



Community Engagement Feedback Report

Goolwa Rowing Club

Dates of Consultation: 4 - 26 June 2026

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1.0 Background

The Goolwa Rowing Club (the Club) has lodged Development Application 25024296 seeking approval to construct a new clubroom facility on land located on Barrage Road, Goolwa. The land has been leased to the Club since 2015 for this purpose, with the current lease due to expire in February 2036.

The proposed single-storey facility would be located within the Club's existing lease area and includes a boat house, service yard, ancillary toilet, kitchen, masonry entry feature, landscaping and signage but is proposed to no longer include the public deck as required within the terms and conditions of their current lease.

In considering the provision of landowners' consent, the terms and conditions of the current lease require the inclusion of a public deck within the build. The proposed design for the Clubroom facility does not include a public deck. As such, the Administration recommended to Council that community engagement was undertaken, to give the community the opportunity to view the Clubhouse facility noting that it no longer includes a public deck and, make a submission should they wish to, before Council Members further considered providing landowner's consent and subsequently varying the terms and conditions of the Club's existing lease to reflect the removal of the deck.

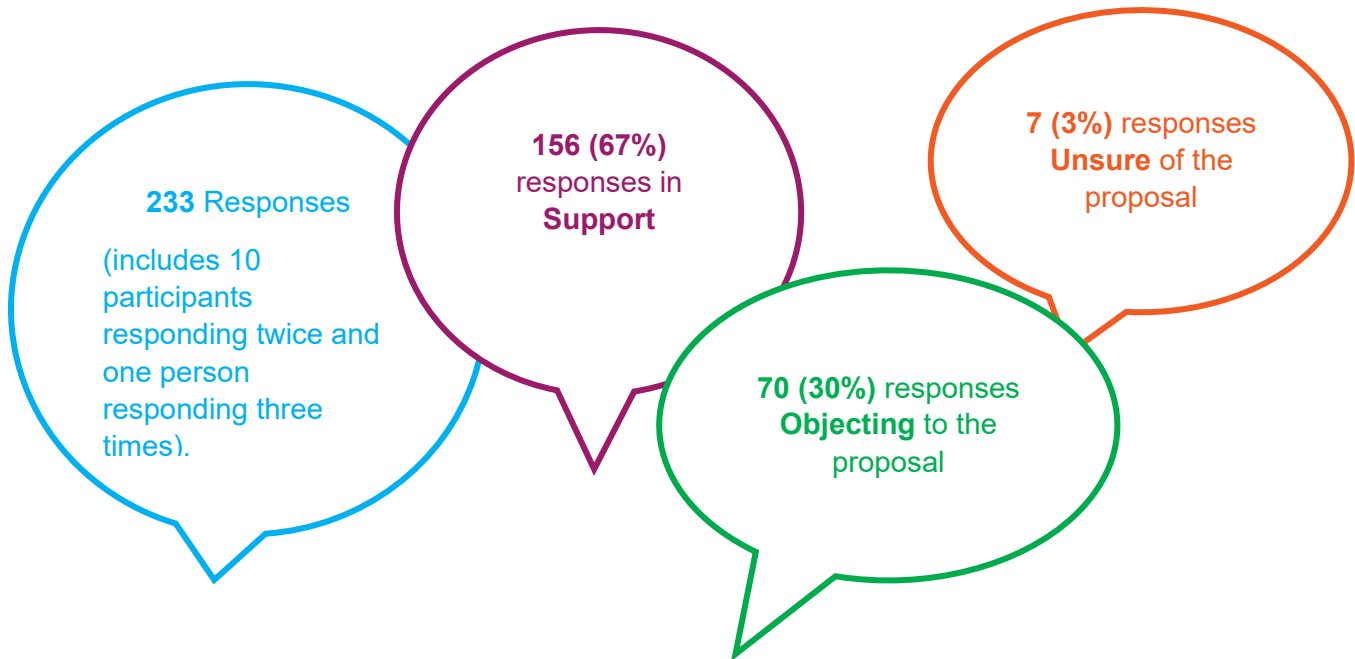
Separate to the provision of landowners consent to the design, the decision on the development application (DA) is dealt with under the legislative processes of the Planning, Development and Infrastructure Act 2016 (PDI Act). The DA can only progress to the Fleurieu Regional Assessment Panel (FRAP) for decision, once it achieves landowners consent. If approved by FRAP, the amendment to the Club's lease would be by a 'Deed of Variation' to amend the lease conditions that require a public deck within their build.

The location of the Goolwa Rowing Club lease area is provided below in blue, on a larger parcel of land outlined in red, at Lot 8 Barrage Road Goolwa South.

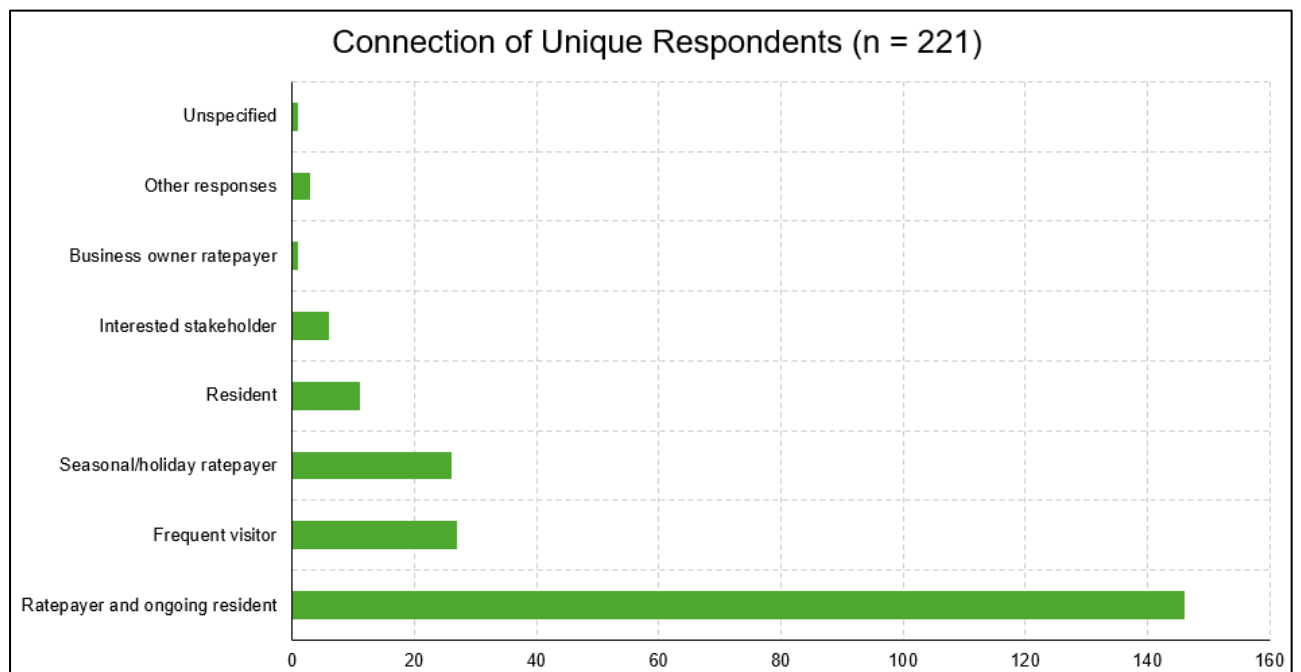


2.0 Engagement Snapshot

During the consultation period from 4 – 26 June **a total of 233 responses** were received across both the My Say platform and via email/hard copy.



Who we heard from:



Connection to area	Number	Percentage
Ratepayer and ongoing resident	146	66.06%
Frequent visitor	27	12.22%
Seasonal/holiday ratepayer	26	11.76%
Resident	11	4.98%
Interested stakeholder	6	2.71%
Business owner ratepayer	1	0.45%
Other responses	3	1.36%
Unspecified	1	0.45%
Total	221	100.00%

Of the submission received, 11 were duplicate responses (comprising of 10 responding twice and one person responding three times).

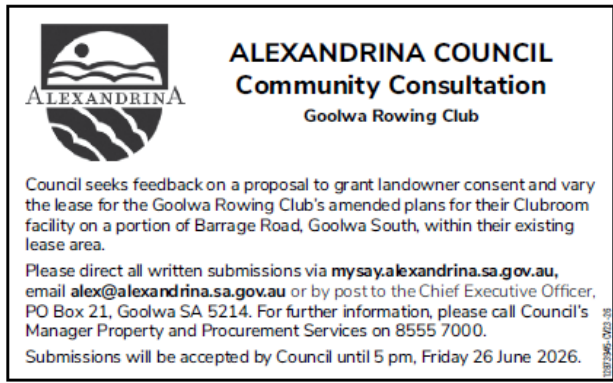
Of the 221 unique respondents:

- 146 (66.06%) identified as ratepayers and ongoing residents.
- Frequent visitors accounted for 27 respondents (12.22%).
- 26 respondents (11.76%) were ratepayers and seasonal or holiday residents.
- Where more than one connection was selected, a single primary category was assigned using the ranking order.

In accordance with the *Community Engagement Plan* provided as an attachment to the 18 May 2026 Council Meeting report, a link to the consultation was also provided to the Department for Environment and Water (DEW) on the 5 June 2026. A response was received from DEW on the 25 June 2026 advising that the Minister had received correspondence from a member of the public regarding this proposal and further time was required. On the 9 July 2026, a response was received from DEW with a number of considerations for Council. The Administration provided DEW with a response to these considerations on the 15 July 2026, a copy of which is included within the full submission report to Council Members.

2.1 Engagement communications

Audience	Channel	Results
Residents/ Ratepayers	Council website - Latest news article on home page	Throughout consultation
	My Say page	Page visits: 870 Document downloads: 659
	My Say e-newsletter subscribers	5 June - Sent to 2,322 subscribers (45.0% open rate)
	Social media (Instagram and Facebook) – at the start and midway through consultation 4 June 24 June	Facebook - Views: 3,371 - Link clicks: 74 - Interactions: 41 Instagram - Views: 1,049 - Reach: 640 - Interactions: 20
	Council office displays - entryways	Goolwa and Strathalbyn Offices  Community Consultation Goolwa Rowing Club proposed Clubrooms Council seeks feedback on Goolwa Rowing Club's proposed clubroom facilities. The Club is looking to construct a single-story clubroom facility comprising of a boat house, service yard with ancillary toilet, and kitchen but without the inclusion of a public deck. This consultation is to gauge feedback on whether the community support the Clubhouse facilities proposed design. How to Have Your Say Online Complete the online survey on My Say Alexandrina: mysay.alexandrina.sa.gov.au/goolwa-rowing-club (or scan QR code) By mail Please direct written submission to: alex@alexandrina.sa.gov.au or by post to Attn: CEO, Alexandrina Council, PO Box 21, Geelara SA 5214 In person Complete a hard copy survey at the Strathalbyn or Goolwa offices. For more information visit mysay.alexandrina.sa.gov.au/goolwa-rowing-club
	Community noticeboards	N/A
	Corflutes (large waterproof signage on site)	N/A

Adjoining Property Owners / Business Owners	N/A	N/A
Government and key agencies	Direct email	Department for Environment and Water (DEW)
Section 41 Committees / Advisory Committees/ Audit and Risk Committee	N/A	N/A
Community groups, resident and ratepayer associations	N/A	N/A
Media	Fleurieu Sun & The Southern Argus 4 June	
Internal staff	Connect Intranet Announcement	N/A
Council Members	Briefing to Council Members via Council Report, CM Portal, email, Council Information Session	Council Decision to proceed to community engagement 18 May 2026 Council Meeting with feedback 17 August 2026

In addition to the above,

- On the 11 June 2026, the Fleurieu Sun posted 3 articles on the matter.
- On the 24 June 2026, Council received a petition objecting to the the development proposal.
- At the 20 July 2026 Council Meeting, the petition was received, noting that no Council funding has been approved or provided towards the proposed facility (C231/07/26).

3.0 Consultation Response Overview

Important to note:

- The Council has endorsed a lease to the Club over this portion of land (2015).
- The Council has previously provided landowners consent to a similar boatshed development on this land (2016).
- The consultation conducted was not engagement on whether the Goolwa Rowing Club should hold a lease over this land. That decision was made in 2015.
- The consultation conducted was not engagement on Development Application 25024296, as that decision is made by the Fleurieu Regional Assessment Panel (FRAP)
- The consultation was to gauge feedback on whether the community support the Clubhouse facility in its current design, without the inclusion of a public deck as previously included within the conditions of the lease.

Frequently asked Questions

Information in the form of 'frequently asked questions' was provided on the MySay platform as below:

- When did the Goolwa Rowing Club get a lease over this land?
- Why was a deck included in the lease?
- Why hasn't the Goolwa Rowing Club built on this land yet?
- Why does it need to go to consultation?
- Hasn't it already been notified and gone to the Fleurieu Regional Assessment Panel (FRAP) for decision?
- Isn't the community getting two (2) opportunities to comment on the DA now?

Key Documents

To assist participants, key documents provided publicly, for the community engagement included the 18 May 2026 Council Report and Minutes, the boathouse design images and the letter from the Goolwa Rowing Club as tabled at the 18 May 2026 Council meeting.

3.1 Evaluation

The consultation included the below two (2) provisions prior to lodging a submission. Participants had to tick Yes (mandatory) in order to progress through the consultation. Those who lodged a hard copy submission (rather than through the online or hard copy MySay form) did not have the same requirement to acknowledge the below two (2) provisions.

1. ***I understand that this community engagement is not consultation on whether the Goolwa Rowing Club should hold a lease over this land, as the lease was issued in 2015.***
2. ***I understand that this community engagement is not consultation on Development Application (DA 25024296) under the Planning, Development and Infrastructure Act 2016, as that process is a separate matter that will be considered by the Fleurieu Regional Assessment Panel if landowners consent is provided.***

The question asked was:

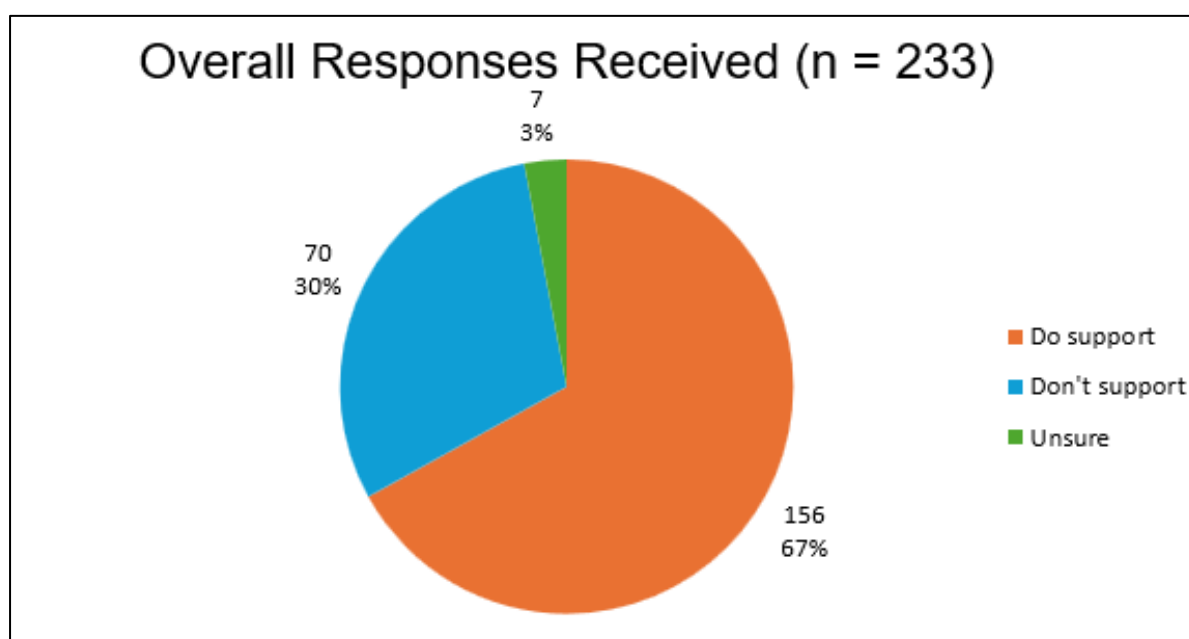
3. ***Do you support the proposal to grant landowner consent and vary the lease for the Goolwa Rowing Club's amended plans for their Clubroom facility on a portion of Lot 8 Barrage Road Goolwa South?***

Yes - Why/why not (optional)

No - Why/why not (mandatory)

Unsure - Why/why not (mandatory)

The proposed Goolwa Rowing Club boathouse design and lease variation to exclude a public deck generated significant community interest, with 156 (67%) in support of the proposal, 70 (30%) not in support the proposal and 7 (3%) unsure of the proposal, noting that these figures include 11 duplicate responses (10 responding twice and one person responding three times).



Key themes

The submissions included a broad range of views. The themes below are qualitative and are not mutually exclusive, as individual submissions often raised several matters.

Perspective	Common themes	Summary of feedback
Support	Community sport, health and participation	The facility was viewed as supporting lifelong recreation, social connection and access to rowing for people of different ages and abilities.
Support	Fit-for-purpose facilities and waterfront location	Supporters considered a permanent boat store and Clubroom necessary for the Club and saw rowing as an appropriate activity for Goolwa and the river environment.

Perspective	Common themes	Summary of feedback
Support	Removal of the public deck	A number of respondents considered the deck costly, impractical or less accessible than launching from the natural shoreline and supported retaining the grassed area for shared use.
Support	Reserve activation and local benefit	Some respondents considered the proposal would improve and activate the area, support visitors and strengthen Goolwa's identity as a water-based recreation destination.
Opposition	Public land, access and private benefit	Concerns were raised that a private club would obtain exclusive benefit from prominent public riverfront land and that approval may establish a precedent for other groups.
Opposition	Removal of the public deck	Opponents considered the deck was the principal public benefit secured through the 2014 engagement and should remain a condition of the lease.
Opposition	Public funding and financial exposure	Many submissions referred to perceived use of ratepayer funds, potential future loans or grants, ongoing maintenance and the long-term financial sustainability of the Club.
Opposition	Amenity, design and location	Concerns included the scale and appearance of the building, loss of views and open space, traffic, parking, safety and whether alternative sites had been adequately considered.
Opposition	Governance, transparency and process	Some respondents questioned the history of the proposal, the adequacy of previous consultation and the transparency of lease and financial arrangements.
Mixed / unsure	Conditional support or requests for clarification	Some respondents supported rowing or a Club facility but sought clarification or conditions relating to public access, toilets, the deck, project funding and the final design.

Feedback summary:

Key themes in **Support** of the proposal are:

- Terrific club who engages well with the community.
- Time GRC had a true home on the water. Wonderful for members and future generations.
- Looking forward to seeing rowing flourish.
- Wellbeing, peaceful option for people of all ages, with a low impact (non-polluting) sport.
- Important to support local clubs that provide clear social, recreational community benefits.
- Currently arduous to reach the water, limiting member participation.
- Appropriate use of land that provides a recreational facility at low environmental impact.
- GRC and the boathouse are assets in an area that prides itself on water activities.
- GRC deserves a more visible presence on the waterfront.
- Location will grow, attract more rowers with accessible sporting options to participate in
- Improves the land and will enhance the lake. Location is of rare suitability.

- Build does not seriously detract from the river as its adjacent to similar Goolwa Aquatic Club and Goolwa Regatta Yacht Club community builds.
- Design is appropriate to the location.
- It is not 'a shed', but a boathouse that will showcase rowing to all.
- They have worked hard to fundraise for this build.
- A rowing club, a sailing club and the Oscar W – 'Go Goolwa'.
- Safer to launch a boat from a bank than a deck.
- Plenty of public open space and water access along this section of river front.
- Have read the reasons for not building a deck and agree it's a more appropriate design now rather than have a deck that is not functional or required & will retain a more natural waterfront with the benefits of no deck outweighing any perceived loss.
- Great boost for tourism and local businesses with a regional benefit.
- Goolwa is the only town that does not have a Rowing Club facility on the river
- Plenty of decks on the river front already. If they don't need it, don't build it.
- In favour of the development but would like to see a public deck/viewing platform and public accessible toilets.

Key themes of **Unsure** to the proposal are:

- Noting the design uses a combination of Colourbond and reflective galvanised. Why not all Colourbond as this won't rust and become unsightly over time. Please change to Colourbond.
- Is a 3000-litre septic tank sufficient?
- Seeking further information as to Council's financial input
- A deck would complement other wooden infrastructure. Can the Club explain further what alternative community benefits there will be?
- Lack of broader access to the facilities is a concern.
- Opening the doors and rolling the boats into the water is important.
- Who created and is the author of the flyer that they received?
- Club should provide audited accounts to service any grant.
- Everybody should be able to join, enjoy the benefits and be a paid member.

Key themes of **Objection** to the proposal are:

- Council spend of public funds on this project
- Development Application 25024296
- Community Engagement process on DA 25024296
- Removal of the public deck
- Reed clearance
- Zero Community Benefit
- Private use of prime public space
- Investigation of alternative sites
- Consistency with the dedicated purpose of Crown Land
- Compliance with the *2023-2028 Community Land Management Plan (CLMP)*
- Native Title
- The Lease

The below information is provided for transparency and context in considering the key objections.

This information does not capture every concern raised in objecting submissions; rather, it focuses on the concerns raised consistently across those submissions.

Council spend of public funds on this project

The majority of objections included commentary on the Council providing the funds for this build.

Council is not providing a financial contribution to this project. The Lessee will be responsible for the procurement, project management, build and payment of the \$560,000 build costs. There are no financial arrangements in place between the Council and the Club.

The Lessee will be afforded the same opportunity provided to all local Community Groups, Club's and Associations to apply for grant funding through Council's *Small Grants Program*, request a community loan in accordance with Council's *Community Group Loan Policy* or seek their own external funding.

This information was publicly and transparently available throughout the community engagement process within the 'Financial Implications' section of the 18 May 2026 Council Report and within 'section 12' of the letter tabled by the Goolwa Rowing Club at Attachment 2 of the 18 May 2026 Council report. It was not included as a 'Frequently Asked Question' during the consultation as it was considered that the documentation provided for the community engagement process clearly identified that Council was not a party to the build costs.

DA 25024296

The majority of objections related to Development Application 25024296 proceeding.

Question 1 of the MySay (online and hardcopy) consultation included a mandatory 'Yes' box in order to progress through the consultation, stating that the participant understood that this community engagement is not consultation on Development Application (DA 25024296) under the PDI Act 2016, as that process is a separate matter that will be considered by the Fleurieu Regional Assessment Panel (FRAP) if landowners consent is provided.

If Council resolves to provide landowner's consent to the current design (excluding the deck), Development Application (DA) 25024296 will proceed to the FRAP to assess the DA against the Planning and Design Code (*Planning, Development and Infrastructure Act 2016*).

It is noted that at the 5 September 2016 Council Meeting, landowners consent to the previous development application for the Goolwa Rowing Club Facility (DA 455/542/16) was granted (ACM16312).

Community Engagement process on DA25024296

A signification number of objections related to the community engagement process held under the PDI Act 2016 for Development Application 25024296.

As part of the FRAP assessment, the DA was subject to statutory public notification held between the 13 February and 5 March 2026. This included written notification to all property owners within 60 metres of the land parcel and a sign placed on the land at the road frontage. The statutory public notification received 29 representations, with 11 representors

in support of the development, four (4) representations supporting the development with concerns and 14 representors opposed to the development.

Submitters to this statutory notification are advised when the application is scheduled to be considered by the FRAP, including an opportunity to request to be heard by the FRAP should they wish to do so. This public notification forms part of the statutory assessment process under the *PDI Act 2016* as it must be undertaken in accordance with prescribed legislative requirements. It is distinct from the broader community consultation that this Community Engagement Feedback Report relates to, seeking the design and removal of the public deck from the build.

Removal of the public deck

A signification number of objections related to the request from the Goolwa Rowing Club to remove the public deck from the design, objecting on the grounds that the deck should remain in the build as an integral public space for community use or, the build should not go ahead.

As provided in the 18 May 2026 Council Report, the public deck was included in the original design to provide public assurance that the development would operate as a community facility. The letter from the Club, as provided at Attachment 2 of the 18 May 2026 Council Report put forward reasons why the Club have lodged a design that does not include a deck.

Whether a public deck is provided at this site, or the area remains as open grass reserve, the community would retain the same ability to use the external space around the clubroom without needing to be a member of the Club. This is consistent with other nearby community and waterfront facilities, such as the open space surrounding the Goolwa Aquatic Building, the Goolwa Regatta Yacht Club and Armfield Wooden Boats Incorporated.

Reed clearance

A number of objections related to the proposed reed clearance adjacent to the build and the environmental impacts of such clearance.

The Goolwa Rowing Club has had a Native Vegetation Clearance (under the *Native Vegetation Regulations 2017*) Report prepared for the proposed 0.022 ha (100m²) reed clearance area. The report is prepared by a consultant accredited by the NVC. This document forms part of Development Application 25024296 for consideration by the Fleurieu Regional Assessment Panel (FRAP), should Council determine to provide landowner's consent.

The FRAP will consider the removal of any vegetation against the Native Vegetation Overlay of the Planning and Design Code and, it will require Native Vegetation Council approval to remove, should the DA get approved. The clearance proposed is categorised as 'Level 1'. For context, Level 1 is the lowest level of clearance, with 4 being the highest.

Zero Community Benefit

A large number of objecting participants consider that the proposed facility would provide "zero community benefit", particularly if the public deck is removed from the design.

While the facility would be leased and operated by the Goolwa Rowing Club, this does not mean that the proposal provides no broader community benefit. Many community facilities located on public land (and the majority of existing organisations using this section of river

frontage) are operated by clubs, associations or community groups under lease or licence arrangements, with access generally provided through membership, organised activities, events, participation programs, open days, volunteering opportunities or broader community engagement.

This proposal is consistent with other facilities along the Barrage Road river frontage and wider Goolwa waterfront, which contribute to the area's recreational, cultural, tourism and community identity, despite not all being freely accessible to the public at all times.

As with all community groups, the broader community benefit is achieved through the social, recreational, health, wellbeing, tourism and collective benefits generated by active community organisations operating from appropriate facilities on the riverfront.

Private use of prime public space

A large number of objecting participants consider that the use of this prime public space should not be supported.

The lease area is the footprint of the facility only. The reserve surrounding the build would continue to remain as community land for unrestricted public use. The area of the proposed build is proposed a 427.85m² (1.70%) of a 25,195.83m² land parcel. This land parcel forms part of a broader group of parcels that comprise the Barrage Road river frontage. This section of riverfront accommodates a range of community group facilities leased by Council similarly to the tenure model proposed with the Goolwa Rowing Club. These facilities include the Goolwa Regatta Yacht Club, Goolwa Aquatic Club and Armfield Wooden Boats, as well as commercial facilities such as Bombora on the River, Goolwa Waters Marina and the PS Federal Retreat.

Collectively, these facilities support a varied and eclectic mix of water-based recreational, community and commercial activities that contribute to the character and use of the riverfront and Goolwa's boating culture.

Investigation of alternative sites

A number of objecting participants suggested alternative locations for a rowing club and asked Council to consider investigating these sites further before progressing with this proposal at its current leased location.

When Council initially considered the Rowing Club development in 2013, consideration to adjacent and alternative locations was included. The reason that the current site was progressed was because it formed part of the endorsed *Bristow-Smith Reserve Redevelopment Master Plan* (Plan) which, after community engagement, was adopted at the 18 November 2013 Council meeting (ACM13378) and designed in precincts. 'Precinct 5' was allocated for Canoe Launch purposes and included the location of the Goolwa Rowing Club.

At the 16 February 2015 Council meeting (ACM1543) consent to the 21-year lease was granted and supported by the Department for Environment and Water (DEW). This public report includes discussion and attachments on alternative locations.

As an overview of the investigations of alternative sites;

- On the 23 October 2014 the General Manager of Infrastructure and Assets undertook a site inspection of possible alternative locations, including those highlighted in the

opposing submissions at that time however the majority were deemed not suitable for various reasons. These sites included land on the end of:

- Captain Sturt Parade Hindmarsh Island
 - Barton Road Hindmarsh Island
 - Pullen Road Hindmarsh Island
 - Arcadia Avenue Hindmarsh Island
 - Admiral Terrace, Goolwa
 - Barker Road Hindmarsh Island
 - Valmai Terrace Hindmarsh Island
 - Monument Road Hindmarsh Island
 - The Scout Hall Daniel Avenue Goolwa
 - SA Water site, Liverpool Road Goolwa
 - Lush's Point/Reserve, Barrage Road Goolwa
- On the 21 November 2014, a meeting was held with representatives from the Goolwa Rowing Club to suggest they further investigate those alternative sites deemed potentially suitable by the General Manager as a result of the onsite inspection and internal consultation
 - During November and December 2014, the Goolwa Rowing Club undertook an inspection of the suitable alternative sites and provided a formal response to Council in early January 2015, which is included in the Attachment from the 16 February 2015 Council Report.
 - Further investigation of potential other sites continued to be undertaken by the General Manager of Infrastructure and Assets, the Infrastructure Manager and the Property Officer of the time including an investigation into the possibility of using a portion of land located within the lease area of the Goolwa Girl Guide and Scout Hall located off Daniel Avenue Goolwa. Although initial onsite discussions with the Goolwa Guides and Scout Hall Management Committee suggested that a portion of land located on the western portion of the land parcel may be suitable, investigations resolved that use of this site by either group would significantly compromise and restrict the other groups activities on usable land and as such, this option did not proceed.

Consistency with the dedicated purpose of Crown Land

Some objecting participants raised concerns regarding the consistency of this use and the dedication purpose to which the land was placed under Council's care and control by the Department for Environment and Water (DEW).

The proposed rowing clubhouse is consistent with the land's dedication for 'Recreation Purposes'. This was confirmed by the Department of Environment and Water (DEW) within their response to the consultation, as received by the Administration on the 9 July 2026.

Community Land Management Plan

Some objecting participants raised concerns as to whether use of this land was consistent with Council's 2023-2028 Community Land Management Plan

As provided within the 18 May 2026 Council Report, an excerpt of which was attached to the MySay consultation as a 'Key Document', the proposed lease is consistent with the criteria

of the Council's 2023 – 2028 *Community Land Management Plan* (CLMP) 'Developed Reserves' category as below:

- Purpose - to provide locations for community or commercial uses for both passive and active recreation and other activities and, provide a visually aesthetic and appealing area for community benefit. Leases and Licenses may be granted where the permitted use thereunder is consistent with the objectives for this land.
- Objectives - to provide opportunities for a wide range of formal and informal recreation activities, including passive activities and unstructured sport and; grant tenure agreements in respect of the land for promoting or enabling recreational uses of the land that the Council considers appropriate; or to be of community and/or commercial benefit.

Native Title

Some objecting participants raised concerns regarding the Native Title implications of this development in this location.

Native title is extinguished over the land however Native Title exists over the waters. There is no intent for the proposed boathouse development to impact on the waters on which Native Title exists. The boathouse is proposed to sit entirely on the land.

If the public deck is required within the DA, the public deck may impact on the waters, subject to the locations required for the vertical posts to support the deck. If the public deck proceeded, the appropriate Native Title and First Nation referrals and further referrals to DEW would occur at such time.

The Lease

Some participants considered that further transparency on the lease was required.

The lease for this location was adopted at the 16 February 2015 Council meeting following public consultation. A copy of the lease was included within the Attachments to the 16 February 2016 Council Agenda (Attachment 7.3 (c)).

This lease remains the current lease, which requires the inclusion of a public deck within the current terms and conditions of the lease. The proposal for which this community engagement was held, was to vary this existing lease to remove the condition to build the deck. If consent to the current design without a deck was granted, the existing lease would be amended via a 'Deed of Variation' to reflect. There is no intent to enter into a new lease with the Goolwa Rowing Club, with the existing terms and conditions of their lease remaining in force unless varied by Deed.

4.0 Self-nomination to participate

It is important to acknowledge that involvement in the public consultation process is voluntary, with participants self-nominating to contribute. As a result, the feedback gathered should not be regarded as statistically representative of all perspectives.

5.0 Consultation images

N/A