a.159491026212532 • Post reach: 1,524 • Views: 2,348 • Interactions: 20 ○ Reactions: 16 ○ Comments: 0 ○ Link Clicks: 25 ○ Shares: 4

Article – Fleurieu Sun	16 January 2025	Local community	 Lynda Lovell, Di Gordon, Michael Masters, Stephanie Pitcher and Nick Metcalfe, board members at Goolwa Community Centre, outside Customs House. (Emma Heidenreich 453695_03) IT'S NOT CUSTOMARY EMMA HEIDENREICH Community consultation is now underway to decide the fate of one of Goolwa's most significant heritage sites - its 166-year-old Customs House on Cadell Street - earmarked for sale by Alexandrina Council on October 2024. The move has been described as a community "toss-up" by Goolwa Community Centre manager, Di Gordon, and the centre's board, who remain deeply disappointed by Alexandrina Council's decision, which was made in confidence and released to the public for the first time on January 9. "We want to sell off our heritage for short-term commercial gain?" Mr Gordon said. "We do want to retain it for future generations?" The decision was handed down to the centre in tandem with council's rejection of the community centre's registration of interest (ROI) to lease and occupy Customs House, which they submitted in August 2023 and was backed by key community groups, including Anfield Slip, Rhythmic Club of Goolwa, Goolwa Netball Club and Citadines, all of whom wrote in support of the centre. Ms Gordon said the centre, while happy with their current private lease at 25 Cadell Street, has resigned the space. The decision to move in favour of selling the Customs House, one of 19 heritage sites within the Wharf Precinct owned and managed by council, for the purpose of hotel accommodation-style development, has been described by council as the most "stable route" to fill market gaps for any improve investment attention in the region. In analysing the commercial mix and opportunities for investment attraction specifically at the Wharf, along with a broader review of market gaps across Alexandrina and the Fleurieu, Alex andrina Council determined there was potential for the site to successfully support a hotel accommodation venue. READ MORE ON PAGE 7 News It's our custom FROM PAGE 1 Customs House is comprised of two parcels of land owned by Alexandrina Council and located in the Goolwa State Heritage Area. It includes one of the first men's sheds in Australia. While the council has released an information document with its consultation on the sale of the building, a separate report commissioned by council to real estate service provider Savills, remains commercial in confidence, but lists seven potential operators and recommends the site provide 81 rooms for accommodation. This report is described as a "hard no-resistance exercise" but indicated potential developers see the prospect of incorporating a historic building into a hotel development as a "drawcard" to the region. The move to engage a real estate agent to advise on the future of Customs House before feedback from public consultation on the future of Customs House, has been noted by Goolwa's sustainable planning group, Citadines, who are concerned with its timing before the community has had an opportunity to voice their opinion through consultation. "The cultural richness of Goolwa is of far greater value to the community than any short-term financial gain from the sale of such an iconic public asset as Customs House," Citadines president Michael Keen said. Council's information document notes that the impact of any development on the heritage values of Customs House would be "unintentionally scrutinised" during the development application process. Those wishing to submit to the consultation process have until February 14 to do so. Goolwa Community Centre manager, Di Gordon, is encouraging Goolwa residents to do their homework on Customs House and its heritage. (Emma Heidenreich 453695_02) A concept image for proposed accommodation at Customs House, as pictured in Alexandrina Council's information document. (Supplied)
Article – Fleurieu Sun	30 January 2025	Local community	Trust back Customs House EMMA HEIDENREICH Goolwa's National Trust Heritage Standing Committee Sub-Branch have spoken up on Alexandrina Council's proposed sale of the town's 166-year-old Customs House on Cadell Street - community consultation for which closes on February 14. While the committee will only be responding to the consultation individually, it unanimously moved a motion on January 24 to recommend that council retain ownership of the building known as Customs House for community use. Committee chair Anthony Presgrave said this recommendation will be sent as a letter to Alexandrina Council and with a copy also provided to State Heritage Branch of the South Australian government. The National Trust builds on groundwork laid by Goolwa Community Centre who went public with their appeal to council not to move ahead with the sale, after its request to lease the site was knocked back on January 9, despite broad community support. Mr Presgrave also confirmed the committee would look to request a review of the site's significance as a heritage asset by the State Government. "This site is the second such site in South Australia to be granted heritage title," Mr Presgrave said. "It has deep historical significance." Alexandrina Council has confirmed that a similar contract of sale for Customs House was proposed back in 2017, but negotiations fell through. Customs House was last nominated in 2000 to the SA Heritage Council for heritage listing. ABOVE: Jill Presgrave, Kaylene Nisbitt, Kathy Sutton and Barry Morris point to Customs House on a map of the Goolwa heritage zone. (Emma Heidenreich 455856_02) Anthony Presgrave, chair of the committee. (455856_04) Barry Griffin and Robert Williams. (455856_03)

Letters to the Editor – Fleurieu Sun	30 January 2025	Local community	If Sold then Lost Forever Public consultation on the sale of the heritage Goolwa Customs House will close on February 14 and I will be objecting most strongly to the freehold sale of this property into the private sector for a luxury hotel development; and it's loss as a public asset. A public/private partnership could well be a viable compromise but I would be wary about a situation arising down the track where the private partner is making a considerable profit with the ratepayer/landlord locked into a pittance of a return. With 'commercial in confidence' secrecy around the financial aspects of these deals it is difficult for ratepayer stakeholders to know whether they are getting a fair commercial return from such an exercise. For example, my informal understanding of the situation on the wharf, hidden behind that 'commercial in confidence' status, is that the wharf lessee is making a profit from subletting Hectors while running his other business from the wharf, in effect rent free I acknowledge the need to make such a partnership attractive to the private partner in the first instance, but I believe there should be some profit sharing capacity built into any long term lease. But, before those considerations can be worked through, I am not convinced that all the grant and/or other government funding possibilities have been explored by this Administration who seem to have a private sector business bias built into their thinking. In any event, the current public consultation process is precipitous, emerging as it has so recently from behind the 'in confidence' wall of secrecy. At the very least, call a pause to allow more comprehensive public consideration. It seems to me that if there really is a pent up demand for luxury tourist accomodation on the Fleurieu, as we are told, with five year cash flows ascertained, the private sector players in this space would have already initiated development on a nearby greenfield site which doesn't bear the burden of heritage compliance. But when the consultation advice comes from private sector real estate interests and the commercial details are hidden from view; managed by a council administration with a demonstrated propensity to promote business at all costs in the name of 'trickle down' good for all, I am not confident that community and ratepayer stakeholder interests will get a fair go. So to sum up, the information provided raises more questions than answers and I believe more time is needed to fully explore alternative options. <i>Trevor Harden, Milang.</i>
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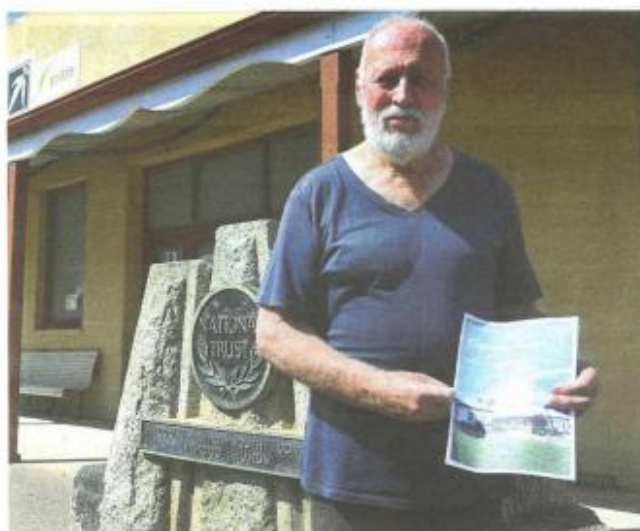
			Do not sell I am writing in regard to the front page article in the January 16 edition of the Fleurieu Sun that set out Alexandrina Council's intention to sell the Customs House in Goolwa to a developer with plans to have an 80 room hotel built on the site. The Customs House is an integral part of the Goolwa Wharf Precinct. It is, or was, a lovely old house that has been sadly neglected in recent years. Not so long ago there was a sign in the grounds proclaiming that the Customs House had been purchased by the Alexandrina Council for the people of Goolwa! To sell the house as it is to a developer to build, judging by the photo supplied, a very ordinary hotel on the site completely overwhelming the Customs House is an unbelievably crass idea. I speak from experience when I say that the Customs House could be restored to its former glory with a sympathetic restoration. In 1996 my husband and I bought a very sad and dilapidated Robe House, one of the first houses built in Robe in the early 1840's and spent two years under the keen eye of the Heritage Commission restoring the lovely old house to its former glory so believe me it can be done. The Alexandrina Council has gone to considerable expense to overhaul the Wharf Precinct only to plan to ruin one of the best assets in the area by plonking an 80 room hotel on it. There must be other land in Goolwa where a new hotel can be built. A renovated and restored Customs House sitting in an attractive garden would make an excellent home for the Goolwa Community Centre, a vibrant and welcoming organisation offering classes and services to everyone in Goolwa, as well as complementing the Wharf Precinct. Margaret Powell, Goolwa South.
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Article – Southern Argus	23 January 2025	Local community	 <i>Goolwa Community Centre Manager Di Gordon encourages the community to voice feedback on the proposed sale of Customs House. Photo: Tara Nash. INSET: Concept only, looking northwest from the wharf.</i> CALL FROM COMMUNITY: 'You have no right to sell heritage' By Tara Nash Calls have been made to the public to oppose Alexandrina Council's proposed sale of the historic Customs House for hotel accommodation. The Goolwa site has been vacant since 2016, with council seeking interest from businesses, organisations and sole traders following the \$18 million development of the Goolwa Wharf Precinct. Multiple registrations of interest were considered for the precinct in confidence during a council meeting, which resulted in securing three of the 12 available opportunities to Goolwa Visual Arts Group, The Wharf Wine Bar and Cittaslow. Following this stage, Goolwa Community Centre's application for Customs House was rejected, with the centre exceeding capacity at its current location on Cadell St. The centre proposed to "activate the site" for community use with workshops, personal development and social connection programs, as well as "celebrating local history" while having it open on weekends. Real estate service provider Savills Australia underwent a campaign for a hotel last year, and presented to council that it was viable with strong market interest. At the council meeting in October last year, councillors approved for the purposes of consultation to proceed with the sale for the purpose of a hotel accommodation development. Goolwa Community Centre Manager Di Gordon believes that if not granted to themselves, she is calling for the 1859 building to be saved as a community space. "Our board, and many of the community, are saying 'you have no right to sell heritage – that is for future generations to enjoy,'" Ms Gordon said. "If this sells – what next? – it's really important that we retain it for community." "We believe it's short-sighted to sell off our heritage buildings to reduce council debt." Built in 1859, the house served as a base for customs officers when each state collected customs duties on goods leaving for another state. In later years, it was occupied by the Railway Stationmaster. Council purchased the property in 1983, and it has been used by various community groups over the years, including by Alexandrina Centre for Positive Ageing and recently as a site office for McMahon Services Australia, the main contractors for the wharf revitalisation project. The first Men's Shed in Australia was also established on the block. Located in the Goolwa State Heritage Area, Customs House is subject to much of the same policies of heritage-listed sites, even though it's not individually listed itself. "Heritage in Goolwa makes up the fabric of the community – it's one of the reasons that people love Goolwa, because it has that beautiful old-world charm and that makes it feel like a small town," Ms Gordon said. "Strath is underpinned by its history – they provide a really good model for retaining, celebrating and capitalising on their heritage which should be done (in Goolwa) too." "We would like that same commitment to maintaining and restoring and valuing our historic buildings." Goolwa and the wider Fleurieu Peninsula have a significant shortage of accommodation, as found in an analysis by the South Australian Tourism Commission's (SATC). "I'm not arguing whether we need more accommodation... but there is (other) land that could be released to a developer for hotel accommodation," Ms Gordon said. "We're not against development, but not with our heritage buildings." While Ms Gordon "loves" the current location of Goolwa Community Centre, the space is "bursting at the seams" and continues to juggle office space to accommodate programs, staff and volunteers. The team could potentially negotiate extra space elsewhere in the future. Alexandrina Mayor Keith Parkes declined to comment during an ongoing community consultation. Community members are encouraged to give feedback by February 14.
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Article –
Southern
Argus

06
February
2025

Local
community



National Trust of SA - Goolwa Branch Secretary Anthony Presgrave has joined calls to save Customs House from a proposed sale for hotel accommodation. Photo: Tara Nash

Further calls against proposed historic Customs House sale



By Tara Nash

Alexandrina Council's proposed sale of Goolwa's historic Customs House for hotel accommodation has now sparked widespread calls to save the space for community use after two meetings were held.

The current community consultation follows council seeking interest from businesses, organisations and sole traders into some of the buildings of the Goolwa Wharf Precinct following its \$18 million development.

Customs House was built in 1859 and has been vacant since 2016, apart from recently being used as a site office for McMahon Services Australia, the main contractors for the wharf revitalisation project.

The building was originally constructed to house the Superintendent of a horse-drawn railway which joined the River Port of Goolwa to Port Elliot.

It then served as the Customs House before becoming the Harbour Master's Residence.

It has been used by various community groups over the years, including by Alexandrina Centre for Positive Ageing.

The first Men's Shed in Australia was also established on the block.

Located in the Goolwa State Heritage Area, Customs House is subject to much of the same policies of heritage-listed sites, even though it's not individually listed itself.

Council is proposing the sale to hotel accommodation to support the renewal of the Goolwa Wharf precinct, taking into consideration that the building requires "significant investment" to restore which is "beyond the scope" of council funding, according to online documents.

A report from South Australian Tourism Commission also found that Goolwa and the wider Fleurieu Peninsula faces a "significant

shortage" of accommodation.

Goolwa Community Centre's earlier application for the site was rejected, and Manager Di Gordon initially voiced concerns during community consultation, previously telling *The Southern Argus* that it's "really important" that the building is retained for the community.

"Our board, and many of the community, are saying 'you have no right to sell heritage – that is for future generations to enjoy,'" Ms Gordon said last month.

"We believe it's short-sighted to sell off our heritage buildings to reduce council debt."

She was one of the representatives at a recent meeting, which drew about 40 individuals and from different organisations, with some now planning to meet with council.

Another meeting was held by the Heritage Standing Committee of the National Trust of SA - Goolwa Branch, which responds to local heritage issues.

The meeting resulted in a letter asking council to retain ownership of the space and precinct to be preserved for community use.

"We've dealt with numerous things over the years and this one, we decided, warranted having a Heritage Standing Committee meeting," Branch Secretary, Anthony Presgrave, said.

"Our concern is we don't want to see (the heritage precinct) picked off piece by piece."

"I've been around the town long enough that I've seen what goes on, and I've seen things start and I've seen things fail, and I don't want to see this fail."

Mr Presgrave – who was previously a local councillor – understood that the building required significant investment but believed multiple grants are available for such work.

Council was unable to further comment during an ongoing consultation.

Community consultation concludes February 14.

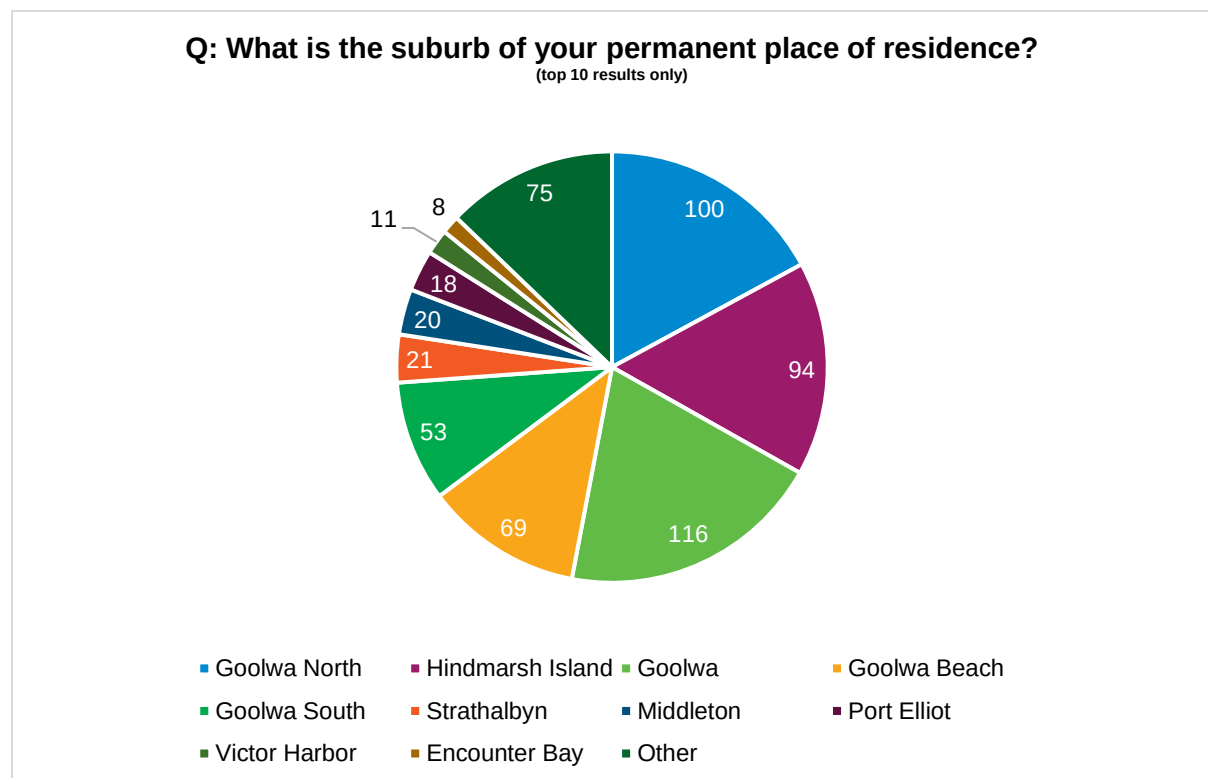
Concept only of the proposed plans, looking northwest from the wharf.



4.0 Consultation Response Overview

During the consultation period 09 January 2025 to 14 February 2025, **a total of 585 responses** were received across both the MySay platform and via email/hard copy. The survey asked residents the postcode of their usual place of residence to assist in quantifying those respondents that were local and those that permanently reside outside of the Alexandrina area.

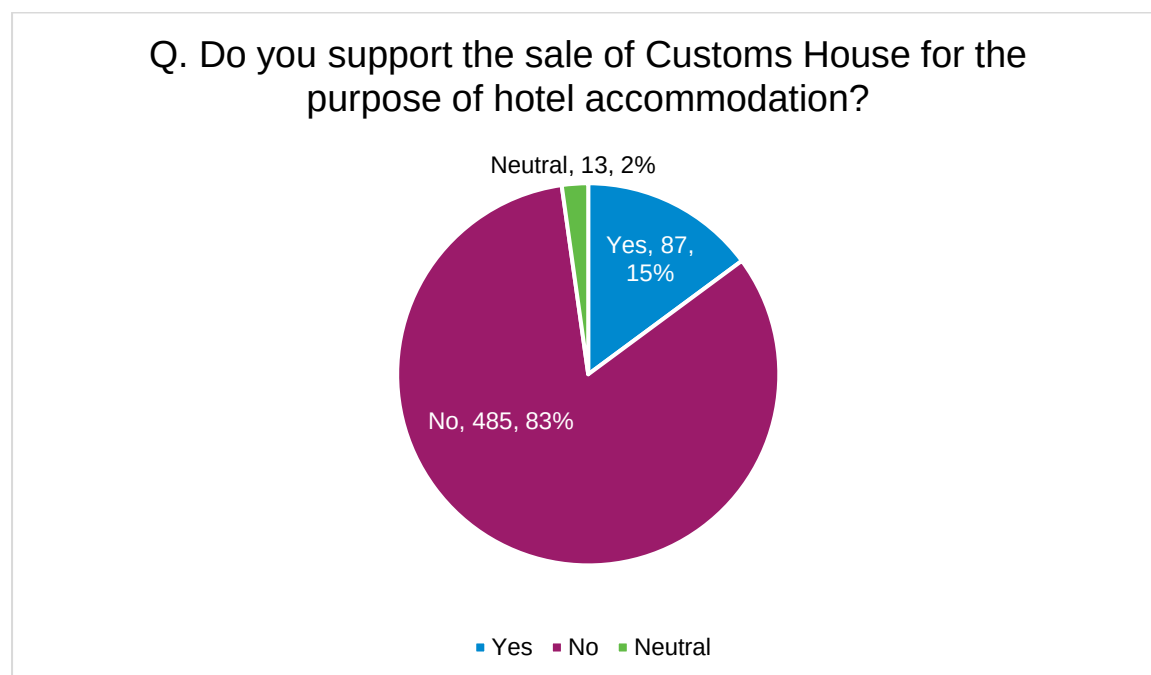
4.1 Who we heard from



4.2 Evaluation

We asked the community if they were supportive of the sale of Customs House for the purpose of a hotel development, of which the majority of respondents were not.

One (1) late response was received outside of the consultation period, which was not in support of the Sale of Customs House.



Of the 485 responses received that indicated 'No' they were not supportive of the sale, it is important to note the following breakdown to add some additional context to the figures:

Number of responses	Note
17	Duplicate responses
10	Mentioned they would support the restoration and hero of the Customs House building in association with a development of some kind

4.3 Summary of comments for alternate uses

Survey respondents were able to, if they did not support the sale of Customs House for a hotel development, detail what they would like to see occur at the site instead. In addition, they were able to provide general commentary if they wished. Each of the submissions received were reviewed, with a detailed summary of considerations presented below:

Alternate Use	Number of mentions
Goolwa Community Centre	149
Community based use/not for profit	138
Information Centre/Museum	43
Leave as is	34
Artisans, craftspeople, producers of fine things, cultural programs	20
Other commercial tenant/lease	18
Restaurant/shop/music venue	13
Youth Centre	6
Hotel limited to < 20 rooms/art hotel	5
Sell to private owner	5
Backpacker Hostel	3
Goolwa Children's Centre	3
Joint venture	2
Relocate Council library	1

It is important to note that those mentions for community based use are not duplicated in the mentions relating to the Goolwa Community Centre and vice versa.

4.4 Additional considerations

In addition to this, there are a series of suggestions and other considerations that must be taken into consideration but are not classified as 'alternate use' suggestions for the site. This feedback has been captured as follows:

Consideration	Number of mentions
Protect the heritage and uniqueness of Goolwa	162
Restore the building	38
Recognise the Men's Shed	3
Some proceeds from sale used for restoration of other buildings in Goolwa	1

Given the volume of submissions received and the breadth of information contained within them, there are matters that have not been captured in this summary. This is not to say they have not been considered, but given the nature of some of them, this is not the appropriate mechanism for them to be presented.

4.5 Sentiments in support

'A sound experienced hotel operator, will bring many hundreds of overseas tourists to us and the area's economy will greatly benefit' **Strathalbyn Resident**

'A new Hotel would attract more tourists for the community, which would inject money to local businesses!' **Goolwa North Resident**

'Find a developer who not only has the funds to achieve something exceptional but also understands the importance of the central (and very visual) site and it's long-term value to themselves AND the community.' **Goolwa Resident**

'This is an opportunity to develop an amazing location to its full potential. This iconic site needs someone with leadership and vision to showcase beautiful Goolwa. Council is not the organisation to do this and handing over a dilapidated and unloved building to a community group would only denigrate the true potential of this site. Let's get some entrepreneurs involved, get some passion and make something actually happen in Goolwa.' **Middleton Resident**

'As long as heritage values are preserved for the Customs House I believe that the ratepayers should not have to pay to bring this old building up to current building regs for the Community Centre use.' **Goolwa Beach Resident**

'I don't believe that council funds can do justice to the building, therefore the sale, with appropriate encumbrances, is the most logical solution.' **Goolwa North Resident**

'What this area needs is a conference centre. If the hotel can provide space to run conferences, events, training programs, business networking that would be amazing' **Goolwa North Resident**

'Accommodation on this site in my opinion would be a great location considering that the water and rail experiences are on the doorstep. More accommodation may encourage visitors to stay longer in the region as there is so much to do and see in Goolwa and surrounds. An hotel would possibly provide job opportunities for locals. Good for the economy of our Council area and importantly the existing building is not left to fall into disrepair through lack of use.' **Strathalbyn Resident**

'This is prime land in the town and as a hotel, it would support all local business - walking distance to galleries, visitor info, steam train, Oscar W etc - in fact the whole wharf precinct!' **Hindmarsh Island Resident**

'Council should not continually hold onto assets that could be commercially viable if sold. There are heritage guidelines and regulations in place to protect buildings that are privately owned and this building is no different.' **Victor Harbor Resident**

'This will fill a gap in the market whilst maximising councils assets. The wharf redevelopment only goes part way to the once in a generation opportunity to create a true national tourism iconic destination. Utilising revenue from sales such as this should be reinvested into the immediate locale to reinforce and stitch together the key offerings which are still fragmented. Council can't afford to own, maintain and operate all the buildings to achieve their optimum use. This aligns strategically with the proposal to consolidate the south coast art gallery and VIC into Signal Point to complement the 'Yuntulun Ku:li-war' storytelling exhibition.'

Frequent Visitor

4.6 Sentiments not in support

'This historic Custom's House building C.1859 is a very important part of the State's heritage and early River trade, therefore our Society would like to see that area remain in Alexandrina Council control for the benefit of the Community and for future generations.' **Milang Resident**

'I do not support the sale of Customs House for any purpose. The Customs House is an integral part of the suite of buildings comprising the Goolwa Wharf Heritage Precinct. Goolwa is fortunate to have such a collection of buildings in public ownership. The opportunity for a cohesive, incremental development of all the buildings in the Wharf Precinct should be explored.' **Hindmarsh Island Resident**

'Community use is paramount. Community centre expansion would be ideal. Very short sighted to lose an iconic building. Keep Goolwa's heritage for locals and visitors.' **Goolwa North Resident**

'I'm sure there are many other places for a hotel without selling a heritage site in the centre of the town. We are lucky to have our heritage and character still in Goolwa. This adds value to the area and can never be replaced once it's gone.' **Goolwa Resident**

'Council owns this historic building and it is an important focal point in Goolwa. It should be retained by Council on behalf of the community and leased to commercial or social enterprises or community activities.' **Milang Resident**

'This place would be the perfect site to put the Information Centre as it is clearly visible, & with ample space for visitors to park. Adjoining space would provide perfect space for artists to work on site & be fully visible to tourists & visitors eg Glass blowing studio, working blacksmith, Leather workers, Candle making shop, spinners group, felt making & silk dyeing, art/painting gallery & lessons.' **Goolwa Resident**

'Alexandria Council has a habit of short sightedness in regard to maintenance of its historic buildings and facilities, tending to quietly close them, let them rot away, then ,oh dear, not fit for purpose now.' **Goolwa Resident**

'Alexandrina Council has long been admired for preserving the history of the town. It was its point of difference to other areas like Victor Harbor. It always begins with the loss of control of one building then just continues. Control of such an important area should be maintained by the council not a private developer.' **Frequent Visitor**

'Can you please leave the site as is. You are destroying our heritage sites to pay off your debts. This is an attraction to the area and we have taken many overseas visitors to the area and to the markets there. They have commented on what a beautiful area it is there. Now you want to destroy it by putting a hotel there...really.' **Bletchley Resident**

'Stop selling Goolwa's history! The history is what makes Goolwa a wonderful place to live and visitors love to see all the old buildings, the Oscar W, Steamranger. Leave it for the future, stop filling Councils pockets!' **Goolwa Beach Resident**

'The building is an historical site and is a reminder of Goolwa's important role in 19th century transportation and communications. We must not lose sight of the important part Goolwa played in river history. It would be criminal to remove this history. This building also forms part of the Heritage Walk which has been enjoyed by many people visiting the town.' **Hindmarsh Island Resident**

5.0 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.

6.0 Consultation images

N/A