

Milang Master Plan

A place-based approach to enhance Milang



**Liveable.
Green.
Connected.**

Prepared for Alexandrina Council

- + Jensen PLUS
- + Stantec
- + FMG
- + Phillips/Pilkington Architects



Planning
Landscape Architecture
Urban Design
Social Planning



Acknowledgements

Jensen PLUS was engaged by Alexandrina Council to prepare a place-based master plan for Milang to guide the future development of the township.

We acknowledge the following stakeholders and consultants whose inputs and participation informed the Milang Place Plan.

- _ The Elected Members of Alexandrina Council
- _ Staff of Alexandrina Council
- _ Regional Development Australia
- _ The community of Milang

We would also like to acknowledge the Ngarrindjeri people, the traditional owners of the Milang area.

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8. What comes next? Our implementation strategy, action plan and priorities

This section sets an approach to guide project priorities and implementation.



1. Master Plan at a Glance

1.1 Aim of the Plan

1.2 Vision + Guiding Principles.

1.3 The key moves for Milang at a Glance



The Plan for Milang at a Glance

An overarching vision for Alexandrina's communities and towns is to be Liveable, Green and Connected

Alexandrina 2040 Strategic Plan

1.1 Aim of the plan

The aim of the project is to develop an implementable master plan for Milang township, with clearly defined and prioritised actions to ensure the desired future character can be achieved

The Objectives

- Identifying any land needed to accommodate future needs of the growing population from a residential, recreation, open space, commercial and industrial perspective
- In identifying the above needs explore the social needs of a growing community and the associated services required
- Explore and identify any infrastructure needs and any potential essential services upgrades
- The protection and enhancement of the natural environment
- Analyse the public realm to ensure that an agreed theme is identified and carried through any future development

- Ensure that the plan continues to build on established facilities and tourism elements
- Ensure that the plan acknowledges and incorporates actions and outcomes identified in other Council documents such as the Economic Development Strategy etc.

1.2 Key actions

The plan recommends four place-based actions to help achieve the community vision for Milang.

The plan has an emphasis on targeted and implementable projects in places within the town having the greatest opportunity and need.



**Greener
liveable
parklands**



**Historic
Milang
Streetscape +
Placemaking
Project**



**Road safety,
wayfinding
+ pedestrian
improvements
around Milang**



**Lake
Foreshore
park
improvements**

1.3 Highlights of recommended actions for Milang

Upgrade intersections



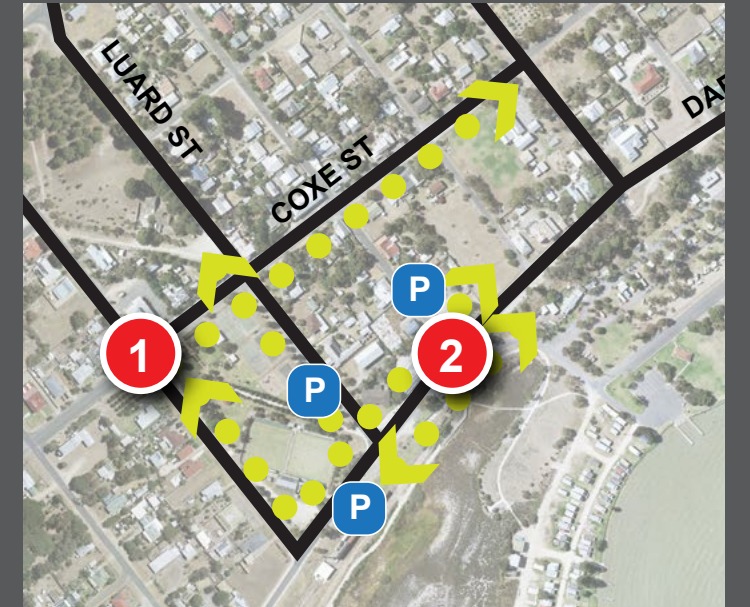
Placemaking on Luard Street



Walking trails, parkland loop, foreshore loop + wayfinding



Improve pedestrian and vehicle safety



Improve connections along foreshore



Greening improvements on Coxe Street



Improve pedestrian connections in town centre along foreshore



Re-purpose existing tennis courts





2. Introduction

2.1 Aim + objectives

2.2 Place Plan approach: going beyond the master plan

2.3 The Master Plan Study Area

2.4 Milang's location

2.5 About Milang

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2.7 Census 2021 highlights

2.8 Master Plan methodology at a glance

2.9 Benchmarking

Introduction

Jensen PLUS was engaged by Alexandrina Council to prepare place-based master plans for Port Elliot, Middleton and Milang to guide the future development of the towns and identify actions to enhance local character.

2.1 Aim + objectives

The overall aim of the project is to develop an implementable master plan for Port Elliot township, with clearly defined and prioritised actions to ensure the desired future character can be achieved.

Objectives from the brief

- _ **Identifying** any land needed to accommodate **future needs** of the growing population from a residential, recreation, open space, commercial and industrial perspective
- _ In identifying the above needs **explore the social needs** of a growing community and the associated services required
- _ Explore and identify any infrastructure needs and any potential **essential services upgrades**
- _ The **protection** and **enhancement** of the **natural environment**
- _ **Analyse** the **public realm** to ensure that an agreed theme is identified and carried

through any future development;

- _ Ensure that the plan continues to **build on established facilities** and **tourism elements**
- _ Ensure that the plan **acknowledges** and **incorporates actions** and **outcomes** identified in other Council documents such as the Economic Development Strategy etc.

Collaboration

Informing the plan through **genuine community and stakeholder engagement** is central to our approach.



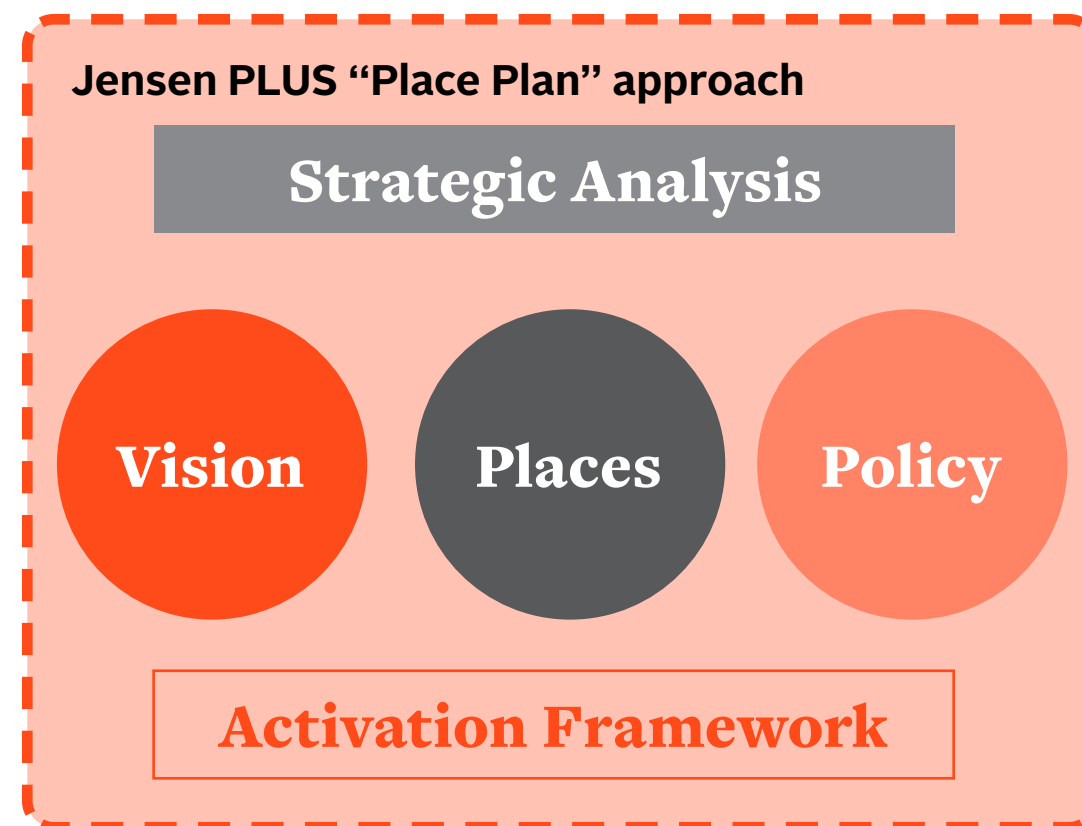
The Place Plan approach allows for strategic planning to be realised through implementable projects that are targeted, staged and achievable.

2.2 Place Plan approach: going beyond the master plan

Our "Place Plan" approach combines traditional master planning and urban design proposals with place-making and governance strategies, to make successful implementation more likely in the short and medium-term timeframe in which the plan is likely to remain current.

This Place Plan has an emphasis on targeted place outcomes - for example concepts for important main streets, public spaces or business areas. It is not a "comprehensive" master plan where all land, streets and spaces are proposed for long term change. Rather **it is the places of opportunity and need that are subject to most planning.**

There is a focus on the potential for locally-led implementation projects, economic development opportunities, visioning that is supported by community, as well as elements such as land use and infrastructure.



Why? do we need a plan

What? Where? will change occur

How? When? How much will it cost?

Conceptual framework and key inclusions in the Place Plan

The Place Plan approach is of course informed by community and stakeholder engagement to give the plan relevance and reflect the identity of the places in the way that locals know best.



2.3 The Master Plan Study Area

The study area incorporates the entirety of the township of Milang, with regard to surrounding rural and conservation lands.



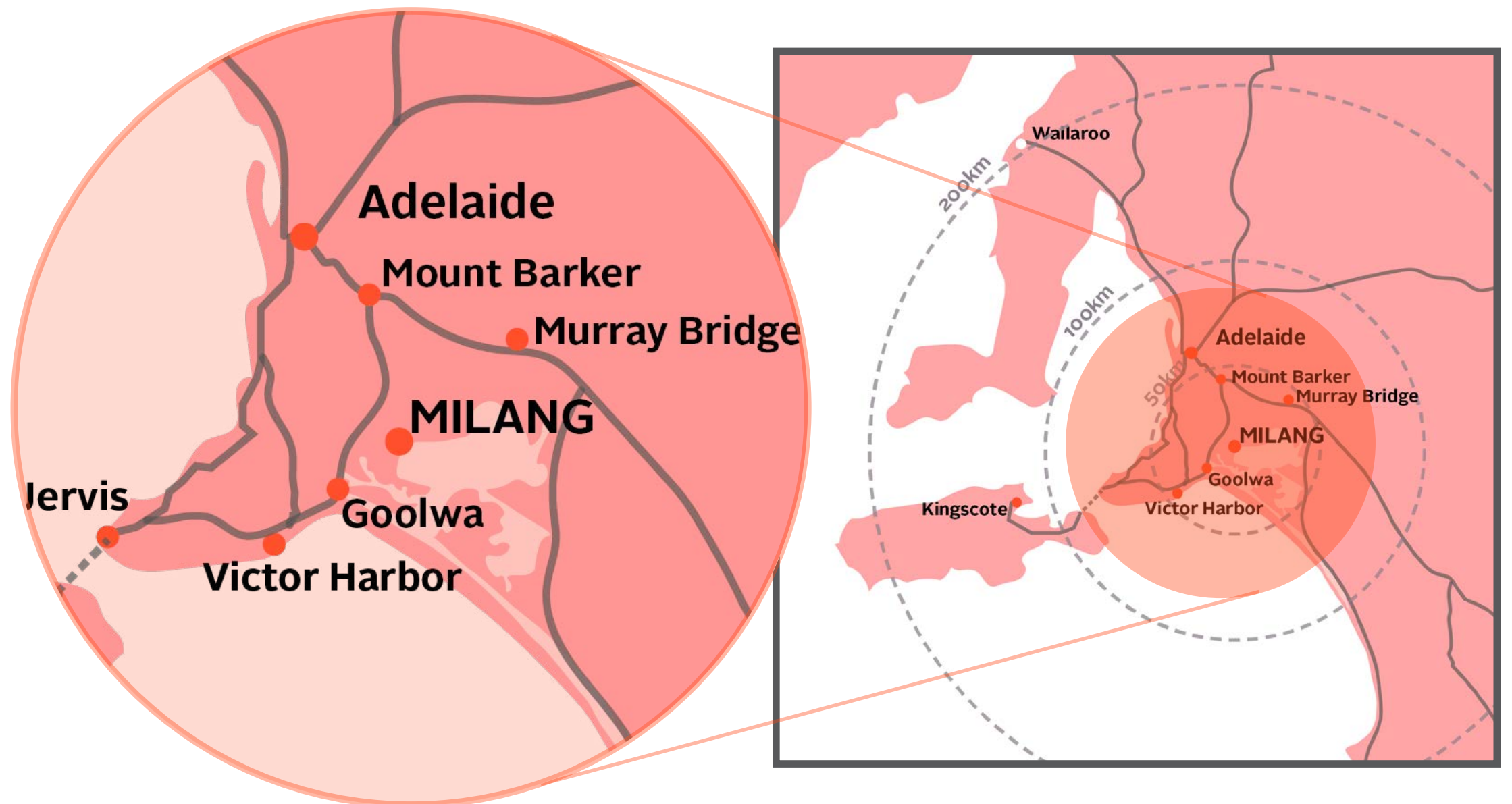
2.4 Milang location

Milang is a small township located within the Fleurieu Peninsula. The township is approximately 77 kilometres southeast of Adelaide.

Milang is part of a series of small tourist towns and settlements along the coast between Goolwa and Victor Harbor.

Milang is well known for its natural beauty, opportunities for recreation, including on Lake Alexandrina. With the township the only town situated on the Lake's shore.

Lake Alexandrina and parts of the foreshore are identified as a wetland of national and international importance (Ramsar wetland).





2.5 About Milang

Milang is well known for coastal living and its natural environment.

The township's natural beauty, connection to the water and predominate historic setting are important parts of its character and identity.

In the late 19th century, Milang was the largest inland port in South Australia, providing a road hub for Melbourne's road transport (fleurieupeninsula.com.au). Although no longer used as a port, the township provides a variety of water activities to locals and tourists alike.

The township has a population of 831 and a median age of 56, with the average dwelling supporting 1.7 people (ABS Census, 2021).

The friendly and inclusive community celebrate the indigenous culture and create a getaway location for tourists.

The township is a grid layout making it easy to navigate. Daranda Terrace acts as the town centre and main street for Milang Village.

The State's Planning and Design Code has included part of the township within the Milang Character Area Statement, due to

the township's historic character attributes, including historic buildings and grid. This designation seeks that future development contextually responds to the valued streetscape character and patterns.

Milang is important to the Ngarrindjeri people and was originally home to the

Punguratpular people (milang.org.au).

Milang is serviced by a Community Wastewater Management Scheme that can support future residential development, including growing on the area affordable housing stock.



Milang Character Area shown in pink (SAPPA)

2.6 Milang's Background



Photo of Milang jetty circa 1900. Construction of the 220 feet jetty began in 1856 and was extended to 711 feet in 1859 to support increase shipping and changing water heights. The township was a thriving port between 1860 to 1880 (Source McDougall & Vines Conservation and Heritage Consultants 2015)



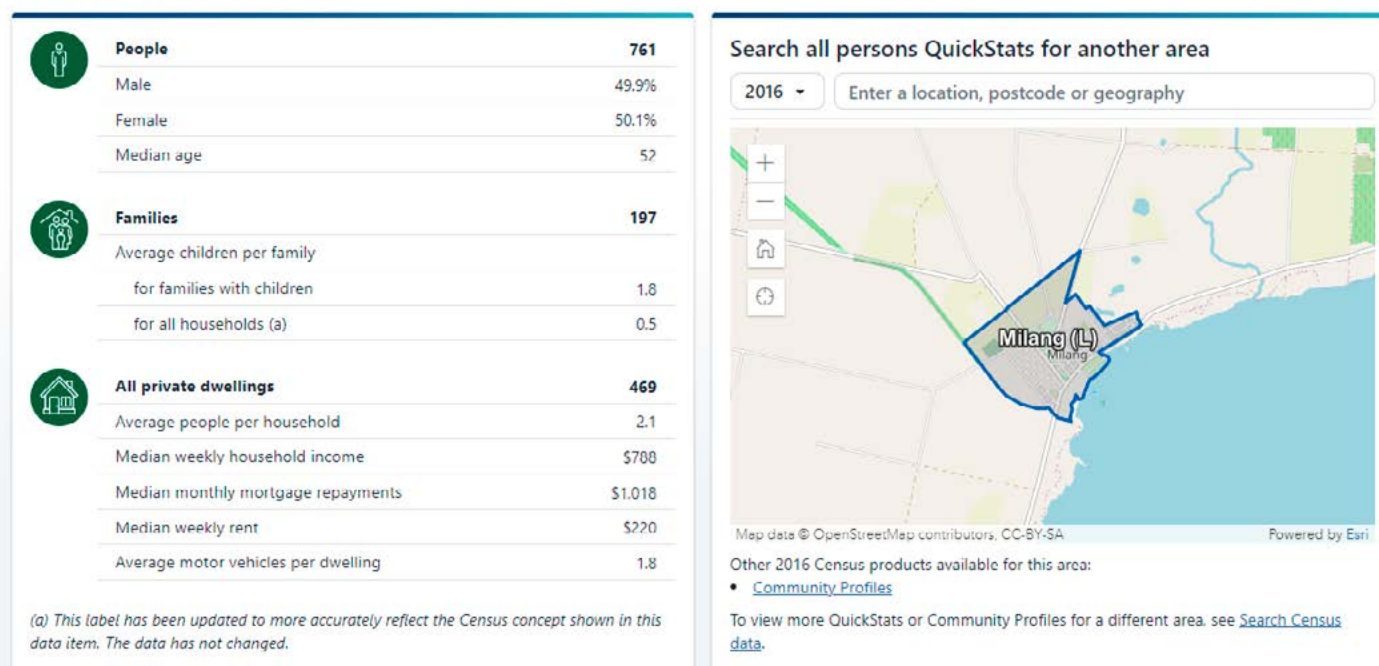
The township's river trade and agricultural industry led to the growth of the town and construction of several of its heritage buildings that are still standing today. Although some of these buildings along Daranda Terrace (shown in the above photo) have since been demolished (photo circa 1912, Source McDougall & Vines Conservation and Heritage Consultants 2015)

2.7 Census 2021 highlights more residents, getting older, smaller households

Milang (L)

2016 Census All persons QuickStats

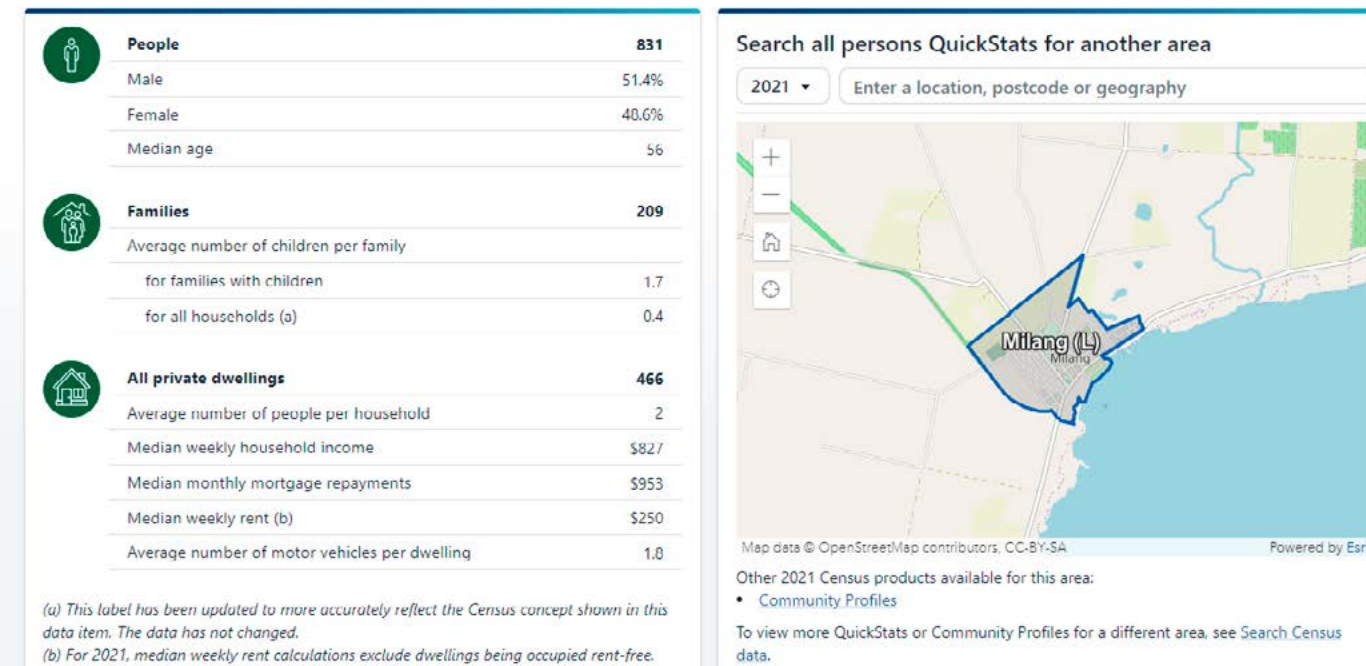
Geography type [Urban Centres and Localities](#)
Area code UCL421025



Milang (L)

2021 Census All persons QuickStats

Geography type [Urban Centres and Localities](#)
Area code UCL421025



831 people up from 761
(+131 people in the remaining
Milang area)

Median age 56 up from 52

1.7 children per family, down
from 1.8

Median weekly household
income \$827 up from \$788

\$953 median monthly
mortgage repayments, down
from \$1,018

1.8 vehicles per dwelling
unchanged

2.8 Master Plan methodology at a glance



Stage 1 Project Initiation, strategic analysis + early engagement

- August 2022**
Project start up
 - _ Background document review
 - _ Initiation meeting
 - _ Stakeholder engagement plan
- August 2022**
Detailed investigations
 - _ Review supplied and sourced information to understand the issues and context

- November 2022**
Co-design workshop
 - _ Collaborate with client and stakeholders to identify key considerations and themes
 - _ Summarise and present learnings from engagement and provide an opportunity for community feedback on workshop outcomes

Stage 3 Consult + finalise place plans

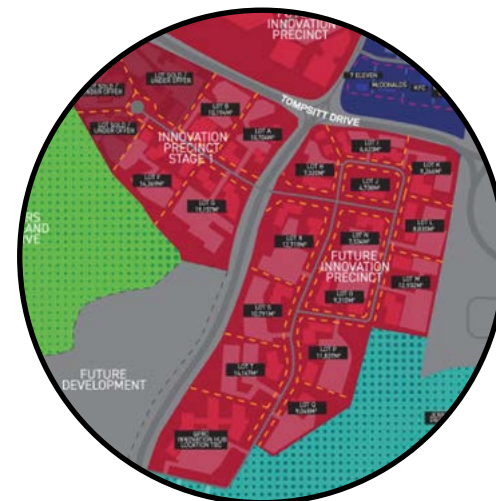
- Dec 2022 - March 2023**
Place Plan_ Draft
 - _ Initial concept plans
 - _ Provide recommendations and uses for key sites.
- Place Plan_ Final**
 - _ Review community feedback
 - _ Finalise Master Plan
- Implementation**

Stage 2 Draft Place Plans

- August 2022**
Site visit
 - _ Understanding the township and sharing of information with project team
 - _ Early stakeholder engagement
- August 2022**
Strategic Analysis + opportunities
 - _ Review Local and State strategy documents
 - _ Identify opportunities
- Nov - Dec 2022**
My-say Feedback
 - _ Additional feedback on workshop outcomes
- Consultation**
 - _ Consult with council and community on draft plan

We are here

- _ Final Master Plan for adoption



2.9 Benchmarking

Comparisons have been sought with other similar projects, to identify master plan opportunities and precedents for well-designed places.



Street trees



Walking path upgrades



Greener liveable parklands



Streetscape upgrade



Skate park



Pavement improvements



Boardwalk



Street greening



**This section
summarises the
area's current
context and
character**

3. Understanding Milang

3.1 Visual Summary _ Anzac Park + Town Centre

3.2 Visual Summary _ Daranda Avenue

3.3 Visual Summary _ Foreshore

3.1 Visual Summary _ Anzac Park + Town Centre



War Memorial - corner of Coxe Street and Ameroo Avenue. Not the large intersection and expanse of bitumen



Tree lined path in Anzac Park



Playground in Anzac Park



Existing tennis court - possible location for a skate park?



Community garden



Milang Institute building. Note the large intersection and expanse of bitumen

3.2 Visual Summary _ Daranda Avenue



Gravel road leading to the Railway museum



Milang Old School House Community Centre with new(ish) concrete footpath out the front



Daranda Avenue with the pub to the left and access to the caravan park and foreshore to the right. Large expanse of bitumen with poor pedestrian amenity.



Wi-fi and phone charging bench - popular with younger people.



Daranda Avenue with the MOSCH Centre to the left in front of new(ish) footpaths. Landscaping to follow?



The magnificent old butter factory redevelopment.



Large vacant site in prominent location (next to the butter factory)



Main strip of shops on Daranda Avenue.

3.3 Visual Summary _ Foreshore



Footpath with interpretive signage about Milang's river port and railway history.



Wetland area / snipe sanctuary with historic rail carriages in the background.



Concrete path leading to snipe sanctuary viewing area.



Milang Regatta Club now being used as a youth space



Foreshore in front of the shacks.



Gravel road providing access to shacks.

The background image shows a historic building with a stone wall on the left and a corrugated metal extension on the right. A person in an orange vest is standing in the foreground on the left. The sky is overcast. Large, semi-transparent orange circles are overlaid on the right side of the image.

4. Including Community in the Place Plan

4.1 Engagement Approach

4.2 Collaborative planning through Co-Design

4.3 Co-Design Workshop Final Presentation Concepts

4.4 Online feedback after the Co-Design workshop

**This section
summarise
the project's
community
engagement and
outcomes**



4.1 Engagement Approach

A highlight of the Master Planning and engagement process was a community and stakeholder Co-Design workshop held in Milang on 24th November 2022.

Overview

To inform the Place Plans, a range of engagement activities were undertaken to understand the values, knowledge, ideas and priorities of the local community.

This included:

- _ Site visits with the project team
- _ Meetings with key council staff
- _ A co-design workshop
- _ Social media posts
- _ Online survey and feedback options

This engagement built upon the comprehensive engagement already undertaken as part of the Village Conversations. Initial direction and ideas were guided by a comprehensive review of the outcomes of the Village Conversation report.

Co-Design Workshop

Jensen PLUS, along with the wider consultant team (Stantec) and Alexandrina Council staff undertook a full day workshop on 24th November 2022 at the Milang Institute building on Coxe Street.

The purpose of the Co-Design Workshop was to engage stakeholders and community members in conversation and idea generating, and enable direct participation in the development and testing of the emerging master plan ideas and concepts for Milang.

Milang Master Plan Community Sessions

All Welcome

Everyone who loves Milang is encouraged to attend the upcoming sessions.

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.

When
24 November 2022

Where
Milang Institute (23 Coxe Street, Milang)

Time
11:30am - 2pm | Master Plan Concepts Workshop
RSVP Essential by email a2040@alexandrina.sa.gov.au or call 8555 7000. Join the project team and Council staff and contribute ideas to improve key locations and topics (e.g. main streets, open spaces, walking, cycling and parking). Arrive for a 10:30am start.

3:30pm - 4:30pm | Community Drop-in Session
No bookings required. For community members who can't attend the morning or evening sessions, drop in at any time between 3pm - 4:30pm and chat to the project team and provide feedback on the work as it progresses.

6:30pm - 7:30pm | Presentation of Co-Design Concepts
No bookings required. Outputs from the co-design workshop and community session will be collated and presented back.

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 and future opportunities to help shape the Master Plan post November Elections.

Register your email to stay informed
mysay.alexandrina.sa.gov.au/villageconversationsmilang

Poster promoting the workshop



4.2 Collaborative planning through Co-Design

"Known for relaxed lifestyle"

"Place to enjoy the natural environment and water"

"Respect the area's history and character"

"Inclusive and welcoming community"

"What we love about Milang"

A snapshot of statements by workshop attendees capturing some of their favourite things about Milang

Workshop Approach

Workshop sessions involving council staff, stakeholders and community members considered three areas of investigation

1. A strategic plan for the town
2. Access, connectivity, wayfinding + parking strategy
3. Placemaking concepts for key streets and public areas.

An afternoon "Open Studio" was well attended by local residents who commented on emerging ideas (on display) while the team continued to develop planning concepts.

Some of the recurring themes from community drop-in were:

- _ the success of the wi-fi bench for young people
- _ footpaths along the foreshore?
- _ new toilets near the regatta club?
- _ replacement/ thinning of pine trees with more suitable native vegetation

- _ Improving the facilities in Anzac Park, including BBQs, bins, shade
- _ desire for more native trees
- _ support for the protection of heritage
- _ opportunity for secure moorings at Milang
- _ re-purpose / convert existing tennis courts in Anzac Park
- _ BBQs and bins to be included near all current and future playgrounds
- _ better communication between Council and community
- _ activities and spaces for young people
- _ affordable housing options

For the final presentation at the end of the workshop, information was distilled into a presentation and community members were invited to come along, listen, and provide further feedback.

Open discussion, comments and feedback then followed from all those who attended, and this was captured in a workshop summary.



Presentations after the morning workshop allowed small group outcomes to be shared with the wider group



Open discussion with a variety of stakeholders allowed opportunities to be flushed out in the morning sessions



The drop-in session allowed community members to contribute to the morning discussions.

4.3 Co-Design Workshop Final Presentation Concepts

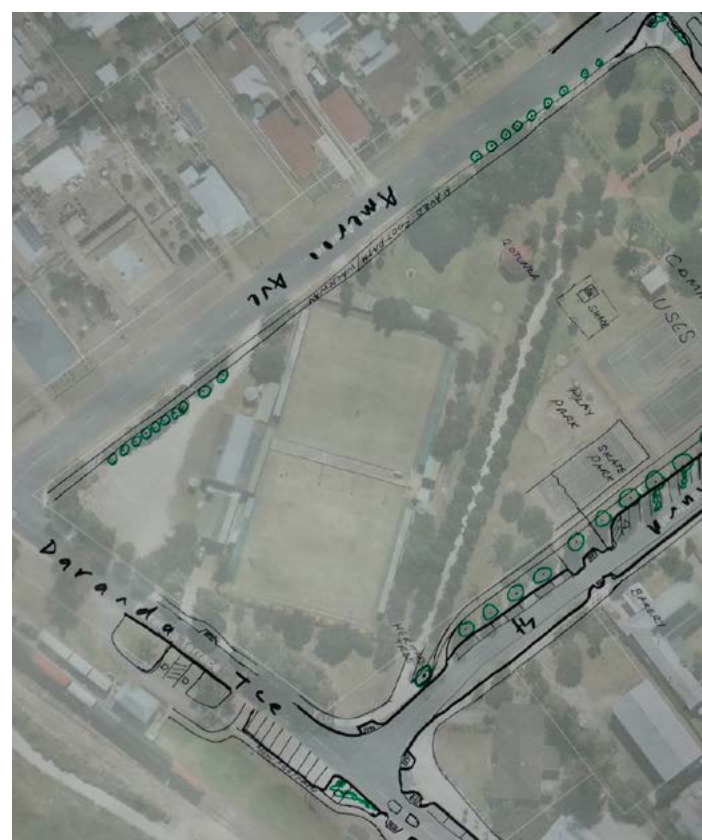
1

Strategic Planning



2

Streetscape



3

Transport Planning



4

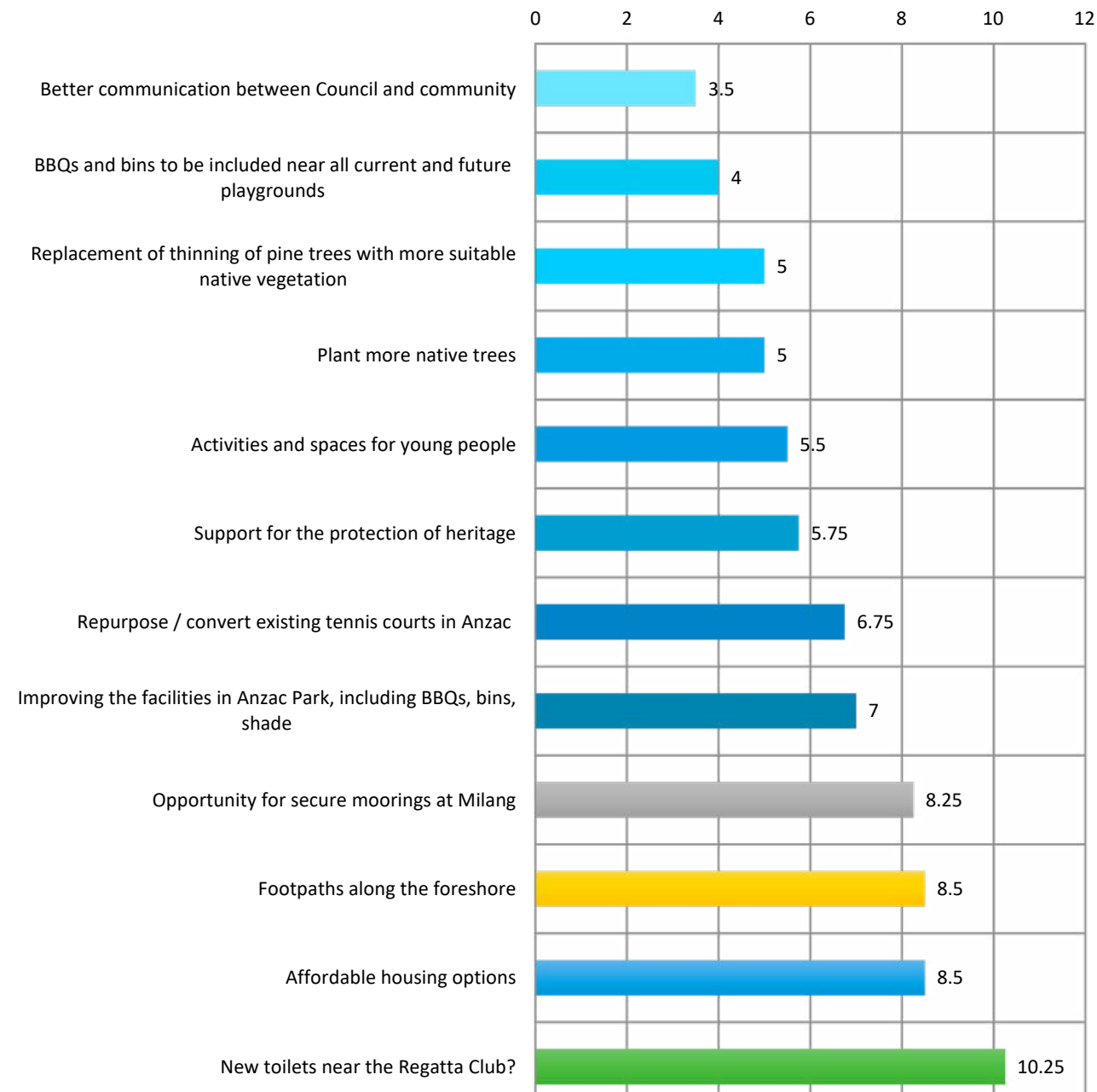
Lake Foreshore



4.4 Online feedback after the Co-Design workshop

Following the completion of the workshop, a summary report was prepared and made available to view online. Community members were asked to rank which of the key and recurring themes were most important to them, and were given the opportunity to provide additional further feedback.

Key themes ranked - respondents ranked the themes from most important (rating of 1) to least important (rating of 12), outcomes from the survey are displayed below.



Additional key themes from the online survey

Additional key or recurring themes from the online survey included:

- _ Improve infrastructure
- _ Improve traffic management and safety

Some quotes from the online feedback

"Improve safety is a roundabout at the intersection of Cox Street and I think it's 9 mile Road where the Institute is as it is very dangerous when visitors don't know that it's an intersection"

"Use Future project posters onsite."

"Change yield on Ameroo and Coxe to favour Ameroo"

"Please fix current infrastructure to include proper drainage system on Milang Bay Estate"



**This section
summarises
the strategies,
policies and
drivers for
change**

5. Strategic Analysis

5.1 Relevant State Policies

5.2 Regional Plans

5.3 Relevant Local Policies and studies

5.4 Relevant Local Concept Plans

5.1 Relevant State Policies



State Planning Policies for South Australia (2019)

- _ From the 16 **policies**, the following are of **particular relevance** to the project:
 - _ SPP 1: Integrated planning
 - _ SPP 3: Adaptive reuse
 - _ SPP 5: Climate change
 - _ SPP 6: Housing supply + diversity

- _ SPP 7: Cultural heritage
- _ SPP 9: Employment lands
- _ SPP 13: Coastal environment
- _ SPP 15: Natural hazards
- _ The document provides **six Principles of Good Design**, the ones relevant to this project are:
 - _ Long term focus
 - _ Urban Renewal
 - _ High quality design
 - _ Activation + liveability
 - _ Sustainability principles
- _ Townships **core function** to provide **liveable neighbourhoods** for communities.
- _ Townships physical form predominately residential with **low-rise buildings**. Low to medium density supported by community uses.
- _ Development pattern is varied, however supports a **range of lifestyle choices**.
- _ Strong focus on **active transport**, that connects to local destinations and community uses.
- _ Infill development is **sensitive** to **local context** and **protects** important **neighbourhood attributes**.



Principles of Good Planning

SPP 1 **INTEGRATED PLANNING**
Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates livable and sustainable places that contribute to our prosperity.

SPP 3 **ADAPTIVE REUSE**
Adaptive reuse of buildings, sites and places in both urban and rural settings can have cultural, social, economic and environmental benefits. It can rejuvenate neighbourhoods and strengthen a sense of place and familiarity with the surrounding environment. A strong link to the past can enhance a sense of place, history and belonging and unlock new opportunities and promote innovation in design.

SPP 5 **CLIMATE CHANGE**
Climate change will impact all areas of our society. Our future prosperity, the livability of our cities and towns, the health and wellbeing of our communities and the resilience of our built and natural environment all depend on how well we adapt to and mitigate the impacts of climate change.

SPP 6 **HOUSING SUPPLY AND DIVERSITY**
Housing is an essential part of people's health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. With the changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse in both metropolitan Adelaide and regional township locations.

SPP 7 **CULTURAL HERITAGE**
South Australia's cultural heritage reflects the diversity, unique features and key moments in our state's history and contributes to our community's understanding of its sense of place and identity. The enduring, living, spiritual and cultural connection to the land by South Australia's First Peoples is recognised and acknowledged as an essential part of our cultural heritage.

SPP 9 **EMPLOYMENT LANDS**
Providing a suitable supply of land for employment uses is critical to support job growth and the economic prosperity of the communities. The planning system needs to support the diversification of our economy and remove barriers to innovation. It is critical that the right signals are sent to the market to attract interest, investment and tourism opportunities across South Australia.

SPP 13 **COASTAL ENVIRONMENT**
The South Australian coastal and marine environment has high intrinsic, aesthetic, social, environmental and economic values. It includes beaches, oceans, dune systems, tidal waters, wetlands and cliffs. The natural features of the coastal environment also provide vital habitat, contribute to our biodiversity and play an important role in protecting development and human occupation from flooding and erosion.

SPP 15 **NATURAL HAZARDS**
Natural hazards are an integral part of the South Australian landscape and have the potential to impact on people, property, infrastructure, our economy and the environment. As we continue to grow and develop we need to plan for and mitigate risks from these hazards.

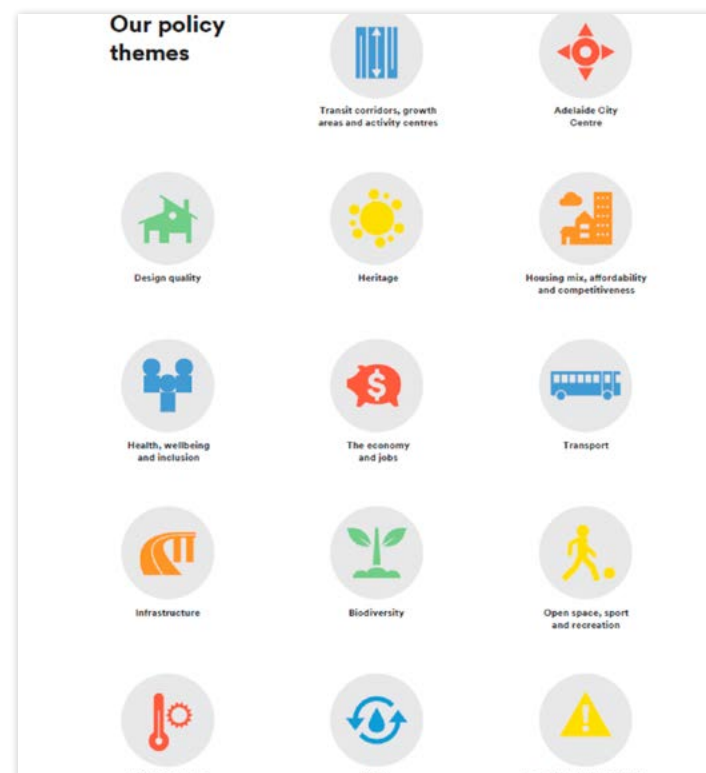
5.2 Regional Plans



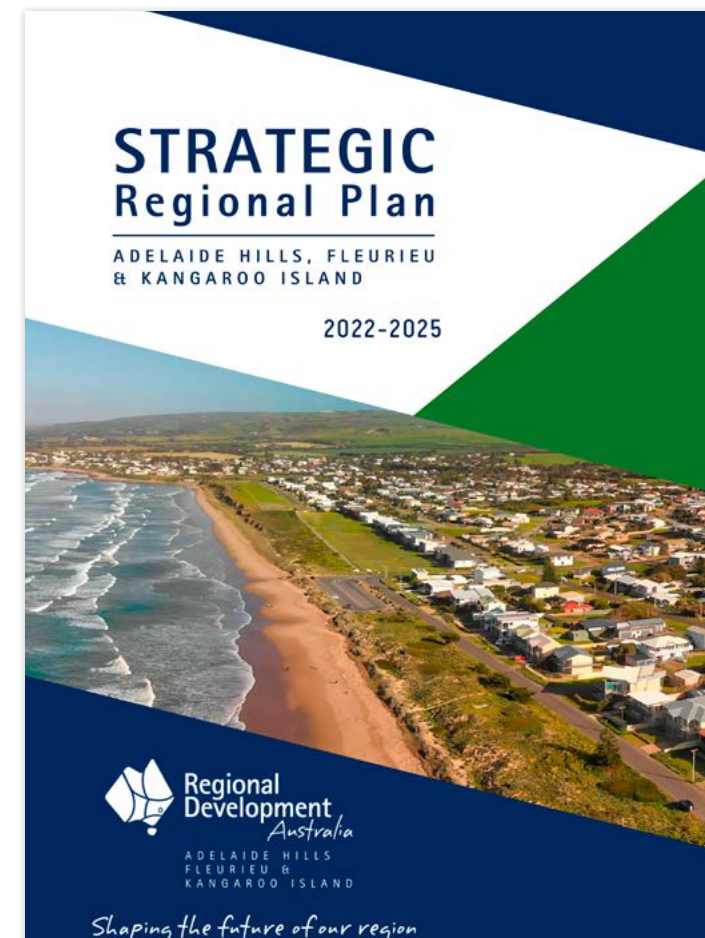
30 Year Plan for Greater Adelaide (2017)

- _ The document includes **14 themes**, including housing mix, infrastructure, climate change, heritage.
- _ **Six targets** that focus on containing the urban footprint, creating walkable neighbourhoods, providing more transport modes, promote active lifestyles, increasing greening and providing greater housing choice.

- _ The three areas are included in the **Planned urban lands to 2045**.
- _ Targets relevant to the Region to be achieved by 2045:
 - _ **90% of all new buildings** to be built in established **townships**.
 - _ Increase share of **work-trips by active transport** by 30% .
 - _ Increase percentage of residents living in **walkable neighbourhoods** by 25%.
 - _ Increase **housing choice** by 25% to meet changing needs.
- _ The plan is **currently being reviewed**



30 Year Plan themes



Strategic Regional Plan 2022-2025, Adelaide Hills, Fleurieu Peninsula and Kangaroo Island (2022)

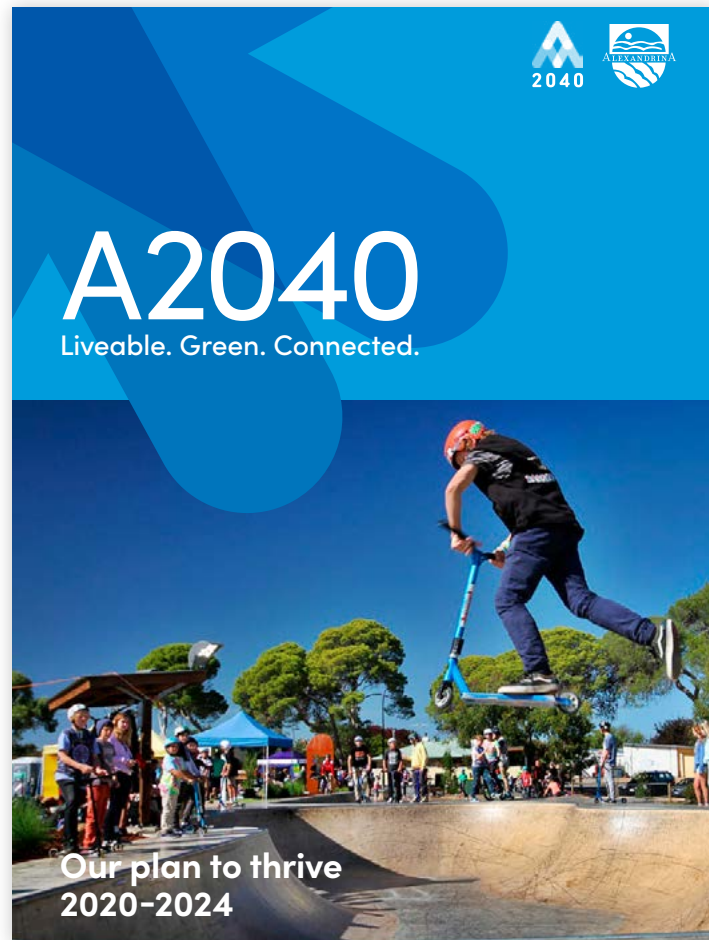
- _ **Three strategic** priorities
 - _ **Growing** regional productivity
 - _ **Enhancing** Regional Innovation and Preparedness
 - _ **Strengthening** our most Competitive Industry Sectors.

- _ Informed through the consultation of **seven regional councils**

- _ **Economic** growth is outperforming other SA regions and the state average.
- _ **Population** grew by 1.6%, two times the state average and **tourism** increased by 4.6% per annum, twice as fast as the state.
- _ Strong growth in region's export-orientated industries.
- _ Regions' economy reliant upon growth in businesses to support growing population, opportunities in health, education, retail and hospitality.
- _ Fleurieu Peninsula **low education attainment and skills**, could impact future jobs who require a skilled workforce.
- _ **Fleurieu Competitive Advantages:**
 - _ Scenery and tourist destination.
 - _ Relatively close to Adelaide.
 - _ Established employment sectors
 - _ Key townships, with a range of services and amenities
 - _ Generally excellent NBN connectivity
- _ Strategic priority includes increased investment into Fleurieu Peninsula **public transportation**.
- _ **Targeted sectors** for continued further expansion:
 - _ Tourism
 - _ Manufacturing
 - _ Agriculture.



5.3 Relevant Local Policies



A2040: Liveable. Green. Connected.

- _ Council's strategic plan for Alexandrina to "thrive" for the next twenty years
- _ Over 1800 participants consulted to develop "a truly distinctive community narrative, informed by strategies emanating from key

focus areas"

- _ Three aspirational themes (that emerged from consultation): Liveable Alexandrina, Green Alexandrina and Connected Alexandrina
- _ Annual Village Innovation Conversations and Village Innovation Plans are intended to shape the way forward through local participation and partnerships
- _ Focus on Village Innovation Plans to help shape the future of each town
- _ Plans represent and inclusive, integrated approach that enhances established physical, natural, cultural, social and economic features of each place
- _ VIPs will guide and inform Council's strategic land-use planning directions, localise commitments and activity for each of the A2040 action areas and inform Council's budgeting processes, including its Long Term Financial Plan and Asset Management Plan, strategies such as Council's Economic Development strategy and Disability Access and Inclusion Plan, feature in Council's delivery program including the annual Business Plan and Budget, provide a strong evidence-base to support future grant applications and guide and provide data

to support Council's advocacy agenda and investment prospectus for the region.

- _ 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: strong interest from community to retain the charm and character of our township environments, native vegetation and agricultural land
- _ Transport connections: the district is heavily car-dependent and there is community expectation that roads, pathways and footpaths are well 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
- _ State Planning Policies: From a planning perspective, actions are guided by Living Adelaide: the 30-year Plan for Greater Adelaide and the suite of State Planning

Policies that address Integrated Planning, Design Quality, Adaptive Reuse, Biodiversity, Climate Change, Housing Supply and Diversity, Cultural Heritage, Primary Industry, Employment Lands, Mineral and Energy Resources, Strategic Transport Infrastructure, Energy, Coastal Environment , Water Security and Quality, Natural Hazards and Emissions and Hazardous Activities.

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

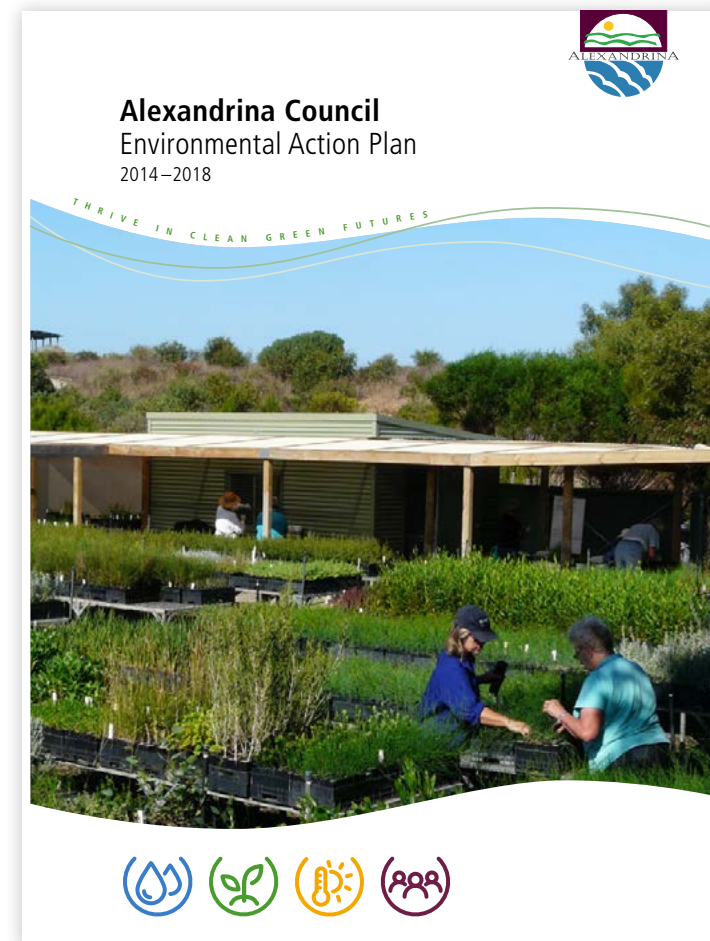
Relevant Local Policies (cont.)



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

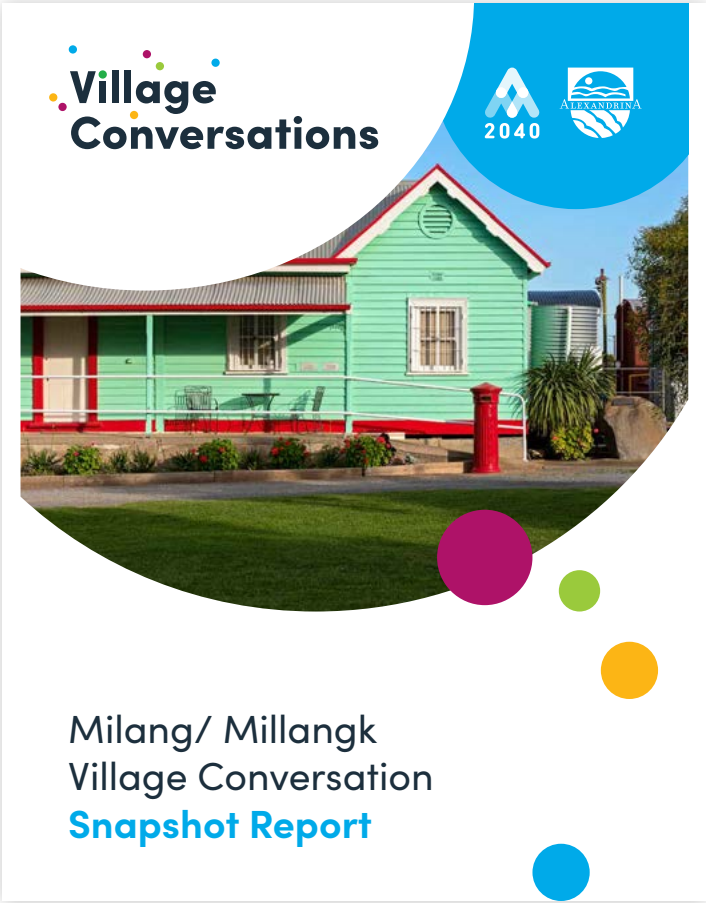


Environmental Action Plan 2014-2018

- _ Guides the Council's environmental management activities
- _ **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

Relevant Local Policies (cont.)



Village Conversations Snapshot Report _ Milang

_ Through the development of **A2040**, Council committed to developing **individual Village Innovation Plans (VIPs)** for each township throughout Alexandrina.

- _ The first step is to undertake a **Village Conversation for each township.**
- _ The Conservation aims to highlight **what is important to the community** and how these **actions can be achieved.**
- _ **Community members** had the opportunity to **make comments and suggestions** on the 2040 priority action areas.
- _ The Community **commented on** the outcomes/ ideas generated from **previous community-led consultations** and provide suggestions with Council staff on Arts and Culture, Heritage, Tourism, Planning, Community Inclusion and the Environment.

Celebrating Milang:

- _ From vision statements:
 - _ Enjoy the natural environment, with opportunities for open spaces and recreation.
 - _ Town growth supported by infrastructure and services
 - _ Getaway location
 - _ Friendly and inclusive community,

- including affordable housing opportunities
- _ Celebrate indigenous culture

Opportunities to build on

- _ Pontoon on the lake
- _ More events and activities for the community
- _ Bike trail
- _ Youth spaces and more amenities
- _ More RV parking.

Areas to focus on

- _ Enhance streetscape aesthetics, including the lake front area
- _ Protect and enhance natural environment.
- _ Provide more services for all generations.
- _ Improve wayfinding and signage
- _ Celebrate and promote history and culture

What is already planned/completed

- _ Upgrade Milang Institute
- _ Milang Bay Estate Stormwater Upgrade
- _ Transport advocacy
- _ Replace foreshore public toilet (completed)



Relevant Local Policies and studies (cont.)

Greening + Open Space _ Analysis + Opportunities

- _ **Heat and tree cover mapping** has been undertaken in late January, 2022. Unirrigated lands including the Deferred Urban Land are hotter than the vegetated area adjacent to the Oval.
- _ Areas with **trees**, including within unirrigated lands are **cooler** than the surrounding areas.
- _ Milang's total **tree canopy cover** is 11,72%.
- _ The **low value** is due it part to the large rural/agricultural lands. Some **good cover** in townships, such as, the **cemetery** and **reserves**.

Opportunities

- _ The mapping demonstrates where **more greening can occur** to lower temperatures and improve amenity
- _ Greening should include **trees and low-lying vegetation** (e.g., shrubs, grasses) to provide colour, habitat for fauna and soften the built forms, include low maintenance native flora.
- _ Increasing greening throughout the Township can include installing planter boxes, within verges or on light poles.
- _ Increasing tree cover along/ near the **shore** should be considered to provide **shade**.



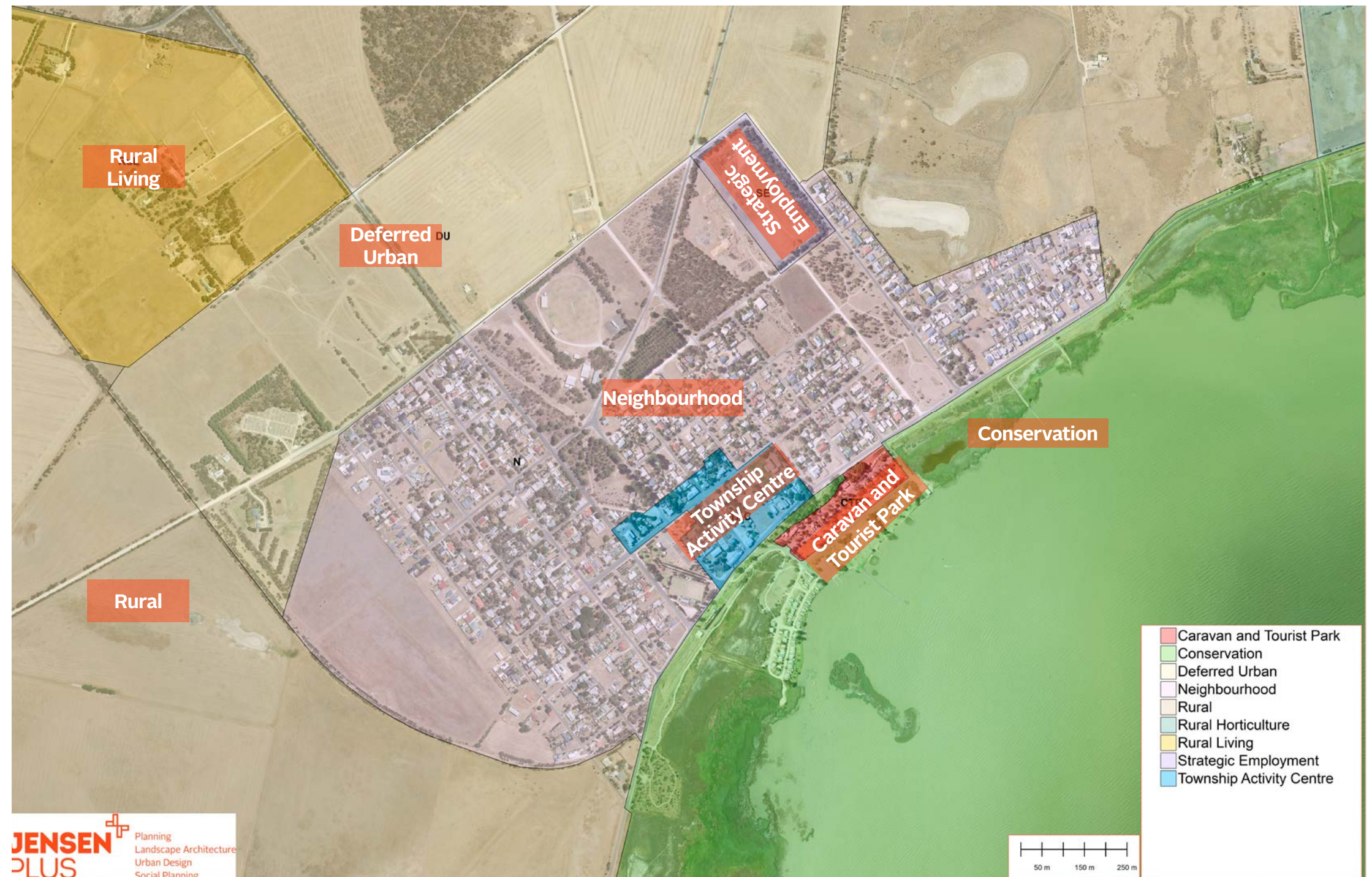
Milang heat mapping with superimposed tree canopy mapping (Alexandrina Council)

Relevant Local Policies and studies (cont.) _ Planning and Design Code (planning framework including zones)

The majority of Milang is within the Neighbourhood Zone.

The land along the coast consists of retail and tourism land uses.

The land surrounding the township consists of conservation, deferred urban and rural zones, with the latter used for residential and agricultural uses.



Access + Transport _ Key Locations





Relevant Local Policies (cont.)



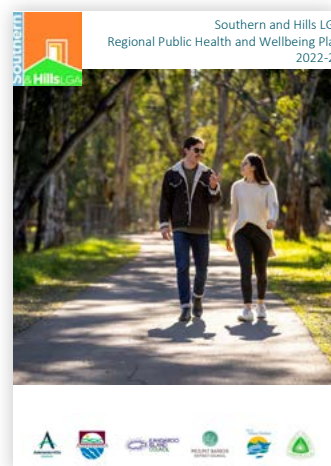
Disability Access and Inclusion Plan 2021-2024

- Ensure future planning is inclusive.
- **4 Goals** and **12 priority** areas:
 - Inclusive Communities for all
 - Leadership and Collaboration
 - Accessible Communities
 - Learning and Employment
- Provides actions and measures/targets for each goal.
- Key outcome is importance of accessible beaches



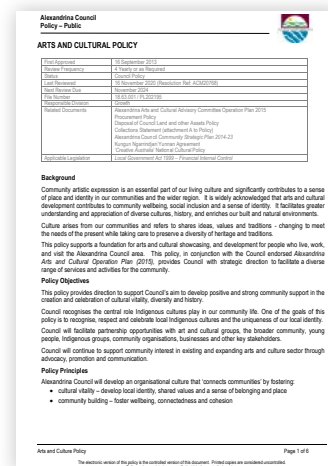
Community Wellbeing Action Plan 2022–26

- **Principles** of Equity, Participation, Access and Rights.
- **Objectives:**
 - Encourage an active and healthy community
 - Foster a connected and inclusive community
 - Develop a vibrant and artistic community
 - Enrich our places and spaces
 - Stimulate our community's resources



Regional Public Health and Wellbeing Plan 2022–27 (2022)

- Five **goals:** Promote, Protect, Prepare, Prevent and Progress.
- Alexandrina Council:
 - Socio-economic disadvantaged
 - Poor outcomes for early life and childhood and personal health and wellbeing domains.
 - Aging population.
 - High levels of housing stress
- Provides Actions for the Council under each goal.



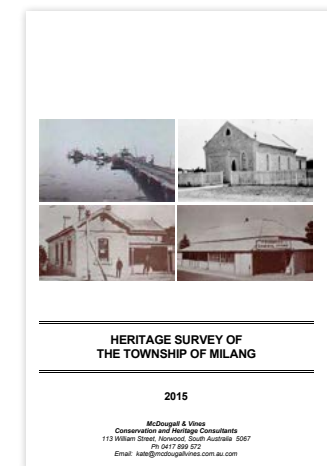
Arts and Culture Policy (2010)

- Objective to increase culture through community support.
- Indigenous culture - central role.
- List of policy principles that **'connects community'** and strategies.
- Council will engage with community and provide locations and funding for art.
- Provides a Collections Statement - guidelines.



Tourism & Visitor Strategy 2017-2022

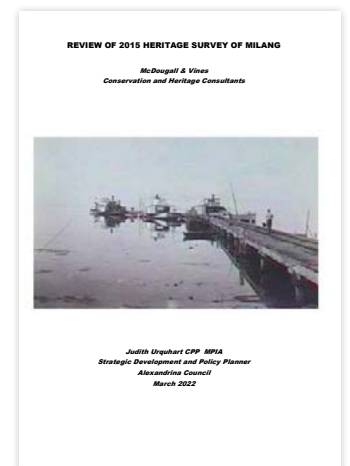
- 854,000 Visitors to Alexandrina Council:
 - Spent \$126 million
 - Stayed on average 3 nights
- Council Strengths include:
 - Natural assets
 - Location to Adelaide
 - Well presented townships.
 - Arts, culture and heritage



Heritage Survey of the Township of Milang (2015)

- The Study reviewed the township's heritage structures to **identify those** to be considered for **heritage listing**.
- Study identified **four historic themes**
- Milang historic period dating from **1850s to 1900s**
- Scattering of historic buildings means no easily delineated areas of specific historic character.

- Recommends properties to be classified as **local heritage places**
- Recommends that the **historic character** of the whole of the Milang township defined by the extent of **1850s land division**.
- Provides a list of **additional conservation and management** recommendations for Council.



Review of 2015 Heritage Survey of Milang (2022)

- Review 2015 study to reflect **new planning reforms** and **status of heritage places**.
- The **vast majority** of the 2015 Study still remains **relevant and current**.
- Updates the recommended **local heritage places** due to some buildings being **demolished or altered**



5.4 Relevant Local Concept Plans



_ Key of the plan is connection within the town and to the wider areas of the Lower Lakes and Coast.

Includes concept planning for:

- _ Milang Foreshore
- _ Milang Common
- _ Materiality & Design Philosophy

Other requirements

- _ identification of key existing and proposed entry points,
- _ integration of the Nurragi Conservation Reserve

Milang Foreshore Redevelopment (2014)

- _ Strategic concept planning for redevelopment of the Milang Foreshore and Milang Common(age).
- _ Provide funding direction for future town improvements, environmentally sustainable initiatives and art projects.



Precinct Concept Plan



Concept Master Plan



**This section
summarises the
project's vision**

6. Making Milang more liveable, green and connected _ Our vision for the future

6.1 Vision for the future



6.1 Vision for the future

An overarching vision for Alexandrina's communities and towns is to be Liveable, Green and Connected. The A2040 and Village Conversations engagement, as well as consultation undertaken for this master plan, indicate a community vision for Milang in 2040 where Milang will:

- **Be inclusive of Indigenous culture, beliefs and spiritual relationship with the land**
- **Be a quiet rural township nestled along the shores of a healthy Lake Alexandrina with a stable population and economic base.**
- **Be a place to enjoy the natural environment, wetlands and waters including water related activities such as boating and fishing**
- **Celebrate and communicate its history as a thriving rural town built around river trade**
- **Provide a relaxed lifestyle or getaway location for families and an older population**
- **Boast a variety of well-maintained green spaces including tree canopy, gardens, parks and recreational facilities**
- **Provide a good level of infrastructure and services aligned with community priorities and suitable for the size of the town.**
- **Incorporate public art and interpretation to share its history and local stories**
- **Have a friendly and inclusive community that supports its residents through affordable housing/ affordable delivery.**

**This section
summarises the
design process and
development of the
overall plan**

7. Master Plan _ improving local places and policies to meet our vision

7.1 Key actions for achieving the vision.

7.2 Greener liveable parklands

7.3 Historic Milang Streetscape + Placemaking Project

7.4 Road safety, wayfinding + pedestrian improvements
around Milang

7.5 Lake Foreshore park improvements

7.6 Other strategic planning matters

7.1 Key actions for achieving the vision

Four place-based actions are recommended by this master plan to help achieve the community vision for Milang. As indicated earlier, this plan has an emphasis on targeted and implementable projects in places within the town having the greatest opportunity and need.





Greener Liveable
Parklands

This aerial map shows the Milang area, including a residential neighborhood, a sports field, and a lake. Four project zones are highlighted: 'Greener Liveable Parklands' (top green area), 'Road safety, wayfinding + pedestrian improvements around Milang' (brown area along the road), 'Lake Foreshore Improvements' (green area along the lake), and 'Historic Milang Streetscape + Placemaking Project' (brown area near the bottom left). A black line traces a path through the parklands and streets.

Road safety, wayfinding +
pedestrian improvements
around Milang

Lake Foreshore
Improvements

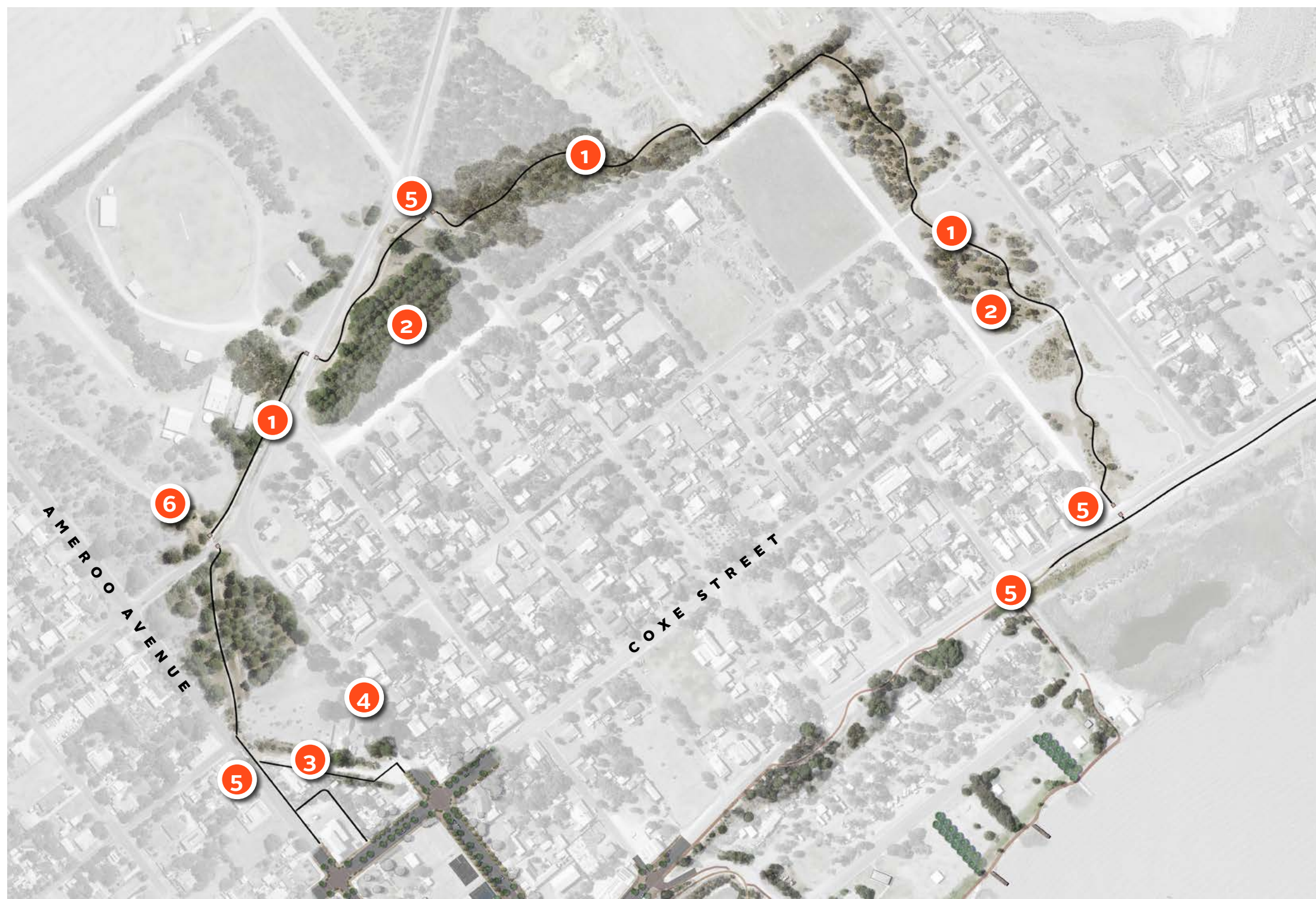
Historic Milang
Streetscape +
Placemaking Project



7.2 Greener liveable parklands

Milang's Park Lands are a unique and fantastic asset for the township. Currently the Park Lands are a mix of vegetated areas, some with dense tree planting and others with scrub like vegetation. There are a few unofficial tracks that are popular for walking. The proposal to create a greener, more liveable parklands involves creating a more formalised walking loop that the township can enjoy, while also improving things like vegetation management and wayfinding.

1. Improved walking trails creating a walking loop.
2. Vegetation management to manage invasive species, reduce fire risk, and increase desired native vegetation.
3. Option for walking loop to cut back in behind police barracks, or continue down Ameroo Avenue.
4. Existing pine trees to be removed and replaced with native species.
5. Wayfinding node.
6. Opportunity to improve informal bike jumps in the Park Lands
7. Opportunities for interpretative signage sharing local Indigenous stories and culture throughout.



7.3 Historic Milang Streetscape + Placemaking Project



The Historic Milang Streetscape + Placemaking project proposed a collection of targeted improvements to the public realm, with a focus on improving pedestrian connections and safety, increasing greening, improving the general amenity of the town centre, and providing new opportunities for play in a central and visible location close to existing public toilets.

1. Upgraded intersection to improve vehicle and pedestrian safety
2. Build out with greening and opportunity for outdoor dining.
3. Intersection upgraded with change in surface treatment, improved pedestrian amenity and increased greening.
4. Improved connections along foreshore to Railway Museum, including upgraded footpaths, formalised parking, and greening.
5. New crossing point and access to Anzac Park from Luard Street.
6. Placemaking on Luard Street including new trees, upgraded footpaths and formalised parking. Opportunities for interpretive art or signage sharing local Indigenous stories and culture.
7. Two existing tennis courts to be re-purposed as skate park, half-court basketball, or other suitable options.
8. New shelter with wi-fi bench.
9. Upgraded intersection with kerb build outs, landscaping and safer pedestrian conditions.
10. Greening improvements on Coxe Street. Options include median planting or planting in-between car parking.



Perspective showing greening + pedestrian amenity improvements for Coxe Street



Option 1: New intersection treatment in road to help slow traffic, landscaped build-outs at Coxe Street and Ameroo Avenue intersection to improve amenity and pedestrian safety, with large trees in built-outs between car parks on Coxe Street. Tree species would need to be selected to avoid conflicts with existing power lines.



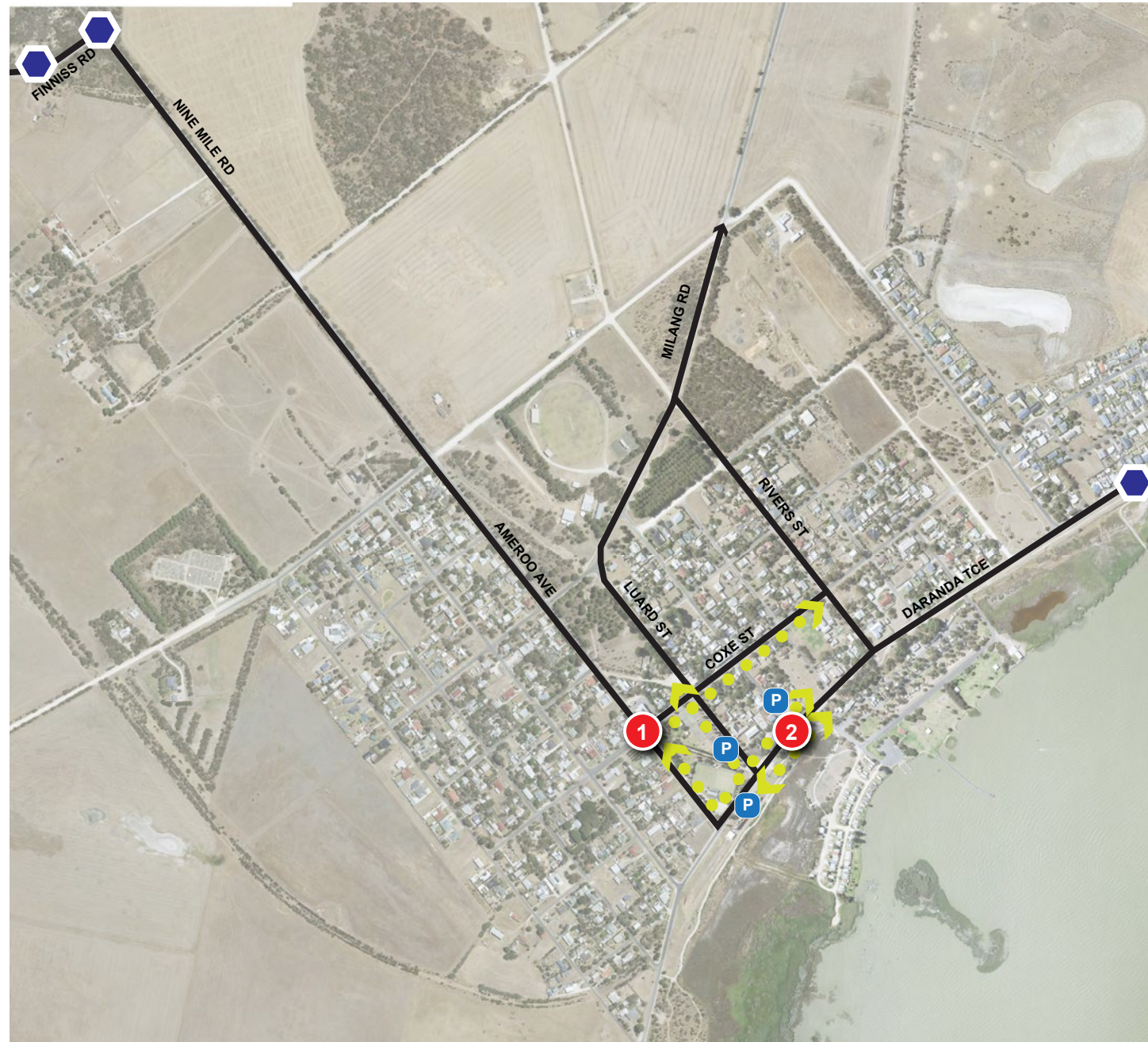
Option 2: New intersection treatment in road to help slow traffic, landscaped build-outs at Coxe Street and Ameroo Avenue intersection to improve amenity and pedestrian safety, with large trees in a landscaped median in Coxe Street.

Note: any proposed streetscape upgrades adjacent or in proximity to the Milang Soldiers Memorial Gardens (and in particular the corner of Coxe Street and Ameroo Avenue) will involve careful consultation with key stakeholders.



7.4 Road safety, wayfinding + pedestrian improvements around Milang

A range of road and footpath projects are proposed, aimed at improving intersection safety and improving access, connectivity and amenity for pedestrians and cyclists at key points within the township.



-  Road safety and welcome signage
-  Intersection improvements
-  Improved pedestrian provision within Township
-  Improved and formalised parking provision



Road safety and welcome signage

Nine Mile Road is the main access road to Milang from Strathalbyn. As the road is straight for much of its length, vehicle speeds are a concern, notably on the entry into the township and at the intersection with Finnis Road.

Raising awareness of the Finnis Road intersection, particularly on the Nine Mile Road approaches through signage and pavement markings is suggested.

Lake Road provides the main access route into the township from the east, including Langhorne Creek, and more recently increased vehicle, pedestrian and cyclist activity from recent residential development.

A review of the location of the 50 km/h speed limit start and improving this approach as a gateway into the township should be considered to manage vehicle speeds.

Intersection improvements

Ameroo Avenue / Coxe Street

This intersection provides a major focus for traffic entry into the township.

The suggested upgrade is to provide build outs on the corners to narrow both roads down at the intersection. This, in conjunction with the additional road marking and some improved signage (including vegetation maintenance to ensure that signs are not obscured) would increase driver awareness of the intersection, assist with vehicle speed management and provide safer pedestrian provision.

Lang Street / Daranda Terrace / Woodrow Drive

This intersection is located adjacent to the main activity within the township being next to the shops and hotel.

The approach alignment of Woodrow Drive is also particularly poor at this location.

In conjunction with the proposed improvements to the kerb lines and pedestrian connections on the north side, it is suggested that the western side of Woodrow Drive is amended to provide a more typical corner dimension which should improve driver sight lines and enable an improved pedestrian connection across Daranda Terrace.

The gravel verge on the western side of Woodrow Drive could also be upgraded to a sealed footpath to improve the pedestrian connections between the shops and hotel and the caravan park and waterfront.

A new footpath, or shared path if feasible, along the south side of Daranda Terrace would also be desirable as this is a popular connection to the waterfront further east.





Improved pedestrian provision around township

There is currently little infrastructure for pedestrians and cyclists within the township, with limited footpath provision, some of which requires surface and vegetation maintenance and no cycling infrastructure.

Improved pedestrian connections, with sealed or compacted gravel footpaths are recommended along the following streets and locations:

- _ Daranda Terrace adjacent to the shops and hotel and along the south side to improve connections to the railway museum and enhance the presence of the first section of the trail route east of Woodrow Drive
- _ Woodrow Drive to improve connections to and from the caravan park and waterfront
- _ Luard Street to improve connections to the bakery, Anzac Park and post office
- _ Coxe Street between Ameroo Avenue and Rivers Street to improve connections to Milang Institute, Anzac Park, the post office and Eastern Fleurieu School

- _ Ameroo Avenue to improve connections to Anzac Park and the interface between Anzac Park and Ameroo Avenue as the main entrance into the township

A refuge crossing is proposed on Daranda Terrace adjacent to Luard Street with other designated crossing points with new or upgrade kerb ramps at:

- _ Lang Street/Daranda Terrace/Woodrow Drive intersection particularly across Lang Street and the western side of Daranda Terrace
- _ Luard Street/Coxe Street intersection
- _ Coxe Street/Ameroo Avenue intersection

Improved and formalised parking provision

On-Street

There are limited opportunities to increase the on-street parking provision and in general there were few locations identified with parking issues.

In most cases improved parking provision could be achieved by increasing the formalisation of the existing unsealed parking areas. Possible locations are:

- _ Daranda Terrace on the south side west of the shops to support the main street area and access to the railway museum
- _ Luard Street to provide angle parking on the west side adjacent to Anzac Park

Off-street Locations

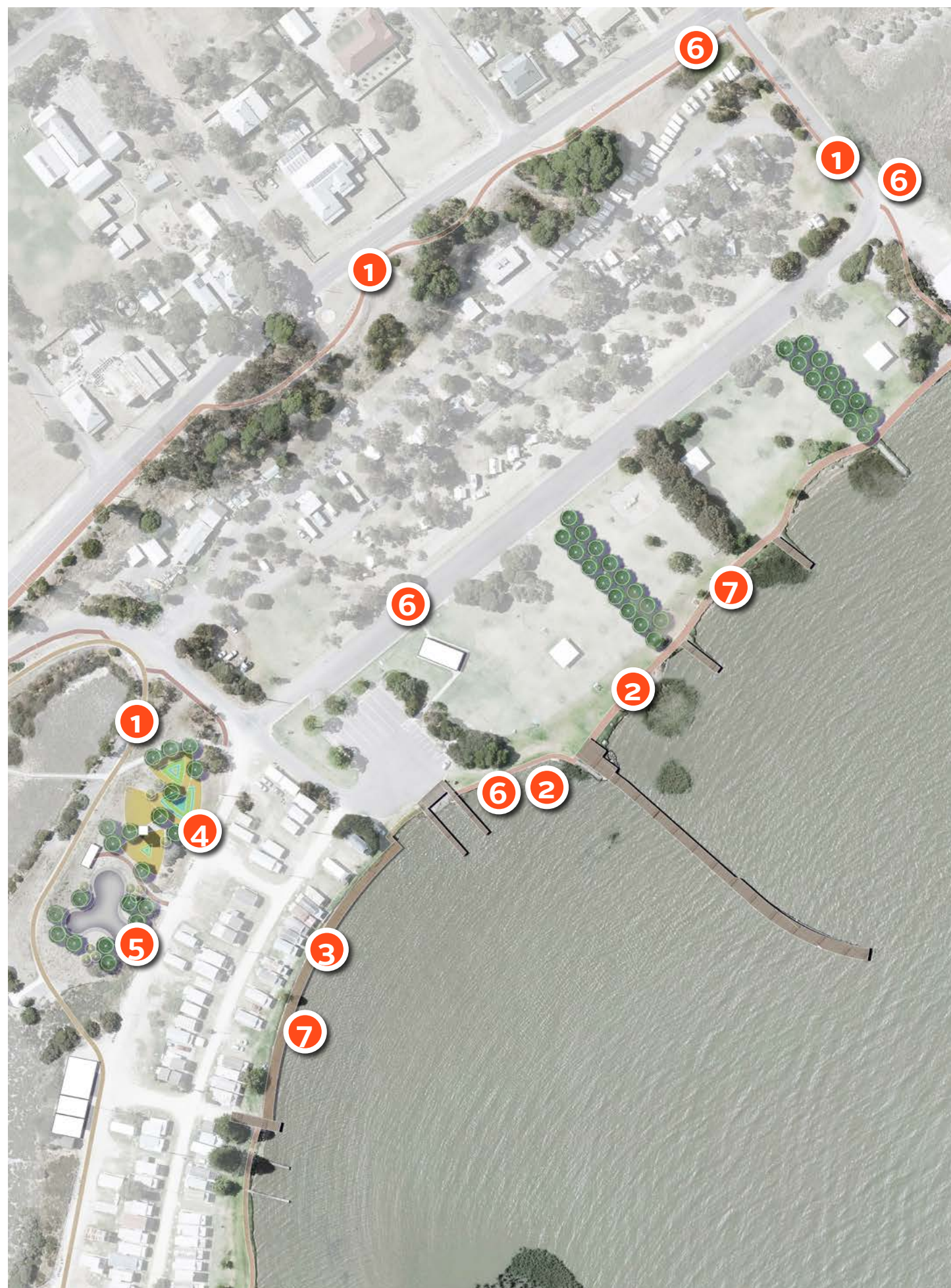
Pier Hotel car park has an unsealed area behind the hotel that appears to be within the hotel land ownership that could be upgraded to provide additional parking for the hotel and potentially the main street. Even if it were only used for hotel parking, this would take pressure off the main street parking in peak demand period.





7.5 Lake Foreshore park improvements

The Lake Foreshore park improvements focus on maximising the potential of the existing infrastructure and location. This includes walking loops; improving the amenity and accessibility for all users, particularly to the foreshore; new spaces for younger people, including a proposed playspace and an alternative skate park location; and improved wayfinding.



1. Lake foreshore walking loops utilising a combination of existing, new, and upgraded footpaths.
2. New, wide footpath along lake edge provides DDA access from car park and also forms part of walking loop. This should also connect up to other key locations in the area including the playground, toilets and shelters to improve overall accessibility.
3. New boardwalk on lakes edge in front of shacks, forms part of walking loop. Opportunity to incorporate small jetties.
4. New playspace incorporating viewing tower over with panoramas of wetlands and lake. Note: Due to potential flooding risks and the Ramsar Wetland status, further investigations would be required to confirm the suitability of this location.
5. Possible, alternative skate park location. Note, Anzac Park is the preferred site due to possible CPTED issues at this location, and flood risks.
6. Wayfinding.
7. Boardwalk / path to also function as flood and erosion protection, as well as accessible public access to a public walkway.
8. Interpretative signage sharing local Indigenous stories and culture throughout

7.6 Other strategic planning matters



Western Residential Growth Area

Land to the west of the existing urban areas is already zoned for future residential purposes. There is already sufficient policy support within the Planning and Design Code to guide the future development of this land.



Preserve Future Growth Areas to North

The Deferred Urban land north of the existing township are set aside for future urban development, in the event the town utilises all of its existing zoned residential land. There is no need to rezone this area at this point in time.



Milang Bay drainage rectification

This is a significant and complex engineering solution for this design issues which is outside of the scope of this Place Plan.

However, this remains an important issue for the community.



Other Suggestions

We note a number of other ideas identified during the engagement processes which are not identified as priorities within this Place Plan.

- _ Affordable housing project on Crown Lands site (currently zoned as Community Land)
- _ Renew of the community garden
- _ Support for community and tourism enterprises



**This section
summarises the
approach to
guide project
priorities and
implementation**

8. What comes next? Our implementation strategy, action plan and priorities

8.1 Implementation approach.

8.2 Implementation projects

8.3 Implementation priorities

8.1 Implementation approach

The targeted, place-focussed improvement opportunities recommended in this master plan are mainly public realm infrastructure, transport and land use planning changes.

For this reason the implementation actions and projects will be best realised as council-led initiatives.

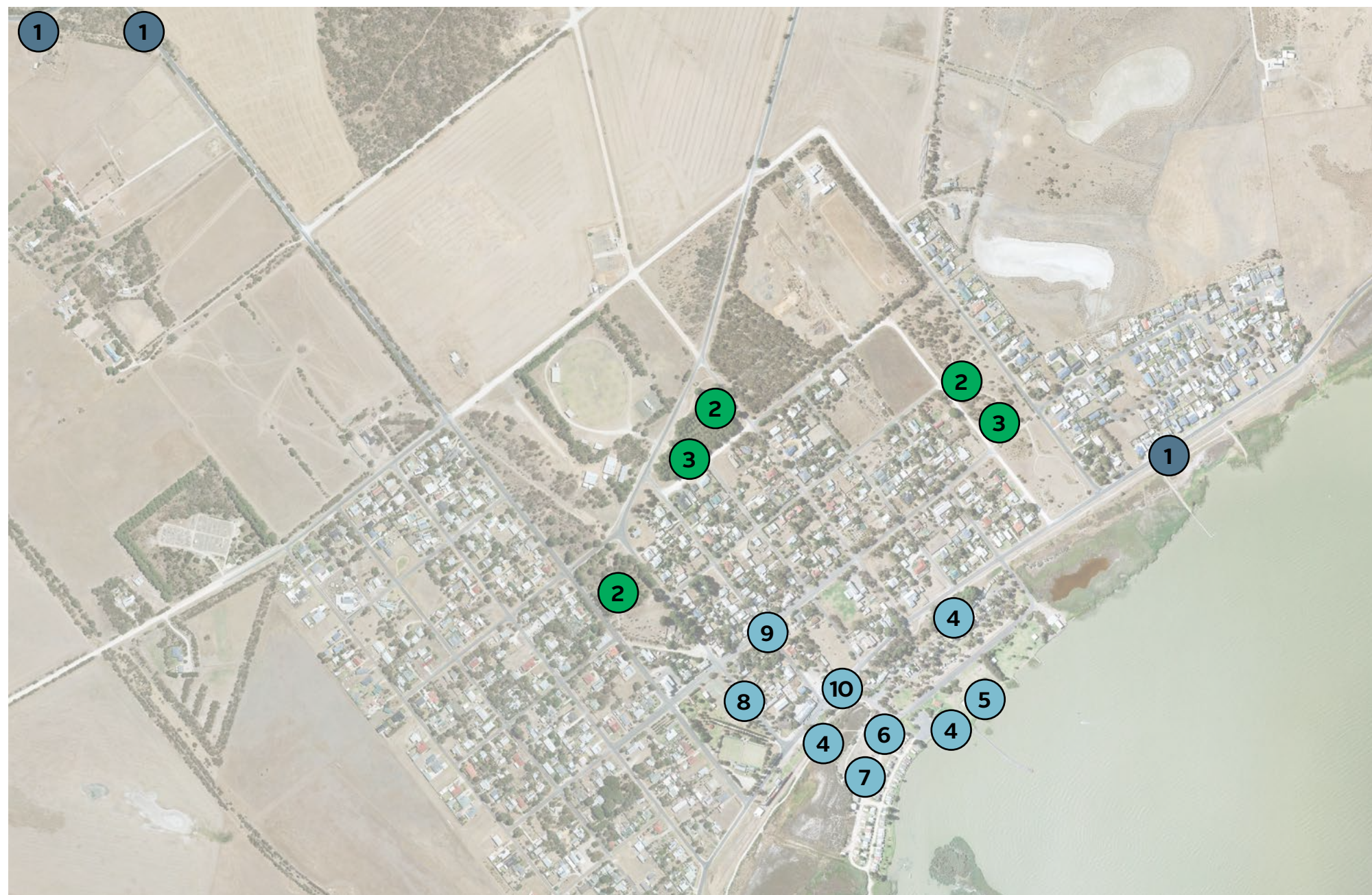
At the same time, the support and partnerships with local businesses, community groups, stakeholders such as DIT, residents and visitors is critical.

As well as council project leadership to guide, procure and implement individual projects, it is recommended that a strong and ongoing community and business partnership be pursued through the establishment of a steering group or similar.





8.2 Implementation projects



- | | |
|--|---------------|
| 1. Road safety and welcome signage | \$ Low |
| 2. Improved walking trails creating a parklands loop | \$ Low - Med |
| 3. Vegetation management of parklands | \$ Low |
| 4. Lake Foreshore walking loops and wayfinding | \$ Med |
| 5. Boardwalk | \$ Med - high |
| 6. New playspace area for Lake Foreshore park | \$ Med |
| 7. Possible alternative skate park location. Opportunity for small, purpose built facility | \$ Med |
| 8. Luard Street and Anzac Park placemaking, greening, improved pedestrian provisions, upgraded footpaths, improved traffic safety, improved and formalised parking, and re-purposing of existing tennis courts as skate park and half-court basketball | \$ High |
| 9. Coxe Street placemaking including trees and landscaping, improved pedestrian safety and amenity, and improved intersection safety | \$ High |
| 10. Daranda Terrace placemaking, improved pedestrian provisions, upgraded footpaths, improved traffic safety, improved and formalised parking, kerb buildouts, and improved connections to Railway Museum | \$ Very High |

\$ Low	\$ Med	\$ High	\$ Very High
Less than \$500k	\$500k - \$1 million	\$1 - 2 million	\$2 million +
Note: Costs are high level estimates only			



8.3 Implementation priorities

Quick Wins (0-3 years)	Strategic Projects (4 – 6 years)	Longer term (7 years +)
– Road safety and welcome signage – Improved walking trails creating a parklands loop – Vegetation management of parklands – Luard Street and Anzac Park placemaking, greening, improved pedestrian provisions, upgraded footpaths, improved traffic safety, improved and formalised parking, and re-purposing of existing tennis courts as skate park and half-court basketball	– Coxe Street placemaking including trees and landscaping, improved pedestrian safety and amenity, and improved intersection safety – Daranda Terrace placemaking, improved pedestrian provisions, upgraded footpaths, improved traffic safety, improved and formalised parking, kerb buildouts, and improved connections to Railway Museum – Lake Foreshore walking loops and wayfinding	– Possible, alternative skate park location. Opportunity for small, purpose built facility. – New playspace area for Lake Foreshore park – Boardwalk

*In addition to the above projects, an ongoing community, stakeholder and business partnership through a steering group or similar is recommended to be established in the short term.



Thank You

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